

**219 Queen Street West - Zoning Amendment Application
- Preliminary Report**

Date:	December 5, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11 237631 STE 20 OZ

SUMMARY

This application proposes a 24-storey mixed use building, which would contain 212 residential dwelling units, 958 square metres of office space, and 294 square metres of retail space at 219 Queen Street West.

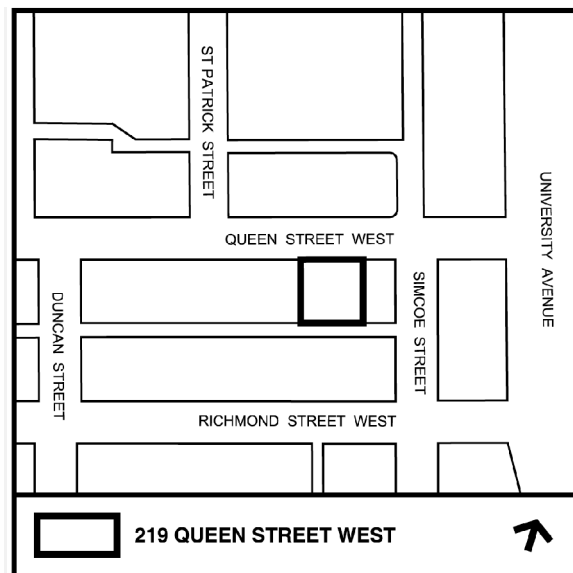
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Consultation meeting is targeted for early 2012, with a Final Report targeted for the second quarter of 2012. The target date assumes that applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 219 Queen Street West together with the Ward Councillor.



2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In July 2007, as part of a settlement to an objection to the Queen Street West Heritage Conservation District, this property was excluded from the Heritage Conservation District, and as such, is not subject to the guidelines of By-law 979-2007 that regulates the Queen Street West Heritage Conservation District.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

A pre-application community consultation meeting was held by the Ward Councillor in March 2011.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site at 219 Queen Street West with a 24-storey mixed-use building, with an overall building height of 83.55 metres. The building will have a 2-storey podium which will contain 294 square metres of retail space at grade and 958 square metres of office space on the second floor. The 22-storey residential tower will contain 212 residential dwelling units, with a proposed gross floor area of 14,031 square metres. The overall gross floor area for the proposal is 15,283 square meters, which results in a proposed overall density for this site at 16.42 times the lot area. A total of 67 parking spaces are proposed in 4 levels of below grade parking.

Site and Surrounding Area

The subject site is located on the south side of Queen Street West, a block west of University Avenue. The site is rectangular in shape, with a frontage of approximately 30

metres, a depth of 31 metres, and an overall lot area of 930 square metres. The site is currently being used as a commercial parking lot.

Development in the vicinity of the site is as follows:

North: Immediately north of the site is a 15-storey office building, on the Canada Life Lands, which is part of a planned campus.

East: Immediately east of the site is 205 Queen Street West which was designated under Part V of the *Ontario Heritage Act* in 2007. 205 Queen Street West is currently being used as a bank. Further east is a 10-storey office building.

South: Immediately south of the site is a 14-storey residential condominium building which is located within the King-Spadina Secondary Plan Area.

West: West of the site is the Queen Street West Heritage Conservation District which consists of predominantly 2-3 storey mixed use buildings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Maps 2 of the Official Plan identifies that the subject site is located *Downtown*. The Official Plan identifies the Downtown as one of the areas which can accommodate a vibrant mix of residential and employment growth. The Official Plan states that the *Downtown* will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for Downtown, is attracted to the area. In particular, Section 2.2.1.1 of the Plan identifies that the *Downtown* policies of the Plan will shape the City's future by accommodating development that:

- builds on the strength of *Downtown* as the premier employment centre in the GTA;
- provides a full range of housing opportunities for *Downtown* workers and reduces the demand for in-bound commuting; and
- focuses on the *Financial District* as the prime location for the development of prestige commercial office buildings and landmarks buildings that shape the skyline.

Although the Plan identifies that the *Downtown* as one of the areas which can accommodate growth, Section 3.1.3 identifies that tall buildings are desirable in the right places, but also acknowledges that they are not appropriate in all locations. When tall buildings are poorly located or designed, they can physically and visually overwhelm adjacent streets, parks and neighbourhoods. The Plan acknowledges that tall buildings are also only one form of intensification. Most of the proposed intensification is anticipated to be achieved with street oriented, grade related or mid-rise type buildings.

