

225-229 Queen Street East and 120-134 Sherbourne Street – Zoning By-law Amendment Application – Preliminary Report

Date: January 27, 2021

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto Centre

Planning Application Number: 21 214165 STE 13 OZ

Related Applications: 21 235109 STE 13 SA

Heritage Buildings on Site: The properties at 227-229 Queen Street East and 120-122 Sherbourne Street are listed on the City's Heritage Register.

Current Uses on Site: A 2-storey commercial building containing Anishnawbe Health Toronto at 225 Queen Street East, a 3-storey vacant building at 229 Queen Street East, a 1-storey building containing Moss Park Consumption Treatment Services at 134 Sherbourne Street, and a 3-storey mixed-use building at 120-122 Sherbourne Street.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 225-229 Queen Street East and 120-134 Sherbourne Street. The application proposes a 31-storey (103.25 metres, including mechanical penthouse) mixed-use building with ground floor retail uses and 340 residential dwelling units.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor. Staff note that the application is not supportable in its current form.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 225-229 Queen Street East and 120-134 Sherbourne Street together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

An application to amend the Zoning By-law was received by the City on August 1, 2006 to permit a 10-storey mixed-use building with 57 dwelling units and retail at grade at 229 Queen Street East (File Number: 06 162591 STE 28 OZ). The application was closed on September 23, 2009 due to inactivity.

At its meeting on September 26, 2007, City Council added the property at 229 Queen Street East (Kormann House Hotel) to the City's Heritage Register.

At its meeting on December 16, 2020, City Council added the property at 120-122 Sherbourne Street to the Heritage Register as part of the King-Parliament Heritage Survey and a component of phase one of the Toronto Heritage Survey ("THS"). Staff undertook a Cultural Heritage Resource Assessment ("CHRA") of the Secondary Plan Area, and prepared an historic context statement and heritage survey to identify existing and potential heritage properties. Council's decisions can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.21>

THE APPLICATION

Complete Application Submission Date: November 7, 2021

Description

This applications propose to amend the Zoning By-law for the property at 225-229 Queen Street East and 120-134 Sherbourne Street to permit a 31-storey (103.25 metres, including mechanical penthouse) mixed-use building with ground floor retail and 340 dwelling units. The proposal consists of 512 square metres of retail use and 22,795 square metres of residential use, for a total of 23,307 square metres in an overall Floor Space Index ("FSI") of 16.0 times the lot area. The residential unit mix provided includes

23 studio units (7%), 150 one-bedroom units (44%), 132 two-bedroom units (39%), and 35 three-bedroom units (10%).

The proposal includes 60 vehicle parking spaces which are dedicated to the residential component of the development. The vehicle parking spaces are provided within a 3-level underground garage, which is accessed from Britain Street. A total of 340 bicycle parking spaces (306 long-term spaces and 34 short-term spaces) are provided on the floors 2 and 3.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report for the location map, Attachment 2 and 3 for three dimensional representations of the project in context, Attachment 4 for the proposed site plan drawing and Attachment 7 for the application data sheet. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Reasons for the Application

The Zoning By-law Amendment Application has been submitted in order to amend City-wide Zoning By-law 569-2013 to permit an increase in the overall height and density on the site and to modify various performance standards such as those for setbacks and parking.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

POLICY CONSIDERATIONS

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral

part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the *Planning Act* of Ontario (the "*Planning Act*").

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas ("MTSA"s) along priority transit corridors or subway lines. MTSA's are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSA's are planned for the prescribed densities.

The proposed development is within one draft MTSA boundary (Queen station) along the Yonge-University-Spadina subway line as depicted in Attachment 1 to report PH22.6, which was adopted by the Planning and Housing Committee on April 22, 2021. The report is available at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH22.6>

Toronto Official Plan Policies

The City of Toronto Official Plan (the "Official Plan") is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation.

The Official Plan contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship. The Official Plan also provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision of community benefits in the form of capital facilities.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The site is located on lands shown as *Downtown and Central Waterfront* on Map 2 of the Official Plan. The site is designated as *Regeneration Areas* on Map 18 of the Official Plan. See Attachment 5: Official Plan Map.

Downtown Plan

Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

Map 41-3-C designates the site as *Mixed Use Areas 3 - Main Street*. Policy 6.28 provides that development within *Mixed Use Areas 3* will be in the form of midrise buildings, with some low-rise and tall buildings permitted based on compatibility. The assessment of proposals for mid-rise buildings will be informed by the Mid-Rise Buildings policies in section 9 of the Downtown Plan. The Downtown Plan identifies both Queen Street East and Sherbourne Street as Priority Retail Streets, Queen Street East as a Great Street, and Sherbourne Street as a Priority Cycling Route. The site is also located within the Old Town - St. Lawrence - Distillery Park District, a Cultural Precinct and the Downtown Film Precinct, and is adjacent to Moss Park, a Sun Protected Park and Open Space. The in-force Downtown Plan may be found here: <https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

King-Parliament Secondary Plan

The site is within the boundary of the King-Parliament Secondary Plan. The main objective of the Secondary Plan is to encourage reinvestment in the area for a mixture of uses that reinforces the historic built form and public realm, while ensuring growth is mutually compatible and complementary to the existing built form character and scale of the area.

