



STAFF REPORT ACTION REQUIRED

1029 and 1075 Queen Street East - Zoning Amendment Application - Preliminary Report

Date:	August 9, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	13-156471 STE 30 OZ

SUMMARY

This application proposes the construction of an 8-storey, mixed-use development with retail uses at grade and 50 residential units at 1029 and 1075 Queen Street East.

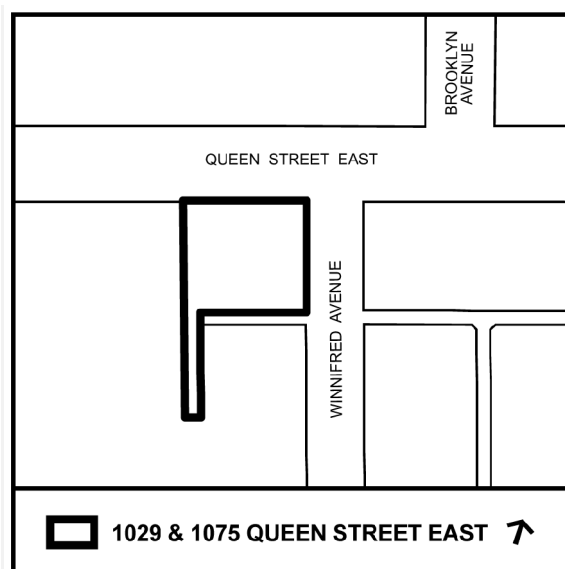
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Consultation meeting is anticipated to be held in the fall of 2013. The final report is targeted for the second quarter of 2014. The target date assumes 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 1029 and 1075 Queen Street East 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.
4. Staff be directed to review this application concurrently and in the context of the 2013 Queen Street East Leslieville Study.

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 subject site is located on the south west corner of Queen Street East and Winnifred Avenue. The applicant proposes to construct an 8-storey mixed-use building which would contain 50 residential rental dwelling units and retail uses at grade. The proposed building would have a gross floor area of approximately 4,810 square metres, of which 327 square metres would be allocated to retail uses at grade. The overall height of this building is 25 metres including the mechanical penthouse, and the proposed density would be 4.05 times the lot area.

The applicant proposes to provide 23 parking spaces to serve this development, 21 of which would be provided for residents of the building and 2 of which will be designated for visitors.

Attachments 1 through 5 contain drawings of the proposed development. Attachment 7 is the Application Data Sheet.

Site and Surrounding Area

The subject site is located on the south west corner of Queen Street East and Winnifred Avenue. The 30.46 metre wide site has an overall area of approximately 1,187 square metres. The properties are currently occupied by former Post Office building and a single row-house.

To the east and west of the development site are primarily 2-storey buildings that have a mix of residential and retail uses. Immediately to the north of the property, on the north side of Queen Street East is a 5-storey building. To the north and south of the Queen Street East frontage are low density neighbourhoods, primarily with detached houses, semi-detached houses and row-houses. The topography is generally flat.

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*" 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 site is zoned MCR T2.5 C1.0 R2.0 by the former City of Toronto Zoning By-law 438-86 which permits a wide range of commercial and residential uses with a maximum density of 2.5 times the area of the lot, of which a maximum of 1.0 times may be non-residential and a maximum of 2.0 times may be residential. The maximum permitted height is 14.0 metres.

Site Plan Control

The proposed development is subject to Site Plan Control. And application has not yet been submitted.

Tree Preservation

An Arborist Report has been submitted with the application and is being reviewed by Urban Forestry.

Reasons for the Application

The proposal is for an 8-storey, 25 metre high building with a density of 4.05 times the area of the lot. The proposed density exceeds current permissions of 2.5 times the lot area. The proposed height exceeds the current height limit of 14 metres. A Zoning By-law amendment is therefore required.

Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations, Sections and Renderings
- Planning Rational
- Tree Declaration
- Avenue Segment Study
- Arborist Report
- Traffic Impact and Parking Study
- Functional Servicing and Stormwater Mangement Letter Report
- Shadow Study
- Phase 1 Enviromental Assessment
- Soil Investigation Report
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on May 31, 2013.

2013 Queen St East Leslieville Study

On June 11, 2013 City Council requested the City Planning Division to initiate a study in 2013 of Queen Street East in Leslieville (from the railway underpass by Jimmie Simpson Park to Leslie Street), in consultation with the Ward Councillor and local community, in order to develop urban design guidelines that respect the area's unique built character and take into account community objectives.