The subject site is designated *Mixed Use Areas* in the Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in *Mixed Use Areas* includes, but are not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;

- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Heritage Resource policies, contained within Section 3.1.5 of the Official Plan. Policy 3.1.5.2 states that "A Heritage Impact Statement ... will be required where the development entails an amendment to the Official Plan and/or Zoning By-law. Development adjacent to properties on the Inventory will respect the scale, character and form of the heritage building and landscapes." The subject site is flanked on both sides by properties within the Queen Street West Heritage Conservation District and designated under Part V of the *Ontario Heritage Act* in 2007.

Zoning

The subject site is zoned MCR T3.0 by former City of Toronto Zoning By-law 438-86. The maximum permitted height at this site is 16.0 metres. The MCR zoning permits a range of residential and non-residential uses.

Site Plan Control

The subject site and development are subject to Site Plan Control. An application for Site Plan Control has not been submitted to date.

Tall Buildings Guidelines

Toronto City Council approved the use of the document, "Design Criteria for Review of Tall Building Proposals" (Tall Buildings Guidelines) in June, 2006 on a pilot basis, and it was endorsed by Council in May, 2010. The Tall Buildings Guidelines provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm considerations and sustainable design.

The City's "Design Criteria for Review of Tall Buildings Proposals" can be found on the City's website at <http://www.toronto.ca/planning/urbdesign/index.htm>.

City Council on January 29 and 30, 2008 (PG12.3) authorized the continued use and testing of the Tall Buildings Guidelines.

Reasons for the Application

A Zoning By-law Amendment application is required to permit the height and density of development proposed for the site.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey;
- Architectural Plans including: site plan, context plans, floor plans and colour renderings;
- Planning Rationale Report;
- Site Servicing and Preliminary Stormwater Management Report;
- Arborist Report;
- Green Development Standard Checklist;
- Shadow Study;
- Pedestrian Wind Letter of Opinion;
- Traffic Impact Study;
- Heritage Impact Statement; and
- Archaeological Assessment Report.

A Notification of Complete Application was issued on November 4, 2011.

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Height and Density

The proposed height and density exceeds the maximums as prescribed by the Zoning By-law for the site. The appropriateness of the proposed height and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses. In the context of the site, the height as currently proposed is not supportable. Staff will work with the applicant to achieve an appropriate height for this site.

Built Form

The Built Form policies, contained within Section 3.1.2 of the Official Plan emphasise the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area. The Official Plan identifies that

developments may be considered not only in terms of the individual building and site, but also in terms of how that building and site fit within the context of the neighbourhood and the City.

New development within “*Mixed Use Areas*” is required to locate and mass new buildings to frame the edge of the streets, maintain sunlight and comfortable wind conditions, and locate and mass new buildings to provide a transition between areas of different development intensity and scale. The current form of development proposed by the applicant is not appropriate. The proposal has not properly considered building massing and height in relation to its existing and planned context as required by the Official Plan. In addition to not providing adequate transition between areas of different development intensity and scale, the proposal will require greater articulation of the building via stepbacks, terracing, and setbacks from property lines.

Tall Buildings

If it is determined that a tall building is appropriate for this site, Staff will review the proposal for consistency with the Tall Buildings Guidelines including: the appropriateness of the proposed scale and massing in terms of overall heights proposed, built form arrangements on the site, tower diameter, separation distances, setbacks from lot lines, as well as the compatibility and relationship with the surrounding context.

The Official Plan also contains policies regarding tall buildings in the city. Tall buildings are identified as those whose height is typically greater than the width of the adjacent road allowance. The Plan limits these buildings to parts of the *Downtown*, *Centres*, and other areas of the city where they are specifically permitted by a Secondary Plan or Zoning By-law. The Official Plan also sets out key urban design considerations when considering a tall building proposal. Staff will review the proposal against the policies contained within the Official Plan.

Wind Study

As part of the application review, staff will review the pedestrian level wind letter of opinion in order to ensure that the site conditions would be suitable and appropriate. A full wind study and wind tunnel testing may be required. Should the wind study identify site issues, the necessary mitigative measures will need to be provided and secured through the Site Plan Control process.

Queen Street Heritage Conservation District

Although the subject property is exempt from the Queen Street West Heritage Conservation District (HCD), the subject property is immediately adjacent to the HCD. Staff will evaluate the proposals relationship to the HCD and ensure that the proposal respects the scale, character and form of the heritage buildings within the HCD and the building located immediately adjacent to the site at 205 Queen Street West.

