

**229 Queen Street East
Zoning Application 06 162591 STE 28 OZ
Preliminary Report**

Date:	January 25, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	28 – Toronto Center-Rosedale
Reference Number:	06 162591 STE 28 OZ

SUMMARY

An application has been submitted to permit a ten-storey mixed-use building with 59 residential units and retail at grade at 229 Queen Street East.

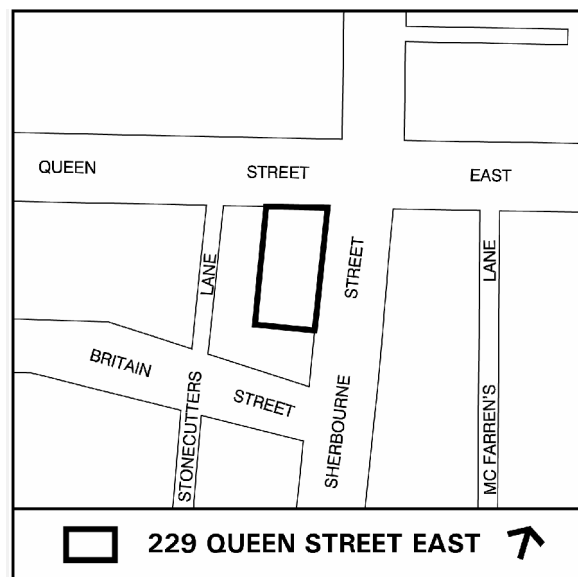
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The next step would be for a Community consultation meeting, which could be held in the second quarter of 2007.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor; and



2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a ten-storey mixed-use building with 59 dwelling units and retail at grade. The proposed development has a gross floor area of 4353 square metres and a height of 33.7 metres, resulting in a density of 7 times the area of the lot.

Parking is proposed in three levels of underground parking but will not satisfy the total By-law requirement. Access to the underground garage will be from Sherbourne Street. Outdoor amenity space for this project is not provided.

Site and Surrounding Area

The site is located at the south west corner of Queen Street East and Sherbourne Street. The site is the former Canada Tavern building.

North: on the north side of Queen Street East is Moss Park.

South: a three storey building is to the south of the proposal at the corner of Sherbourne Street and Britain Street.

East: retail uses at grade along Queen Street East.

West: retail uses at grade along Queen Street East.

Official Plan

The Official Plan designates the site as Regeneration Area, within the Downtown and Central Waterfront urban structure area. The Plan contains development criteria that direct the form and quality of development in this area. The proposal will be reviewed for compliance with these criteria and conformity with the intent of the Plan.

The King Parliament Secondary Plan identifies this site within the Mixed Use Area “D” (Queen Street). The objective of the King Parliament Secondary Plan is to attract new investment to the area. It is an area targeted for growth of commercial, institutional, industrial and light industrial, entertainment, recreational, residential and live/work activities, all of which are mutually compatible and complement the existing built form character and scale of the area.

Zoning

The site is currently zoned MCR T3, permitting a wide mix of uses including residential uses, commercial uses (retail stores) and offices. The height limit is 16 metres with a density limit of 3 times the lot area.

Site Plan Control

The proposal is subject to Site Plan control and an application has been submitted.

Reasons for the Application

The MCR zoning of the site does not permit the density and height of the proposed development. The applicant is seeking an amendment to Zoning By-law 438-86 of the former City of Toronto to allow the development to proceed. Other development standards in Zoning By-law 438-86 such as parking, amenity space, step backs and use of angular plan are not satisfied with the present proposal.

COMMENTS

Issues to be Resolved

Planning staff have concerns with the application as outlined below and have advised the applicant.

Relationship to King Parliament Secondary Plan

The King Parliament Secondary Plan clearly identifies and promotes the growth and redevelopment of the area. However, growth is to occur in a manner that would be compatible and complement the existing built form character and scale of the area. The King Parliament Secondary Plan contains the vision and policy statements to guide growth while the Zoning By-law contains the density, height and development standards to achieve that vision.

