

TORONTO STAFF REPORT

June 22, 2006

To: Toronto and East York Community Council

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

Subject: Preliminary Report
Official Plan and Zoning By-law Amendment Application 06 133208 STE 28 OZ
Applicant: IBI Group
Architect: Josephine Young Architect
19 River Street
Ward 28, Toronto Centre-Rosedale

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.

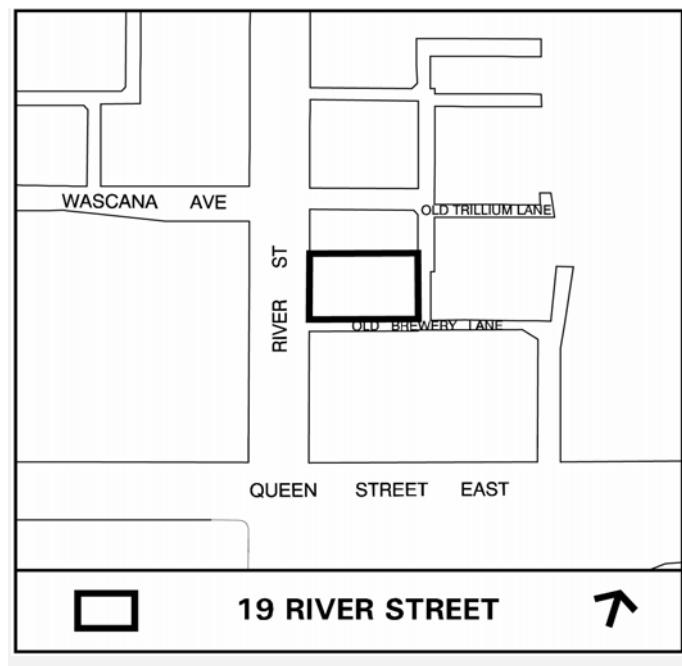
Financial Implications and Impact Statement:

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



Background:

The development application is for the approximately 833 square metre site located at 19 River Street, north of Queen Street East and west of the Don Valley. There is an existing three-storey former industrial/commercial building on the property that was constructed in the early 1900s. The building has a gross floor area of approximately 1,500 square metres.

The applicant initiated discussions with staff about their development proposal in January 2006 and filed the application in May 2006.

Comments:

Proposal

The applicant proposes to construct a two-storey (fourth and fifth floor) addition onto the existing building and to convert the entire premises into a 38-unit residential condominium apartment building. The proposed building would have a gross floor area of approximately 3,109 square metres and a height of 22.5 metres, resulting in a density of 3.7 times the area of the lot.

A total of 21 parking spaces are proposed, all of which are to be accommodated in the basement, with access from the lane at the rear (east elevation) of the building.

Further information about the proposal is available in Attachment 1, the Application Data Sheet.

Site Description

The site is occupied by a three-storey former industrial/commercial building, possibly constructed in 1920 for industrial uses. It is not a designated or listed heritage building. The building is currently leased for commercial uses. The site is located on the east side of River Street, one lot to the north of Queen Street East.

The Queen Street East/River Street area is built up with a mix of land uses and building forms, predominantly of a residential and commercial nature. The site is also within proximity to retail services, commercial, and institutional uses. The immediately surrounding uses are as follows:

North: Immediately north of the site is a three-storey residential building.

South: Across a lane is the two-storey Toronto Humane Society headquarters and shelter.

West: Across River Street is a one-storey retail establishment (the Beer Store) with a parking lot at the front. To the north of this a three-storey residential building.

East: Across the lane is a three-storey residential building (the Brewery Lofts). To the north of this is a three-storey townhouse complex.

New Toronto Official Plan

The hearing on the new Official Plan is continuing at the Ontario Municipal Board. The Board has approved most of the Plan and it is anticipated that the approved portions will come into force in June 2006. The housing and Section 37 policies remain under appeal and will be adjudicated in September and October 2006. As well, the hazard land policies for “Special Policy Areas” remain under appeal.

Once the Plan comes into full force and effect, it will designate the site as Regeneration Area, within the Downtown and Central Waterfront urban structure area. The lands to the west of the site on the west side of River Street are designated Mixed Use Areas and Neighbourhoods. 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 new Plan.

Former City of Toronto Official Plan

The former (in force) City of Toronto Part I Official Plan designates the site as a Restricted Industrial Area.

