

**1960 and 1962 Queen St E – Zoning Amendment
Application – Final Report**

Date:	April 26, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	11-166499 STE 32 OZ

SUMMARY

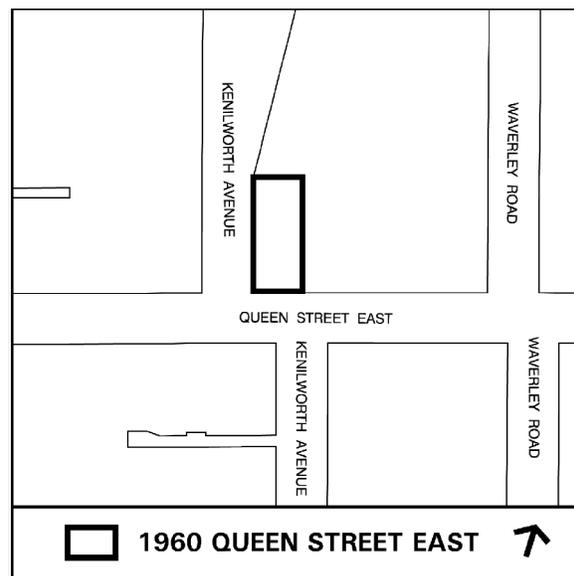
This application proposes the construction of a 6 storey mixed-use development with retail uses at grade and 29 residential units at 1960 and 1962 Queen Street East.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, as amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (April 26, 2012) from the Director, Community Planning, Toronto and East York District;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The subject site is located on the north east corner of Queen Street East and Kenilworth Avenue. The applicant proposes to construct a 6-storey condominium building which would contain 29 residential dwelling units and retail uses at grade. The proposed building would have a gross floor area of approximately 3,195 square metres, of which 451 square metres would be allocated to retail uses at grade. The overall height of this building is 20 metres (plus a small mechanical penthouse), and the proposed density would be 3.82 times the lot area.

The applicant proposes to provide 27 parking spaces to serve this development, 25 of which would be provided below grade and be accessed by means of a parking elevator, and the remaining 2 provided at the rear of the building for visitors.

Site and Surrounding Area

The subject site is located on the north east corner of Queen Street East and Kenilworth Avenue. The 18.3 metre wide site has an overall area of approximately 836 square metres. The property is currently occupied by a two storey building containing a fast food outlet (Lick's). The rear of the site is occupied by an outdoor dining area.

Much of the built form along both sides of Queen Street East is comprised of 1 and 2 storey buildings, with some exceptions. To the north and south of the Queen Street East frontage are low density neighbourhoods, primarily with detached and semi-detached houses. The topography rises to the north and falls to the south towards Lake Ontario.

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.

Official Plan

The subject site is designated "*Mixed Use Areas*" in the City of Toronto 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*” 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;
- 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 site is located on an Avenue, as shown on Map 2 – Urban Structure of the Official Plan.

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”, according to Section 2.2.3 of the Plan.

The Avenues will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each Avenue will be established through an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The zoning by-law will set out the mix of uses, heights, densities, setbacks and other zoning standards.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors (Policy 3.a) states that 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 applications on the Avenues prior to an Avenue Study are required to be accompanied by an Avenue Segment Study, which discusses the implications for the portion of the Avenue resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development of the remainder of the Avenue.

As stated in the Official Plan, “Some of the Avenues already serve as “main streets” that are focal points for the local community with attractive and bustling sidewalks. The traditional “main street” Avenues already have zoning in place to guide mixed use development in a way that fits with the neighbourhood...” This portion of Queen Street East is such an Avenue.

The Official Plan also notes that not all Avenues are the same. “Each Avenue is different in terms of lot sizes and configurations, street width, existing uses, neighbouring uses, transit service and streetscape potential. There is no “one size fits all” program for reurbanizing the Avenues”.

Zoning

The subject site is located in the former municipality of the City of Toronto and is subject to Zoning By-law No. 438-86, and is zoned Mixed Commercial Residential. This zoning category permits a range of residential and commercial uses to a maximum height of 12.0 metres (plus 5 metres for the mechanical penthouse), and a maximum total density of 2 times the lot area.

Site Plan Control

The subject development is subject to Site Plan Control. An application for Site Plan Control has been submitted and has been reviewed concurrently with the Rezoning application.

Reasons for Application

A Zoning Amendment application is required to permit the scale and density proposed by the applicant. The proposed development results in a density of 3.82 times the area of the lot, where 2.0 times is permitted by the zoning and the proposed height is 20.0 metres, while the zoning sets a height limit of 12 metres. In addition there are amendments to the zoning required for the projection of the balconies on the lower levels into the rear angular plane, reductions in the amount of indoor amenity space, the lack of outdoor common amenity space and the residential entrance on the flanking street.

Community Consultation

A formal community consultation was held on June 13, 2011. Subsequently there have been informal meetings held by the community and a walk of Queen Street East to discuss the segment study that was submitted with this application that was hosted by the ward Councillor.