For this area of Queen Street East, the Secondary Plan contains policies for the continuation of the mix of uses while the zoning of the properties provides the height and density for the area consistent with the built form character and scale of the area. The height of 16 metres and coverage of 3 times the lot area is consistent with and responds to the character and scale of this area of King Parliament.

Planning staff have concerns with the density and height of the proposal and how it fits into the built form character and scale of the street. Queen Street East is characterized by low scale buildings up to three-storey with retail at grade and residential above. The street is also characterized by a very narrow lot pattern

Height and Massing of the Proposal

The height of the proposal is significantly greater than the height permission and the height of adjacent developments. A height of 10 storeys would have an impact on the streetscape at this location. Further, a height of 10 storeys could set a precedent for future development along Queen Street in this area. The development along Queen Street

on the shoulders of the downtown both to the east of the downtown core was clearly identified in the King Parliament Secondary Plan as lower scale mixed use areas.

As the lot pattern along Queen Street East is very narrow, the proposal requires the entire lot area, with minimal setbacks or stepbacks. Development of three storey buildings occupying the entire lot area, as is the existing pattern, has a far different and lesser impact than a 10-storey building occupying the entire lot area. As adjacent sites are not included in the proposal, large portions of the blank side wall of the proposed building would be exposed to view.

Phasing

This application must be considered in conjunction with another proposal to the west at 213A/215 Queen Street East. The two projects propose to share parking and amenity space. There are concerns with the timing of the phases and the provision of the facilities.

Issues that need to be addressed include:

- (a) the appropriateness of amending the Zoning By-law 438-86;
- (b) the relationship and impact of the new development on existing buildings and uses in the adjacent area in terms of height, massing, siting, servicing, circulation and access;
- (c) the relationship of the new development to the older, historical buildings along Queen Street East and along Britain Street;
- (d) the relationship of providing shared amenity space for another proposed development;
- (e) the appropriateness, accessibility and lease arrangements for off site parking;
- (f) the potential for public benefits under Section 37 of the Planning Act including appropriate community services, facilities and amenities that address local priorities; and
- (g) the use of an angular plane along Queen Street East.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

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ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