The motion states, "It is desirable to have guidelines in place to support vibrant, high quality mixed-use development on this portion of Queen Street East in accordance with the Official Plan. The study would focus on ways to guide redevelopment interest to achieve appropriate built form and character, building height, massing, architectural

treatment and streetscape. As well, it would address the recent interests expressed in the local community to develop strategies that help maintain an inclusive, diverse, mixed-income community with affordable homes, shops and local jobs. The study would be developed through a robust outreach and consultation process." It is recommended that this application will be reviewed concurrently and in the context of the 2013 Queen Street East Leslieville Study which will commence in the Fall of 2013.

Issues to be Resolved

Avenue Segment Study

The applicant has submitted an Avenue Segment Study in support of the application. Planning staff will carefully review the findings of the study to assess the impacts of the incremental development along the Avenue segment, the proposed scale and intensity, whether incremental development of the entire Avenue would adversely impact any adjacent *Neighbourhoods* and other impacts as identified in the Official Plan.

Height, Massing and Density

The proposed 8-storey building exceeds the permitted height on this portion of Queen Street East and the existing heights in the area. City Planning staff will examine the impacts of the building height on both Queen Street East and the adjacent *Neighbourhoods*.

Parking, Servicing and Loading

Staff will review the access, servicing, loading and parking layouts proposed.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council.

Infrastructure

As part of the application, the applicant submitted a Functional Servicing and Stormwater Management Report which is under review by City staff. The proposed development is within the area of severe basement flooding and was the subject of an Environmental Assessment in 2012. The applicant will be required to show that the proposed development will not have any negative impact on the existing flood situation in the area and that there is sufficient existing infrastructure to service the proposed development.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increases for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. The density proposed with the current proposal would make the project eligible for Section 37 benefits to the community. Details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

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: North Elevation

Attachment 3: South Elevation

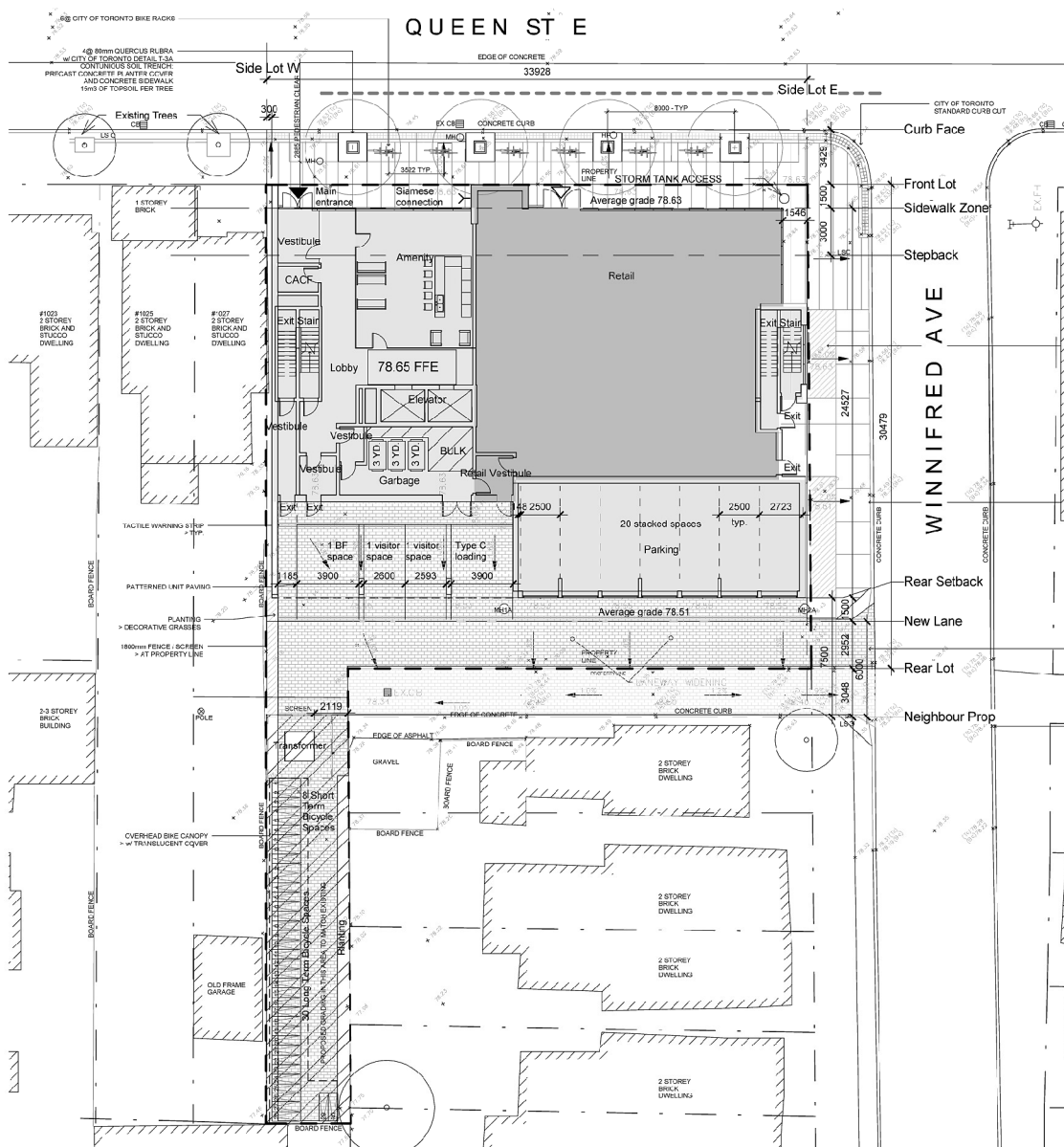
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