The majority of the comments heard at the meeting and follow up letters and emails have stated concerns with the proposed development. To summarize the comments, residents feel that the building is too big and does not fit with the existing character of the Beach. There is also significant concern with respect the design of the building and the proposed materials to be used. Residents feel that the development would be setting a bad precedent and that the approval of this development will result in numerous similar developments that will have a negative impact on the existing character of the Beach.

There were some members of the community that expressed support for the development and who felt that it would contribute in a positive manner to the neighbourhood.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS as it redevelops an underutilized parcel that has been historically used for a restaurant with intensified mixed use development.

The new building will offer new housing with a range of unit sizes and local commercial uses, which is consistent with all the relevant policies in Part V of the Statement. Specifically, the proposal is

consistent with and does not offend the policies in Section 1.1 “Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns”.

The redevelopment promotes the efficient use of land, resources, infrastructure, with densities that can support public transit, as the site is located on the Queen Street streetcar line.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use/Evaluation Considerations

The framework for reviewing redevelopment proposals in this area includes the Provincial Policy Statement, the Growth Plan, the City's Official Plan, the Zoning By-law, the Avenue Segment Study, the Queen Street East – the Beaches Design guidelines and community consultation.

While the Official Plan provides overall policy guidance for land use matters, staff also use other tools to assist in the evaluation of proposed developments and ultimately the formulation of recommendations for City Council to consider when rendering a decision. With respect to this site, an Avenue Segment Study was submitted for staff's review, in accordance with Official Plan policies.

a) Avenue Segment Study

As set out in the City's Official Plan, the Mixed Use Avenues, as well as Downtown and the Centres, are to accommodate growth in population and jobs. New development along the Avenues is to be compatible with and not adversely impact upon the Neighbourhoods which they serve. Contextually appropriate massing, scale, siting and organization of buildings and appropriate scale transitions to adjacent areas are to be achieved with new development.

The Official Plan speaks to the issue of existing and planned context in a sidebar. It is an important consideration because the accommodation of growth on the Avenues will mean a change from the existing context. The Plan policies call for an Avenue Segment Study as a means to evaluate the larger context and implications for the area.

The Segment Study submitted, as required by the Official Plan for development on Avenues prior to the completion of an Avenue Study, looks at the development potential in the area, focusing on the stretch of Queen Street East between Woodbine Avenue to east of Lee Avenue. The change that is anticipated through the Segment Study suggests that there are limited opportunities for redevelopment due to existing conditions (e.g. heritage designation, shallow lots with no rear access, existence of 6 or more rental units, fragmented ownership). The Avenue Segment Study concludes that the proposed development would not create a negative precedent for the area studied.

Staff agree with the methodologies, assumptions and conclusions cited in the study. Further, City staff have not identified any concerns with the existing City infrastructure being able to accommodate the proposed building. The amount of stormwater entering the sewer system will be less than the existing building as all new developments are required to meet the City's Wet Weather Guidelines. Sanitary discharge can be accommodated by the existing sewers on Kenilworth. The combined storm and sanitary discharge from the proposed building will be less than the combined discharge from the existing building and therefore will not contribute to increased basement flooding in the area.

Due to the small number of high-end units proposed (29 units) staff did not require a review of community services to determine if they could accommodate the new residents. Future rezoning applications east of Woodbine Avenue will be required to be accompanied by a community services and facilities review as the new unit threshold (number of units proposed plus the 29 units in this development) should be tested for impact on community services.

b) Queen Street East – the Beaches Design Guidelines (1987)

The Queen Street East Design Guidelines originated in 1987. In 1991, they were added to the Part II Plan for the area. The Part II Plan (now called Secondary Plans) was not brought forward as part of the Official Plan that was adopted by City Council in 2002, but rather was included in the consolidated Urban Design Guidelines that is a companion piece to the Official Plan that was before City Council in 2004. The general intent of the guidelines throughout these different iterations has always been to encourage new development to be in keeping with the character of the particular portion of Queen Street East within which it is situated. As stated in the guideline, "the guidelines provide a framework for re-development in the area and are to be read in conjunction with the urban design policies in the Official Plan".

The property that is subject to this application is within the sub-area called 'The Western Regional District'. The Design Guideline states:

"The building form of the area is distinguished by its small scale massing. A mixture of blockform and houseform buildings exist in this sub-area, and many of the houseform buildings are set back from the street with mature landscaping lining parts of the streetscape. Gaps between buildings are prominent. All these characteristics give this part of Queen Street East a 'small town' ambience.

The narrow width of most properties combined with the fragmented pattern of land ownership helps facilitate the creation of small retail shops, restaurants and local services. The proliferation of these uses helps create an appealing array of commercial uses and a stimulating visual experience for pedestrians.

The high level of physical amenity and diversity of this part of the Beaches Commercial-Residential Strip provides an important public benefit to both local residents and visitors to the neighbourhood.

The objective in this sub-area is to maintain the 'small town' scale and character of Queen Street East."