Section 37 of the Planning Act

The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should the application be approved, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including appropriate community services, facilities and amenities which address local priorities.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

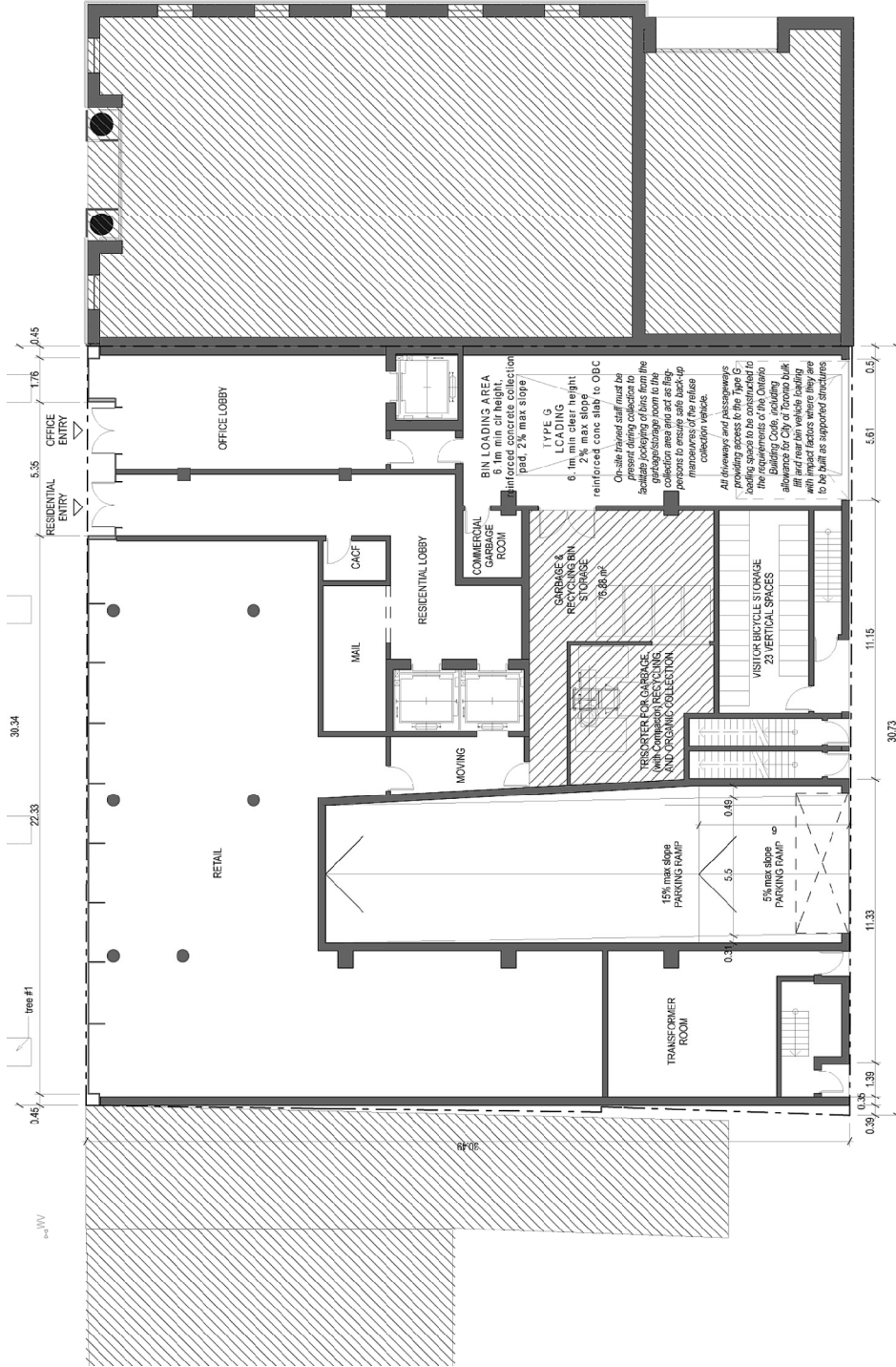
Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West Elevation
Attachment 3: North Elevation
Attachment 4: East Elevation
Attachment 5: South Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