Section 19.26 of the former City of Toronto Official Plan includes 19 River Street within the Queen-River Part II Plan area. This area forms part of the eastern edge of the Central Area. It contains areas of industrial concentration, areas of residential concentration, areas where residential and non-residential areas are interspersed, and parcels of vacant land.

Former City of Toronto Queen-River Part II Plan

The Queen-River Part II Plan that applies to this site states that Council will encourage the positive aspects of these component parts so as to preserve and expand industry in Queen-River, to enhance the quality of the residential environment, to minimize conflict between residential and non-residential land use activities, to provide opportunities for the provision of retail and other locally related commercial services and to encourage the physical and social integration of Queen-River and adjacent areas.

The Part II Plan further states that in considering applications to amend the Zoning By-law in Restricted Industrial areas, such as this one, Council shall have regard for the relationship and impact of the new development on existing buildings and uses in the adjacent residential areas in terms of height, bulk, siting, servicing, vehicular circulation and access and impact on environmental quality in adjacent areas.

Should this proposal be approved and the former City of Toronto Official Plan still be in force and effect, amendments will be required to Parts I and II of the former City of Toronto Official Plan.

Zoning

The subject site is currently zoned I2 D3 under Zoning By-law 438-86, which permits a limited variety of industrial uses in buildings with a maximum density of three times the lot area. Building heights are limited to 15 metres.

Site Plan Control

The applicant has filed a Site Plan Approval application (No. 06 133211 STE 28 SA), which is being considered concurrently with the Official Plan and Zoning By-law Amendment applications.

Reasons for the Application

Neither the Restricted Industrial designation nor the I2 zoning of the site permit the proposed residential use. The applicant is seeking Official Plan and Zoning By-law amendments to allow residential development as a permissive exception to the Restricted Industrial designation and the I2 zoning of the site.

Issues to be Resolved

Section 9.18 of the Part I Official Plan of the former City of Toronto requires that a policy study be done for any application that proposes non-industrial use of any lands which are designated as Restricted Industrial Area. The study is to have regard for:

- (a) the impact that the proposal might have on existing industrial lands that would not be redesignated;
- (b) the number and types of industrial firms and employees in the area that would be adversely affected, and
- (c) the environmental condition of the lands and the need for soil remediation.

This study will only be undertaken if the former City of Toronto Official Plan remains in force and effect.

Other issues that will need to be addressed are:

- (a) the appropriateness of amending the former City of Toronto Official Plan policies;
- (b) the determination of whether a Secondary Plan is required for the site as per the requirements of Section 4.7.2 of the new Toronto Official Plan;
- (c) the appropriate relationship and impact of the new development on existing buildings and uses in the adjacent areas in terms of height, massing, siting, servicing, vehicular circulation and access and impact on environmental quality;
- (d) the assessment of traffic and transportation impacts, and

- (e) the identification and security of public benefits pursuant to Section 37 of the Planning Act including appropriate community services, facilities and amenities which address local priorities.

Other issues arising from the circulation to civic officials and community consultation will also be addressed.

Conclusions:

The application will be the subject of a community consultation meeting for landowners and tenants in the neighbourhood.

Contact:

