

West Queen West Triangle– Official Plan and Zoning By-law Amendments – Final Report

Date:	June 11, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	File No. 2005-199764 SPS 00 TM

SUMMARY

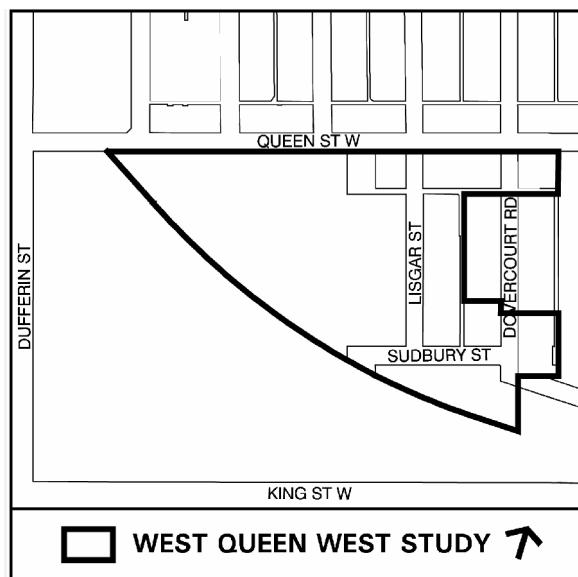
This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

Consistent with Council direction, this report proposes to implement the results of the West Queen West Triangle Area Study on lands located south of Queen Street West, north and east of the railway corridor and generally west of Dovercourt Road. The amendments will create a new, mixed use community with a minimum requirement for non-residential uses and establish new streets and open spaces.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
2. City Council amend the Zoning By-law for the West Queen West Triangle substantially as described in this report and in the attachments



to be provided for the June 26, 2006 Toronto and East York Community Council meeting; and

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;

Financial Impact

The implementation of these by-law amendments requires the acquisition of lands for and the construction of roads as well as the acquisition of land for and the construction of parks.

In Summer 2006, City Council approved the purchase of certain lands needed for the extension of Sudbury Street (1199 Queen Street West) and cost-sharing of construction costs related to the Sudbury Street Extension.

In Fall 2006, City Council directed staff to negotiate the purchase of 0.4 hectares of parkland in the West Queen West Triangle.

Financial impacts have been outlined in previous reports to Council.

DECISION HISTORY

Since 2005, Council has made a series of site-specific and area-wide decisions in relation to the West Queen West Triangle. A list of related reports is provided in Attachment 5.

City Council, at its meeting of September 25, 26, 27 and 28, 2006, adopted the recommendations of the report by the Direction of Community Planning, Toronto and East York District entitled “Parkland Acquisition for West Queen West Triangle- Update Report (Ward 18 - Davenport)” and directed staff to bring forward an Official Plan Amendment and a Zoning By-law Amendment implementing the results of the West Queen West Triangle Area Study.

ISSUE BACKGROUND

Proposal

This is a City-initiated proposal, based on the results of the West Queen West Triangle Area Study. This area is located in the Garrison Common North Secondary Plan which will require amending to incorporate the proposed changes.

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The proposed amendments to the Garrison Common North Secondary Plan and the Zoning By-law would, for the lands identified as the West Queen West Triangle on Map 1:

- implement a holding provision ‘h’ to be lifted only if:
 - (a) 0.4 hectares of parkland is secured; and
 - (b) the land and the funds for the extension of Sudbury Street, from its existing terminus to Queen Street West are secured prior to any residential development on lands currently zoned industrial;
- rezone certain lands “G” for parkland;
- rezone all other lands to “RA”, allowing a broader mix of uses, including residential uses, with a minimum non-residential density requirement of 0.7 times the area of the lot;
- eliminate the proposed extension of Northcote Avenue;
- require a network of publicly accessible landscaped open spaces;
- allow buildings up to 8 storeys (25 metres) along Queen Street West within a specific angular plane;
- allow buildings up to 6 storeys (18 metres) south of the lane south of Queen Street West, as well as a limited number of taller building elements up to 42 metres;
- establish parking, housing mix and landscaped open space requirements; and
- require new residential development exceeding a residential density of 2.0 times the area of the lot to provide community benefits under Section 37 of the Planning Act.

Status of OMB Hearings

A number of Official Plan Amendment and Zoning By-law Amendment applications have been received within the area referred to as the West Queen West Triangle (WQWT), bounded generally by Queen Street West to the north, Dovercourt Road to the east and the rail corridor to the south-west. Three such applications are currently before the Ontario Municipal Board while the City seeks a review of decisions made by the OMB. City Planning, in consultation with various City Divisions, undertook a comprehensive review of the Official Plan policies and Zoning By-law regulations for this area. The results of this review were adopted by Council in 2006.

Site and Surrounding Area

The West Queen West Triangle consists of formerly railway-related industrial lands, located south of Queen Street West, north and east of the railway corridor and generally west of Dovercourt Road. Most (but not all) of the manufacturing and warehousing activities have left the area. A variety of businesses and residents have moved in over the last 20 years, including a number of arts-related activities. Existing buildings include primarily one to three storey commercial and industrial buildings with the exception of a nine storey (25 metre) residential apartment building.

North: Queen Street West is to the north of the Triangle. Buildings on the north side of Queen Street West are primarily mixed use, 2 to 3 storey buildings, with commercial space at grade and residential space above, with the exception of a few 4 and 5 storey buildings. Further north is a low-rise residential area.

South: The railway corridor is immediately south of the Triangle. On the south side of the railway lands is a residential development consisting primarily of four-storey

stacked townhouses. That development also includes a small park and permission for a high-rise residential building of 19 storeys which has not yet been built.

East: Immediately east of the Triangle are low-rise residential buildings, including primarily semi-detached houses and rowhouses along Dovercourt Road and stacked townhouses along Sudbury Street. Further east are the lands of a regional mental health facility, the Centre for Addiction and Mental Health.

West: The railway corridor is immediately west of the Triangle. On the west side of the railway lands are existing mid-rise residential buildings fronting onto Dufferin Street. Past the railway underpass, Queen Street continues to the west as a low-rise mixed commercial-residential street.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

On Map 2: Urban Structure, the lands along Queen Street West are identified as Avenues.

Avenues are “important corridors along major streets where reurbanization can create new housing and jobs while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents”, according to Section 2.2.3 of the Plan.

The new Official Plan for the City of Toronto designates the WQWT Area as a Regeneration Area, requiring the Secondary Plan to address:

- urban design guidelines;
- a greening strategy for tree planting, improvements to parks and the acquisition of new parks and open spaces;
- streetscape, park and open space improvements;
- the need for new community services and facilities;

- a heritage strategy identifying important heritage resources and ensuring new buildings are compatible with adjacent heritage buildings;
- environmental policies regarding contaminated lands; and
- transportation policies that encourage transit, walking and cycling over use of the private automobile.