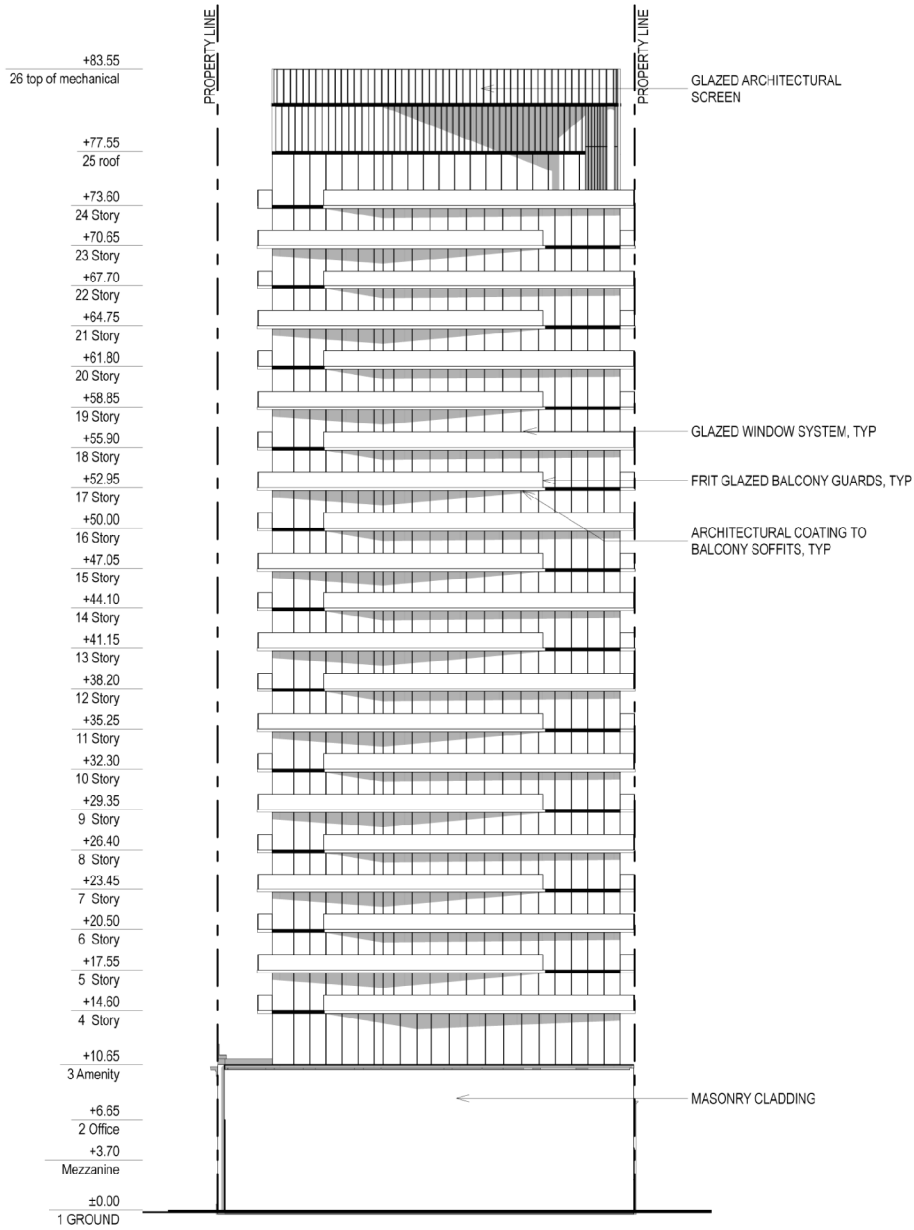
219 Queen Street West

Site Plan
 Applicant's Submitted Drawing

File # 11 237631 0Z

Not to Scale
 11/29/2011

Attachment 2: West Evaluation



