

**944-952 Queen Street West - Zoning Amendment
Application - Preliminary Report**

Date:	February 6, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	12-293566 STE 19 OZ

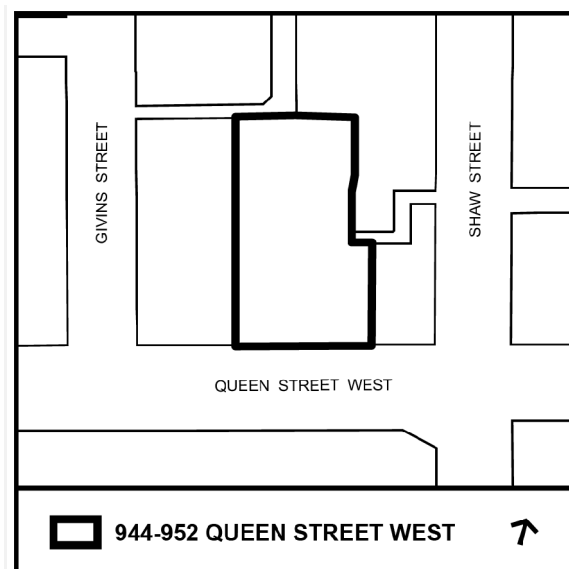
SUMMARY

This application proposes to amend the Zoning By-law in order to permit the redevelopment of the lands at 944-952 Queen St West with a 9-storey mixed use building containing 151 dwelling units.

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

A Community Consultation meeting is anticipated to be held in the first quarter of 2013. A final report is targeted for the third quarter of 2013.

The target dates assume that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 944-952 Queen Street West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site with a 9-storey mixed use building containing non-residential uses at grade, and residential dwelling units above.

The proposed building would have an overall gross floor area of approximately 9,760m², of which 851m² would be allocated to non-residential gross floor area, with the remaining 8,909m² proposed for residential gross floor area. A total of 151 dwelling units are proposed and 131 parking spaces. The overall height proposed is approximately 27 metres, plus mechanical penthouse, with an overall proposed density of 4.45 times the lot area.

Site and Surrounding Area

The subject site consists of two properties that front onto Queen Street West which has a right-of-way width which ranges between 20 and 23 metres. The site has a frontage of approximately 38 metres along Queen Street West, a depth of approximately 63 metres, and an overall site area of approximately 2194 m². The site currently contains the Museum of Contemporary Canadian Art (MOCCA).

Development in the vicinity of the site is as follows:

North: Immediately north of the site is a low density residential neighbourhood, consisting of low rise residential dwellings.

South: Immediately south of the site is the Centre for Addiction and Mental Health (CAMH), a master planned area which envisions an integrated neighbourhood with buildings ranging in height from 2 to 10 storeys.

East: Queen Street West, east of the subject site consists of mixed use buildings with commercial uses at grade, ranging in height from 2 to 6 storeys in height. Further east is Trinity Bellwoods Park.

West: Queen Street West, west of the subject site consists of mixed use buildings with commercial uses at grade, ranging in height from 2-3 storeys.

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.

Staff will review the proposed development for consistency with the PPS and for conformity 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*" includes:

- 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.

Section 2.3.1 of the Official Plan identifies that developments in "*Mixed use Areas*", "*Regeneration Areas*" and "*Apartment Neighbourhoods*" that are adjacent or close to "*Neighbourhoods*" will:

- be compatible with those "*Neighbourhoods*";
- provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those "*Neighbourhoods*";
- maintain adequate light and privacy for residents in those "*Neighbourhoods*"; and
- attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those "*Neighbourhoods*".

This portion of Queen Street West is designated an Avenue on Map 2 of the Official Plan. The Official Plan states that development in "*Mixed Use Areas*" on an *Avenue*, prior to an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenues*. In addition to the policies of the Plan for "*Mixed Use Areas*", proponents of such proposals will also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

This review will:

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

Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent Staff report for action – Preliminary Report – 944-952 Queen St W

development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review.

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

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

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

Zoning

The subject site is zoned Mixed Commercial Residential. This zoning category permits a range of residential and commercial uses to a maximum height of 16.0 metres, and a maximum total density of 3.0 times the lot area.