The Plan includes a requirement that development in Regeneration Areas proceed according to a secondary plan process, including the requirement for an area study as outlined above. Section 4.7 Regeneration Areas states that these areas will provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form to:

- revitalize areas of the City that are largely vacant or underused;
- create new jobs and homes that use existing infrastructure;
- restore, re-use and retain existing buildings that are economically adaptable for re-use, particularly heritage buildings and structures;
- achieve streetscape improvements and the extension of the open space network; and
- promote the environmental clean-up and re-use of contaminated lands.

The New Garrison Common North Secondary Plan includes Map 14-1 in the Secondary Plan, showing planned street extensions, including Abell Street, Sudbury Street and Northcote Avenue.

It also identifies most of the WQWT Area as part of ‘Area 2’ and requires an area study to precede significant development to address all the issues listed in the New Official Plan as well as policies that deal with the issue of separation and buffering from the rail corridors.

Although an Avenue Study has not been completed for this area, the area study required by the Secondary Plan has been completed and includes recommendations for the south side of Queen Street West within the Regeneration Area.

Zoning

The zoning in the West Queen West Triangle Area includes MCR (Mixed Commercial Residential) along Queen Street West, I1 (light industrial) along the rail corridor, I2 (medium industrial) on one site east of Dovercourt Road and an R4 (residential) site on Lisgar Street:

- the MCR zone has a height limit of 16 metres subject to angular plane requirements at the street edge and a density limit of 3.0 times the area of the lot, of which no more than 1.0 times can be used for commercial uses and 2.5 times for residential uses;
- both the I1 and I2 zone have a height limit of 18 metres and a density limit for industrial uses of 3.0 times the area of the lot; and
- in this instance, the R4 zone has a density limit of 4.0 times the area of the lot and a height limit of 18 m but a site specific amendment allowed greater height (25 metres) on that lot.

Site Plan Control

Site plan control is not applicable at this stage.

Community Consultation

A series of community consultation meetings were held with respect the West Queen West Triangle. These included:

- West Queen West Triangle Study Initiation and Consultation Meeting (November 16, 2005 at the McCormick Recreation Centre);
- a series of Working Group meetings (April 24th, May 8th, and May 23rd, 2006 at various locations); and
- West Queen West Triangle Update and Consultation Meeting (May 2nd, 2007 at the McCormick Recreation Centre);

On March 5, 2006, Active 18, a community group of residents, business operators and landowners, held a one-day charrette to consider the redevelopment of the West Queen West Triangle. Charrette proceedings were provided to City Planning staff and the applicants.

Agreement within the Working Group was reached on the following topics:

- the need for new park space in the Triangle;
- the need for a Master Servicing Plan for the entire Triangle;
- the need to protect the creative industry cluster in the Triangle;
- provision for a laneway “mews” south of the buildings that front on Queen Street along which active uses such as galleries, studio space and live/work units should be encouraged;
- the desire for a publicly accessible, privately funded pedestrian/cycle bridge over the railway tracks;
- residential uses are appropriate in the Triangle;
- affordable housing should be encouraged in the Triangle;
- Abell Street should be extended southward; and
- environmental sustainability should be encouraged in the development of all buildings in the Triangle.

There were some topics of discussion on which no consensus was reached. These included but were not limited to:

- the extension of Sudbury Street;
- the extension of Northcote Street, for pedestrians, cyclists and landscaped open space;
- the size and location of public parkland;
- the location of the pedestrian bridge over the railway tracks;
- the amount of non-residential uses appropriate for the area;
- the amount of residential uses appropriate for the area;
- the height of the buildings fronting on Queen Street;
- the height of buildings south of the laneway; and
- amount and type of community benefits to be secured under Section 37 of the Planning Act.

At the final community consultation meeting on May 2, 2007 at McCormick Recreation Centre, attendees expressed concerns primarily relating to the following:

- proposed building heights fronting onto Queen Street West;
- size of proposed public parks;
- the lack of progress in acquiring public parkland.

Agency Circulation

In addition to input from the community and consideration of redevelopment proposals for specific sites within the Triangle, City Planning sought the advice of the Culture Division, Economic Development Division, Buildings Division, and Technical Services in drafting the Official Plan and Zoning Bylaw amendments.

Description of the Proposed Official Plan Amendment

The proposed amendment replaces the general provisions for the portion of Area 2 which is located between Queen Street West, Dufferin Street, King Street West and Dovercourt Road, which called for a mix of residential and employment uses throughout the area and required that an area study precede any significant development.

South of the railway corridor within Area 2, the remaining underdeveloped sites have either undergone significant rezonings for residential intensification within the limits set out by the former City of Toronto Official Plan, or are industrial sites owned by the City. South of the railway corridor in Area 2, a mix of uses is being maintained within the area. After the proposed amendments, only the general provisions of the Plan will apply to these sites.

North of the railway corridor, for the area referred to as the West Queen West Triangle, this amendment provides detailed policies, including:

- holding provisions for parkland and roads;
- the elimination of the extension of Northcote Avenue from the planned street network;
- the addition of a requirement for a network of public parks and publicly accessible open spaces, including a large north-south landscaped open space aligned with Northcote Avenue and an east-west mews; and
- requiring a minimum amount of non-residential space (0.7 times the area of the lot) as part of any development.

The amendment supports the creation of a vibrant mixed use neighbourhood featuring a significant and secure concentration of non-residential uses, including creative industries and facilities to support the arts within a high quality built environment of low-rise and mid-rise buildings with necessary open spaces and public services provided.

Description of the Proposed Zoning Bylaw Amendment

The proposed Zoning Bylaw Amendment for the West Queen West Triangle lands is far-reaching. The amendment:

- changes the base zoning for the majority of the Triangle to Reinvestment Area (RA), allowing a broader range of uses on most sites;

- identifies future public park sites by rezoning them to Park (G);
- includes holding provisions for residential development prior to street extensions and the provision of 0.4 hectares of parkland;
- outlines the land dedications required for parkland and street extensions;
- changes the height permissions to allow for low-rise and mid-rise buildings, in specific built form envelopes, with detail regarding setbacks, stepbacks, angular planes and height exceptions;
- includes specific regulations for permitted projections, landscaped open space, residential amenity space and pedestrian connections;
- requires a minimum amount of non-residential density on each site and a minimum amount of certain types of non-residential space at grade in key locations; and
- sets out priority community benefits to be achieved through the use of Section 37 of the Planning to mitigate the impact of the redevelopment of the area.

Changes the base zoning to “RA” (Reinvestment Area) and “G” (Park)

The proposed Zoning By-law rezones the area from MCR (Mixed Commercial-Residential), I1 and I2 (Industrial), and R4 (Residential) to RA (Reinvestment Area) and G (Parkland). This change is made at the level of the base zoning, not via a site-specific exception.

