

TORONTO STAFF REPORT

August 29, 2006

To: Toronto and East York Community Council

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

Subject: Preliminary Report
Rezoning Application 06 155850 STE 30 OZ
Applicant: Les Mallins, 952 Kingston Road Inc.
Architect: Quadrangle Architects Ltd.
625 Queen Street East
Ward 30 - Toronto-Danforth

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

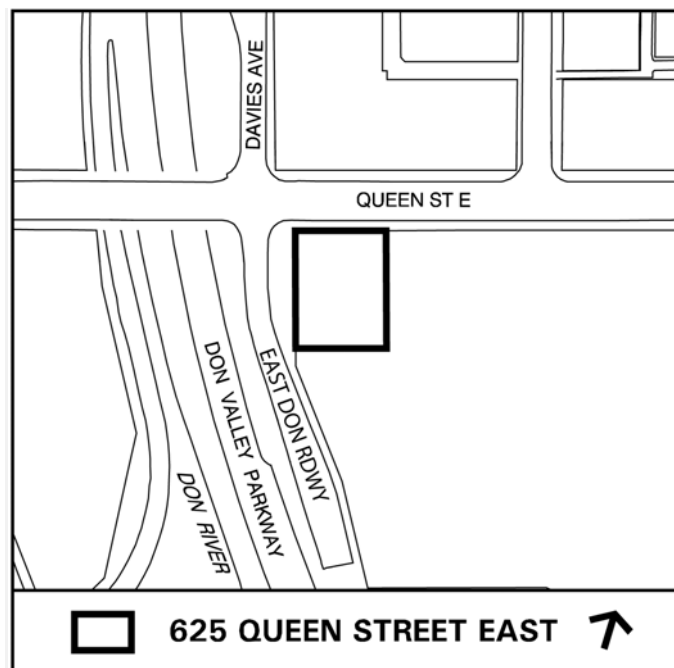
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Background:

In 2003, the previous property owners applied for Site Plan approval to permit a mixed-use development with a total of 19 three-storey row houses with below grade parking. In 2005, the Site Plan Application was approved, however, the developer sold the property to the current owners. The current property owners have submitted a new proposal for the site, which is under review and the subject of this report.

Comments:

Proposal

The proposal is to construct a six-storey mixed use building with 66 residential units, approximately 759 square metres of retail space at grade, and two levels of below grade parking. The proposal includes a total of 41 resident and 8 visitor automobile parking spaces and 48 resident and 10 visitor bicycle parking spaces. The unit mix comprises one bedroom plus den, two bedroom and two bedroom plus den units. The proposal features a green roof, 136 square metres of outdoor roof amenity space and no indoor amenity space. The proposed height is 21.52 metres with a density 4.89 times the area of the lot. As such, the applicant is seeking an amendment to the Zoning By-law 438-86. The relevant project information is provided in the attached Applicant Data Sheet.

Site Description

The site is a corner lot with a site area of approximately 1,207 square metres that slopes downwards to the west towards East Don Roadway and slightly to the south towards the laneway adjacent to the south side of the site. A one-storey project sales centre is located on the site along with surface parking and a billboard advertising the project. Previous uses were an automobile garage and used car lot.

- Directly east of the site is a three-storey commercial building;
- Across East Don Roadway, to the west of the site is the Don Valley Parkway and the Don River;
- Across Queen Street East, to the north of the site is a three-storey automotive parts retailer and a one-storey sign maker; and
- Directly south of the site is a laneway that separates the subject property and a three-storey industrial building.

Toronto Official Plan

The Toronto Official Plan designates the property in a Mixed Use Areas and Map 2: Urban Structure of the Official Plan indicates that the site falls in an "Avenues". Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the

coming decades, as well as much of the new housing. The Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The Official Plan states that development in Mixed Use Areas on Avenue, prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the Avenues. In addition to the policies of the Plan for Mixed Use Areas, proponents of such proposals will also address the larger context and examine the implications for the segment of the Avenue in which the proposed development is located. This review will:

- include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent Neighbourhoods; and
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Development requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review.

The Official Plan includes Development Criteria in Mixed Use Areas, which include, 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;
- locate and mass new buildings to frame the edges of streets'
- provide an attractive, comfortable and safe pedestrian environment;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;

- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-residential development.