The Design Guidelines contain massing criteria for this area, specifically:

- "Construction of both blockform and house form buildings is encouraged where such respective building types already exist.
- Retention of houseform buildings is encouraged through renovation, conservation and/or construction of rear additions.
- Small scale redevelopment is encouraged.
- Redevelopment of individual properties is encouraged, hence land assembly of properties for redevelopment will be discouraged.
- Building mass will be sensitive to existing small scale character of the area. Buildings will be 3 storeys in height and/or be perceived as 3 storeys.

- Building bays will not exceed 8 m in width in order to preserve the small scale character of the area."

As noted in the design guidelines land assembly is discouraged and small scale development is encouraged. The proposed development contains 29 residential units and 451 square metres of retail space and is not on a property that was assembled for the purpose of development.

The guidelines require that buildings be sensitive to the existing small scale character of the area and that if new buildings are not 3 stories in height, they should be perceived as being 3 stories in height. However the existing height limit for the property is 12 metres which would permit a 4 storey building as-of-right with no requirement for step back, leaving a condition where the zoning permissions and the design guidelines do not perfectly align. The proposed building does match the existing street proportion and provides a step back above the 4th floor which helps ensure a comfortable street wall and public realm condition in accordance to the built form provisions of the Official Plan and the existing zoning. The elevations have been revised to lower the brick treatment to include only the first 3 storeys which reflect the 3 storey datum referenced in the design guidelines.

The design guideline includes guidelines for all four sub-areas that deal with public realm, site organization, massing and pedestrian amenity. The majority of these guidelines have been achieved with the proposed building design.

c) Avenues Policies and Built Form Polices of the Official Plan

As stated in the Official Plan, "Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities ...". The polices contained in the Plan require that for developments on Avenues, prior to an Avenue study being undertaken, that an Avenue segment study be undertaken to assess the impacts on the Avenue should similar buildings be built on other similar sites. "In addition to satisfying all other policies of this Plan, including in particular the neighbourhood protection policies, development in *Mixed Use Areas* on an *Avenue* 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;
- be encouraged to incorporate environmentally sustainable building design and construction practices that:
 - (1) reduce stormwater flows;
 - (2) reduce the use of water;
 - (3) reduce waste and promote recycling;
 - (4) use renewable energy systems and energy efficient technologies; and
 - (5) create innovative green spaces such as green"

The Official Plan states in the sidebar that applications for development on Avenues, prior to a segment study should be evaluated against the Avenues criteria, the detailed performance criteria contained for the Mixed-Use land use designation and the Urban Design policies contained in the Plan.

Mid-rise performance standards were developed by the City with regard to all of the Official Plan policies, including the Avenues policies, the Mixed-Use land use policies and the Urban Design built form policies. The Avenues and Mid-Rise Buildings Study was adopted by City Council in July 2010. The intent of the study was to implement the Official Plan objective of re-urbanizing Toronto's main streets in a manner that is compatible with neighbourhoods, through the use of performance standards that shape building envelopes. The performance standards laid out in the mid-rise guidelines have their origins in planning practice and the experience of encouraging mid-rise on Avenues in the last decade as part of the Official Plan direction over that period of time.

A motion was adopted by City Council on July 8, 2010 that removed Queen Street East from the study area map. Notwithstanding the exclusion, the Mid-rise Guidelines remain a useful tool for the review of development applications for mid-rise buildings on Avenues where there are adjacent residential uses. For example, the mid-rise guidelines encourage setbacks of the base of buildings and stepbacks of upper floors to ensure that acceptable sun/shadow and privacy conditions to adjacent residential neighbourhoods. In addition, the mid-rise guidelines ensure that an appropriate pedestrian scale is incorporated along street edges.

Area Development History and Context

A review of planning applications on Queen Street East between Woodbine Avenue and Neville Park Avenue for the last 10 years shows that there have been no other applications for a Rezoning and 7 applications for Site Plan Approval, resulting in 1,432 square metres of new retail space and 67 new residential units, 14 of which have been in the form of new townhouses. Of those applications, 2 have not yet been constructed. If the area is expanded to Coxwell Avenue, which would mirror the area to be covered by the Queen Street East Visioning Study described below, there have been two rezoning applications and one site plan application which will result in an additional 1441 square metres of new retail space and an additional 59 new residential units. One of these developments is currently under construction and one of them is a new application that was received by the City in March 2012 and has not yet been the subject of a preliminary report or a community consultation meeting.

The development and application history over the last 10 years shows that Queen Street East in the beach has experienced very little development activity and very little physical change has taken place other than the normal turnover of businesses.

Contextually, Queen Street East, between Woodbine Avenue and Victoria Park Avenue, has one 6-storey building, one 5-storey building under construction, and nine 4-storey buildings, with the remainder being between one and three storeys.