All sites are zoned RA with the exception of:

- parcels which are required in their entirety for street extensions (i.e. 1199 Queen Street West); and
- portions of sites which are intended for parkland purposes.

Certain lands are rezoned to create a small park on Lisgar Street and a parkette at the intersection of Abell Street and Sudbury Street.

A 0.4 hectare site, including a portion of the Abell Street right-of-way (currently being used as a Toronto Parking Authority parking lot), the public lane south of the Canada Post building at 1117 Queen Street West and a portion of the lands at 2-90 Lisgar Street, are rezoned for public park. The City needs to acquire, by purchase or expropriation, the required lands at 2-90 Lisgar Street.

The south east portion of 150 Sudbury Street, at the future intersection of Abell Street and Sudbury Street, is zoned G for a parkette as required by the City’s park dedication requirements for large sites.

Holding provision

The Zoning By-law includes a holding provision for parks and roads. Holding provisions allow City Council to enact bylaws for the future redevelopment of lands, contingent on satisfying certain conditions. In this case, no residential development can occur on lots previously zoned for industrial uses prior to:

- securing the lands and the funds for the extension of Sudbury Street, from its current terminus to the intersection of Queen Street West and Gladstone Avenue; and
- securing a minimum of 0.4 hectares of parkland within the Triangle.

Land Dedications

At the time of redevelopment, certain parcels must dedicate portions of the parcel to the City as per the Official Plan policies regarding street extensions and parkland. The proposed Zoning By-law identifies these lands for each parcel. Lands to be dedicated to the City include:

- those lands required for the extension of Abell Street;
- those lands required for the extension of Sudbury Street; and
- those lands required for on-site parkland dedication at 150 Sudbury Street, which was the subject of an application for redevelopment under the Official Plan of the former City of Toronto and is subject to that Plan's policies for large sites;

Lane widenings are also required in some instances. These are subject to existing OP policies.

Changes to Height Map

The proposed Zoning Bylaw replaces the heights in the current Zoning By-law (16 metres and 18 metres) with heights within specific built form envelopes for each development parcel. In general, the new heights allow for low-rise and mid-rise buildings throughout the area, with a limited number of building elements at the upper end of mid-rise buildings.

For properties fronting onto Queen Street West, the overall height limit is increased to 25 metres west of Abell Street and to 22 metres east of Abell Street, with stepbacks above the 4th storey.

South of the mews, the overall height limit is generally 18 metres, again with stepbacks above the 4th storey, with a limited number of taller building elements up to a maximum height of 42 metres.

All buildings in the West Queen West Triangle are intended to have a strong four storey base. The proposed Zoning Bylaw requires, at a minimum, a significant stepback at a height no less than 12 metres and no more than 14 metres.

Setbacks, Stepbacks and Angular Plane

Building envelopes are provided for all sites. For sites fronting onto Queen Street West, building envelopes have been designed to ensure that new buildings form a continuous street wall four storey street wall, with significant stepbacks above that height. All building elements, including mechanical penthouses, balconies, parapets and other

structures, must be contained within an angular plane rising at 45 degrees from a line 13 metres above the southern edge of the Queen Street right-of-way. A build-to line and a significant stepback between 12 and 14 metres have been included, balancing the desire for a wider pedestrian sidewalk with the desire for base buildings to be substantial.

For sites on Queen Street West which are either located adjacent to low-rise heritage buildings or with frontage onto north-south flanking streets, the strict 45 degree angular plane requirement of Zoning Bylaw 438-86 has been replaced with requirements for a significant stepback at a height of between 12 and 14 metres, and additional stepbacks above. This approach will provide appropriate sunlight access and skyviews while requiring a substantial base building.

Stepbacks adjacent to the mews

Buildings on sites adjacent to the mews are required to include several stepbacks, depending on building height, with a first stepback at a height of between 12 metres and 14 metres.

Heights south of the mews

Heights are increased in the triangle to allow a limited number of taller building elements along the rail corridor, well-spaced out and decreasing in height from west to east, with lower-rise base buildings in between. The taller elements range from 42 metres to 24 metres. The base buildings are 18 metres (6 storeys), with a significant stepback between 12 and 14 metres (above the 4th storey).

Exceptions to height limits

All height limits are inclusive, or “all-in”. Zoning Bylaw 438-86’s usual exception for additional height for structures such as mechanical equipment, decorative structures, and guardrails will not apply in the West Queen West Triangle.

The only height exception is for elevator overruns and stair access to the roof. This exception is designed to allow the additional height (above the rooftop guard rails or parapets) necessary for a zero-clearance elevator. Restrictions are placed on the size and location of the elevator and/or stairs.

Exceptions to building envelope (horizontal projections)

Projections from the permitted built form envelopes are permitted to assist with building articulation, without detracting from desired stepbacks. Most types of projections, including bay windows, balconies and eaves, may project no more than 0.45 metres beyond the proposed built form envelopes. Deeper projections are permitted at grade for porches, decks, landings and canopies. All projections must comply with the Queen Street West angular plane.

Pedestrian connections

The elimination of the planned extension of Northcote Avenue and the size of the proposed developments makes the provision of pedestrian and bicycle connections important for the West Queen West Triangle. In some cases, buildings may be permitted in locations where pedestrian connections are desired, provided that open air pedestrian and bicycle connections are provided. The proposed Zoning Bylaw sets out the locations and dimensions of the desired pedestrian connections.

Landscaped open space

Landscaped open space will play an important role in ensuring that the West Queen West Triangle is a comfortable and enjoyable place for residents and workers.

Currently, Zoning By-law 438-86 requires a minimum landscaped area of 50%, including both hard and soft landscaping, for apartment buildings in residential areas.

Soft landscaped space can contribute immensely to quality of life, especially in areas of low parkland provision. It can also assist in improving water quality in Lake Ontario by limiting stormwater runoff and mitigating the effects of climate change by contributing to the urban tree canopy. Toronto's Green Development Standards are voluntary during the initial trial year. The "Excellent" standard for rooftop treatments is for a minimum of 75% of the roof area to be planted and for the remainder of the roof area to be covered using light-coloured materials.

The Zoning By-law for the West Queen West Triangle proposes moving toward implementing the Green Development Standards by merging the requirement for landscaped open space with the potential for green roofs, and placing more emphasis on soft landscaping than hard landscaping. City Planning proposes a minimum soft landscaped open space for every site in the West Queen West Triangle, but allows for that soft landscaped area to be located both at-grade and/or on the roof.

The Zoning Bylaw sets out specific minimum landscaped open spaces for sites west of Abell Street which have been subject to recent Ontario Municipal Board hearings (48 Abell Street, 150 Sudbury and 1171 Queen Street West). Portions of these outdoor areas are required to be accessible to the public at all times, which will be secured.