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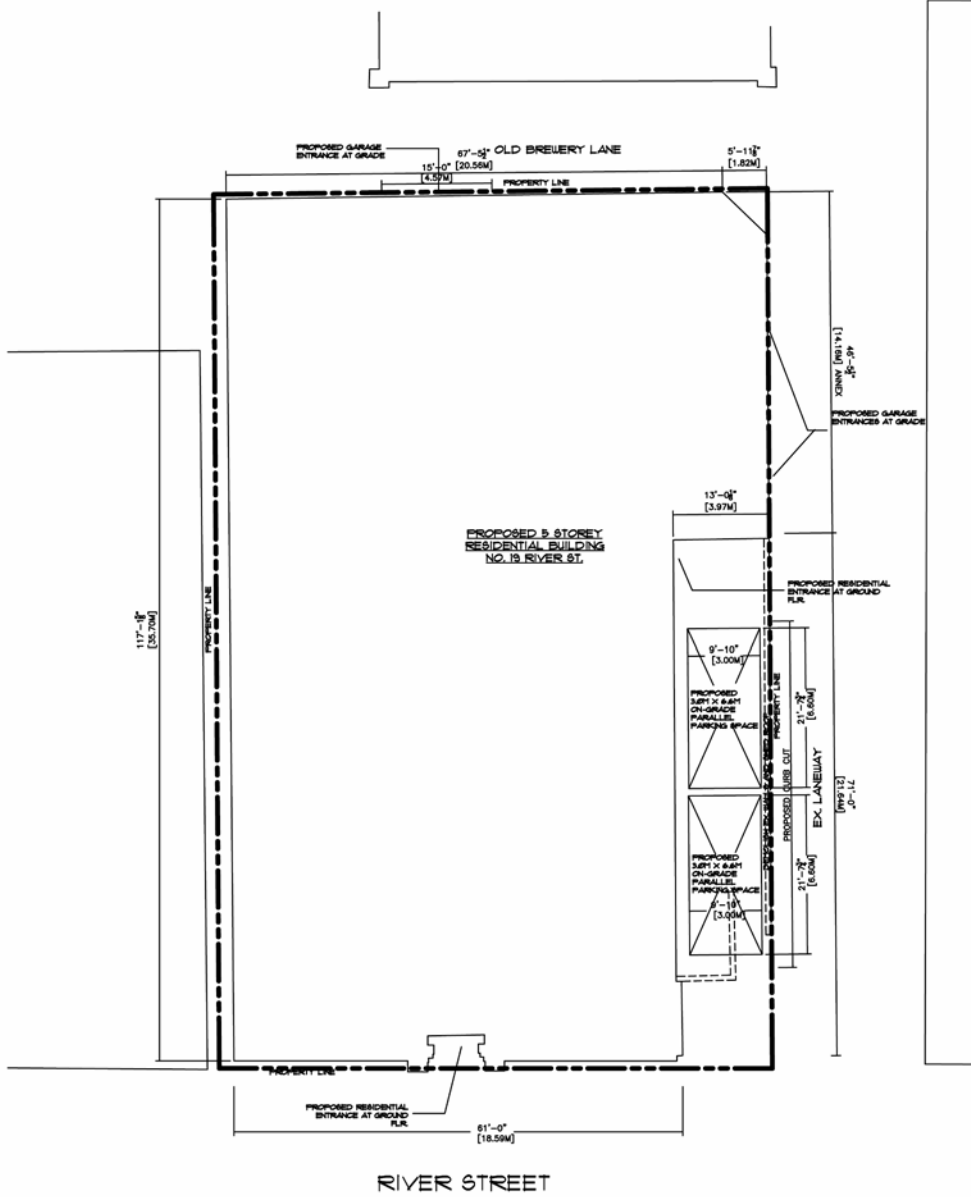
Gary Wright
Director, Community Planning, Toronto and East York District

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List of Attachments:

- Attachment 1: Application Data Sheet
- Attachment 2: Site Plan
- Attachment 3: South Elevation
- Attachment 4: East Elevation
- Attachment 5: West Elevation
- Attachment 6: North Elevation
- Attachment 7: Zoning (Map)
- Attachment 8: Official Plan (Map)