The site is designated Mixed Use Area 'D' (Queen Street) on Map 15-1 - Land Use Plan. Lands designated Mixed Use Area 'D' consists of a wide range of low-rise building types, where a mixture of street-related retail, residential and institutional uses are permitted.

The King-Parliament Secondary Plan may be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/9063-cp-official-plan-SP-15-KingParliament.pdf>

King-Parliament Secondary Plan Review

On May 22, 2018, City Council directed staff to undertake a review of the King-Parliament Secondary Plan and the area north of Queen Street East between Jarvis Street and River Street. The review focuses on three themes being built form, public realm and heritage. On October 29, 2019, City Council directed staff to apply the policies of the proposed King-Parliament Plan on current development applications.

On May 5, 2021, City Council approved the updated King-Parliament Secondary Plan and supplementary Zoning By-laws. The applicant has appealed both the Secondary Plan and the supplementary Zoning By-law.

The proposed King-Parliament Secondary Plan can be found here: <https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/king-parliament-secondary-plan-review/>

Official Plan Amendment 352 - Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for setbacks and separation distances for buildings taller than 24 metres.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to OLT following City Council's adoption of the planning instruments.

On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals.

On May 28, 2021, the OLT partially approved modifications to OPA 352 and the Zoning By-laws, however, some properties remain under site-specific appeal.

The Official Plan Amendment and associated Zoning By-law Amendments can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

Zoning By-laws

The properties at 225 and 229 Queen Street East are zoned CR 3.0 (c3.0; r3.0) SS2 (x2104), while 120-122 Sherbourne Street is zoned 3.0 (c3.0; r3.0) SS2 (x1723). These zone classifications permit a wide array of uses commercial, residential, and institutional uses that are consistent with the *Mixed Use Areas* Official Plan designation. The current maximum height permitted is 16 metres. The maximum Floor Space Index for permitted uses on site include 2.0 times the lot area for commercial uses, and 4.0 times the lot area for residential uses. See Attachment 6: Zoning By-law Map.

The By-laws includes a number of Restrictive Exceptions that provide additional zoning provisions for the site. These provisions include: base height at lot line and angular plane requirements (Section 12(2) 260); amount of non-residential floor area and size of retail units (Section 12(2) 270(a)); and restrictions on commercial parking uses (Section 12(2) 132).

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

As part of the recent King-Parliament Secondary Plan Review, By-law 394-2021 rezoned the site from CR 3.0 (c3.0; r3.0) SS2 (x2104) and 3.0 (c3.0; r3.0) SS2 (x1723) to CR 4.5 (c2.0; r4.0) SS2 (x333) and increased the permitted building height to 30.0 metres. By-law 394-2021 is currently under appeal.

On November 26, 2019 City Council adopted the Priority Retail Streets Zoning By-law Amendments 1681-2019 and 1692-2019 which specify standards for retail spaces at grade. By-laws 1681-2019 and 1692-2019 identify this portion of Yonge Street as a Priority Retail Street. The By-laws were subsequently appealed to the OLT on a city-wide basis.

The Council-adopted By-laws can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH10.1>

Heritage

The properties at 229 Queen Street East and 120-122 Sherbourne Street are listed on the City's Heritage Register.

Urban Forest/Ravines/Environment

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

St. Michael's Hospital Flight Path

The proposal is within the St. Michael's Hospital Air Ambulance Service Protection Corridor Map as indicated in Minister's Zoning Order O. Reg. 114/16. Policy 4 in section 4.8 – 'Institutional Areas' of the Official Plan indicates new buildings in vicinity of hospital heliports be sited and massed to protect the continued use of its flight paths. This application was circulated to St. Michael's Hospital for comments, including potential construction impacts.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- King-Parliament Urban Design Guidelines;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet-Friendly Design Guidelines;
- Retail Design Manual;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard ("TGS"). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the Toronto Green Standard in effect at the time of the initial application. TGS Version 1.0: no longer in effect. Older applications must be upgraded. TGS Version 2.0: new applications received between January 1, 2010 and April 30, 2018. TGS Version 3.0: new applications submitted on or after May 1, 2018. Visit <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/tier-1-planning-application-requirements/>.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will evaluate this application to determine its consistency with the PPS and conformity to the Growth Plan, including but not limited to whether: the proposal makes efficient use of land and resources, infrastructure and public facilities; the proposal is directed at an appropriate location; appropriate development standards are promoted which facilitate compact form; an appropriate range of housing to accommodate a range of incomes and household sizes is provided; and the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity to the Official Plan, including the Downtown Plan and King-Parliament Secondary Plan.