229 Queen Street East

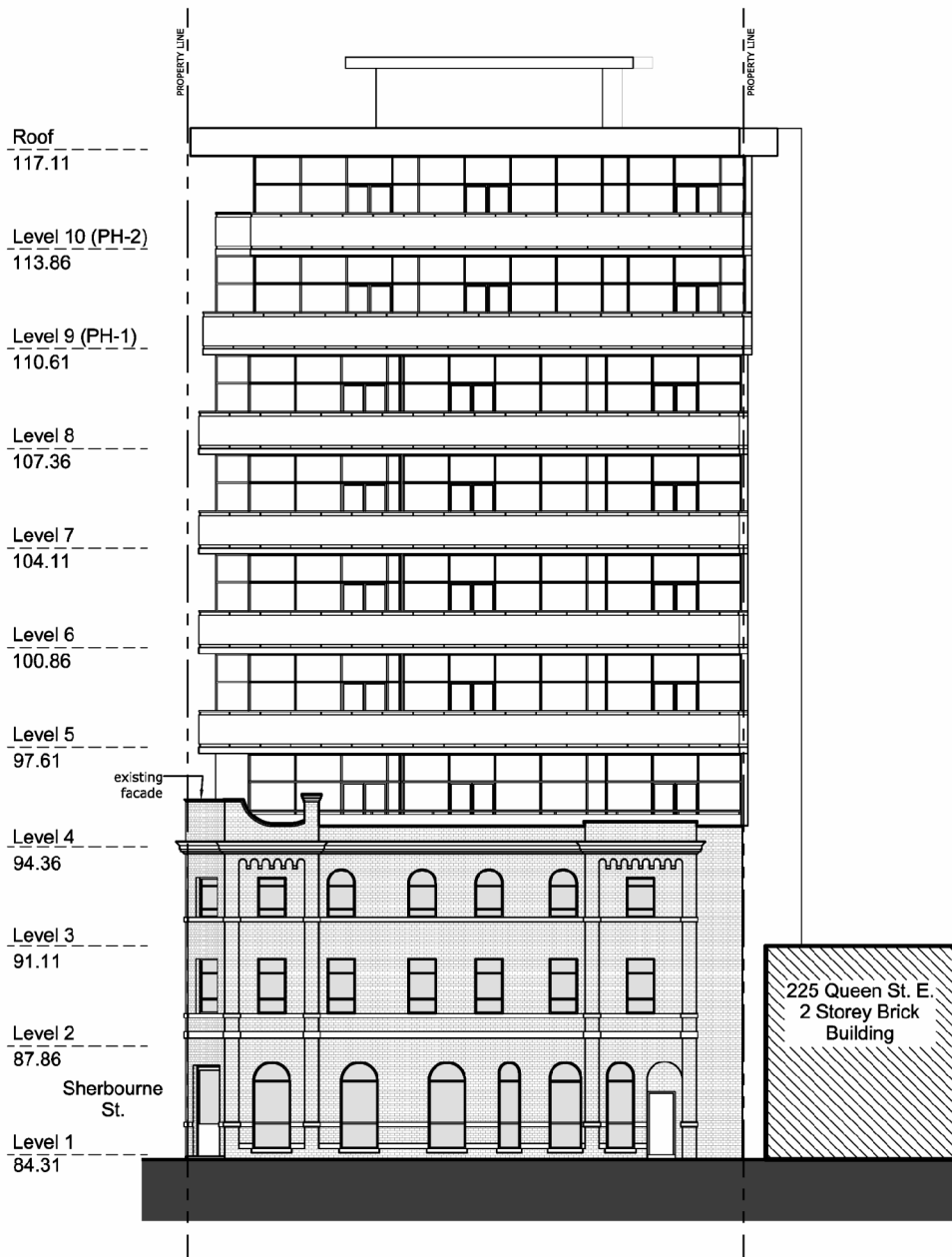
Applicant's Submitted Drawing

Not to Scale 

01/17/07

File # 06_162591

Attachment 2: Elevations



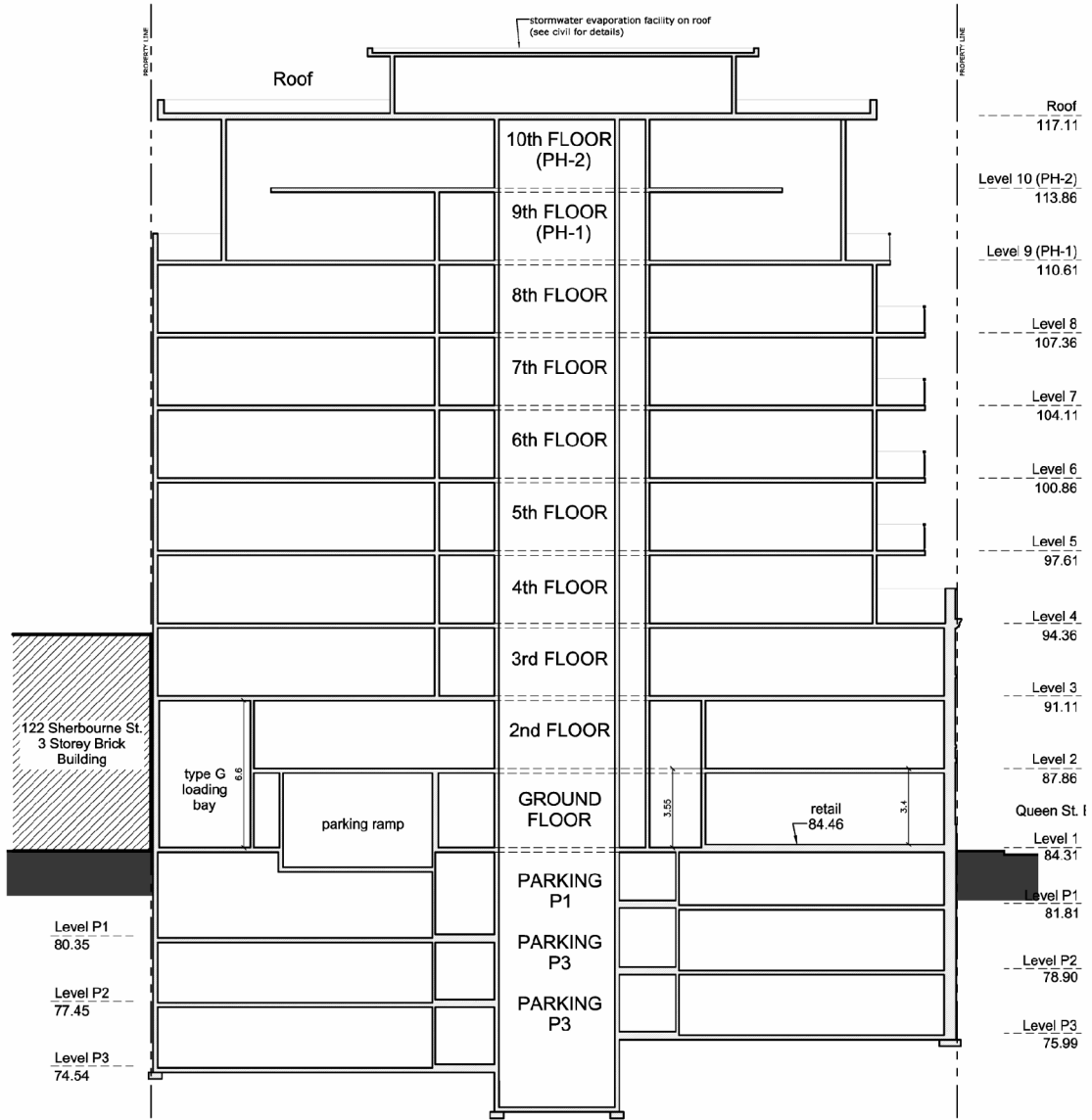
North Elevation (Queen St East side)