Attachment 2: Site Plan



19 River Street

File # 06_133208

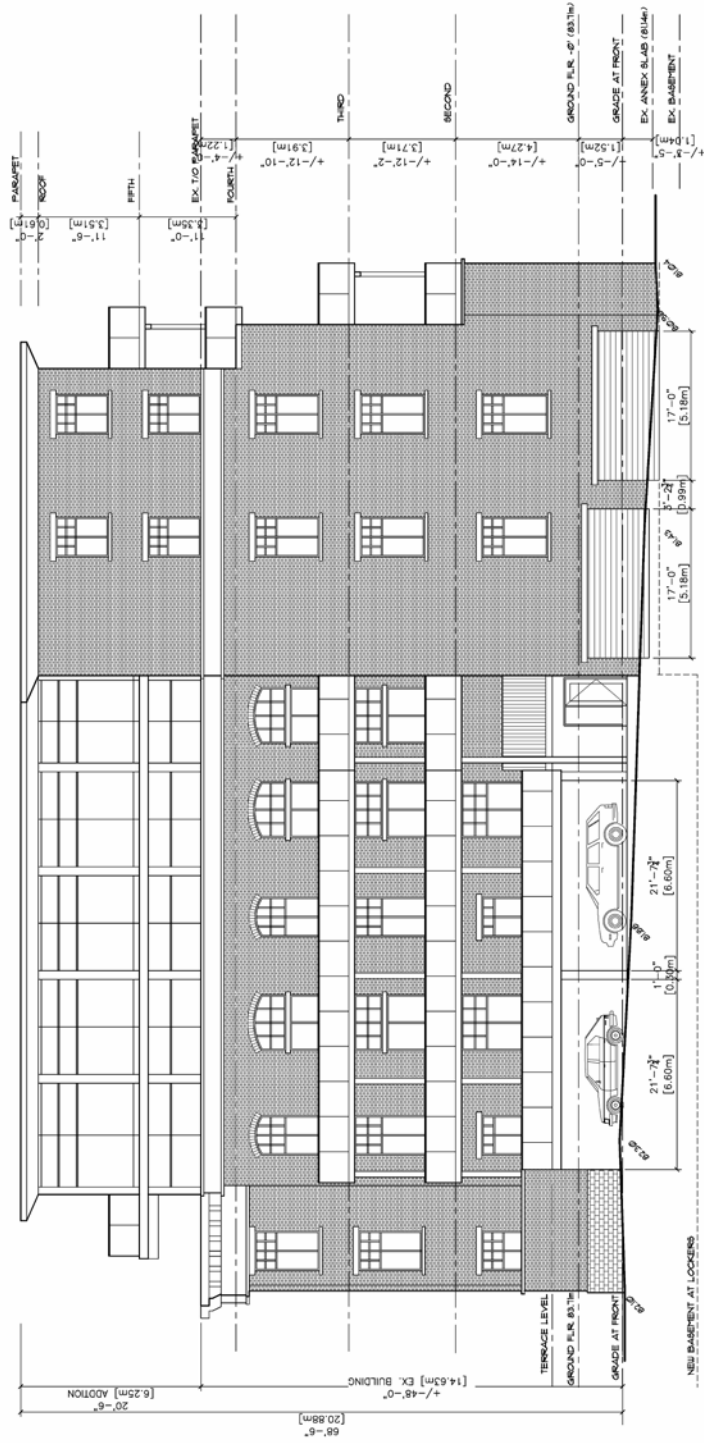
Site Plan

Applicant's Submitted Drawing

Not to Scale
06/06/06



Attachment 3: South Elevation



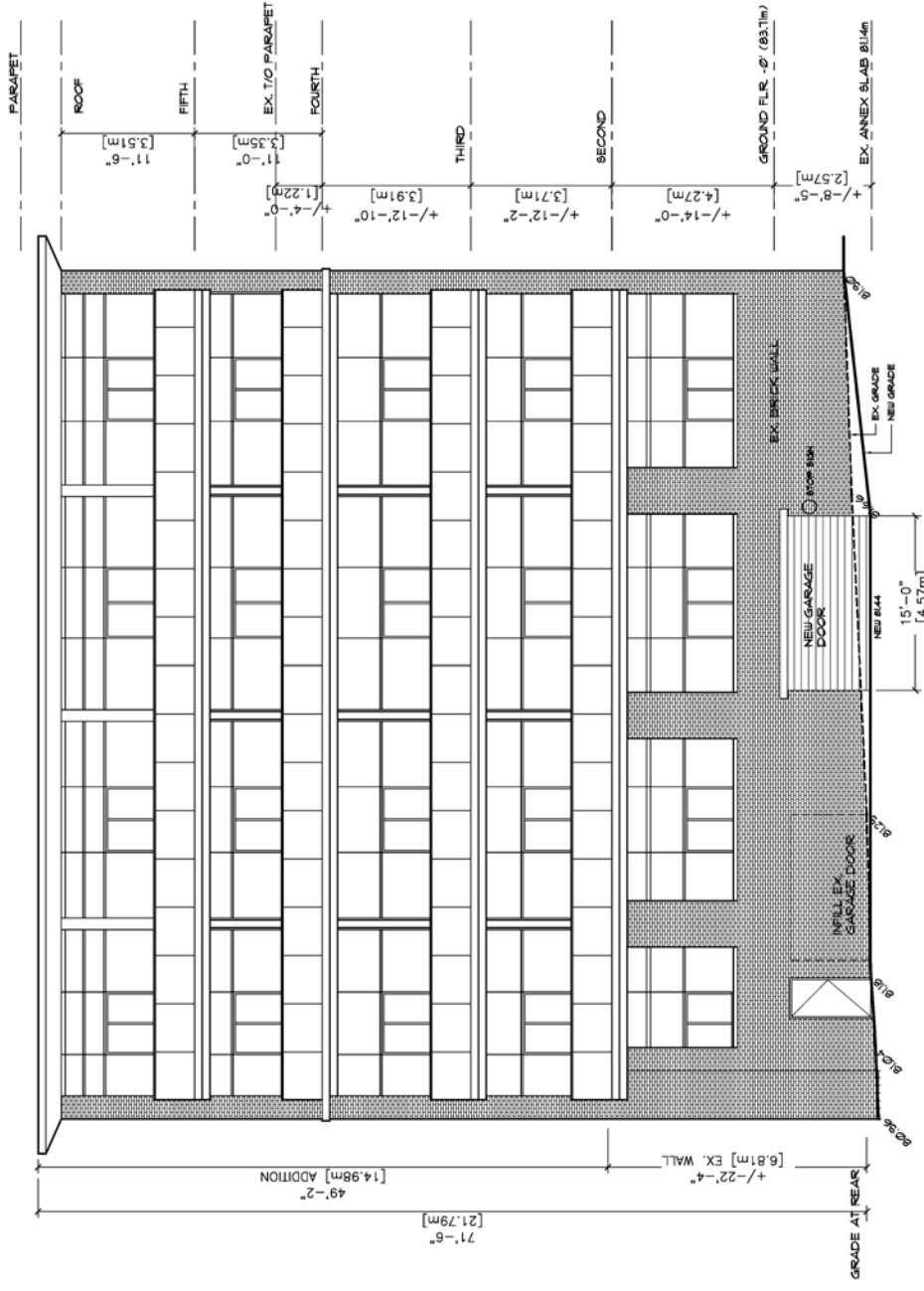