Site Plan Control

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

Reasons for the Application

A Rezoning application is required to permit the height, scale and density proposed by the application. Other areas of non-compliance with the Zoning By-law will be identified through the review and processing of the application.

COMMENTS

Application Submission

The following information was submitted with the application:

- Architectural Plans and Landscape Plans;
- Planning Rationale;

- Toronto Green Standards Checklist;
- Tree Inventory and Preservation Plan Report;
- Urban Transportation Considerations;
- Phase 1 Environmental Site Assessment;
- Functional Servicing Report;
- Stormwater Management Report.

A Notice of Complete Application was sent on February 1, 2013.

Issues to be Resolved

On a preliminary basis, the following issues have been identified.

Appropriateness of Amendment

The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding area and will be evaluated against the relevant Official Plan policies.

Avenues and Mid-Rise Buildings Study

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled Avenues and Mid-Rise Buildings Study and Action Plan, with modifications. The main objective of this City-wide Study is to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhood* policies, maintaining a balance between reurbanization and stability. The Performance Standards give guidance about the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1 of the Official Plan. The application will be reviewed against the Performance Standards contained within the Avenues and Mid-Rise Buildings Study.

Avenue Segment Study

The property falls within an *Avenue* and in the absence of an *Avenue* Study, the applicant is required to submit a review demonstrating that subsequent development of a defined segment of the *Avenue* will have no adverse impacts within the area context. An *Avenue* Segment Study has not been submitted to date. Once an *Avenue* Segment Study has been prepared and submitted, it will be reviewed by the appropriate City Divisions. The review will include assessment of the impacts of the incremental development on the entire *Avenue* segment at a similar form, scale and intensity.

Height and Density

The applicant proposes to construct a 9-storey building with an overall height of approximately 27 metres (excluding mechanical penthouse) on the lot, with a proposed density of 4.45 times the lot area. The appropriateness of the proposed height and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

Building Siting and Massing

The Built Form policies, contained within section 3.1.2 of the Official Plan emphasise the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

Amenity Space

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development, in addition to identifying that each resident will have access to outdoor amenity spaces. The proposal includes indoor and outdoor amenity space for the residential component of the development. The adequacy and location of the amenity space proposed will be considered through the review of the application.

Parking and Vehicular Access

The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the development's access to public transit. The adequacy of the proposed parking access and parking supply will be reviewed as part of this development application.

Toronto Green Standards Checklist

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and supports green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

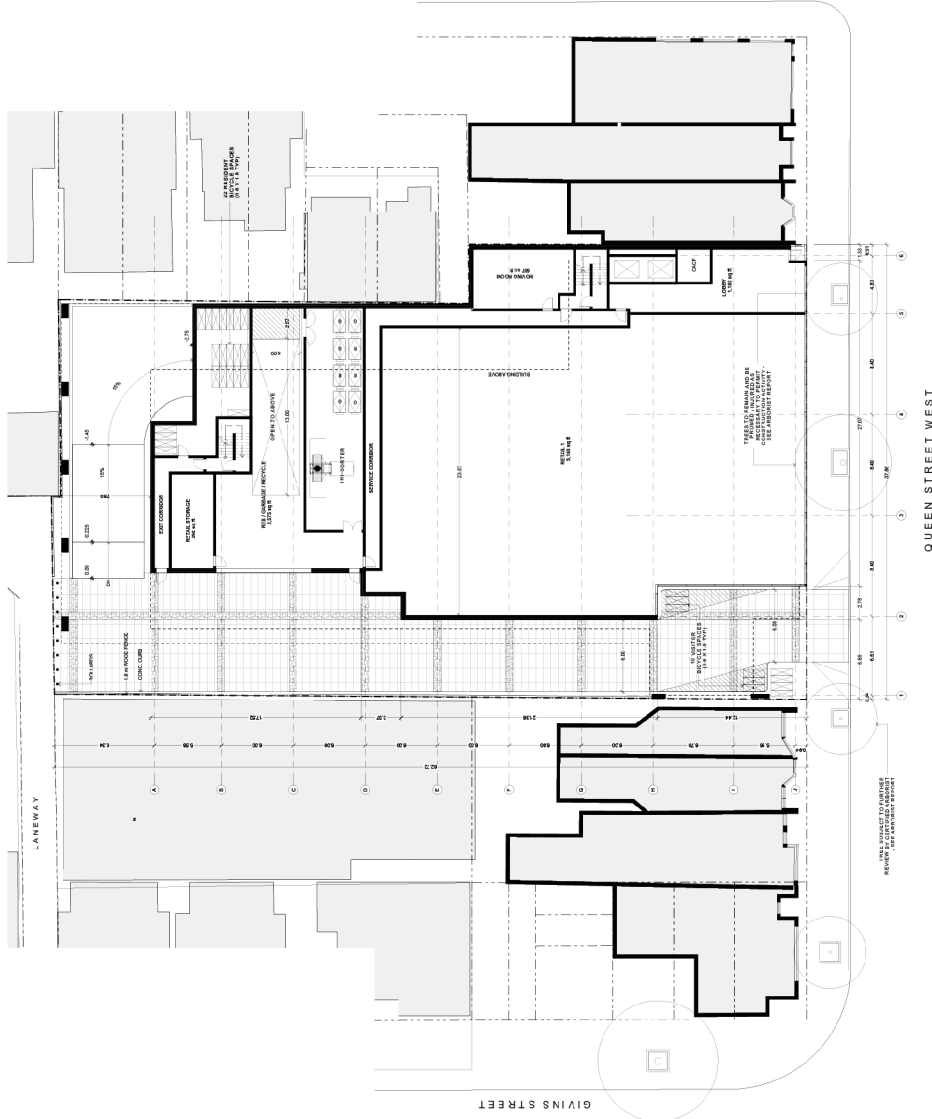
Gregg Lintern, MCIP RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