Queen Street East Visioning Study

At its meeting of January 10, 2012, Toronto and East York Community Council adopted a motion from Councillor McMahon which requested that a Visioning Study be undertaken for Queen Street East, between Coxwell Avenue and Neville Park Avenue. The motion states, "It is recognized by the ward councillor, the community and the City Planning Division that the existing "Queen Street East – The Beaches" Design Guidelines are out-of-date and may not fully reflect the policies of the Official Plan Staff report for action – Final Report – 1960 and 1962 Queen St E

and may not result in development that will contribute to creating vibrant, high quality mixed-use development on this portion of Queen Street East".

It is intended that this study commence in the spring of 2012. While it is noted that reconciliation of planning direction is needed on this portion of Queen Street East to guide future development, this application was submitted on April 6, 2011 predating the study direction. Staff have fully considered the application, as outlined in this report, and have given consideration to deferring the Final Report until the visioning study is complete. On balance, significant redevelopment is not a trend along Queen Street East, is not supported by the general thrust of the Official Plan and the 1987 guidelines and is not anticipated given the fabric and constraints demonstrated in the segment study and staff's analysis. Incremental change is considered appropriate and this proposal does not itself prevent the effective development and implementation of an updated policy framework as called for in the visioning study direction. Moving forward, any new applications should wait for the outcome of the visioning study.

Heritage

A number of individual buildings on Queen Street East in the Beach are either listed or designated as having heritage value. The area as a whole is not a Heritage Conservation District. The community has suggested that a Heritage Conservation District might be warranted on this portion of Queen Street East. The Ontario Heritage Act enables City Council to designate the whole or any part of an area as a Heritage Conservation District. This allows City Council to protect the cultural heritage value and character of groups of properties in an identified area. The significance and character are determined through the application of Council adopted criteria for heritage conservation districts, as found in the document "Heritage Conservation Districts In Toronto: Procedures, Policies and Terms of Reference", which can be found on the City's website. At this point in time, Queen Street East in the Beach has been identified as a potential Heritage Conservation District, but it has not been nominated for a study.

Massing and Height

The proposed building is sculpted with a series of step-backs to address shadow and privacy impacts, as well as to provide interface and transition to the existing physical context in the immediate surroundings. The separation distance between the proposed development and the existing residential property to the north from the proposed development is 7.5 meters, which complies with the setback required by the zoning by-law. This mitigates impact and supports transition to the lower scale development. The building height is 20 metres (excluding the mechanical penthouse) which equals the width of the Queen Street East right-of-way width forming a 1:1 relationship. This relationship has been studied and has been deemed to result in a comfortable street proportion, and is supported by the Official Plan. Mechanical penthouses are permitted to project beyond the height limit, provided that their height is limited and the mechanical penthouse is set back from all sides a sufficient distance to minimize its impact.

The building to the immediate east is a one-storey building which may remain for the foreseeable future. Staff have ensured that the design of the entire east façade is of a high quality material and provides for visual interest. The upper two floors along this side will accommodate a green/living wall. In addition, the mechanical penthouse will have a green/living wall. For the remaining 3 building elevations, the brick and wood treatments are proposed for the first three stories, with the upper stories being a lighter glass material, which will result in a strong 3 storey datum, which is consistent with the design guidelines. All of these treatments and materials will be secured through the Site Plan Approval.

Streetscape

Consistent with the Queen Street East Design guidelines, the building has been designed with bay widths not exceeding 8 metres. The material proposed, which will be included in the site plan agreement for the development, are high quality and incorporate glass, wood and brick, which is characteristic of the Beach. Retail uses will be maintained at grade, to continue the local shopping nature of the area. The base of the building will be 4 stories in height (with an architectural expression at the 3 storey height), which is a comfortable pedestrian scale.

On the Kenilworth Avenue frontage of the property, there is substantial landscaping along the boulevard, including the provision of benches.

Access to the retail stores is off of Queen Street East only, with only an emergency exit to the retail and the residential entrance being provided on Kenilworth Avenue.

Access and Parking

The majority of the vehicular parking will be accommodated below grade, accessed by means of a car elevator from the existing private right-of-way to the rear of the site. The remaining 2 parking spaces are provided at grade, at the rear of the building, and will accommodate visitors to the building.

A Traffic Impact Study dated February 2009, prepared by BA Group Transportation Consultants, was received on April 11, 2011 with the original application submission. Technical Services staff reviewed the report and concluded that the proposed access from a private driveway off of Kenilworth Avenue, the existence of sufficient queuing room for one vehicle while the car elevator is in operation and the existence of parking above the 20 spaces required by the Zoning By-law resulted in the proposed parking being acceptable.

The neighbouring property at 1964 Queen Street East has a registered right-of-way providing access to the rear of that property over a portion of the development site. Although the right-of-way and its maintenance is a private matter between the two property owners, the applicant has advised that the proposed development will incorporate and maintain this right-of-way. In addition, this neighbouring property has a right-of-way for vehicular purposes over the driveway at the rear of development site, which would facilitate access, should the property at 1964 Queen Street East be developed in the future.