1029 & 1075 Queen Street East

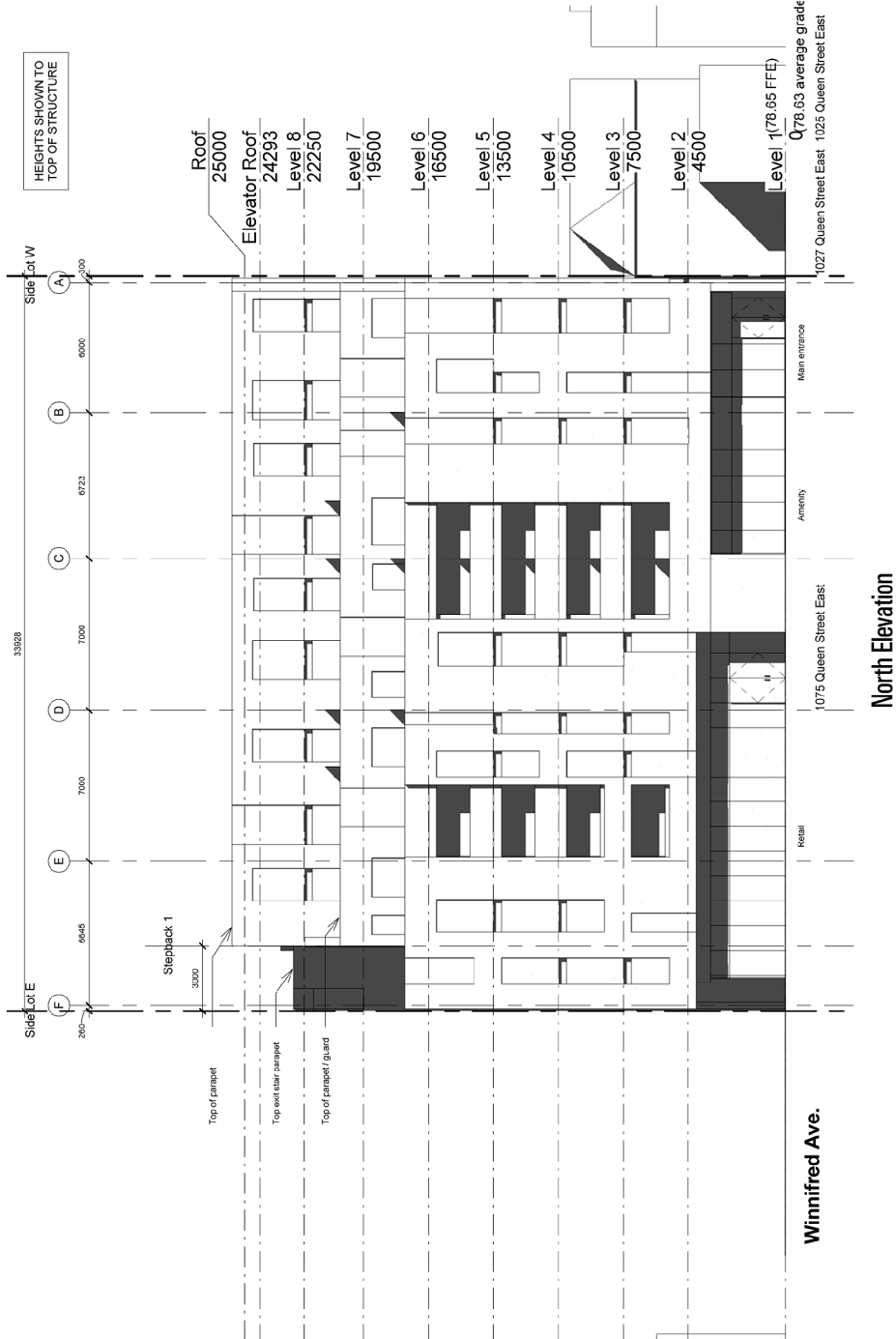
Applicant's Submitted Drawing

Not to Scale
07/04/2013



File # 13 156471 02

Attachment 2: North Elevation



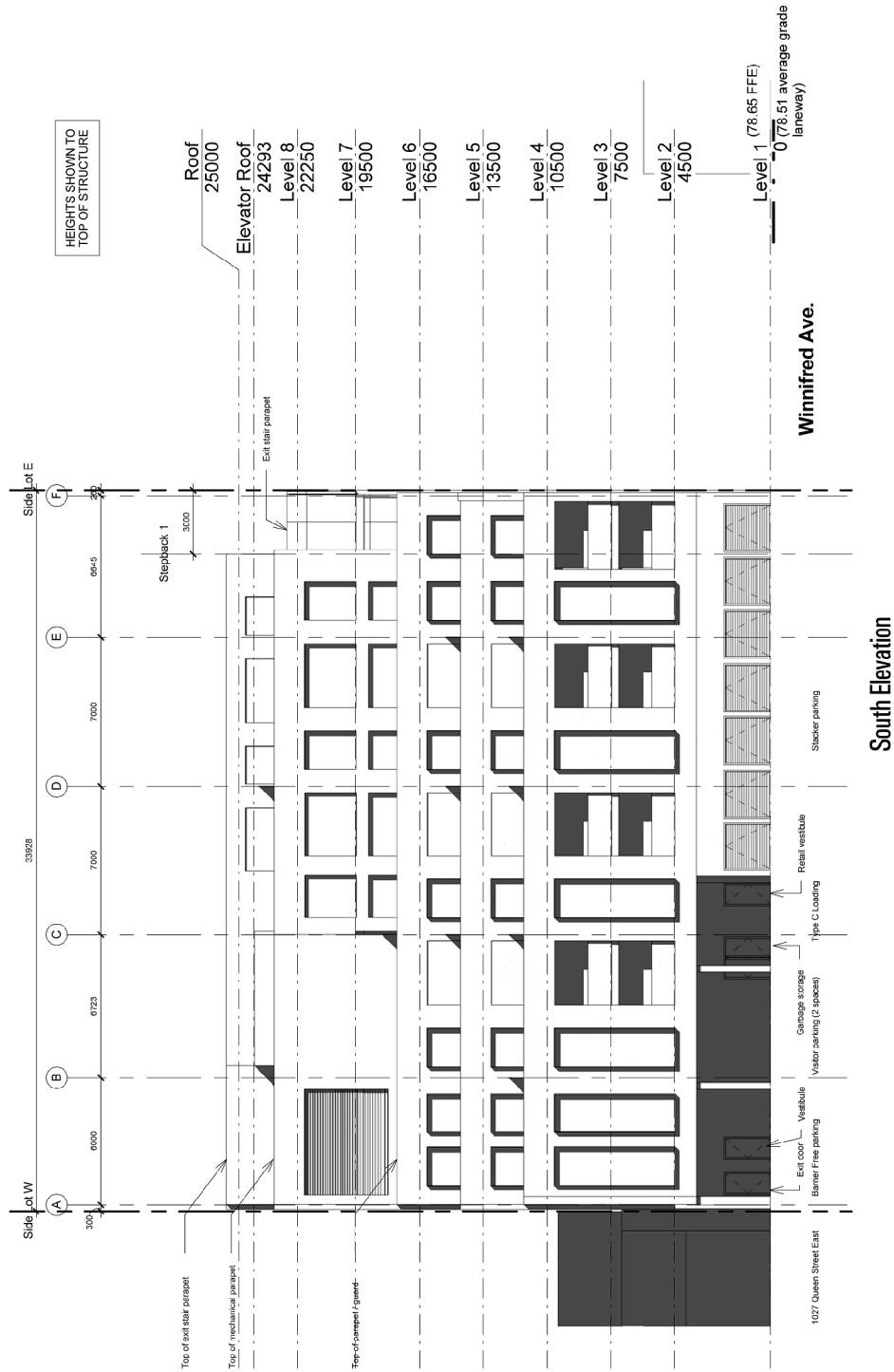