229 Queen Street East

Applicant's Submitted Drawing

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01/17/07

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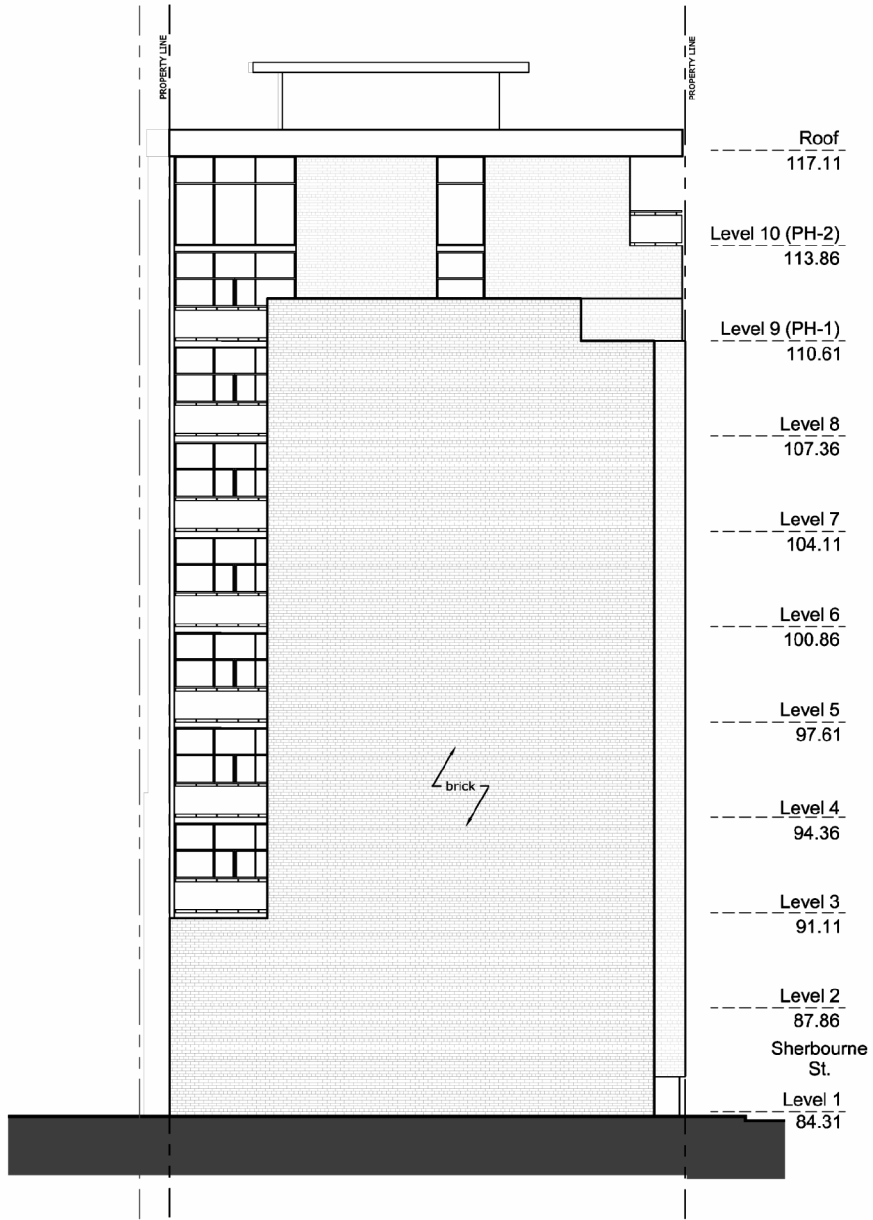
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229 Queen Street East