Development in Mixed Use Areas on Avenues that precedes the completion of an Avenue Study will:

- support and promote the use of transit;
- contribute to the creation of a range of housing options in the community;
- contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- provide universal physical access to all publicly accessible spaces and buildings;
- conserve heritage properties;
- be served by adequate parks, community services, water and sewers, and transportation facilities; and
- be encouraged to incorporate environmentally sustainable building design and construction practices.

Development may be permitted on the Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of this Plan. Development on the Avenues prior to an Avenue Study will implement the policies of the Plan for the relevant designation area.

The property falls within the Natural Heritage System as per Map 9 of the Official Plan. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in city-building decisions. New development must be carefully assessed in order to determine their impacts on the natural heritage system.

The Official Plan states that proposals for new development falling within the Natural Heritage System may need to be accompanied by a study, when appropriate, to assess a proposed development's impact on the natural environment and propose measures to reduce negative impacts on and where possible improve the natural environment.

Development is generally not permitted in the natural heritage system illustrated on Map 9. Where the underlying land use designation provides for development in or near the natural heritage system, development will:

- recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and

- minimize adverse impacts and when possible, restore and enhance the natural heritage system.

Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- the top-of-bank of valleys, ravines and bluffs;
- other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
- other locations near the shoreline which may be hazardous if developed because of flooding, erosion of dynamic beach processes.

Zoning

The zoning on the western portion of the site is I2 D3, which permits a variety of industrial uses up to a density of 3.0 times the area of the lot while residential uses are not permitted. The height limit is 18.0 metres for industrial purposes. The zoning on the eastern portion of the site is MCR T2.5 C2.0 R2.0, which permits a mix of commercial and residential uses up to a total density of 2.5 times the area of the lot. The height limit is 14.0 metres.

Toronto and Region Conservation Authority (TRCA)

The southern portion of the property falls within the TRCA area of interest and as such, TRCA staff will determine whether or not a TRCA permit is required.

Reasons for the Application

The property is partially zoned industrial and therefore requires a site specific rezoning. The proposed height of 21.52 metres and proposed density of 4.89 times the area of the lot do not comply with the zoning by-law.

Issues to be Resolved

Proponent's Avenue Segment Review

The property falls within an Avenue and in the absence of an Avenue Study, the applicant will be required to submit a review demonstrating that subsequent development of a defined segment of the Avenue will have no adverse impacts within the area context. The review will include assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity. This proposed rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impact on the matters considered within the context and parameters of the review. This applicant's review may

be combined with the review in connection with the application at 630 Queen Street East since the parameters, scope and context of their respective reviews will significantly overlap.

Use, Height and Density

The proposal will also be evaluated against the relevant Official Plan criteria for Mixed-Use Areas and Avenue. Planning staff will review and consider the application for its design and built form merits, given that the proposed height and density exceeds the relevant by-law provisions.

Environmental Conditions

Given the previous automobile related uses on the site, the applicant will be required to determine the environmental conditions of the property and conduct any remediation as required by the Ministry of the Environment.

Natural Heritage

The property falls within the Natural Heritage System as per the Official Plan. Staff will determine, through a review of the application, the necessity for the applicant to submit a Natural Heritage Impact study. Should the property fall within 10 metres of the top of bank of the Don Valley, the applicant will be required to apply for an Official Plan amendment. Toronto and Region Conservation Authority staff will determine the need for a TRCA permit, given that a south portion of the site falls within the TRCA's regulation limit.

Loading and Servicing

Loading and servicing are proposed to be accommodated on the south side of the building, adjacent to the laneway on the south of the property. Given the topography of the property, Technical Services staff will review the application to ensure that the proposed loading and servicing areas are satisfactory.

Provision of Indoor Amenity Space

The application does not include the provision of indoor amenity space, which will be considered through the review of the application in consultation with the Ward Councillor and community residents.

Other Issues

Staff will work with the applicant to address other issues that may arise through the review of the proposal

Conclusions:

A community meeting is scheduled to be held in September 2006. Provided that the applicant provides all required information and addresses any issues raised without delay, a Statutory Public Meeting is targeted for the first quarter of 2007.