Built Form, Planned and Built Context

Staff will evaluate the suitability and appropriateness of the proposed height, massing, transition, and other built form issues based on Section 2 (d), (p), (q) and (r) of the Planning Act; the PPS; the Growth Plan; the City's Official Plan policies; the King-Parliament Secondary Plan; the Downtown Plan (OPA 406); OPA 352; and the City's Design Guidelines and identify necessary changes with the aim of arriving at a proposal supportable by staff.

The following preliminary issues have been identified:

- The proposed building height exceeds the existing and planned context and does not achieve an appropriate transition to adjacent sites;
- The proposed massing results in significant new net shadowing on a public park, Moss Park; and
- The proposed building is not complying with a number of the City's tall building performance standards including tower floor plate dimensions, tower setbacks and separation distances.

Staff will continue to assess:

- The appropriateness of a tall building typology on the site;
- The impacts of new net shadowing on the public realm and Moss Park;
- The proposed development's compatibility with the historic main street character of Queen Street East;
- The appropriateness of the tower step backs above the base building;

- The appropriateness of the tower setbacks and separation distances;
- The adequacy of the location and amount of proposed outdoor amenity space;
- The appropriateness of the proposed streetscape and public realm surrounding the site;
- The appropriateness of the proposed unit mix and sizes; and
- The appropriateness of the proposed non-residential GFA.

Public Realm

Staff will continue to review the proposed built form in relation to the public realm including:

- The appropriateness of the proposed enhancements to the public realm, including sidewalk widths and streetscape design along Queen Street East and Sherbourne Street;
- The opportunity to enhance the adjacent public laneway, Stonecutters Lane; and
- Pedestrian level wind conditions along Queen Street East and Sherbourne Street.

Affordable Housing

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2020) also contains policies to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

City Planning staff will engage in discussions with the applicant, the Ward Councillor, and other City divisions to evaluate potential opportunities for the provision of affordable housing.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and a Tree Inventory and Preservation Plan. Staff will assess the appropriateness of the applicant's Preservation Plan.

Heritage Impact & Conservation

Policy 3.1.5.5 of the Official Plan states that development adjacent to designated heritage properties shall ensure that the integrity and cultural heritage value of the property is retained. The properties at 229 Queen Street East and 120-122 Sherbourne Street are listed on the City's Heritage Register. A Heritage Impact Assessment was submitted and is currently under review by City staff.

Staff will continue to assess:

- The adequacy of the proposed tower stepback to conserve the scale, form and massing of the partially retained heritage buildings;
- The appropriateness of the proposed base building heights; and
- The appropriateness of the proposed building materials.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. An Archaeological Assessment has been submitted and is under review.

Community Services and Facilities

Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future resident and worker population.

The applicant has submitted a community services and facilities review in support of the application and has indicated that the proposed ground floor retail space could be provided as a community space. Staff continue to evaluate the impact of the proposed development and local development activity on community services and facilities and the suitability of the proposed community space in meeting the identified community services and facilities needs in the area.

Infrastructure/Servicing Capacity

In support of the proposed development, the applicant has submitted the following studies and reports for review by Engineering and Construction Services and Transportation Services staff: Geotechnical Study, Hydrogeological Report, Servicing report, Stormwater Management Report, and Transportation Impact Study.

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

Toronto Green Standard

Staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2, 3 or 4.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital

facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density would be subject to Section 37 contributions under the *Planning Act*. Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be approved in some form.

Other Matters

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Next Steps

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act, before being considered by City Council for a decision.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning, Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: 3D Model of Proposal in Context Looking Southeast