Applicant's Submitted Drawing

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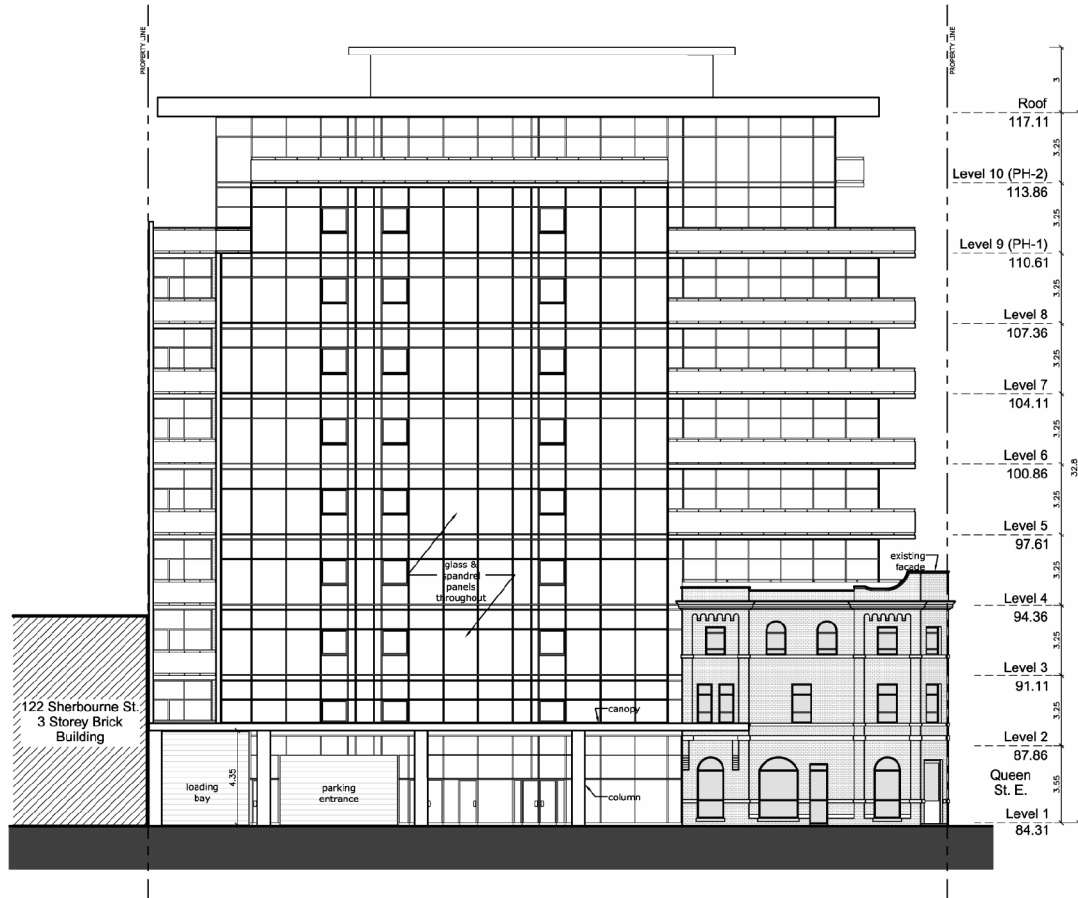
South Elevation