Density and mix of uses

A minimum non-residential density of 0.7 times the area of the lot is required as a condition of development on all lots. Non-residential uses are defined as those uses listed as non-residential uses in Zoning By-law 438-86 with the exception of automobile related uses (such as parking), parks, playgrounds, open air markets and gardens. In addition, the following residential uses are considered non-residential for the purpose of meeting the minimum non-residential density requirement:

- artist live/work studios which are secured as affordable and for use by artists; and

- indoor residential amenity spaces which are shared with the community but reserved for occasional use by residents.

Similar to the zoning in the RA zone in King-Parliament and King-Spadina, maximum total densities are not explicitly specified by this bylaw. Only those densities which can fit within the built form envelopes are permitted.

Uses

A broad mix of uses will be permitted in the West Queen West Triangle, including residential, light industrial and commercial uses. The permitted residential uses are the same as in the RA zone, with the addition of artist live/work units, as specifically defined by the bylaw. Residential uses are not permitted within 25 metres of the railway corridor.

Permission for certain categories of non-residential uses are the same as in the RA zone (“Community Services, Cultural and Arts Facilities”, “General Institutions”, “Workshops and Studios” and “Offices”).

The uses in the category “Parks, Recreation, Places of Amusement and Assembly” are permitted with the exception of arenas, stadiums and racetracks.

Uses in the “Retail and Service Shops” category are permitted with certain exceptions and qualifications. Entertainment facilities are not permitted. Restaurants and similar uses are permitted, provided the establishment is less than or equal to 400 square metres. Patios provided in conjunction with restaurants and similar uses must be at grade and cannot be located within publicly accessible landscaped open space.

Special limits apply to the sizes of retail stores and showrooms fronting onto Queen Street West and the mews. Frontages for these uses are limited to 15 metres per establishment. The size of each establishment is limited to no more than 465 square metres. Large grocery stores are permitted south of the mews.

Uses in the “Automobile-related Uses” category are largely prohibited. Only those which are ancillary to other uses are permitted.

Uses in the “Warehousing and Storage Uses”, “Industrial Workshops” and “Manufacturing and Related Uses” categories are limited.

All uses in the “Miscellaneous Uses” category are permitted.

Uses at Grade

Development on sites abutting Queen Street West and/or the mews must include a minimum amount of street-related retail and service uses and/or arts-related uses at grade. On Queen Street West, the proposed Zoning By-law imposes a maximum width for any

individual street-related retail or service establishment and requires development to break long façades into smaller bays.

Street-related retail and service uses and/or arts-related uses are required for a portion of the façade of any building abutting Queen Street West or the mews.

Exceptions from the RA zoning

Several aspects of the RA base zoning do not fulfill the objectives for the West Queen West Triangle. Many of these, including provisions for additional height and density beyond maximum height permissions and provisions regarding setbacks and projections, will not apply to the West Queen West Triangle. Specific zoning provisions appropriate to the Triangle are included in this Zoning Bylaw to replace those provisions.

Parking

Parking requirements for the West Queen West Triangle are intended to provide adequate parking for residential and non-residential uses. The requirements encourage the use of transit, bicycles and walking for transportation.

For non-residential uses, the proposed parking requirements are the same as Zoning By-law 438-86, as amended, normally prescribes in the Downtown, with the exception that small and medium-sized places of assembly, galleries and performance spaces are not required to provide any parking.

For residential uses, the proposed parking requirements implement the residential and visitor parking standards typically applied by Technical Services for residential developments in central areas of the City which are easily accessible by transit but not located Downtown. Lower parking standards are included for affordable dwelling units, including artist live/work units. A further reduction in resident parking spaces is permitted provided that parking spaces are dedicated to car-sharing.

Residential amenity space

The proposed Zoning By-law recognizes the lack of existing community meeting spaces and facilities by maintaining the same space requirement for residential amenity space as in Zoning Bylaw 438-86, but allows for a portion of the space to be shared between residents and non-profit community organizations.

Section 37

This rezoning provides additional residential density to almost all sites and additional height to several sites within the West Queen West Triangle. As a result of the area-wide rezoning, there will be additional strain on community facilities for local residents and a significant impact on the existing cluster of arts facilities.

To date, Section 37 has been used to secure a day care facility in the West Queen West Triangle, located on Lisgar Street.

The West Queen West Triangle Area Study identified an existing need for indoor community meeting spaces for large groups and additional day care facilities. The study also indicates that many public facilities serving the area are at or near capacity.

Further, the study indicated that the redevelopment of the area for a mix of uses including a significant amount of residential uses will accelerate the loss of affordable work space and studio space, affordable live/work space (existing but not permitted by the current zoning), performance venues and exhibition venues.

In the West Queen West Triangle, Section 37 will be used primarily to support the City's cultural and economic goals for the area.

As a condition of rezoning for greater heights and/or residential densities above 2.0 times the area of the lot, City Planning recommends that the following facilities or cash-in-lieu towards the following facilities be provided:

- restoration and renovation of the Carnegie Library Building at 1115 Queen Street West as a hub for the performing arts, including a large dual-purpose performance/community meeting space;
- affordable, secure live/work spaces for artists; and
- affordable, secure work spaces suitable for a wide-range of arts activities.

Site specific amendments

For parcels which have been subject to recent Ontario Municipal Board decisions (48 Abell Street, 1171 Queen Street West and 150 Sudbury Street) but which are currently under appeal, it is anticipated that the final decisions regarding the appeals will supersede this Zoning By-law in the form of site specific amendments.

CONFORMITY WITH PLANS AND POLICIES

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS). The proposed changes to the Zoning Bylaw and Official Plan implement changes to land use policy to promote a mix of housing, employment, parks and open spaces which is transit-supportive and facilitates pedestrian mobility and other modes of travel. This form of development supports the financial well-being of the Province and municipalities over the long term, and minimizes the undesirable effects of development, including impacts on air, water and other resources. Proposed amendments relating to minimum non-residential components, limits on built form, requirements for landscaped open space and other aspects of the proposed amendments support healthy, strong, liveable communities which are economically and environmentally sound.

Policy 1.1.2 of the PPS requires the City to set aside sufficient land to meet both the population and employment targets the Minister placed in the City's Official Plan. This requires maintaining a substantial employment component in areas with a mix of uses, such as in the West Queen West Triangle.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal provides for residential intensification and employment space in conjunction with coordinated investments in roads and community infrastructure.