Contact:

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Gary Wright

Director, Community Planning, Toronto and East York District

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List of Attachments:

Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 3: North Elevation

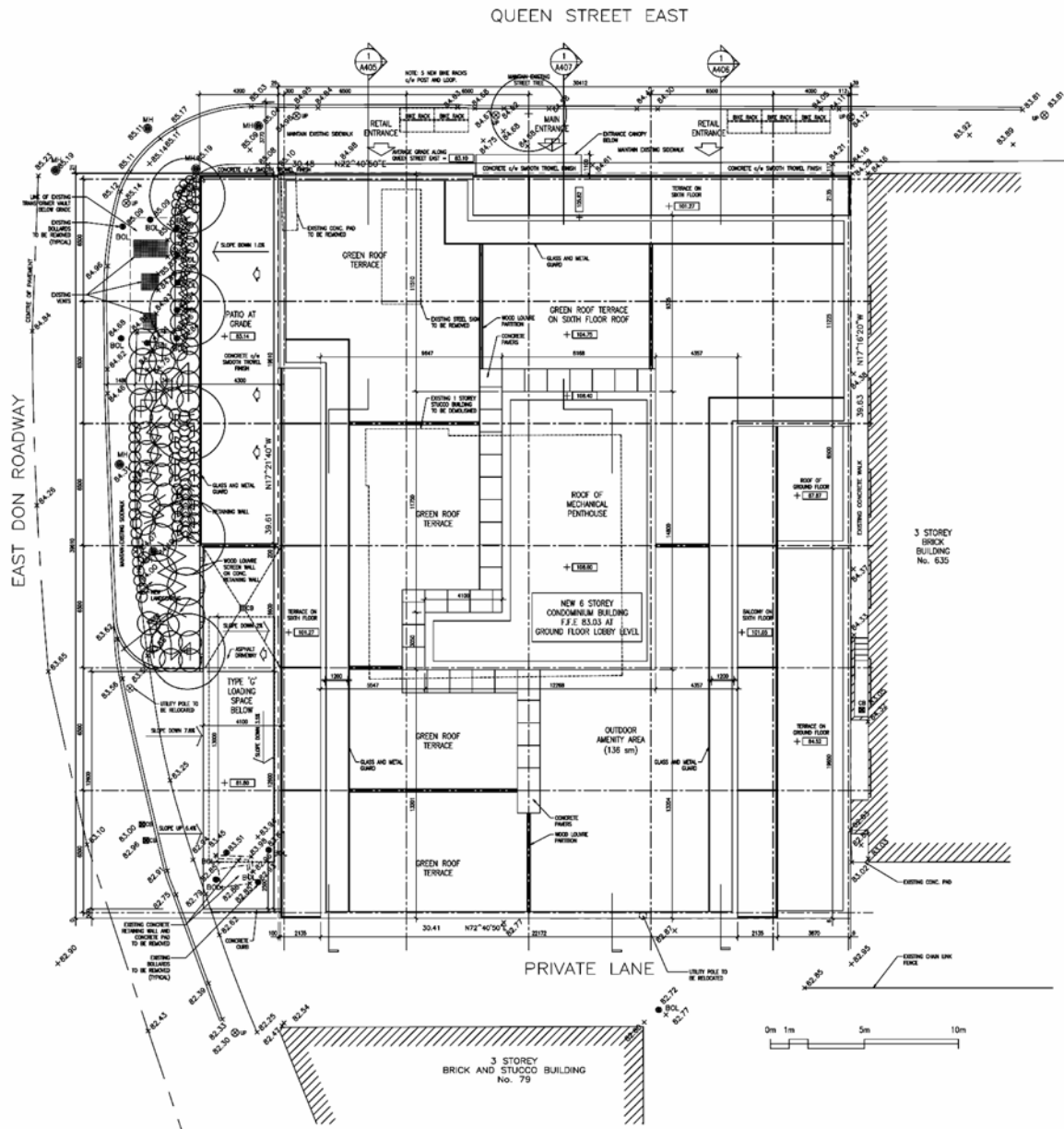