Applicant's Submitted Drawing

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229 Queen Street East

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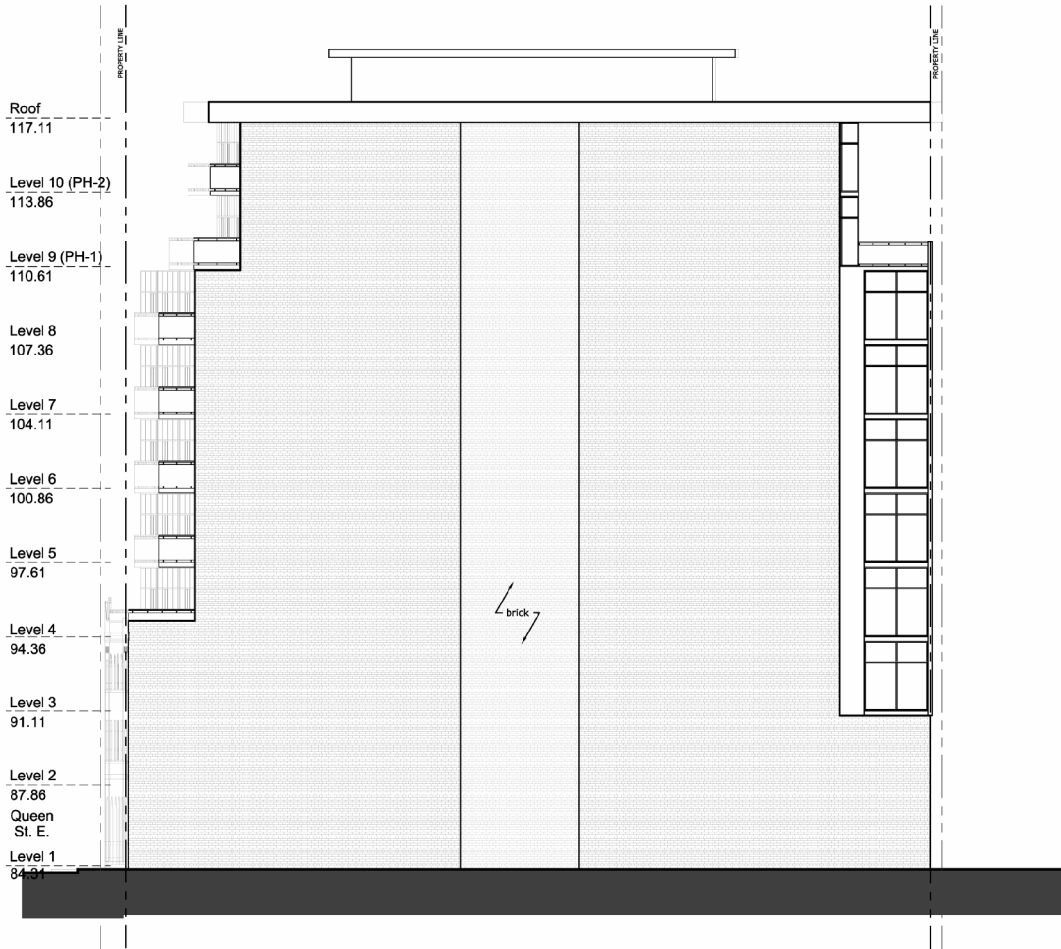
East Elevation (Sherbourne St side)