Attachment 3: 3D Model of Proposal in Context Looking Northwest

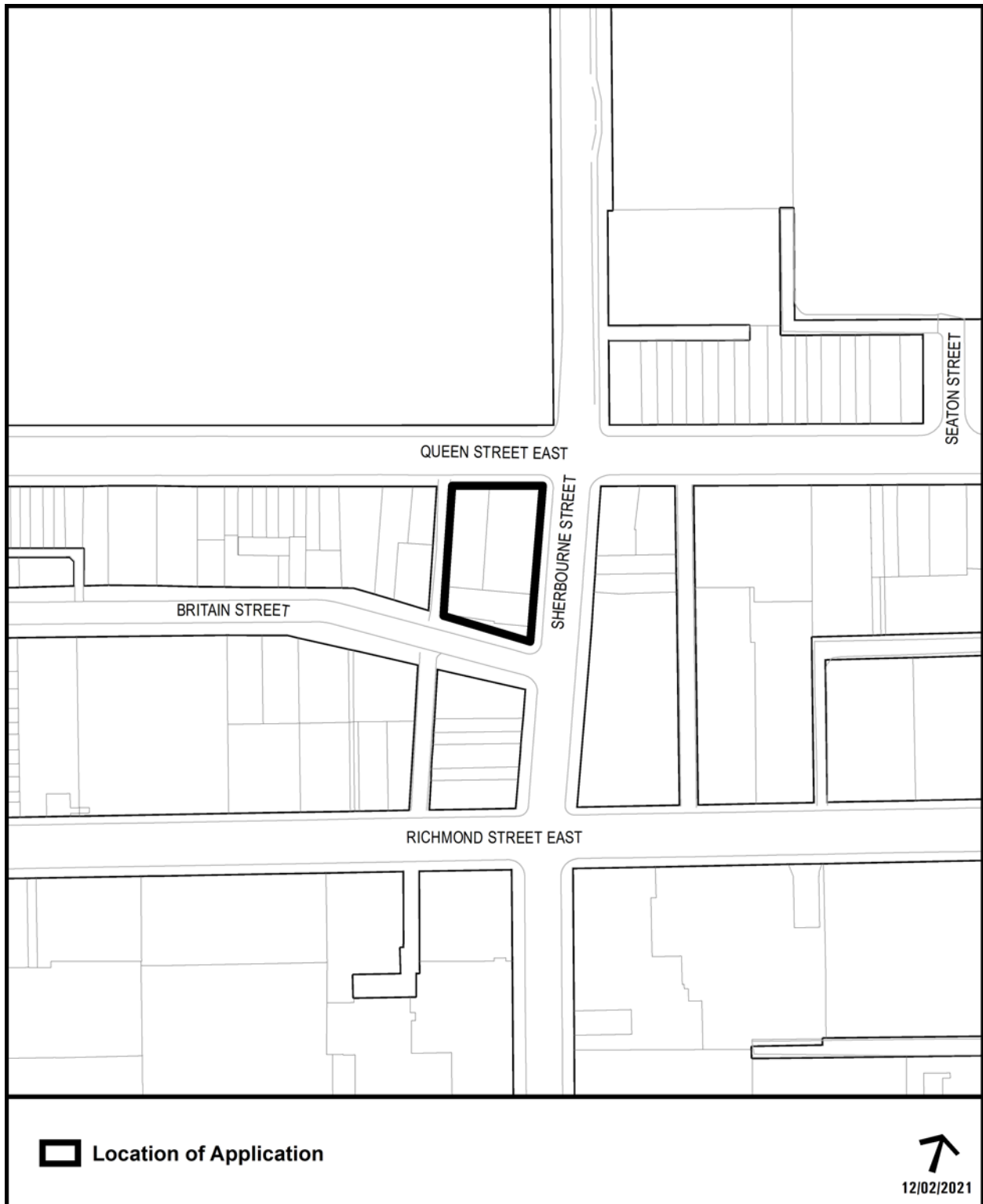
Attachment 4: Site Plan