Section 2.2.6.1 of the Growth Plan requires an adequate supply of land be maintained for a variety of appropriate employment uses to accommodate Provincial job forecasts. Section 2.2.6.2 requires municipalities to promote economic development and competitiveness by:

- (a) providing for an appropriate mix of employment uses, including industrial, commercial and institutional uses to meet long-term needs; and
- (b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; and

Official Plan

The proposal complies with the Toronto Official Plan and the general policies of the Garrison Common North Secondary Plan, but requires amendments to the Secondary Plan. The Secondary Plan anticipated amendments for this portion of Area 2, in its requirement for an Area Study to precede significant development.

COMMENTS

Sun, Shadow, Wind

The proposed built form envelopes allow for appropriate sunlight access to streets, parks, the mews and publicly accessible landscaped open spaces.

Wind studies will be required prior to site plan approval and may require changes to the built form envelopes and projections.

Traffic Impact, Access, Parking

It is expected that traffic levels in the area will generally increase as a result of intensification in the Triangle. A detailed Master Traffic Impact Study has not been completed. It is expected that, given the extension of Sudbury Street and Abell Street, the expanded street network, including the elimination of the Dufferin Jog and a full intersection at Queen Street West and Gladstone Avenue, will operate with acceptable impacts. As development of the Triangle proceeds, individual sites will need to measure

the impact of existing and approved developments. Developments may be required to provide recommended improvements.

Servicing

The Zoning By-law includes a provision requiring base roads and underground infrastructure (water, sanitary sewer and storm sewers) to be provided.

Economic Impact

Rezoning the industrial lands south of the mews to allow for significant residential intensification may proceed only if a significant amount of non-residential space is retained or replaced.

The proposed Section 37 provisions will assist in achieving economic development goals related to the West Queen West Triangle's role as a significant cluster of arts-related employment.

Open Space/Parkland

The acquisition of 0.4 hectares of parkland will provide a community gathering space and much-needed public park in the area. Given the proposed rate of residential intensification, overall parkland provision levels will remain low. The proposed network of parks and publicly accessible landscaped open spaces as well as additional private landscaped open spaces, green roofs and high quality public realm are necessary to supplement public parkland in this redeveloping area.

Streetscape

Streetscape improvements are needed throughout the West Queen West Triangle. The built form envelopes have been designed to allow for sidewalks and front yard setbacks to be treated as local amenities, with trees and a comfortable pedestrian environment.

Environment and Toronto Green Development Standard

The Zoning By-law Amendment specifically addresses landscaped open space, and moves to merge landscaped open space requirements with Toronto Green Development Standards for green roofs.

CONCLUSION

The proposed Official Plan Amendment and Zoning By-law Amendment implement the results of the West Queen West Triangle Area Study and the intent of the Official Plan for this important Regeneration Area. These amendments allow the Triangle to redevelop as a true mixed use area in a coordinated fashion. The amendments require

development of the Triangle to include public infrastructure such as parkland and roads, employment space and a network of green spaces with an appropriate built form.

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SIGNATURE

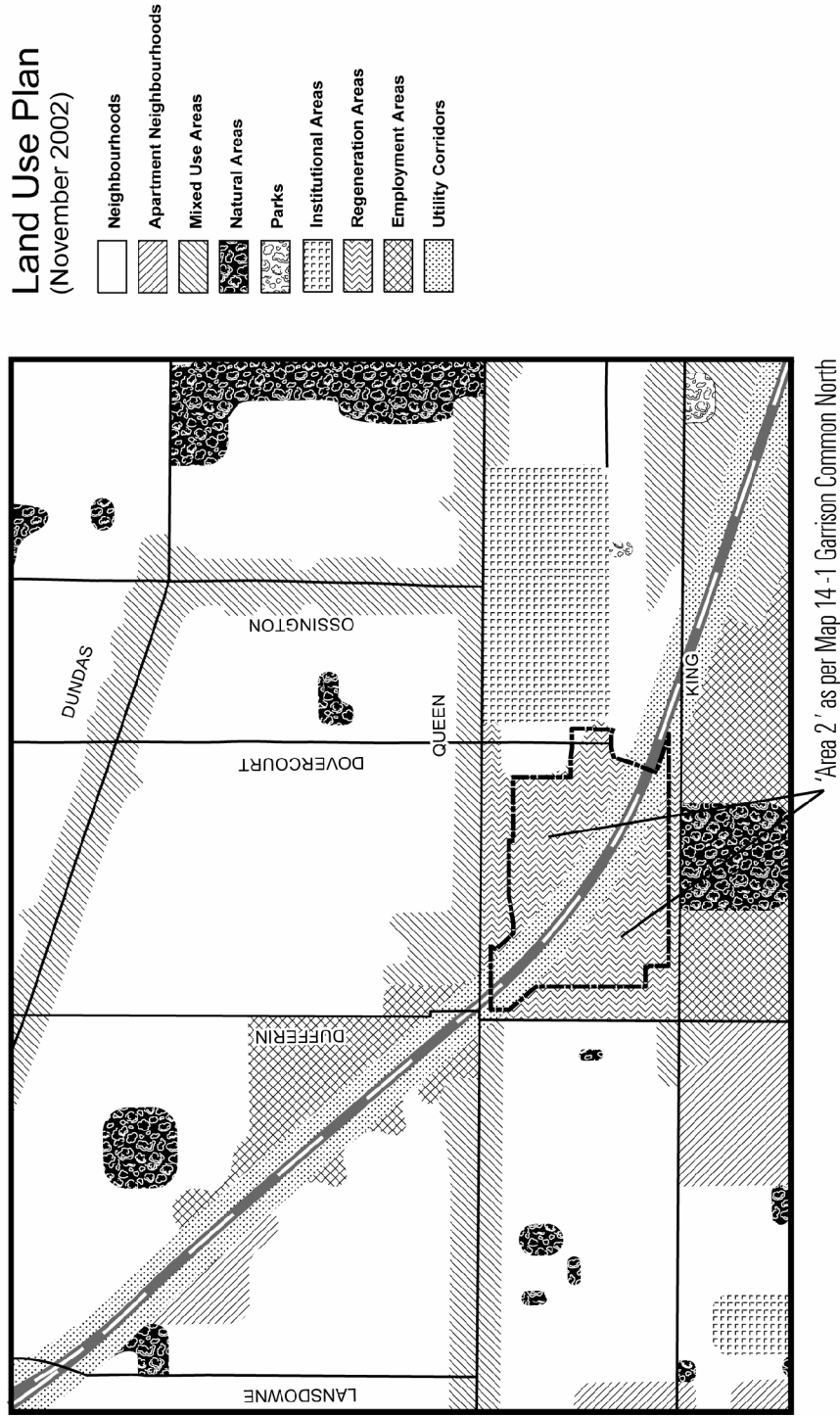
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Official Plan
Attachment 2: Garrison Common North Secondary Plan
Attachment 3: Zoning (Uses and Densities)
Attachment 4: Zoning (Heights)
Attachment 5: WQW – List of Staff Reports
Attachment 6: Draft Official Plan Amendment