West Elevation

Elevations

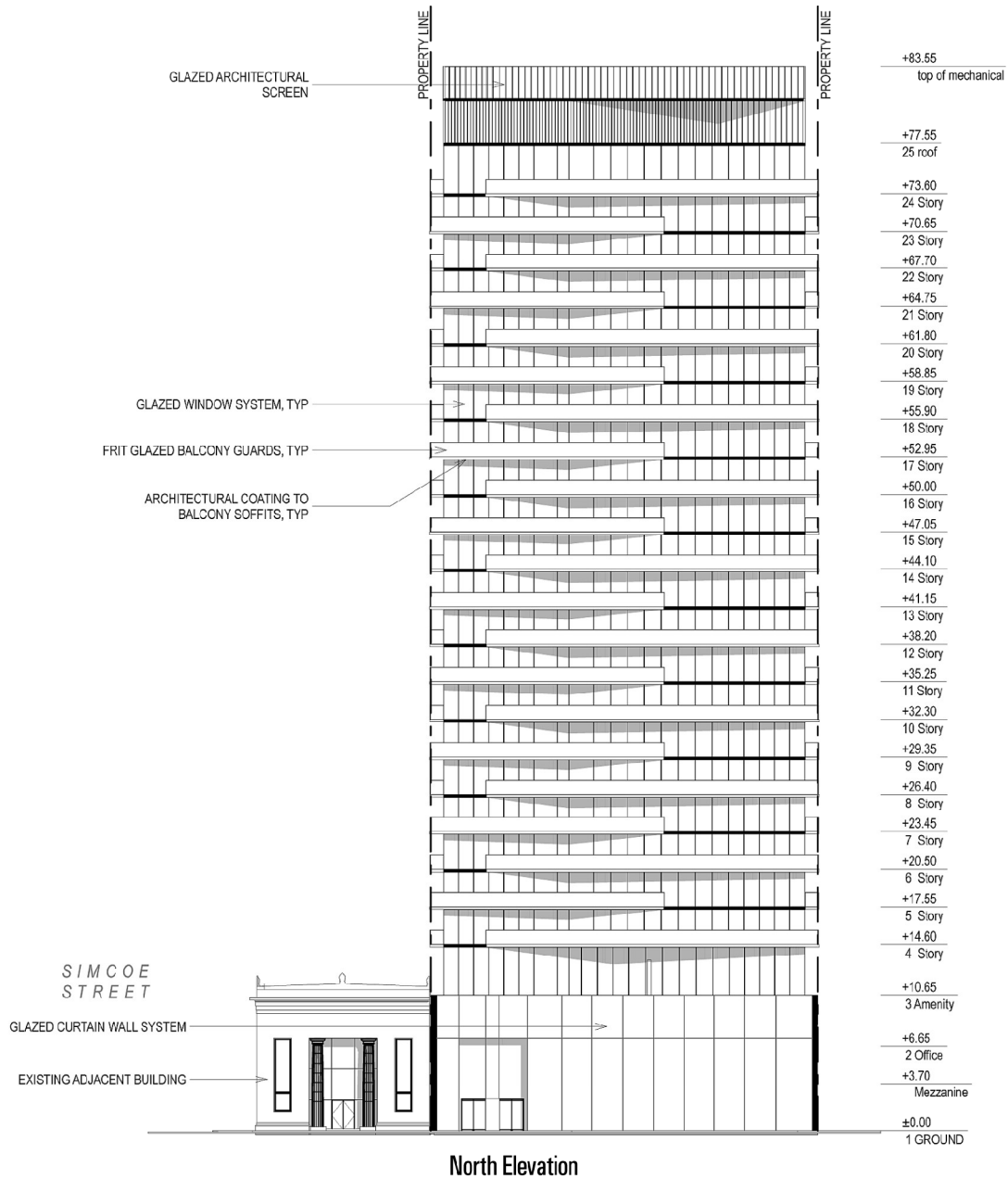
Applicant's Submitted Drawing

Not to Scale
11/29/2011

219 Queen Street West

File # 11 237631 OZ

Attachment 3: North Elevation