19 River Street

South Elevation
Applicant's Submitted Drawing

Not to Scale
06/06/06

File # 06_133208

Attachment 4: East Elevation



19 River Street

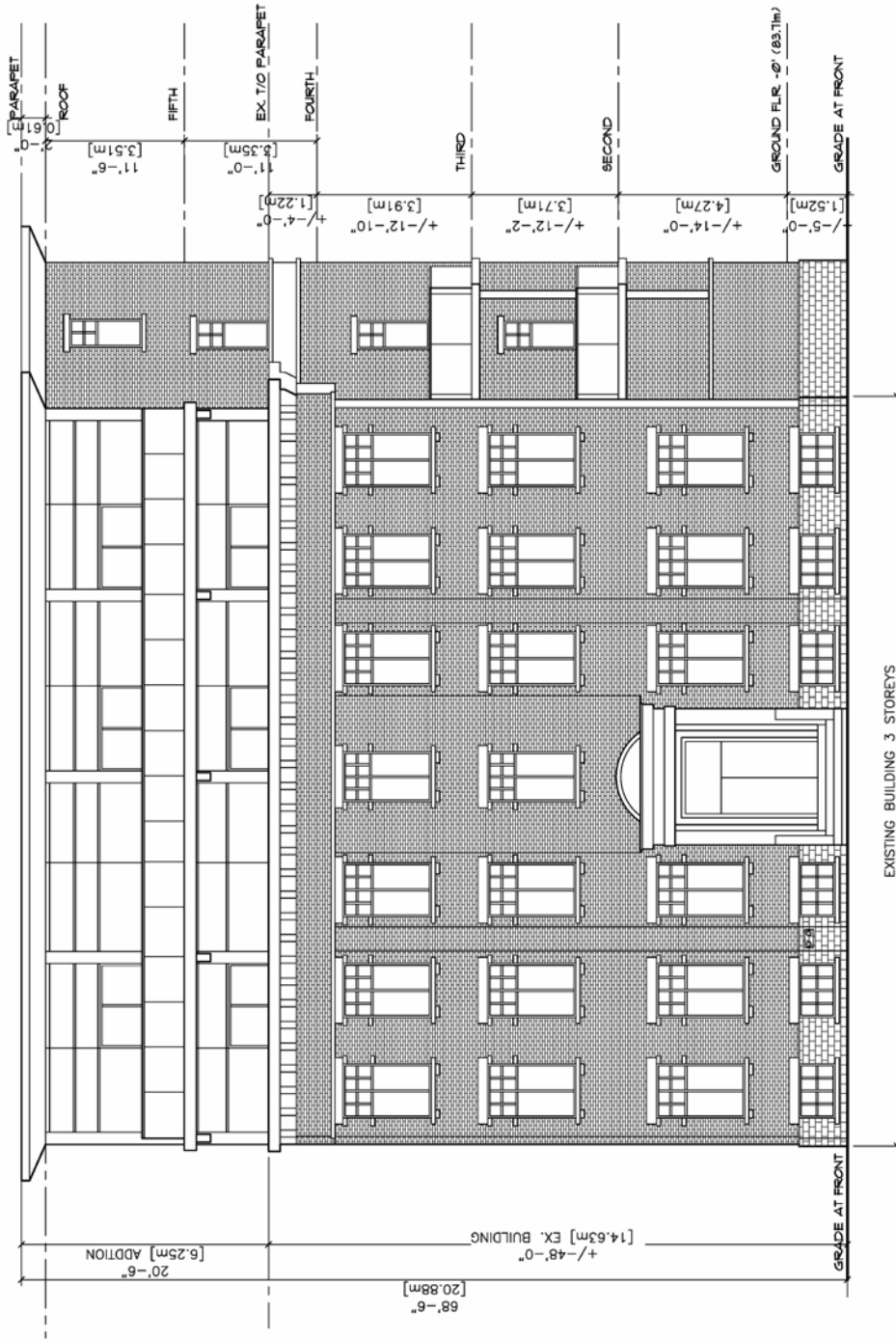
East Elevation

Applicant's Submitted Drawing