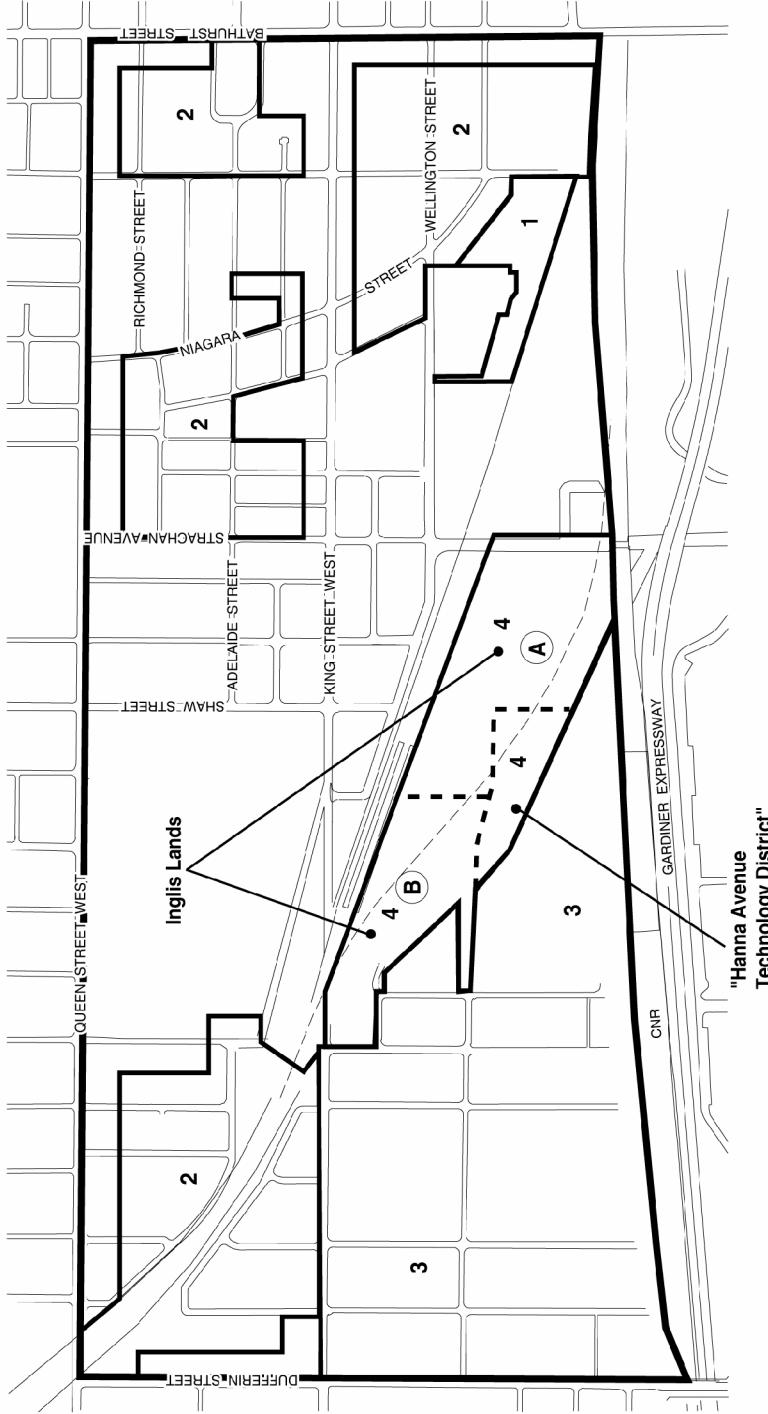
Attachment 1: Official Plan




West Queen West Study

TORONTO City Planning Division
 Official Plan Extract of West Queen West Triangle Area
 Not to Scale
 05/23/06