Elevations

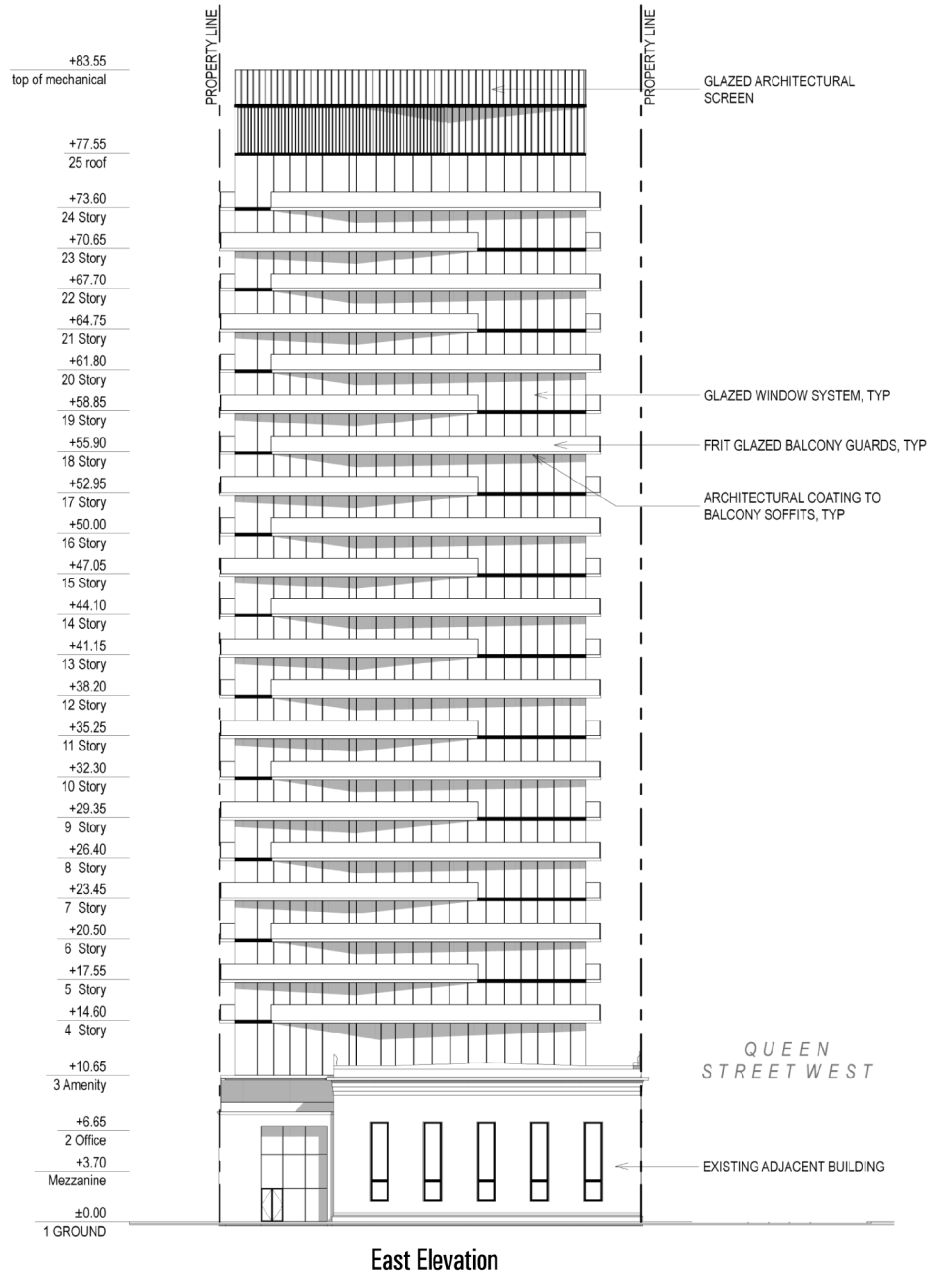
219 Queen Street West

Applicant's Submitted Drawing

Not to Scale
11/29/2011

File # 11 237631 OZ

Attachment 4: East Elevation