Servicing

A Functional Servicing and Stormwater Management letter Report prepared by Fabian Papa & Partners Inc. was submitted in support of the application and has been generally accepted by Technical Services staff. Through the Site Plan Approval application, additional information and modifications will be required.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are subject of this application are in an area with 0.78 to 1.55 hectares of local parkland per 1,000 people. The site is in the middle quintile of current provision of parkland. The site is located on an Avenue, as shown on Map 2 – Urban Structure of the Official

Plan, and is subject to the Alternate Parkland Dedication rate, as per the City Wide Parkland Dedication By-law 1020-2010.

The application proposes 29 residential units and 452 m² of non residential uses on a site with an area of 836 m². At the alternate rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.0387 hectares or 46.24% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 74 m².

The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 74 m² would not be of a useable size and the site would be encumbered with below grade parking.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS and it will be secured through the Site Plan Approval process.

The applicant has indicated they are reviewing potential upgrades to the building in order to meet as many Tier 2 standards as possible, which will also be included in the Site Plan Approval.

Development Charges

It is estimated that the development charges for this project will be \$280,000.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

Leontine Major, Senior Planner
Tel. No. (416) 397-4079
Fax No. (416) 392-1330
E-mail: lmajor@toronto.ca

SIGNATURE

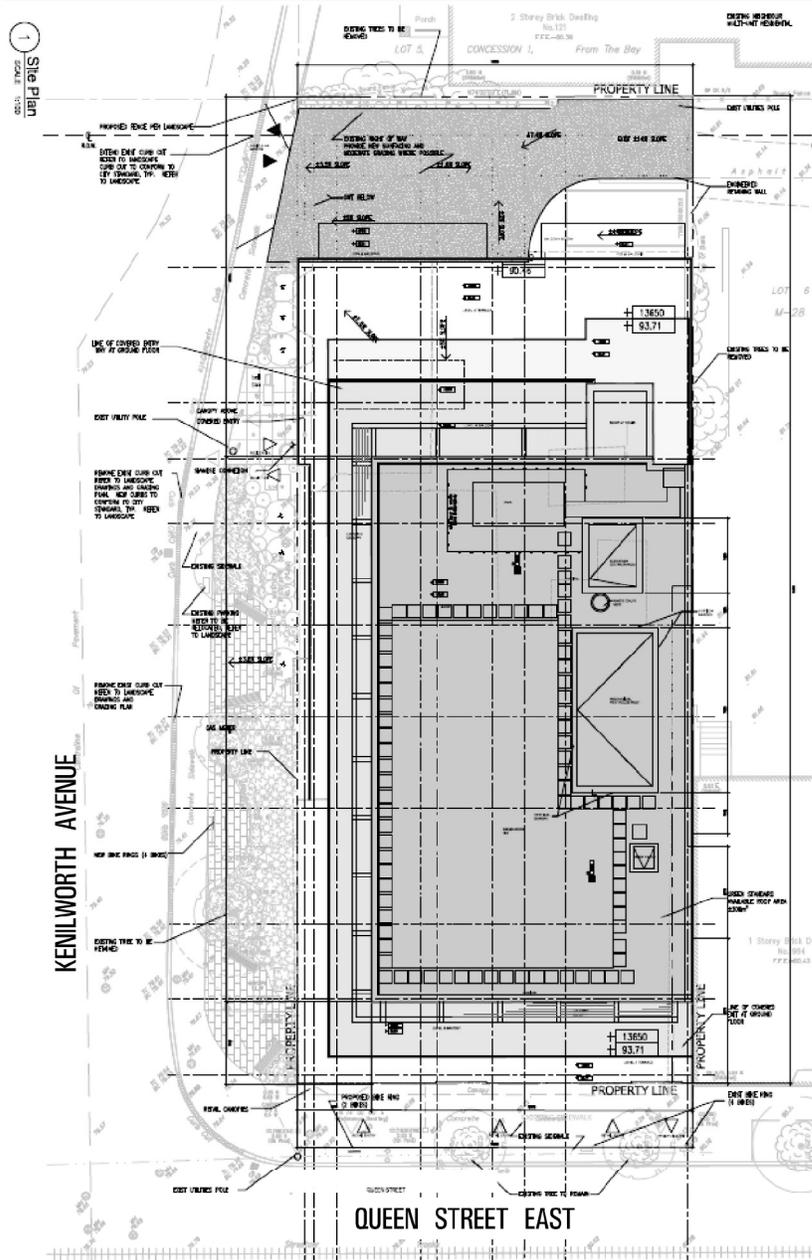
Raymond M. David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: South Elevation
Attachment 3: North Elevation
Attachment 4: East and West Elevations
Attachment 5: Zoning
Attachment 6: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