Attachment 4: South Elevation

Application 5: East Elevation

Attachment 6: West Elevation

Application 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

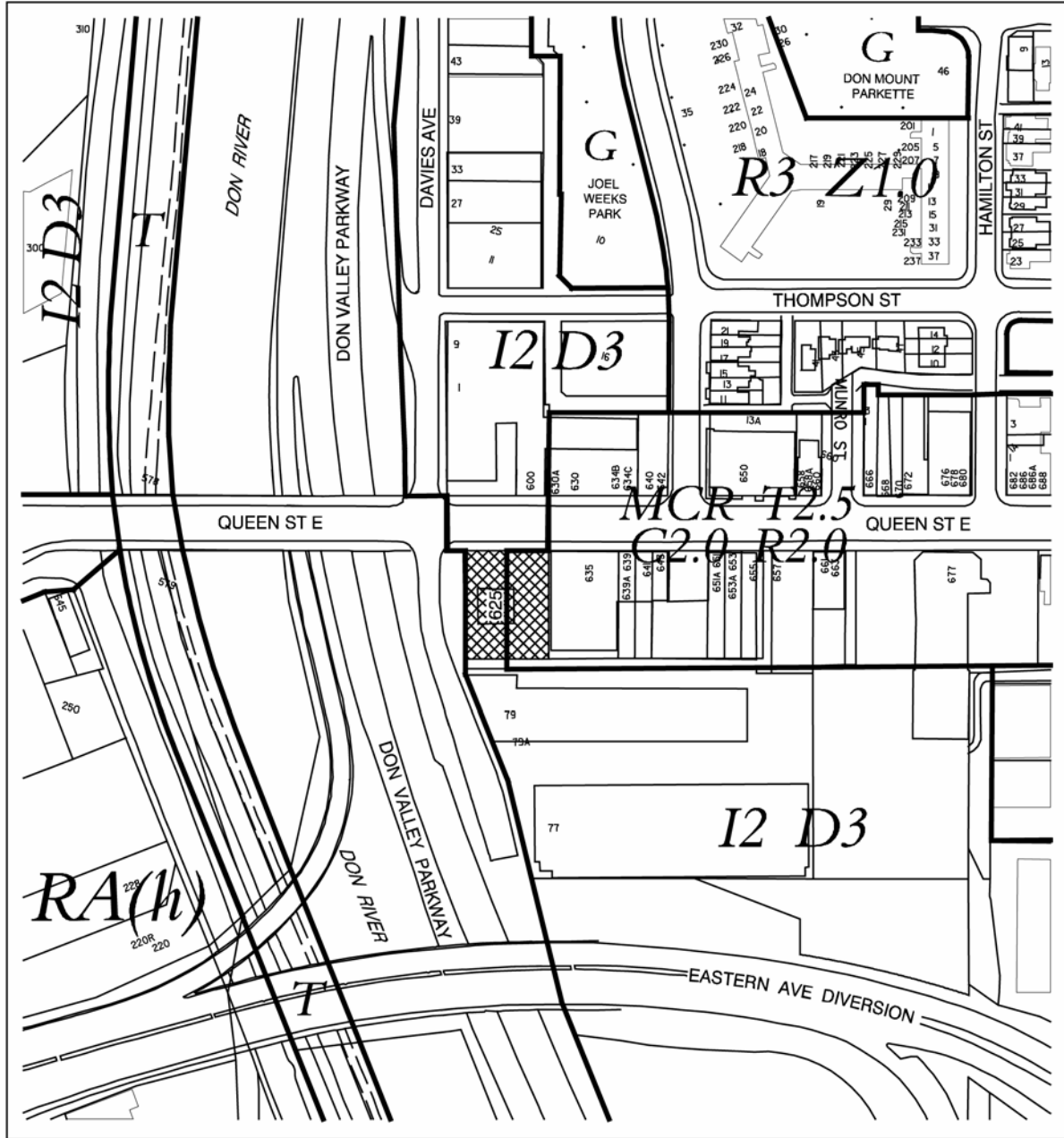
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625 Queen Street East

File # 06_155850

Attachment 2: Zoning (Map)