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File # 06_133208

Attachment 5: West Elevation



19 River Street

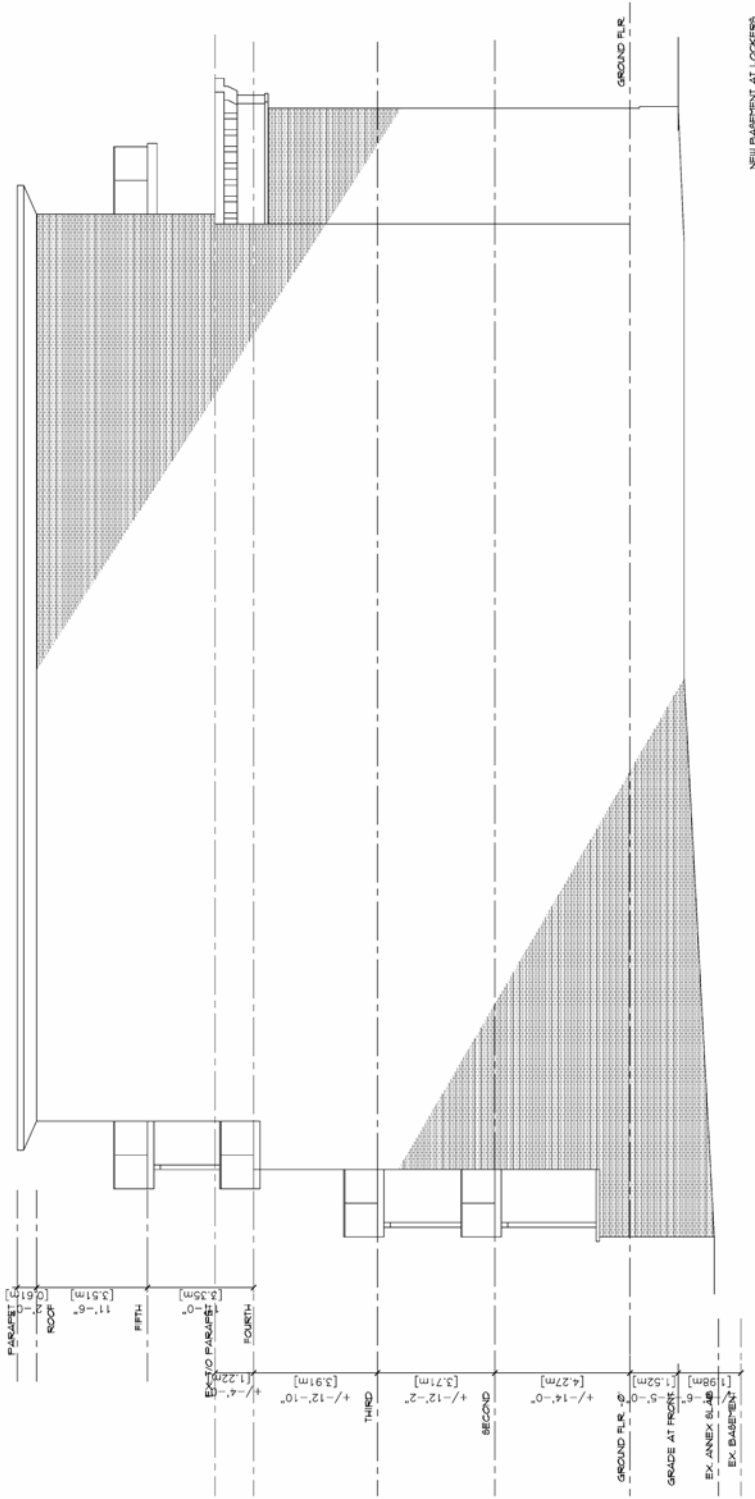
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West Elevation