1960 Queen Street East

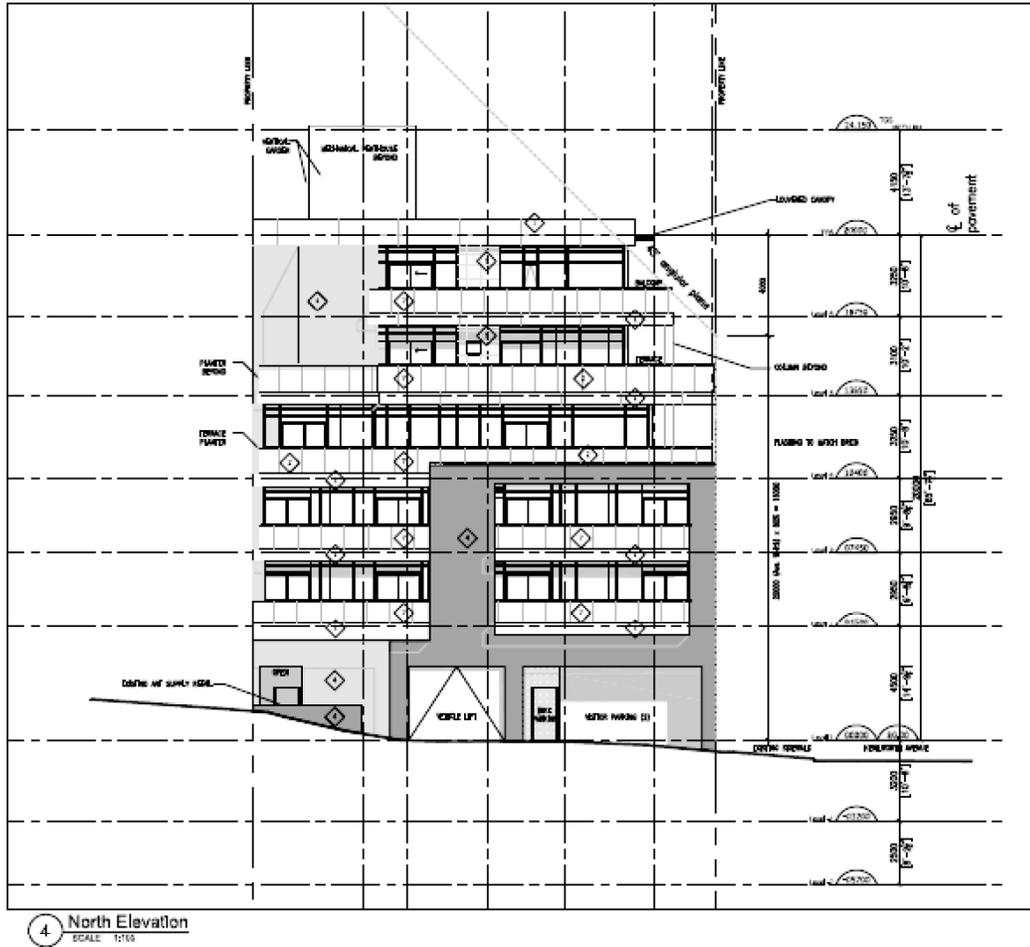
Applicant's Submitted Drawing

Not to Scale
03/15/2012



File #11_166499_OZ

Attachment 3: North Elevation



North Elevation

North Elevation

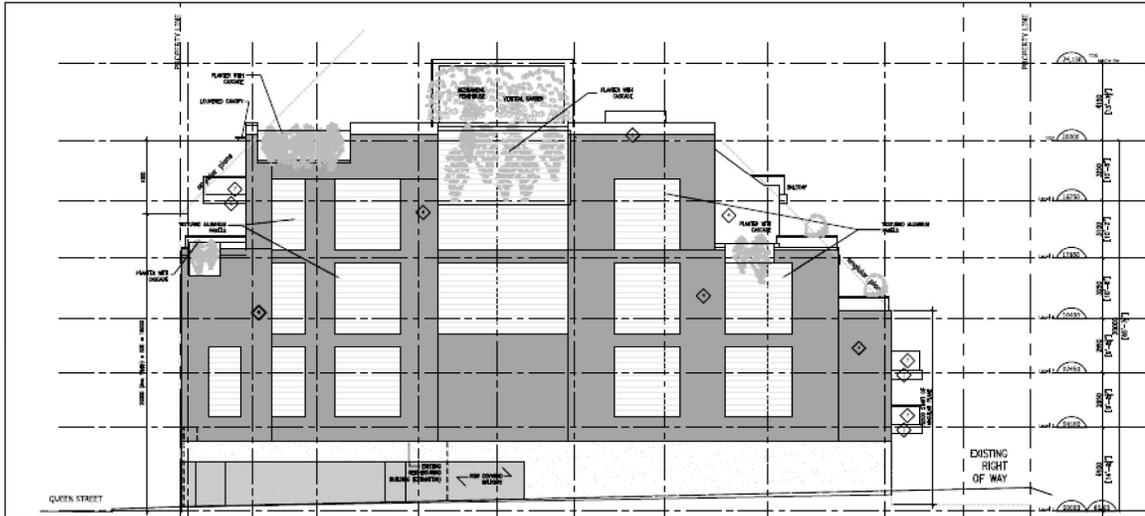
1960 Queen Street East

Applicant's Submitted Drawing

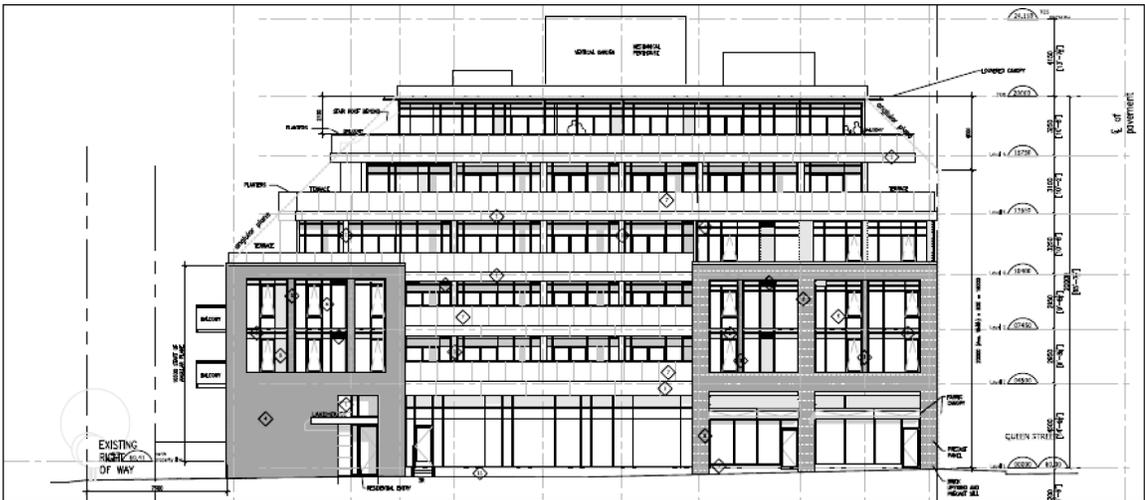
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Attachment 4: East and West Elevations