229 Queen Street East

Applicant's Submitted Drawing

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West Elevation

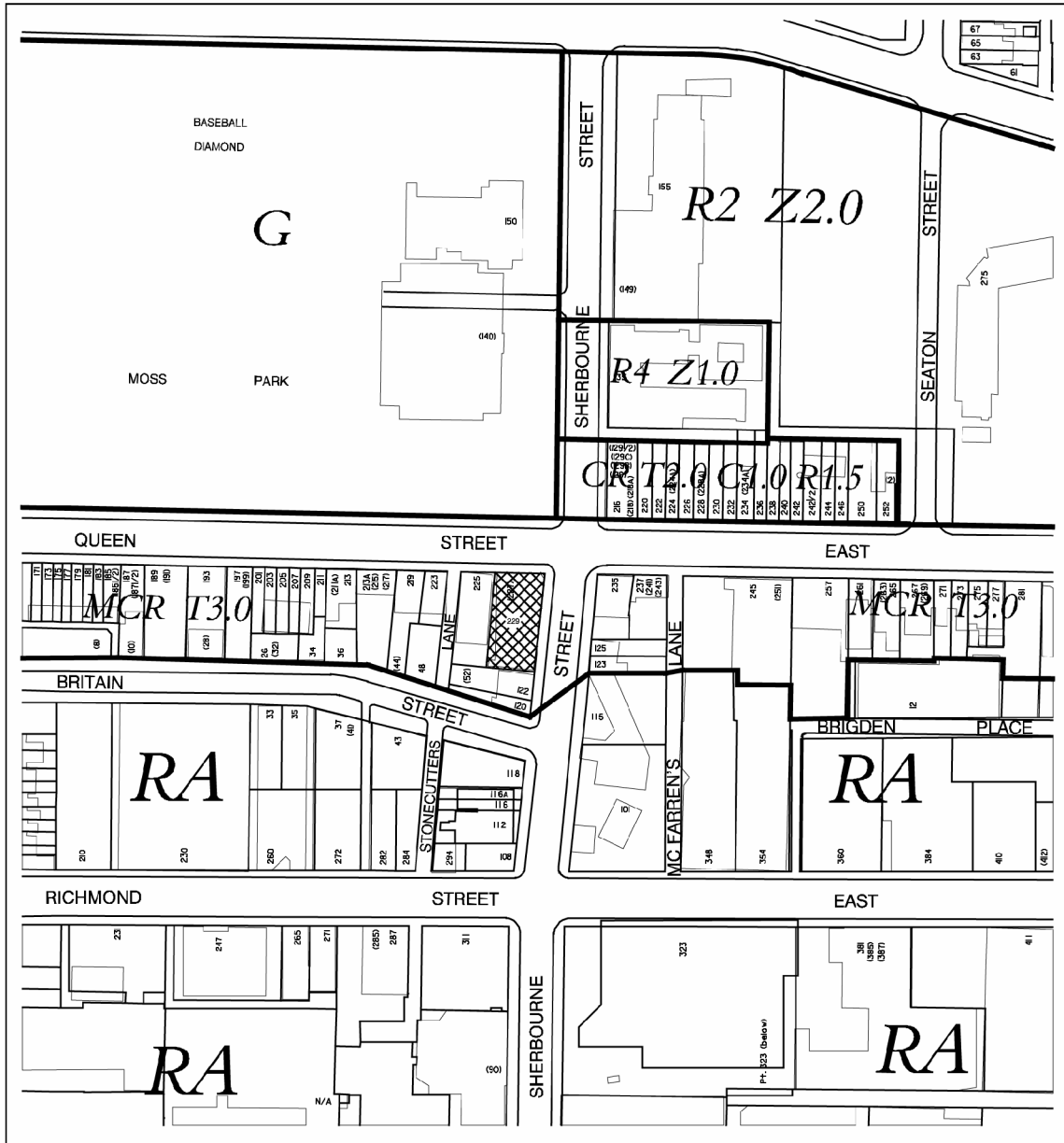
229 Queen Street East

Applicant's Submitted Drawing

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Attachment 6: Zoning



229 Queen Street East

File # 06_162591

- G Parks District
- R2 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- RA Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 01/16/07 - DR