Attachment 5: Official Plan Map

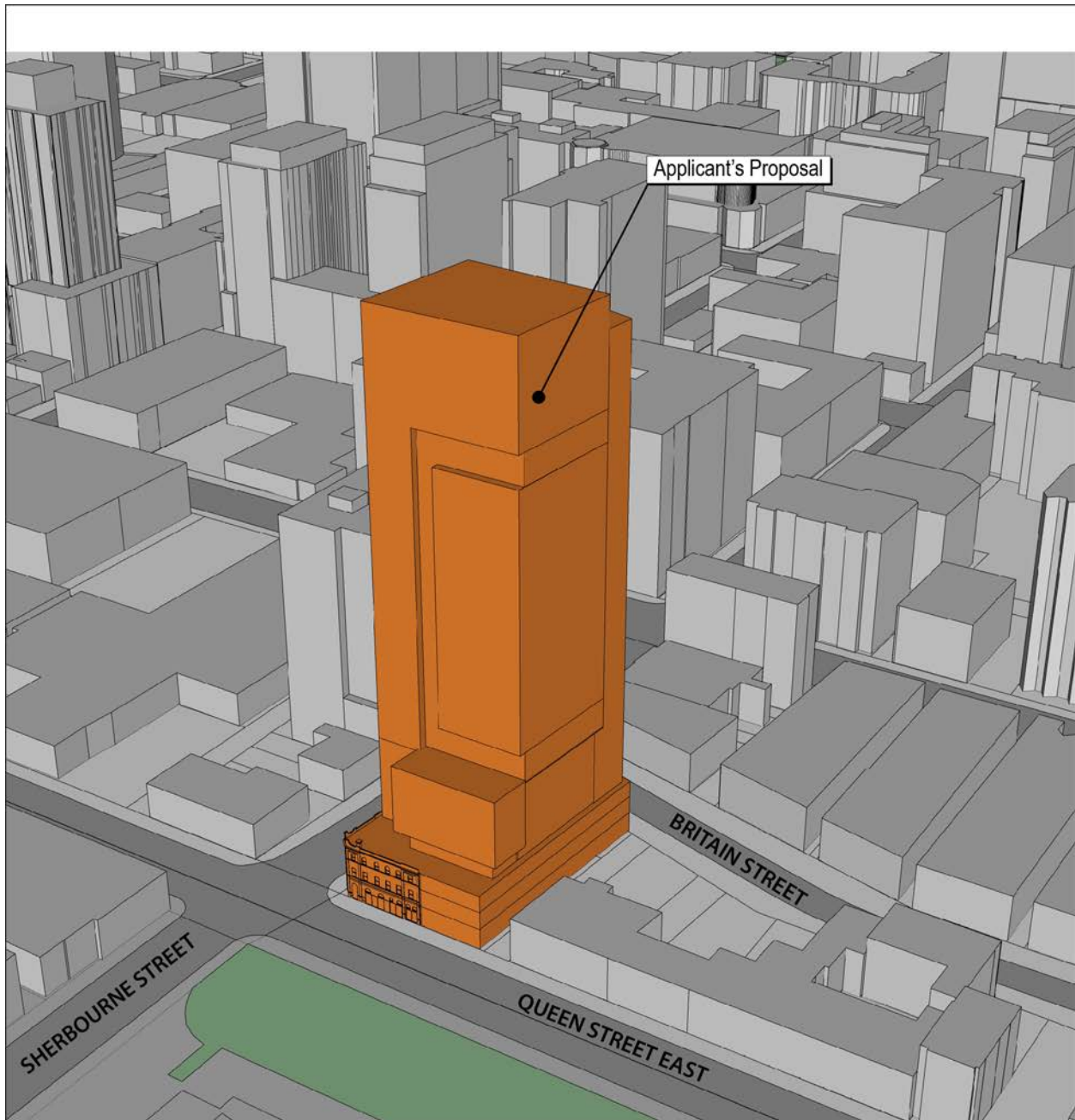
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context Looking Southeast