Applicant's Submitted Drawing

Not to Scale
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Attachment 6: North Elevation



19 River Street

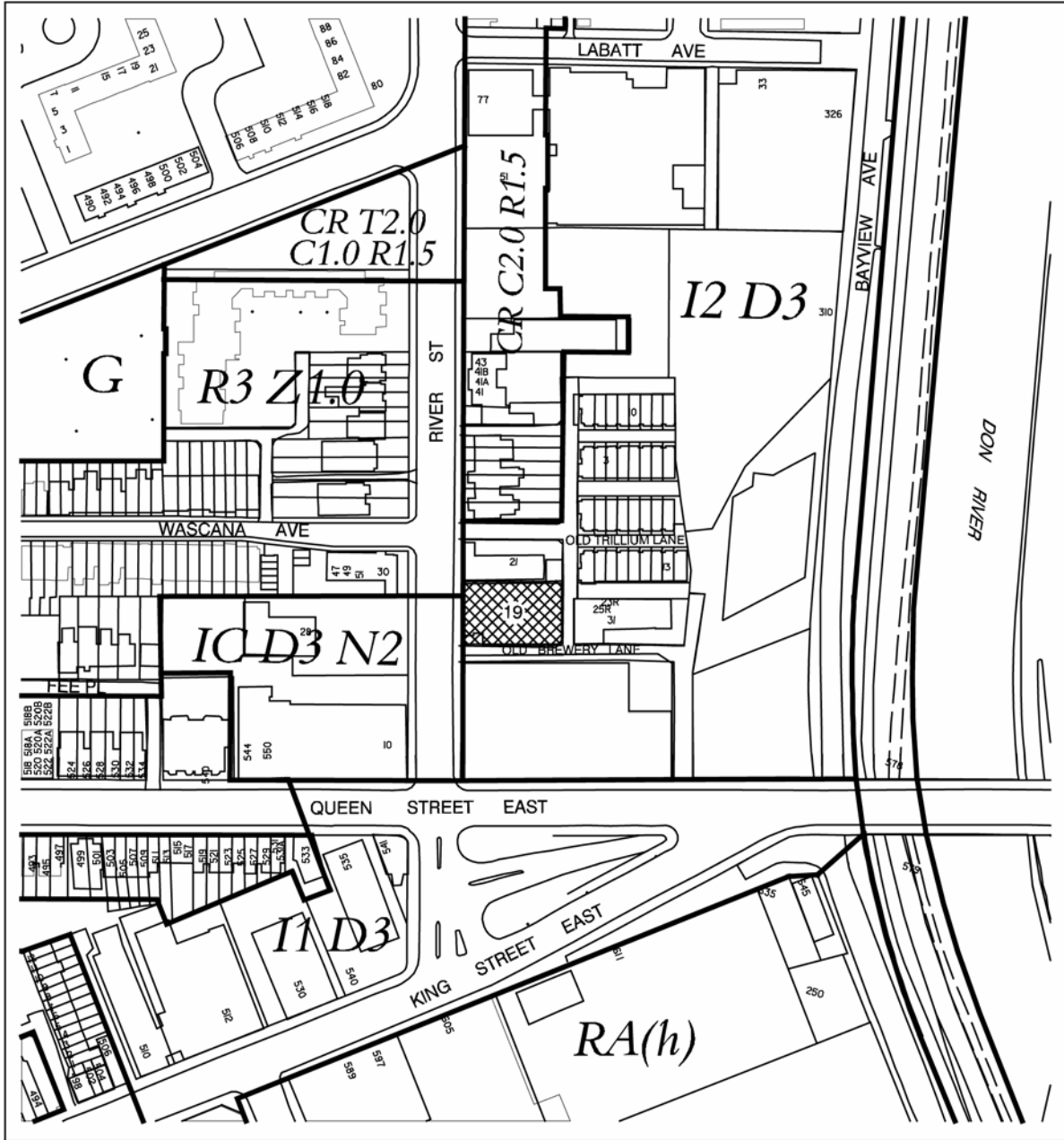
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North Elevation