Attachment 2: Garrison Common North Secondary Plan



-  Secondary Plan Boundary
-  Site and Area Specific Policies



Garrison Common North Secondary Plan

Not to Scale
05/23/06

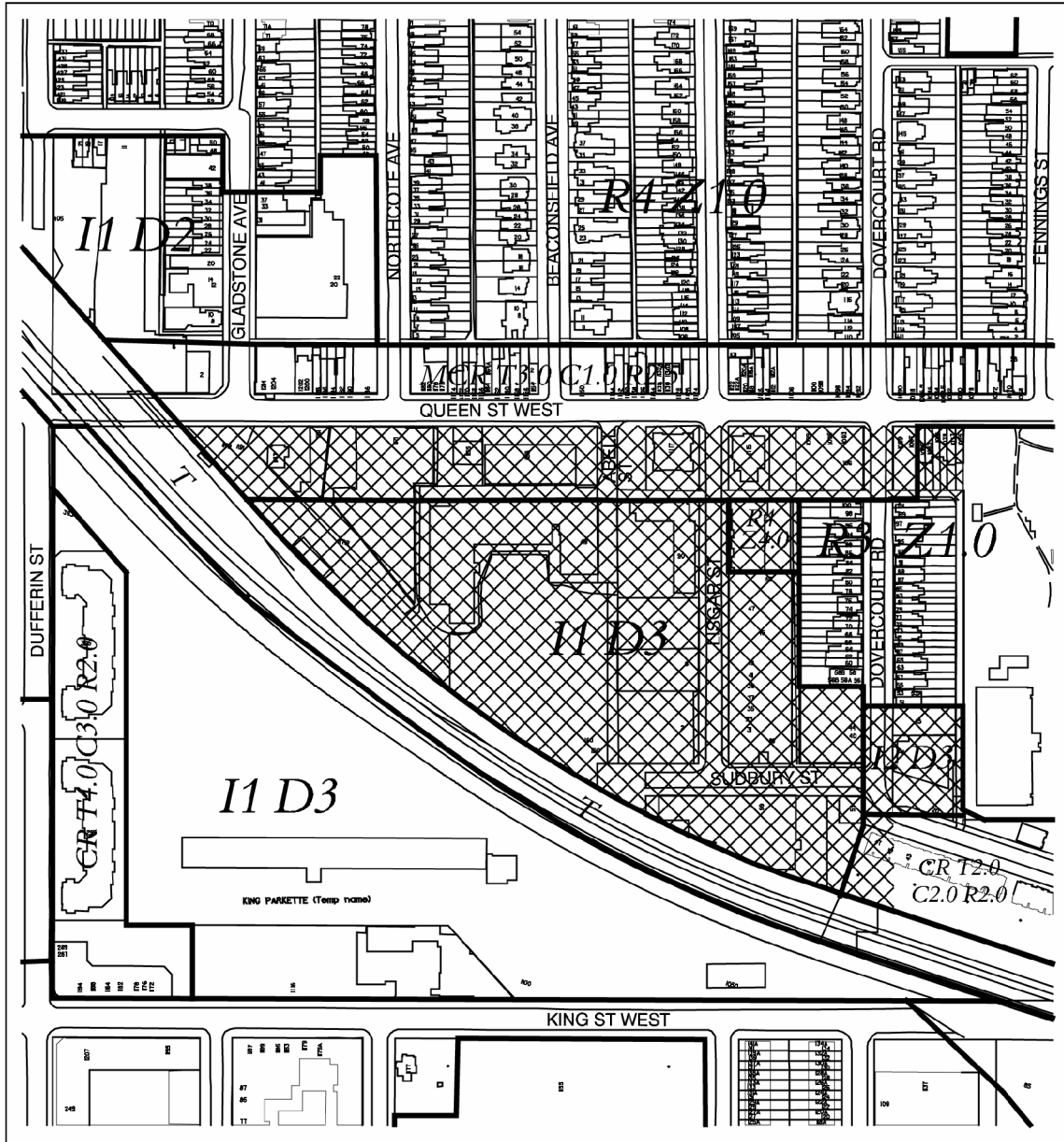


MAP 14-1 Site and Area Specific Policies

West Queen West Study

File # 05_199764

Attachment 3: Zoning (Uses and Densities)



TORONTO City Planning
Division
Existing Zoning

West Queen West Study

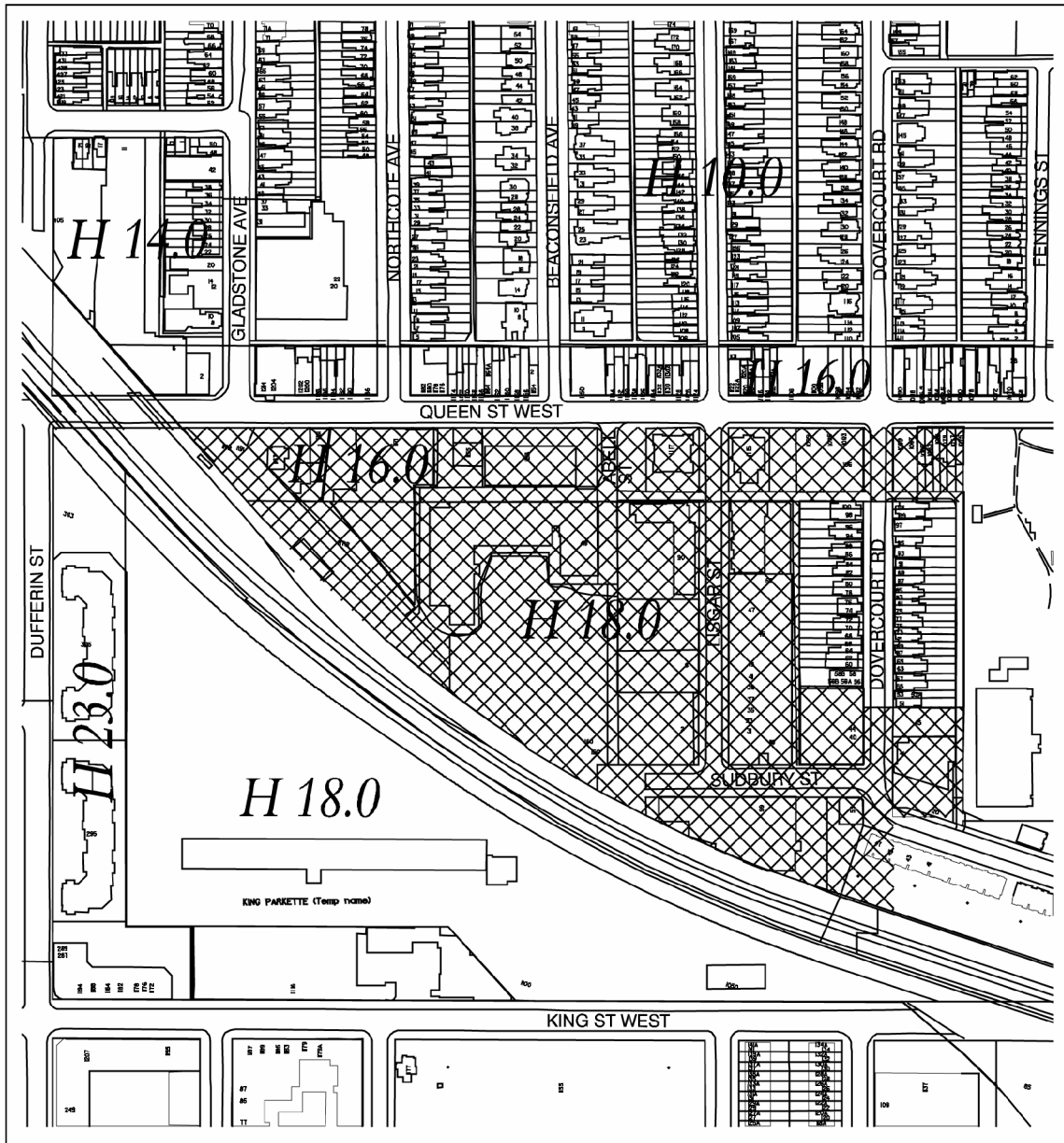
File # 05_199764

- R3 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- I1 Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/23/06 - DR

Attachment 4: Zoning (Heights)



TORONTO City Planning
Division
Existing Height

West Queen West Study

File # 05_199764

H 18.0 Height in Metres



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/23/06 - DR

Attachment 5: WQWT – LIST OF STAFF REPORTS

<i>Subject</i>	<i>Date</i>
GENERAL ISSUES	
ZONING REVIEW	
Request for Zoning Review	November 9, 2005
Request for Direction – Official Plan and Zoning Review	May 30, 2006
Supplementary - Zoning mechanisms to implement mixed use development	June 27, 2006
Supplementary Report - Official Plan and Zoning Review	July 25, 2006
PARKS	
Parkland Acquisition	June 30, 2006
Parkland Acquisition, Update Report	August 28, 2006
Parkland Acquisition, Update Report (includes consolidated recommendations regarding the West Queen West Triangle)	September 27, 2006
ROADS	
Mechanisms for acquiring land necessary for the extension of Sudbury Street	June 23, 2006
Cost Sharing Options and Appropriate Mechanisms for Contributing to the Construction of Sudbury Street Extension	August 26, 2006
OTHER	
CONFIDENTIAL - Options for Relocating the Toronto Public Health Facility at 1115 Queen Street West Known as the Beatrice Lillie Health Centre	August 21, 2006
SITE SPECIFIC	
1171 QUEEN STREET WEST	
Preliminary	June 14, 2005
Request for Direction	March 28, 2006
Request for Direction	May 30, 2006
48 ABELL STREET	
Preliminary	October 21, 1999
Further Report	September 1, 2005
Request for Direction	May 30, 2006
150 SUDBURY STREET	
Preliminary	January 23, 2006
Request for Direction	June 26, 2006
45 LISGAR STREET	
Refusal Report	June 27, 2006