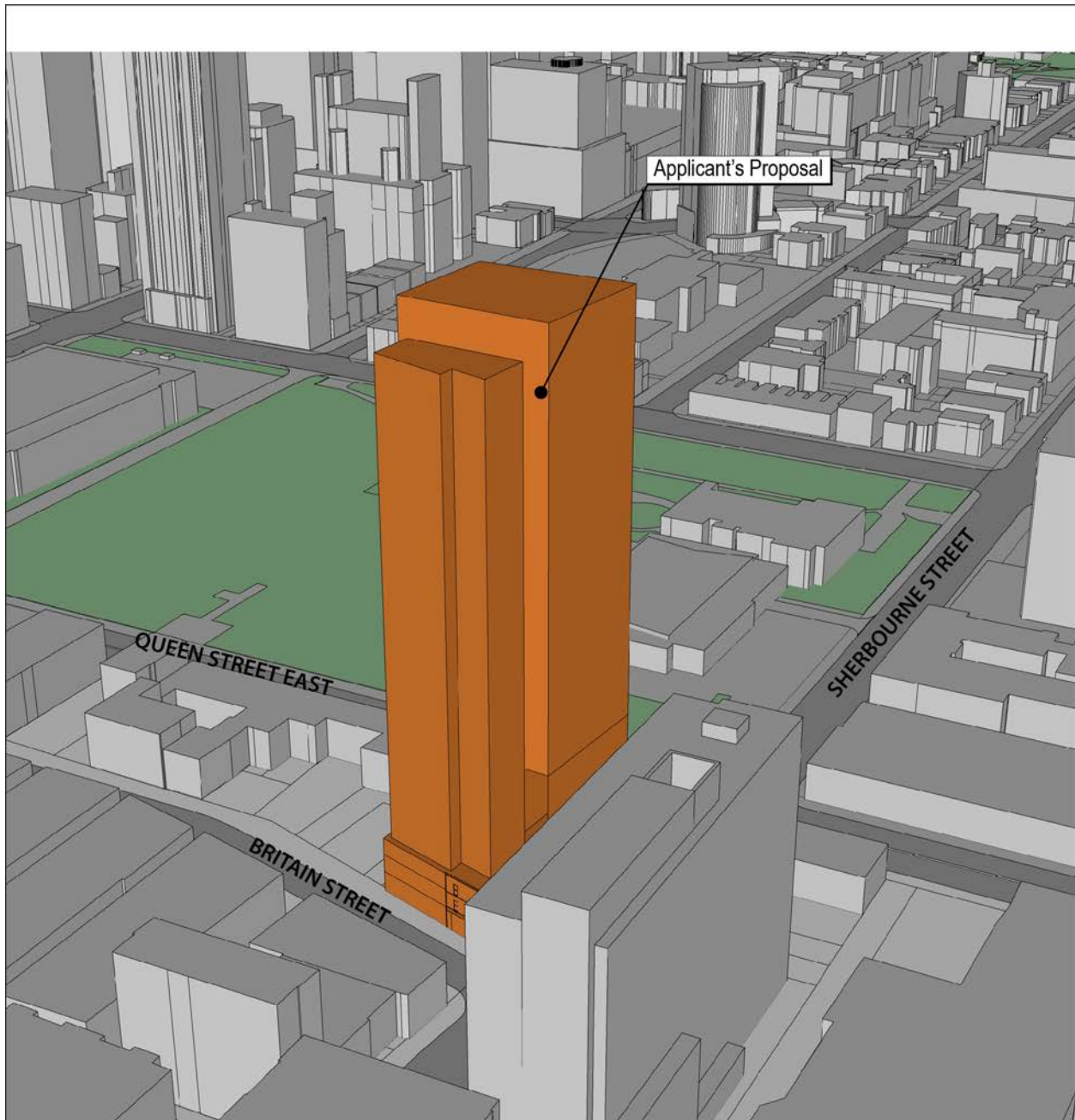


View of Applicant's Proposal Looking Southeast



12/06/2021

Attachment 3: 3D Model of Proposal in Context Looking Northwest