Elevations

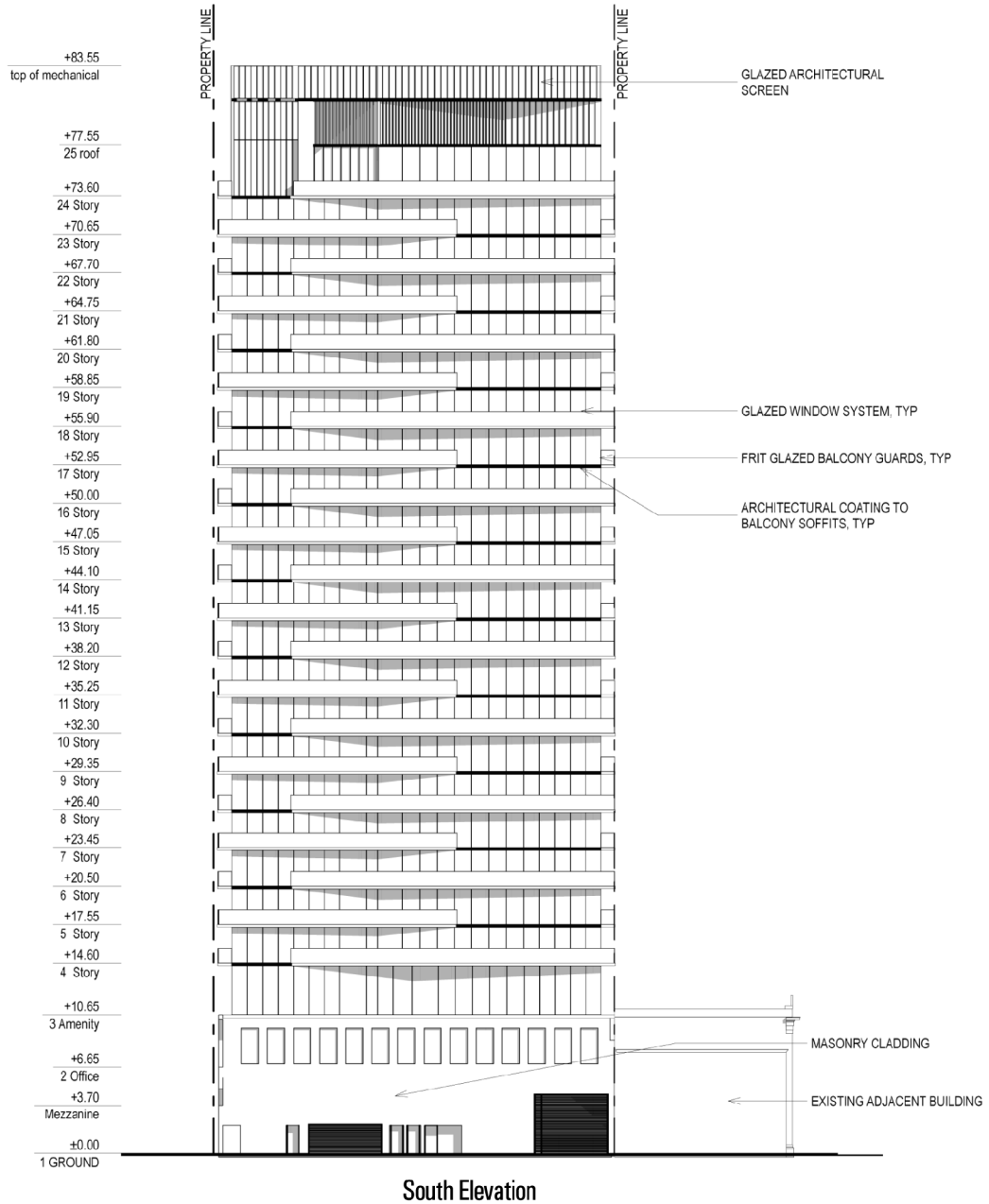
Applicant's Submitted Drawing

Not to Scale
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219 Queen Street West