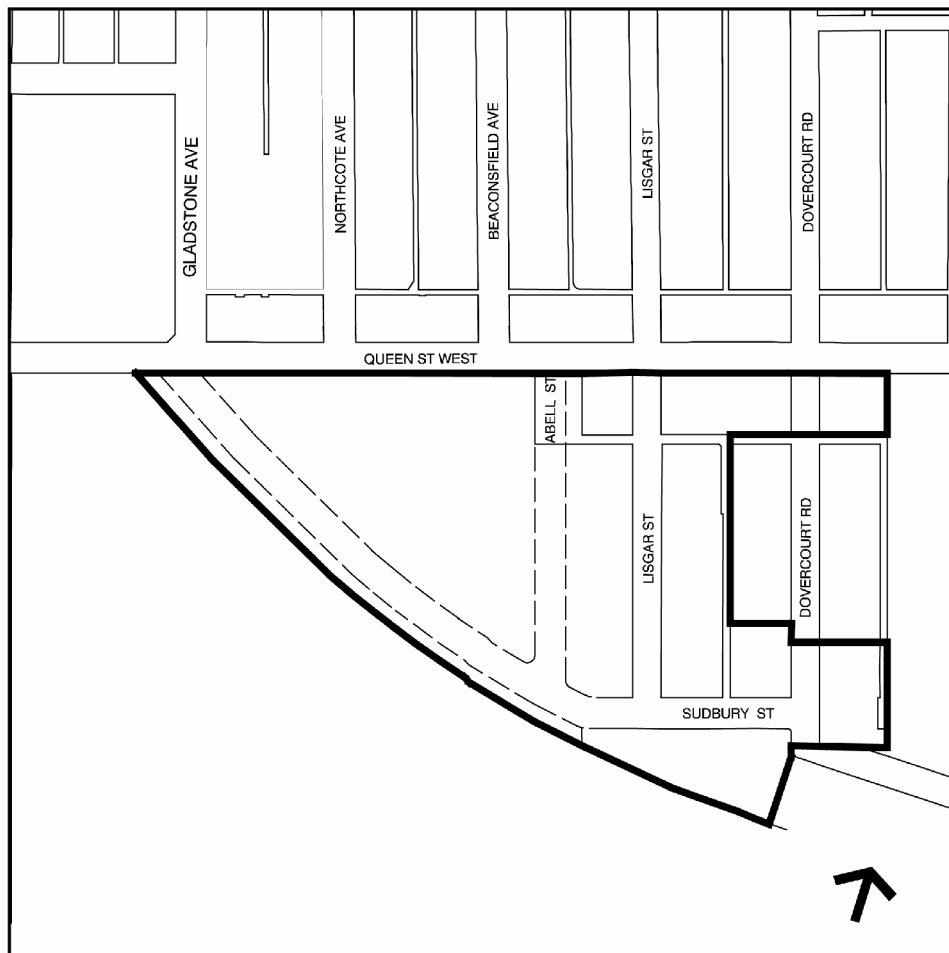
Attachment 6: Draft Official Plan Amendment

AMENDMENT NO. 29 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The following map and text constitute Amendment No. 29 to the Official Plan of the City of Toronto.

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 14, the Garrison Common North Secondary Plan is amended by deleting the extension of Northcote Avenue south of Queen Street West from Map 14-1.
2. Chapter 6, Section 14, the Garrison Common North Secondary Plan is amended by deleting the second map and all subsequent text from Site and Area Specific Policy 10.2 and replacing it with the following map and text:



On the lands identified as 2 on Map 14-1 a mix of employment and residential uses is permitted provided that employment uses are restricted to those compatible with adjacent and neighbouring residential uses in terms of emissions, odour, noise and generation of traffic.

On the lands shown in the immediately preceding map that generally lie south of Queen Street, west of Dovercourt Road and north and east of the Canadian National Railways right-of-way:

- (a) the creation of a vibrant mixed use neighbourhood featuring a significant and secure concentration of non-residential uses, including creative industries and facilities to support the arts within a high quality built environment with necessary open spaces and public services provided;
- (b) the creation of a connected system of parks, publicly accessible open space, lanes and pedestrian/bicycle paths;
- (c) new development will be comprised of low-rise and mid-rise buildings framing streets, parks and public accessible landscaped open spaces that have good access to sunlight and skyviews;
- (d) each new development will provide a gross floor area equal to or greater than 0.7 times the area of the lot for employment purposes comprising commercial uses and/or light industrial uses that are compatible with residential uses. In particular, the use of the lands for arts and cultural facilities and other creative industries will be encouraged;
- (e) residential development is prohibited south of the mews until such time as the City has secured a minimum of .4 hectares of publicly owned parkland in the delineated area;
- (f) residential development west of Abell Street and south of the mews is prohibited until such time as the City of Toronto has secured the lands for the extension of Sudbury Street;
- (g) development on a lot that includes the planned right-of-way for the extension of Sudbury Street or Abell Street, as approximately shown on Map 14-1, will contribute lands necessary for the completion of these public rights-of-way;
- (h) In the event that Ontario Municipal Board Decisions (currently pending appeal) relating to sites known municipally as 48 Abell Street, 1171 Queen Street West and 150 Sudbury Street conflict with this policy, the Ontario Municipal Board Decisions will prevail;
- (i) The following will be prepared and adopted:
 - (i) urban design guidelines;

- (ii) a community improvement and greening strategy to identify improvements to streets, sidewalks, boulevards and open spaces; and
 - (iii) an environmental strategy to identify any necessary site and building clean-remediation and appropriate separation/buffering from rail corridors;
- (j) Northcote Avenue will be extended south of Queen Street West to the Sudbury Street extension as a publicly accessible landscaped open space and view corridor and provide direct and convenient pedestrian and bicycle connections. This extension will:
- (i) have a minimum width of 11 m along its full length,
 - (ii) be located on axis with the centre line of Northcote Street ; and
 - (iii) include a larger landscaped open space with minimum dimensions of 80 metres (north-south) by 18 m (east-west);
- Any extension of Northcote Avenue as a publicly accessible landscaped open space a building will provide a minimum clear height for the opening of 7.5 metres, and the maximum depth of the building at the extension shall be no more than 22 metres; and
- (k) the existing east-west lane south of Queen Street West, including both public and private lane sections, will be secured as a publicly accessible mews, providing landscaped open space and pedestrian/bicycle connections, with primarily non-residential uses at grade, especially arts-related uses.