944-952 Queen Street West

Site Plan
Applicant's Submitted Drawing

Not to Scale
01/24/2013



File # 12 293566 0Z

Attachment 2: South Elevations



South Elevation

Elevations

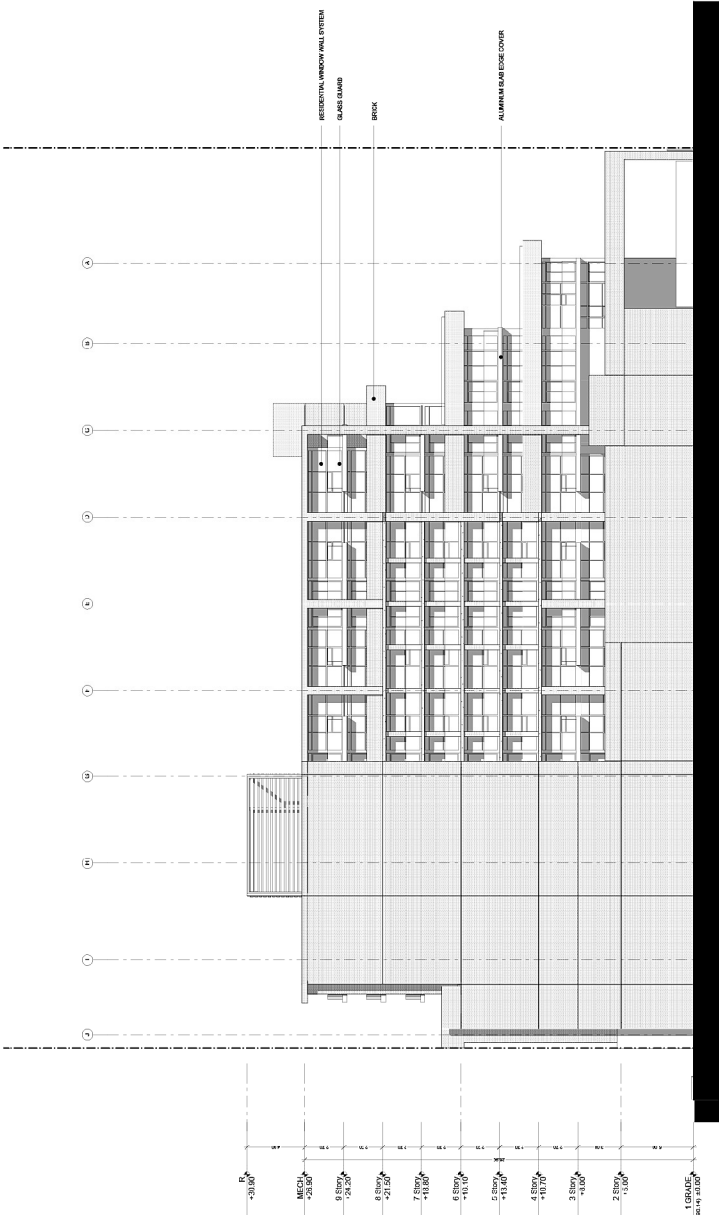
Applicant's Submitted Drawing

Not to Scale
01/24/2013

944-952 Queen Street West

File # 12 293566 0Z

Attachment 3: East Elevation

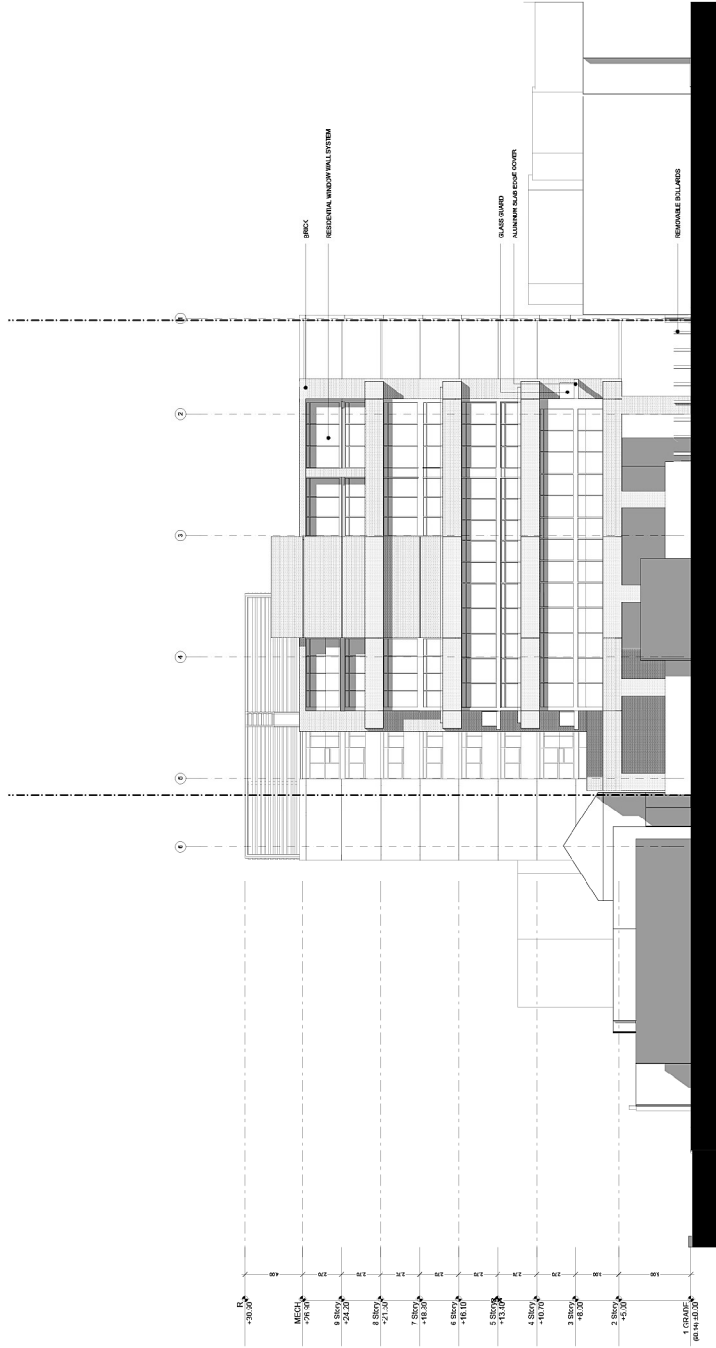


East Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 01/24/2013

944-952 Queen Street West
 File # 12 293566 0Z

Attachment 4: North Elevation



North Elevation

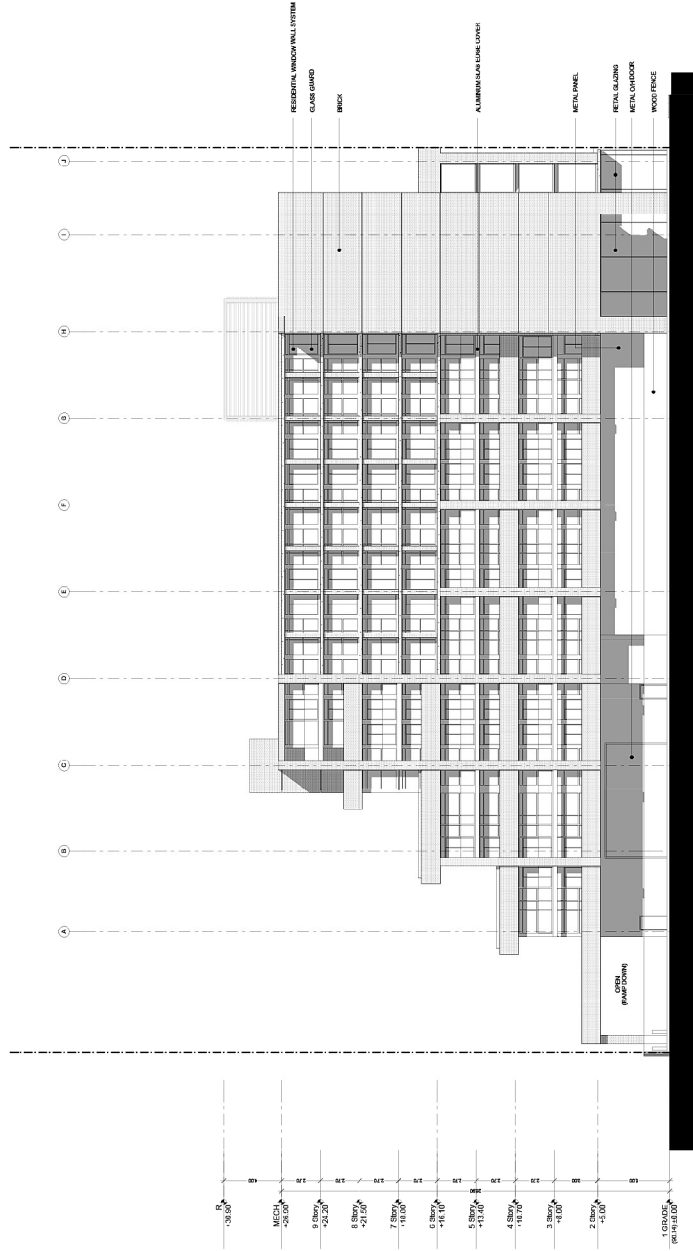
944-952 Queen Street West

Elevations
 Applicant's Submitted Drawing

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Attachment 5: West Elevation