625 Queen Street East

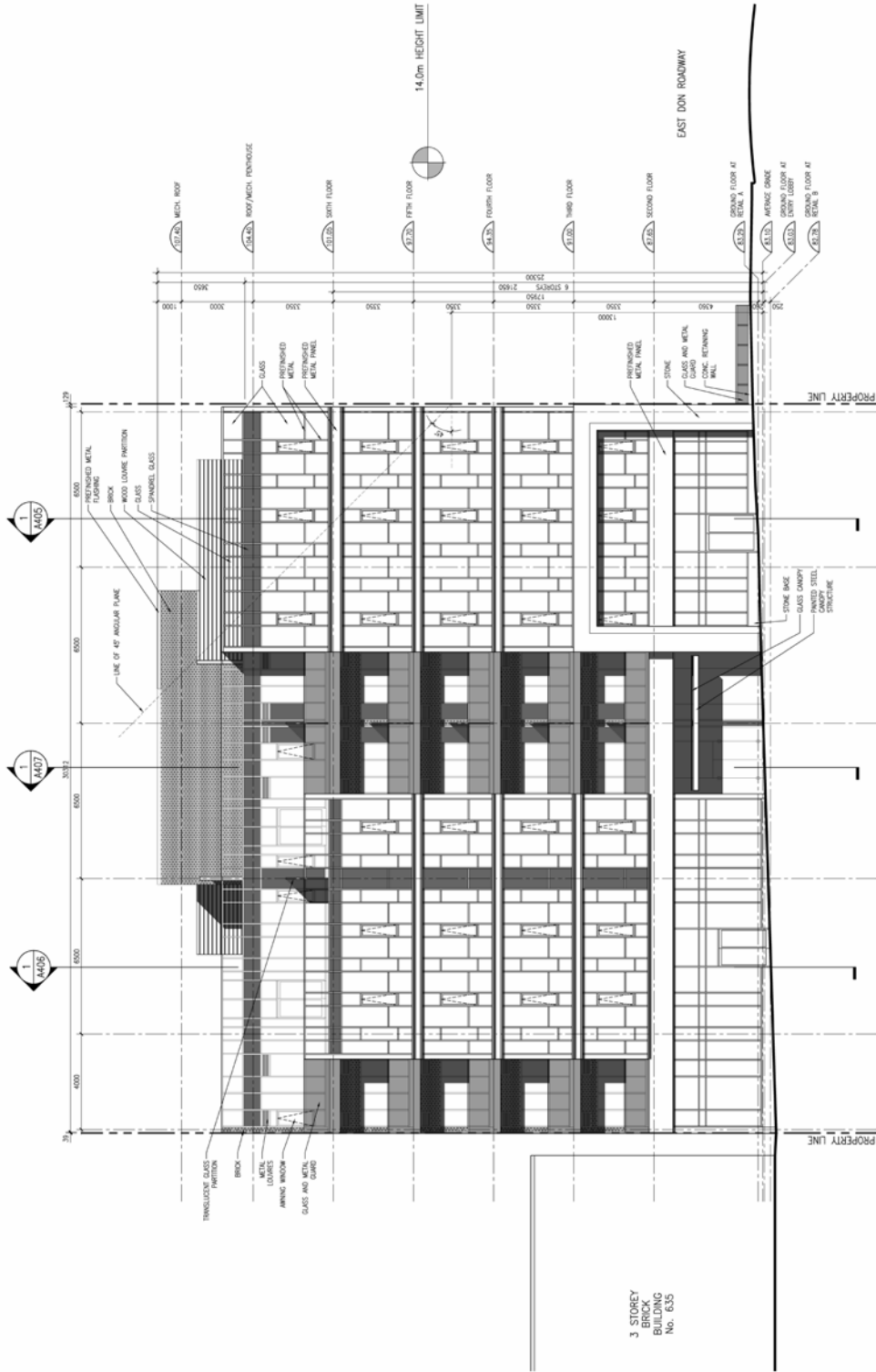
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- G Parks District
 - R3 Residential District
 - RA Mixed-Use District
 - MCR Mixed-Use District
 - I2 Industrial District
- (h) Holding District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 07/17/06 - DR