File # 11 237631 0Z

Attachment 5: South Elevation



Elevations

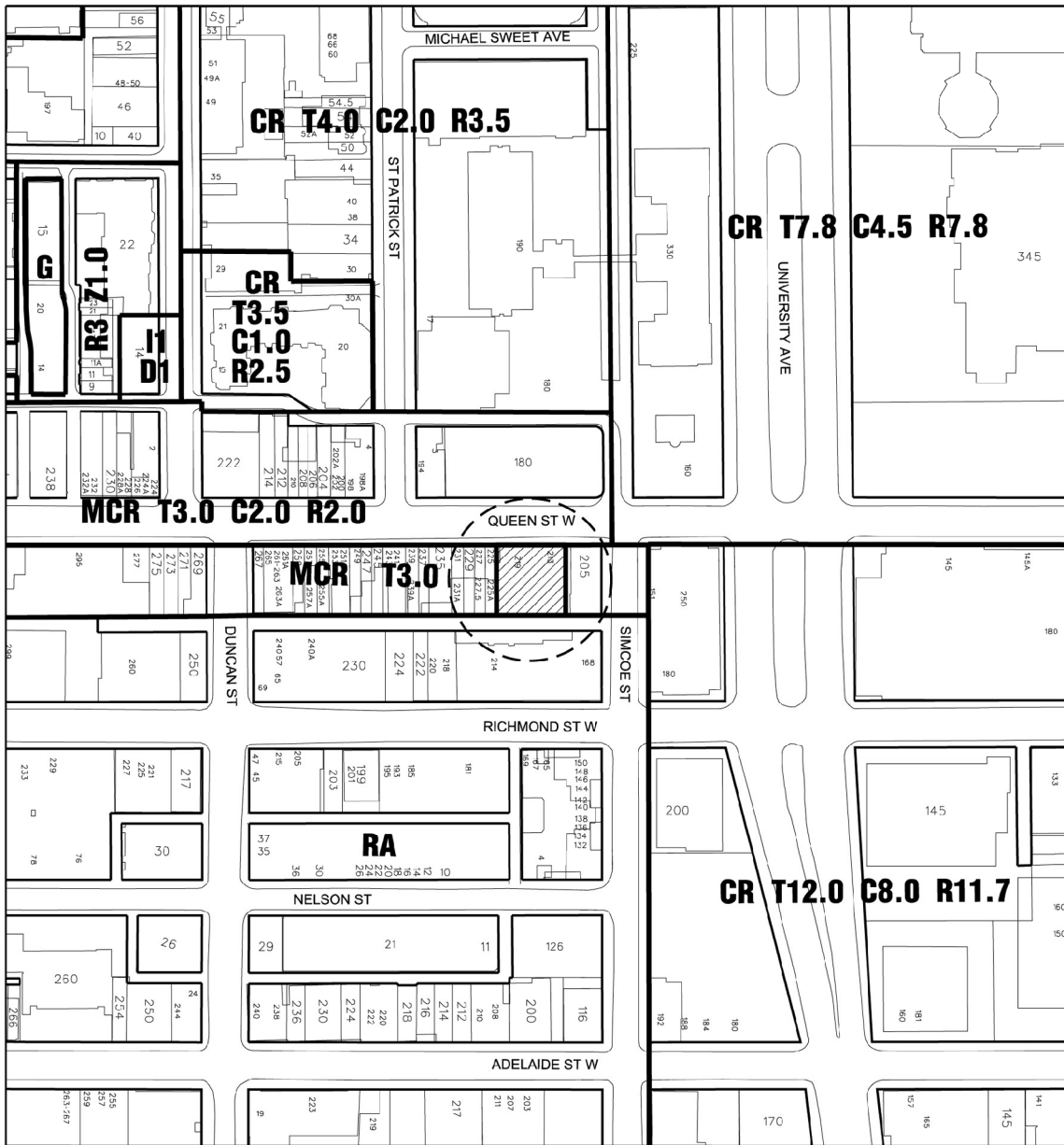
Applicant's Submitted Drawing

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219 Queen Street West

File # 11 237631 0Z


Attachment 6: Zoning



TORONTO City Planning
Zoning

219 Queen Street West
 File # 11 237631 OZ

- | | | | |
|-----|----------------------|----|---------------------|
| CR | Mixed-Use District | I1 | Industrial District |
| MCR | Mixed-Use District | G | Parks District |
| R3 | Residential District | | |
| RA | Mixed-Use District | | |


 Not to Scale
 Zoning By-law 438-86 (as amended)
 Extracted 11/29/2011

Attachment 7: Application Data Sheet

Application Type Rezoning Application Number: 11 237631 STE 20 OZ
 Details Rezoning, Standard Application Date: July 13, 2011
 Municipal Address: 219 QUEEN ST W
 Location Description: PLAN 155 PT LOT 5 LOTS 1 TO 4 PLAN TOWN OF YORK PT LOT 12
 **GRID S2013
 Project Description: Zoning amendment application to permit the development of the lands for a
 new 24 storey mixed use building containing 212 residential dwelling units,
 984 square metres of office space, and 294 square metres of retail space. A
 total of 67 parking spaces will be located in a below grade parking facility, of
 which 54 spaces would be for residents.

Applicant:	Agent:	Architect:	Owner:
Sherman Brown Dryer Karol	Sherman Brown Dryer Karol	Architects Alliance	Aarrowhead Ventures Inc

Planning Controls

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T3.0 C2.0 R2.0	Historical Status:
Height Limit (m):	16	Site Plan Control Area: Yes

Project Information

Site Area (sq. m):	931	Height:	Storeys:	24
Frontage (m):	30		Metres:	73.6
Depth (m):	31			
Total Ground Floor Area (sq. m):	916			Total
Total Residential GFA (sq. m):	14031		Parking Spaces:	67
Total Non-Residential GFA (sq. m):	1252		Loading Docks	1
Total GFA (sq. m):	15283			
Lot Coverage Ratio (%):	98.4			
Floor Space Index:	16.42			

Dwelling Units

Floor Area Breakdown (upon project completion)

	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	14031	0
Bachelor:	22	Retail GFA (sq. m):	294	0
1 Bedroom:	147	Office GFA (sq. m):	958	0
2 Bedroom:	21	Industrial GFA (sq. m):	0	0
3 + Bedroom:	22	Institutional/Other GFA (sq. m):	0	0
Total Units:	212			

Contact: **Planner Name:** **Marian Prejel, Senior Planner**
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