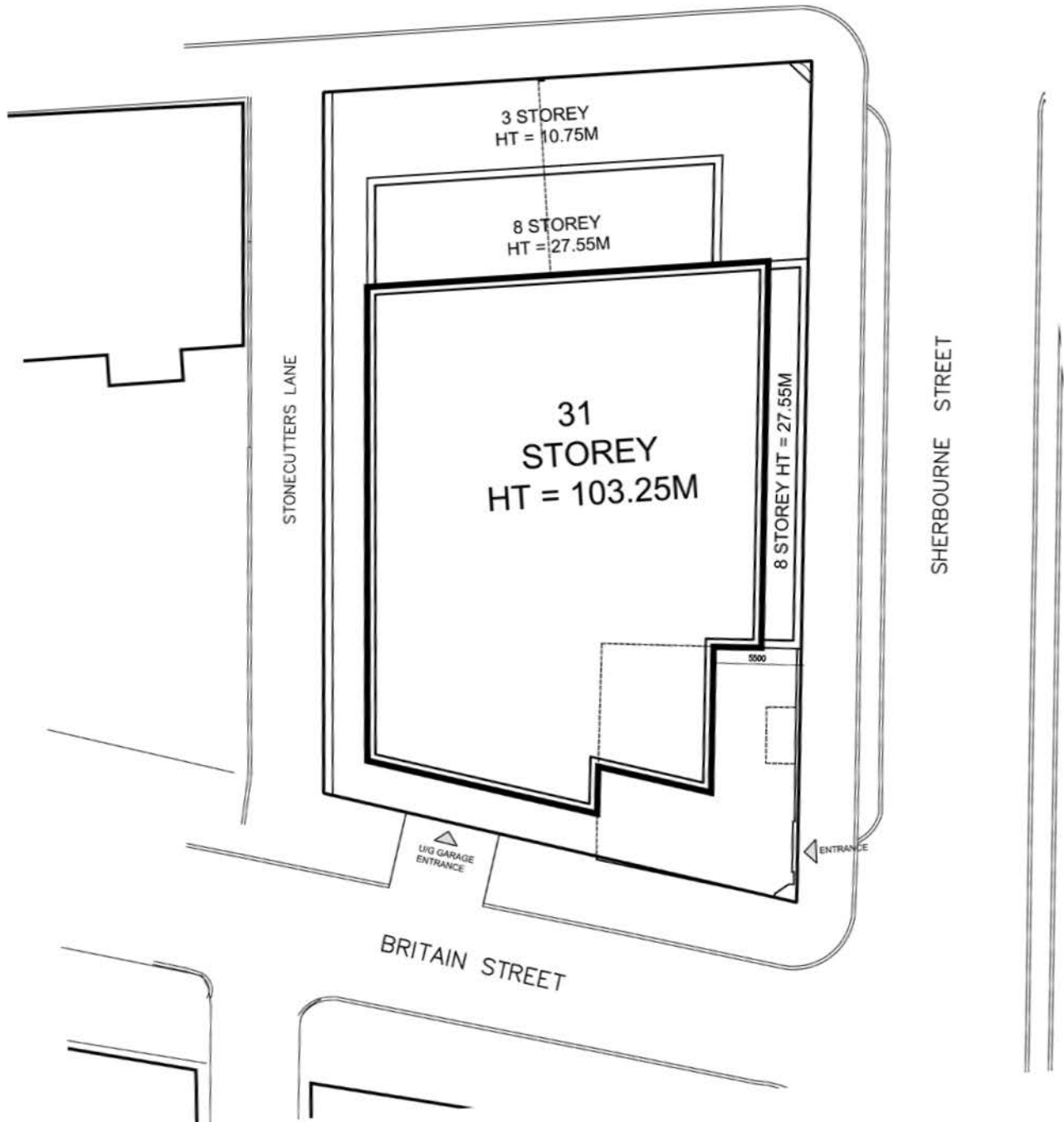


View of Applicant's Proposal Looking Northwest



12/06/2021

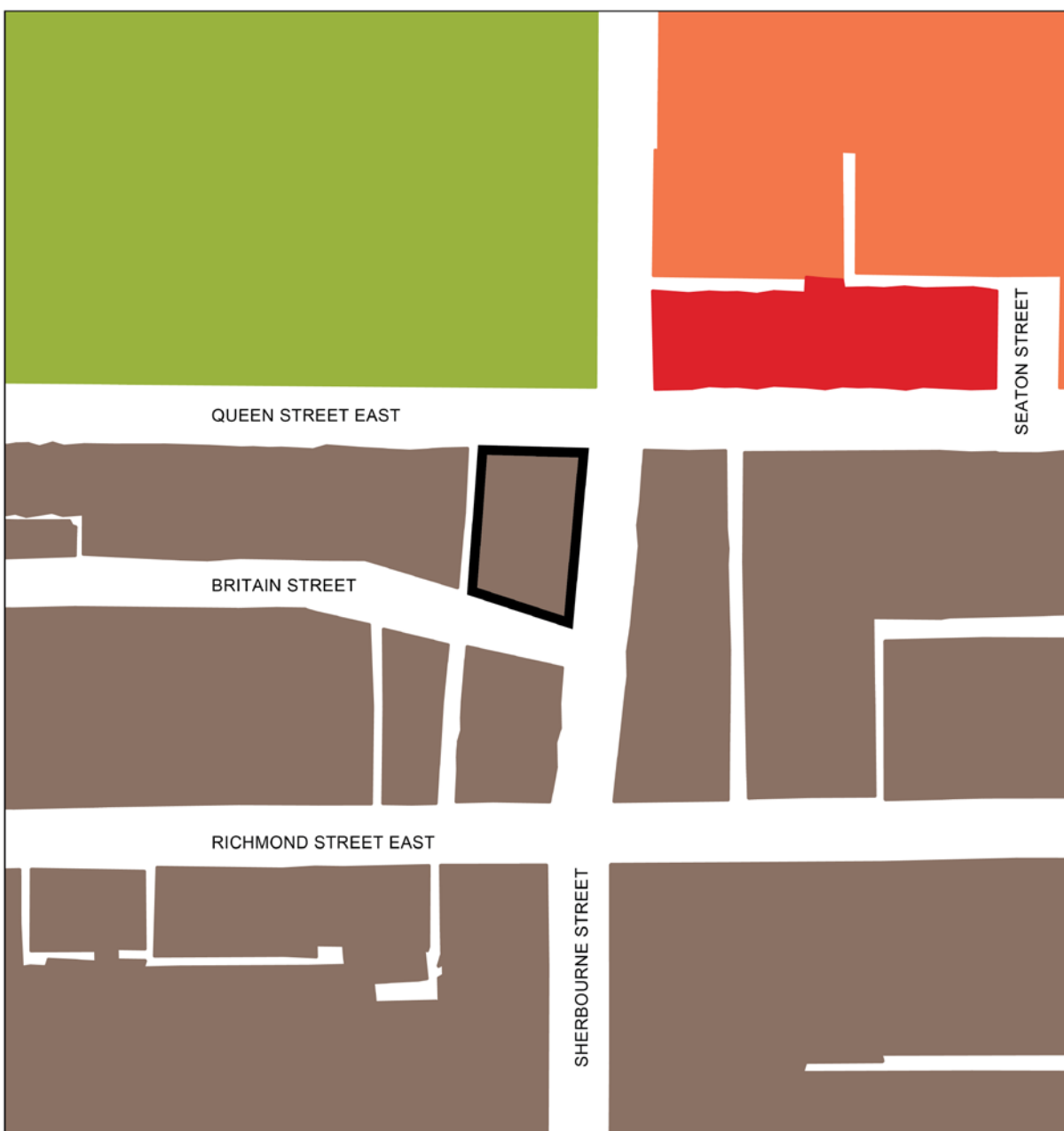
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