Attachment 3: North Elevation



625 Queen Street East

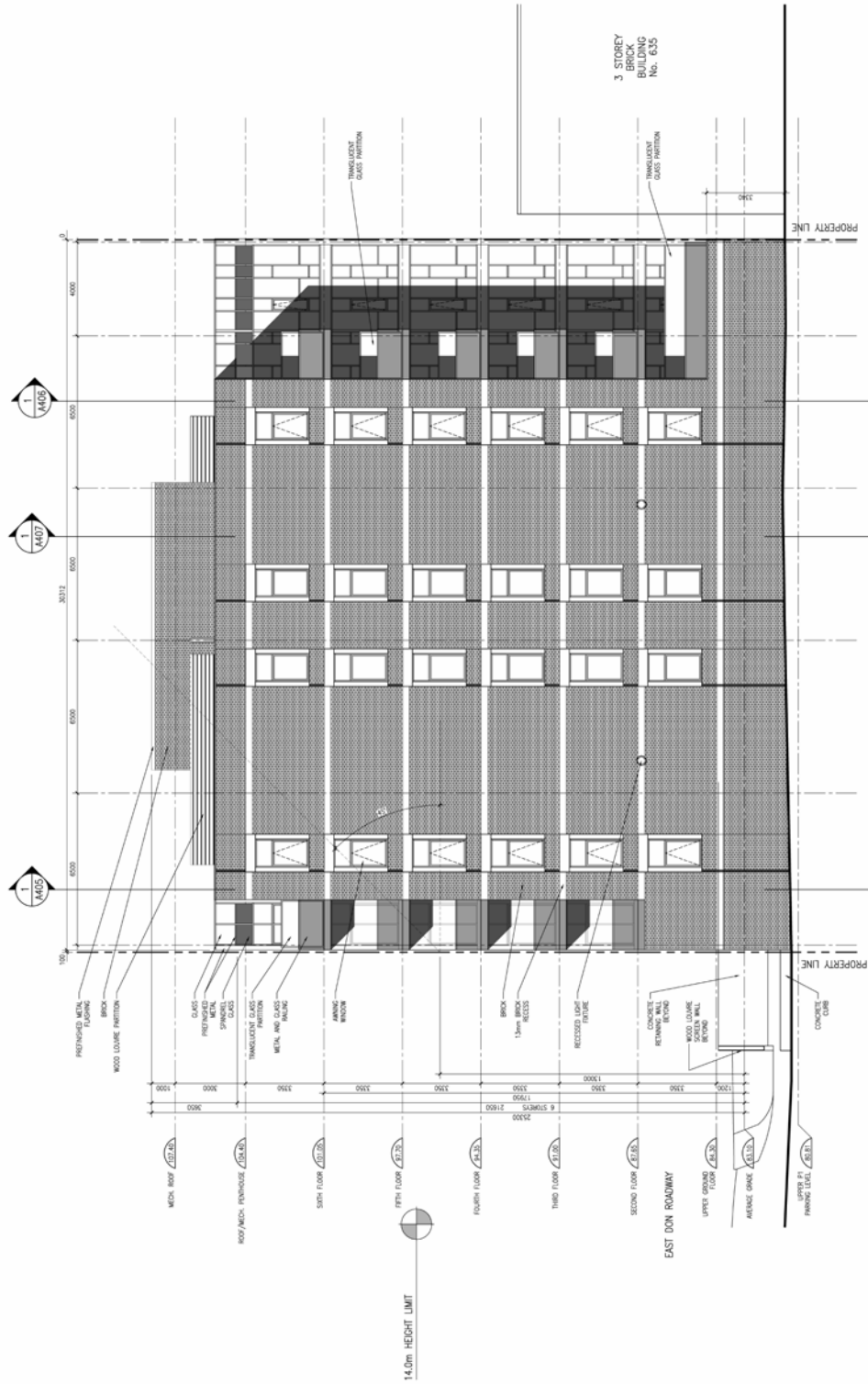
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North Elevation

Applicant's Submitted Drawing

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Attachment 4: South Elevation