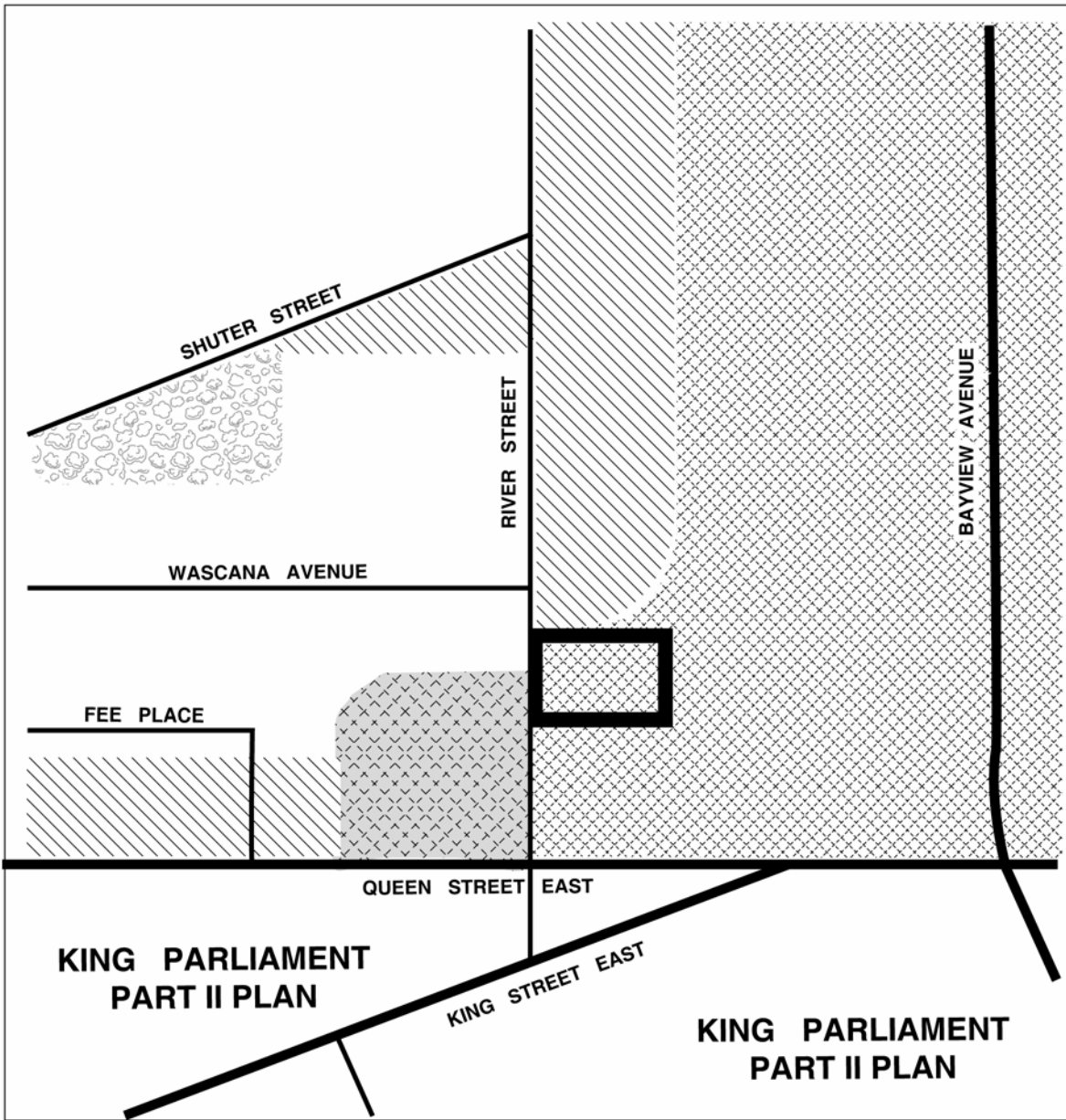
Applicant's Submitted Drawing

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Attachment 7: Zoning (Map)









Attachment 8: Official Plan (Map)



 **TORONTO** City Planning Division
Official Plan

19 River Street

File # 06_133208

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|--|---|
|  Site |  Restricted Industrial Areas |
|  Low Density Residence Areas |  General Use Areas |
|  Low Density Mixed Commercial - Residential Areas |  Open Space |


Not to Scale
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