225-229 Queen St E and 120-134 Sherbourne St

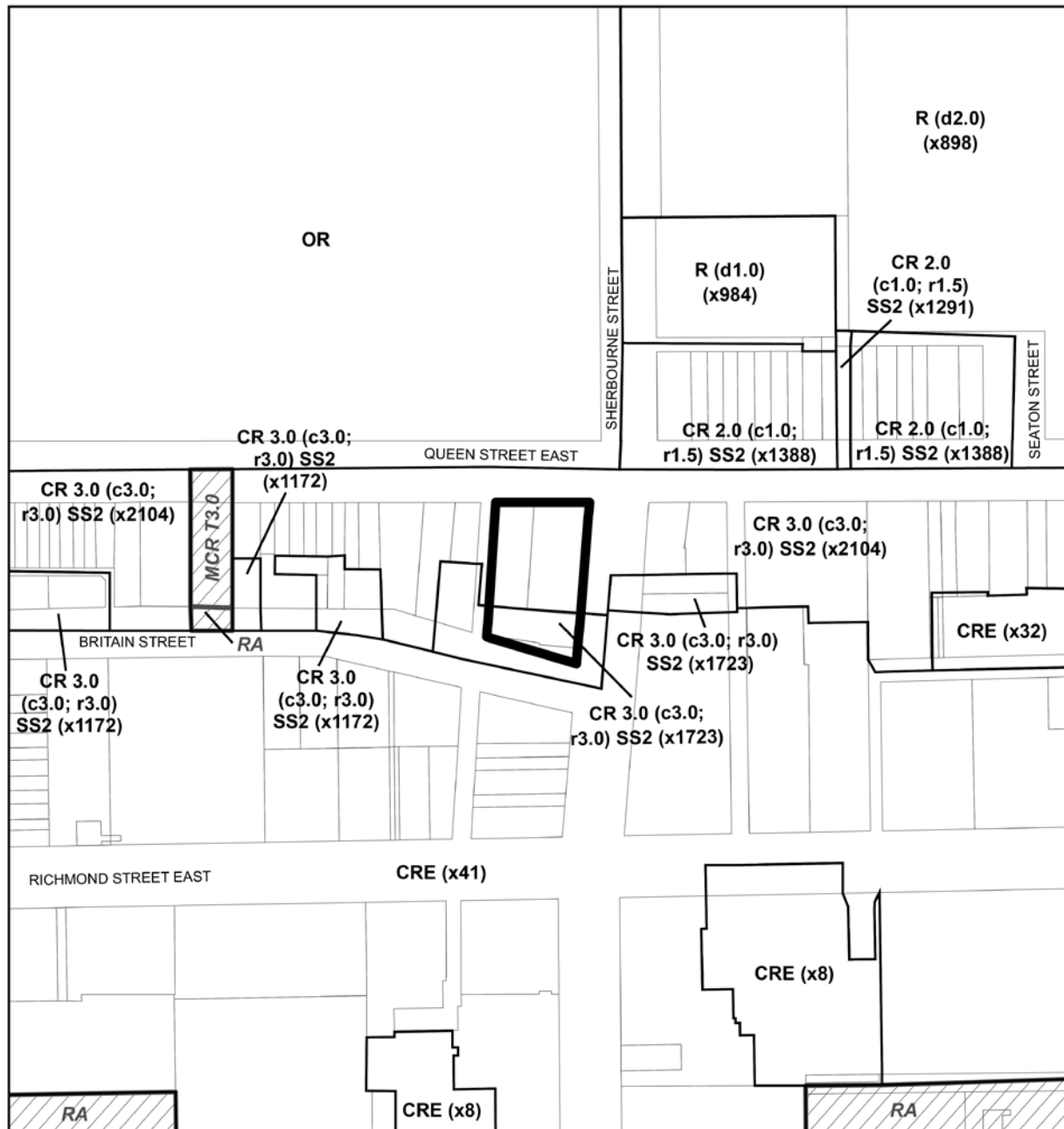
Official Plan Land Use Map #18

File # 21 235108 STE 13 OZ




 Not to Scale
 12/02/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

225-229 Queen St E and 120-134 Sherbourne St

File # 21 235108 STE 13 02



Location of Application

R
CR

Residential
Commercial Residential

CRE
OR

Commercial Residential Employment
Open Space Recreation



See Former City of Toronto By-law No. 438-86

MCR
RA

Mixed-Use District
Mixed-Use District



Not to Scale
Extracted: 12/02/2021

Attachment 7: Application Data Sheet

Municipal Address: 225-229 QUEEN ST E & 120-134 SHERBOURNE ST
Date Received: November 7, 2021

Application Number: 21 235108 STE 13 OZ

Application Type: Rezoning

Project Description: 31-storey mixed-use building

Applicant	Agent	Architect	Owner
Bousfields Inc.	Bousfields Inc.	IBI Group	DASH (Q&S) INC.

Existing Planning Controls

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Plan; King-Parliament Secondary Plan
Zoning:	CR4.5 (c2.0;r4.0) SS2 (x333)	Heritage Designation:	Y
Height Limit (m):	30	Site Plan Control Area:	Y

Project Information

Site Area (sq m): 1,460 Frontage (m): 31 Depth (m): 53

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,005		1,359	1,359
Residential GFA (sq m):	100		22,795	22,795
Non-Residential GFA (sq m):	1,886		512	512
Total GFA (sq m):	1,986		23,307	23,307
Height - Storeys:	3	3	31	31
Height - Metres:	12	12	97	97

Lot Coverage Ratio (%): 93.08 Floor Space Index: 15.97

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	22,627	168
Retail GFA:	512	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2			
Freehold:				
Condominium:			340	340
Other:				
Total Units:	2		340	340

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		23	150	132	35
Total Units:		23	150	132	35

Parking and Loading

Parking Spaces: 60 Bicycle Parking Spaces: 340 Loading Docks: 1

Contact:

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