West Elevation

944-952 Queen Street West

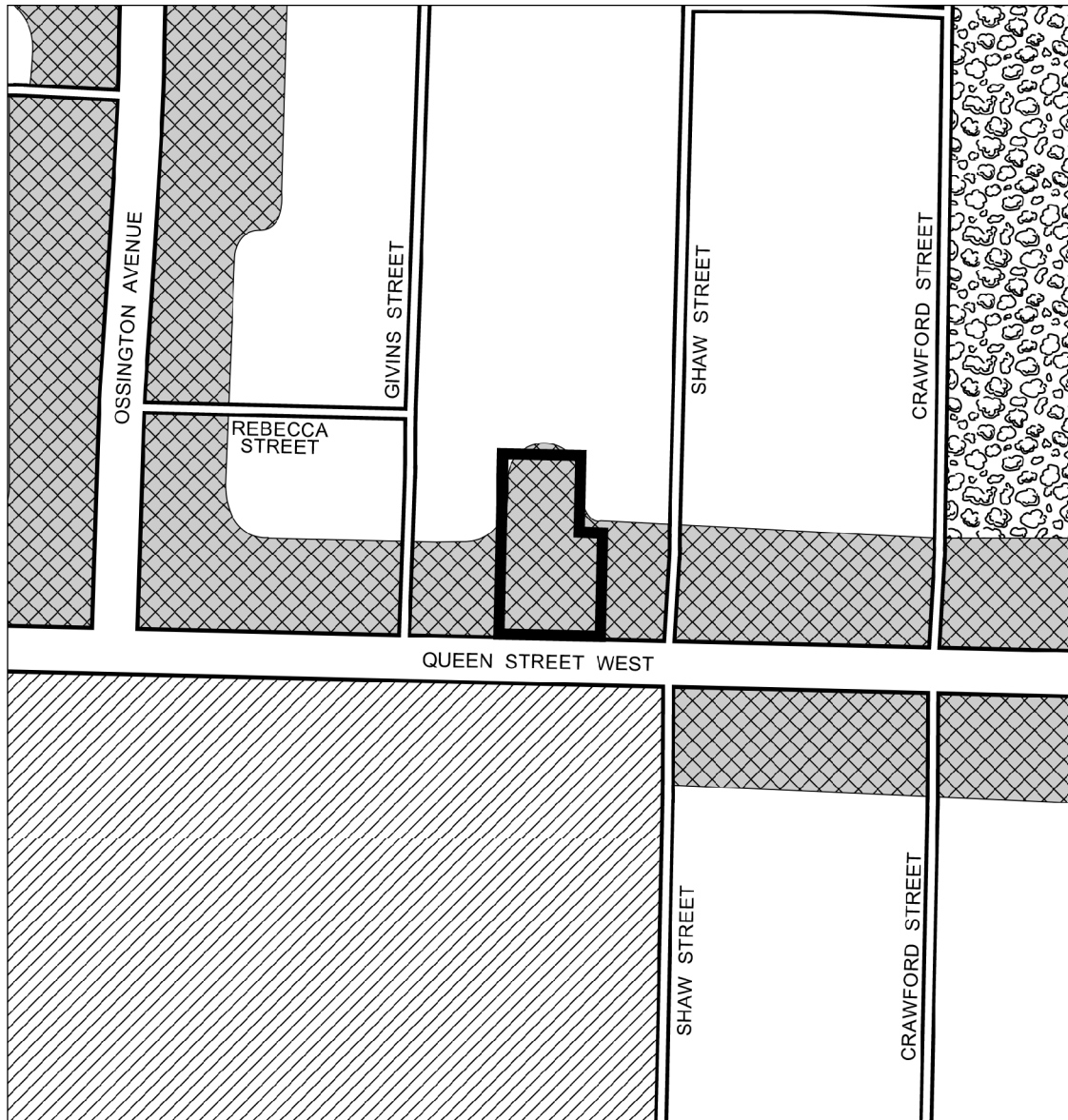
Elevations

Applicant's Submitted Drawing

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




Attachment6: Official Plan



TORONTO City Planning
Official Plan

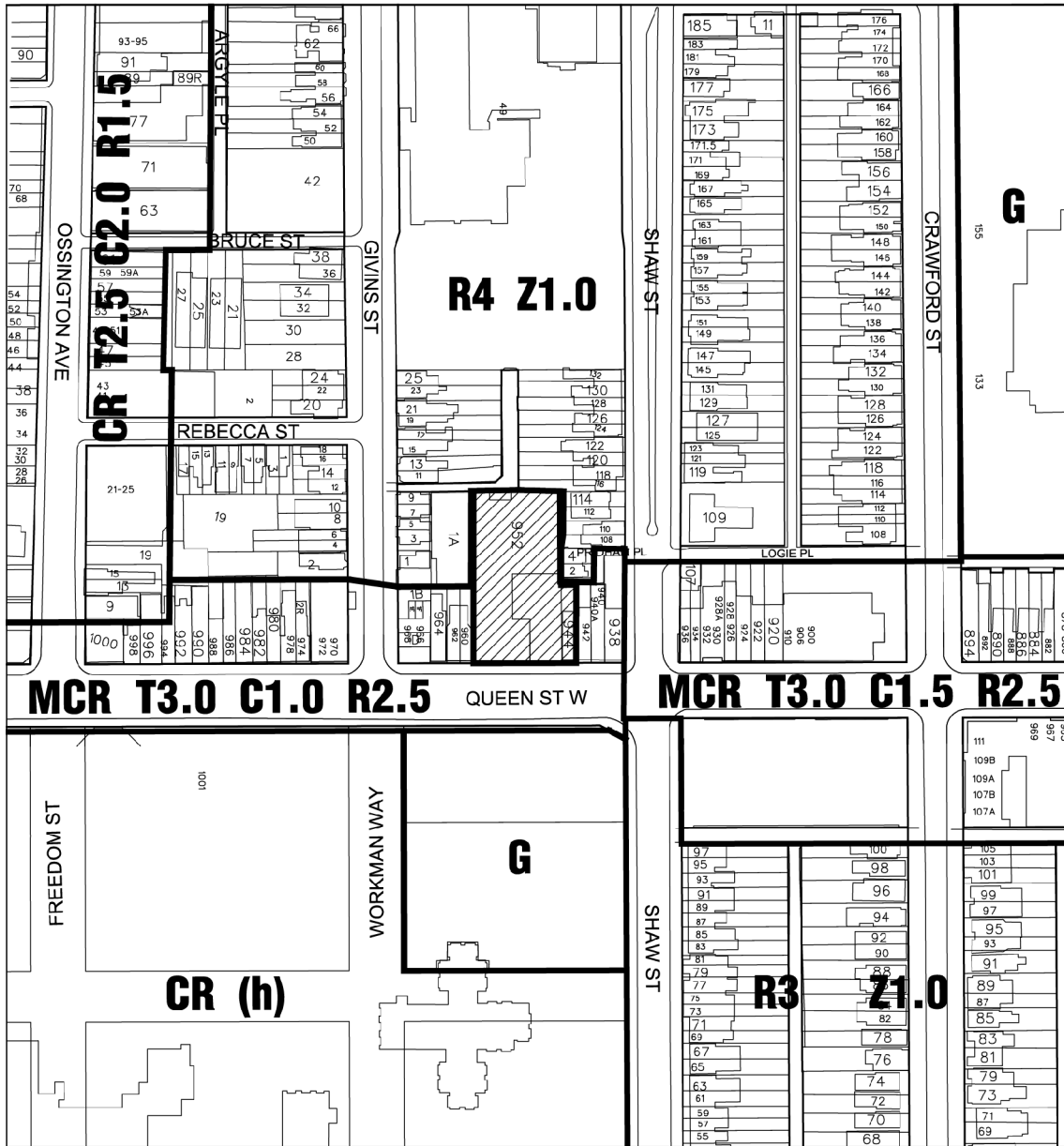
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|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |
|  Institutional Areas | |


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Attachment 7: Zoning By-law



944-952 Queen Street West

File # 12 293566 0Z

- MCR Mixed-Use District
- CR Mixed-Use District
- R3 Residential District
- R4 Residential District
- G Parks District
- (h) Holding District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 01/24/2013

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	12 293566 STE 19 OZ
Details	Rezoning, Standard	Application Date:	December 13, 2012
Municipal Address:	944 QUEEN ST W		
Location Description:	CON 1 FB PT PARK LOT 24 **GRID S1906		
Project Description:	Proposal to construct a 9 sty condo (151 residential units) with commercial on ground floor and 3 levels of below grade parking. Also see site plan application 12 293554. 944-952 QUEEN ST W. "Mocca Condo".		

Applicant:	Agent:	Architect:	Owner:
Urbancorp - 952 Queen St Inc		TACT Architecture	Urbancorp (Downtown) Developments Inc

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	MCR T3.0 C1.0 R2.5	Historical Status:	
Height Limit (m):	16.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2194.3	Height:	Storeys:	9	
Frontage (m):	37.86		Metres:	26.9	
Depth (m):	62.6				
Total Ground Floor Area (sq. m):	1431				Total
Total Residential GFA (sq. m):	8908.7		Parking Spaces:	131	
Total Non-Residential GFA (sq. m):	851		Loading Docks	1	
Total GFA (sq. m):	9759.7				
Lot Coverage Ratio (%):	65				
Floor Space Index:	4.45				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	8908.7	0
Bachelor:	4	Retail GFA (sq. m):	851	0
1 Bedroom:	118	Office GFA (sq. m):	0	0
2 Bedroom:	29	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	151			

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