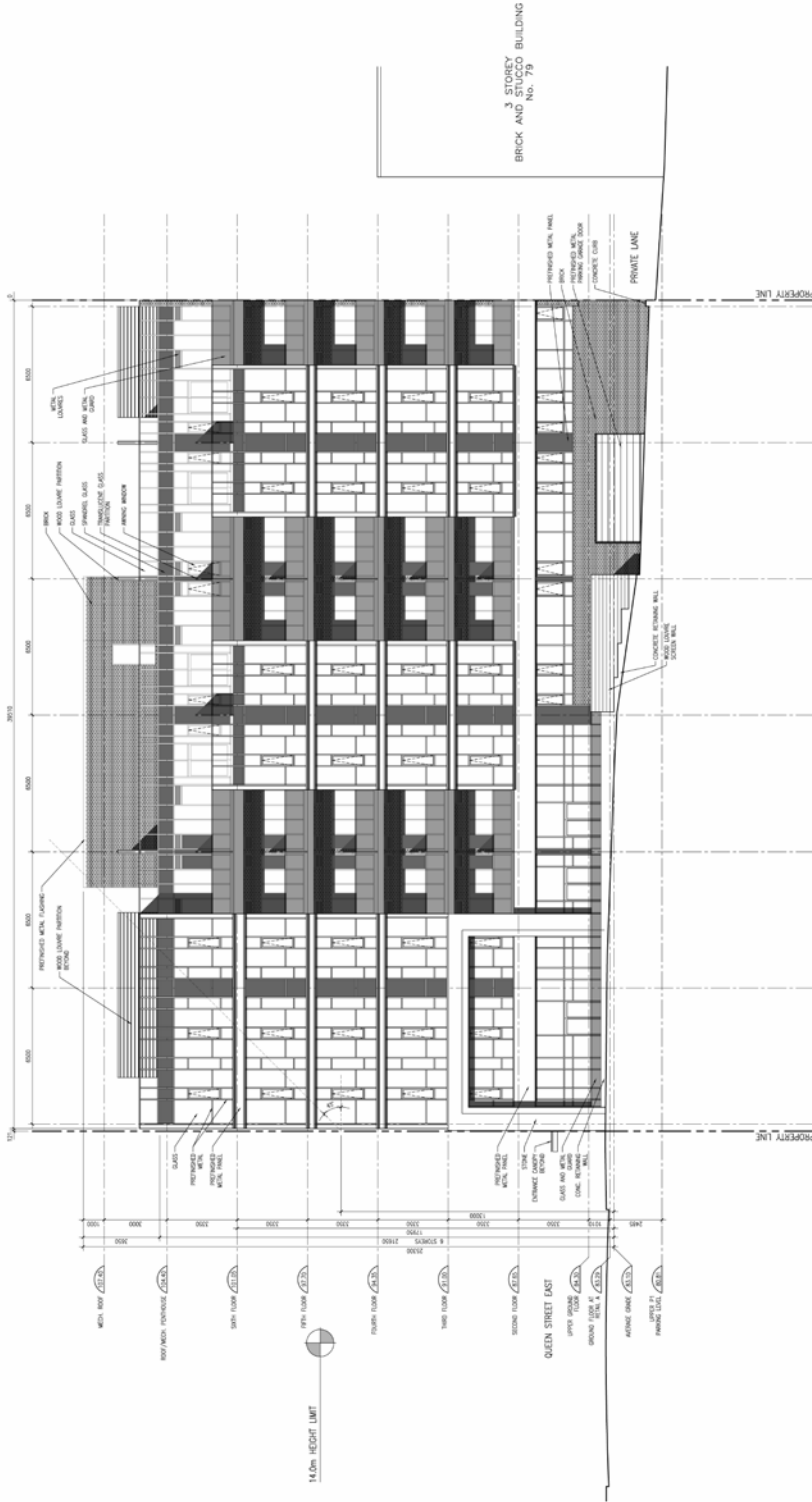
625 Queen Street East

South Elevation
Applicant's Submitted Drawing

File # 06_155850

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Attachment 6: West Elevation



625 Queen Street East

File # 06_155850

West Elevation

Applicant's Submitted Drawing

Not to Scale
07/17/06

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	06 155850 STE 30 OZ
Details	Rezoning, Standard	Application Date:	July 12, 2006
Municipal Address:	625 QUEEN ST E, TORONTO ON		
Location Description:	CON BF PT LT15 **GRID S3012		
Project Description:	Proposal to construct a new 6-storey mixed use building with 66 residential units, retail at grade, and 2 levels of below grade parking.		

Applicant:	Agent:	Architect:	Owner:
2087869 Ontario Ltd. / 952 Kingston Road Inc. Les Mallins			Streetcar Riverside (747)

PLANNING CONTROLS

Official Plan Designation:		Site Specific Provision:	
Zoning:	MCR T2.5 C2.0 R2.0, I2 D3	Historical Status:	
Height Limit (m):	14, 18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1207	Height: Storeys:	6
Frontage (m):	30.48	Metres:	21.65
Depth (m):	39.63		
Total Ground Floor Area (sq. m):	1063.4		Total
Total Residential GFA (sq. m):	5141.04	Parking Spaces:	52
Total Non-Residential GFA (sq.m):	759.08	Loading Docks	1
Total GFA (sq. m):	5900.12		
Lot Coverage Ratio (%):	88		
Floor Space Index:	4.89		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo	Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	5141.04
Bachelor:	0	Retail GFA (sq. m):	759.08
1 Bedroom:	49	Office GFA (sq. m):	0
2 Bedroom:	17	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq.m):	0
Total Units:	66		

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