2 East Elevation
SCALE: 1/16"



1 Kenilworth Elevation (West)
SCALE: 1/16"

East and West Elevations

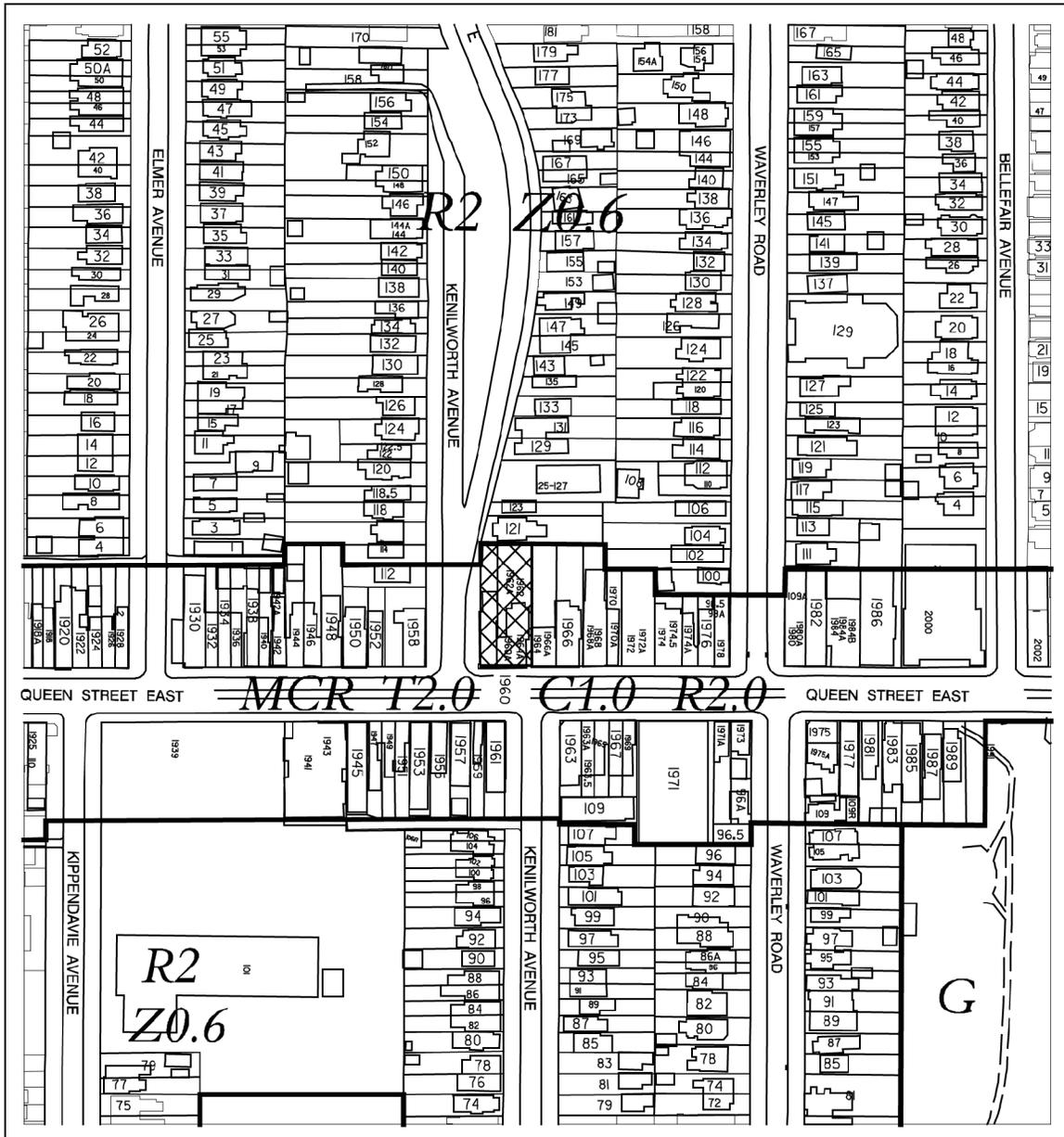
1960 Queen Street East

Applicant's Submitted Drawing

Not to Scale
04/27/2012

File #11_166499_OZ

Attachment 5: Zoning



1960 Queen Street East

File # 11_166499_02

- G Parks District
- R2 Residential Zone
- MCR Mixed-Use District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 03/13/2011

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	11 166499 STE 32 OZ
Details	Rezoning, Standard	Application Date:	April 6, 2011

Municipal Address: 1960 and 1602 QUEEN ST E
 Location Description: PLAN M28 PT LOT 5 RP13595 PARTS 4 5 6 **GRID S3209
 Project Description: Rezoning application for new 6 storey mixed use building containing retail on ground floor and residential above.

Applicant:	Agent:	Architect:	Owner:
Armstrong Hunter & Associates			2217995 Ontario Inc

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	NA
Zoning:	MCR T2.0 C1.0 R2.0	Historical Status:	NA
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	836	Height:	Storeys:	6	
Frontage (m):	18.28		Metres:	20.00	
Depth (m):	45.72				
Total Ground Floor Area (sq. m):	577.2				Total
Total Residential GFA (sq. m):	2744.1		Parking Spaces:	27	
Total Non-Residential GFA (sq. m):	451		Loading Docks	0	
Total GFA (sq. m):	3195.1				
Lot Coverage Ratio (%):	69.04				
Floor Space Index:	3.82				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	16
2 Bedroom:	12
3 + Bedroom:	1
Total Units:	29

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Residential GFA (sq. m):	2744.1		2744.1	0
Retail GFA (sq. m):	451		451	0
Office GFA (sq. m):	0		0	0
Industrial GFA (sq. m):	0		0	0
Institutional/Other GFA (sq. m):	0		0	0

CONTACT: PLANNER NAME: Leontine Major, Senior Planner
TELEPHONE: (416) 397-4079

Attachment 7: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the former City of Toronto Zoning By-law No. 438-86, as amended,
With respect to the lands municipally known as,
1960 and 1962 Queen St E**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Sections 4(2)(a), 4(12), 8(3)(Part 1) and 8(3)(Part II)(4c) of By-law 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of a *mixed-use building* on the *lot* for:
 - (a) not more than 29 residential units;
 - (b) any uses permitted in an MCR district under Zoning By-law 438-86, as amended.

provided that:

- (1) the *lot* on which the proposed building is to be located comprises at least those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
- (2) no portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law, except for the type of structure listed in the column entitled “STRUCTURE” in the following chart, provided that the restrictions set out opposite the structure in the columns entitled “MAXIMUM PERMITTED PROJECTION” are complied with:

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
eaves or cornices	Required setback area from any lot line	0.45 metres	none
fences and safety railings	Required setback area from any lot line	no restriction	height of fence or safety railing not to exceed 2.0 metres
exterior insulation and facing material, including any supporting foundation	Required setback area from any lot line	0.16 metres	None
balconies	Required setback area from any lot line	1.85 metres	None
louvred canopy	Required setback area from any lot line	0.8 metres	6 th Floor

- (3) the *height* of any building or structure, as measured from the average grade along the Queen Street East frontage of the subject property or portion thereof, does not exceed the height in metres specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law, with the exception of the screen surrounding outdoor rooftop mechanical, as shown on Map 2;
 - (4) the *residential gross floor area* of the building erected on the *lot* does not exceed 2,745 square metres;
 - (5) *non-residential gross floor area* of the building erected on the *lot* does not exceed 451 square metres;
 - (6) a minimum of 41 square metres of *residential amenity space – indoor* is provided and maintained on the *lot*;
 - (7) no individual retail space shall exceed an area of 325 square metres unless used for the purposes of a *branch of a bank or financial institution*; and
 - (8) no masonry materials are permitted to be used above the 3rd floor, with the exception of the east elevation, the mechanical penthouse and the stair enclosure.
2. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