Elevations

Applicant's Submitted Drawing

Not to Scale
07/04/2013

File # 13 156471 02

Attachment 3: South Elevation



Elevations

Applicant's Submitted Drawing

Not to Scale
07/04/2013

1029 & 1075 Queen Street East

File # 13 156471 0Z



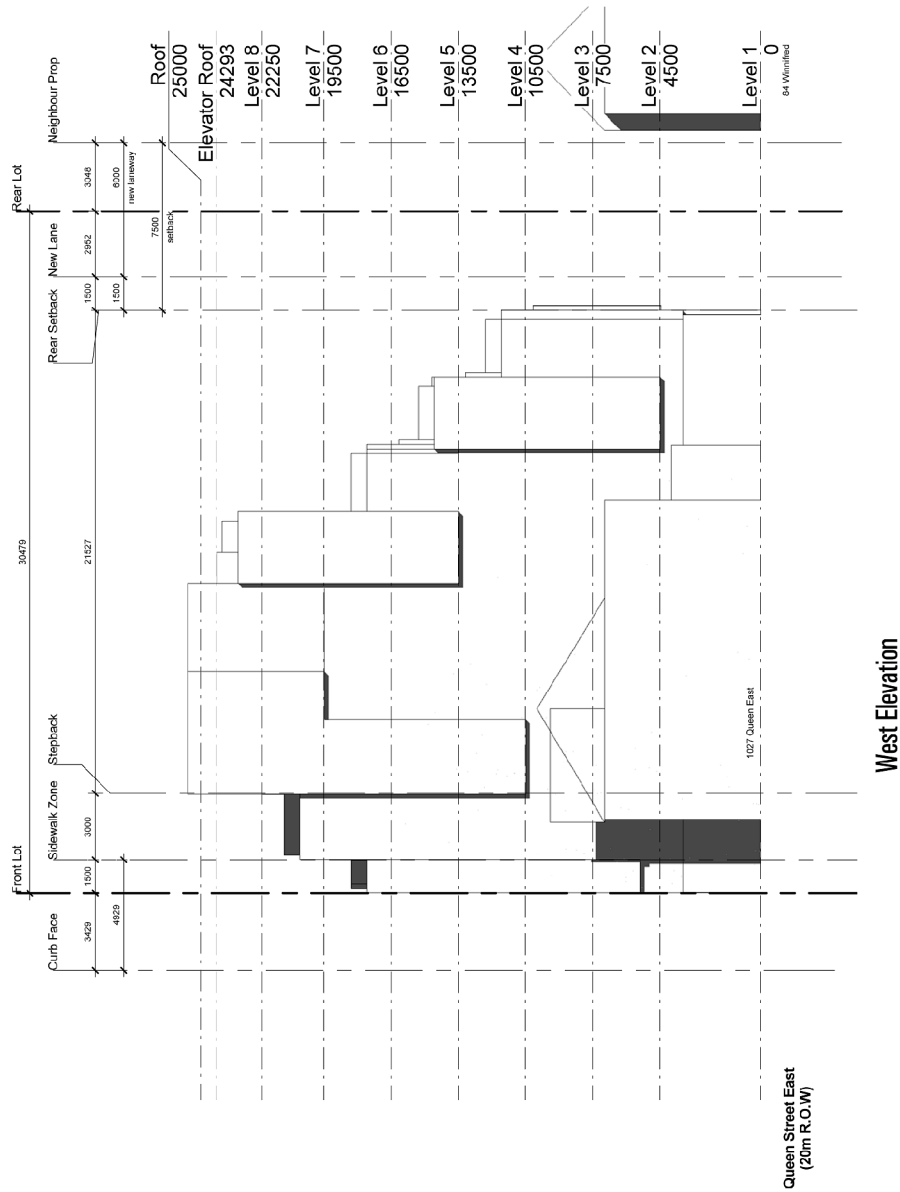
Elevations

Applicant's Submitted Drawing

Not to Scale
07/04/2013

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Attachment 5: West Elevation



Elevations

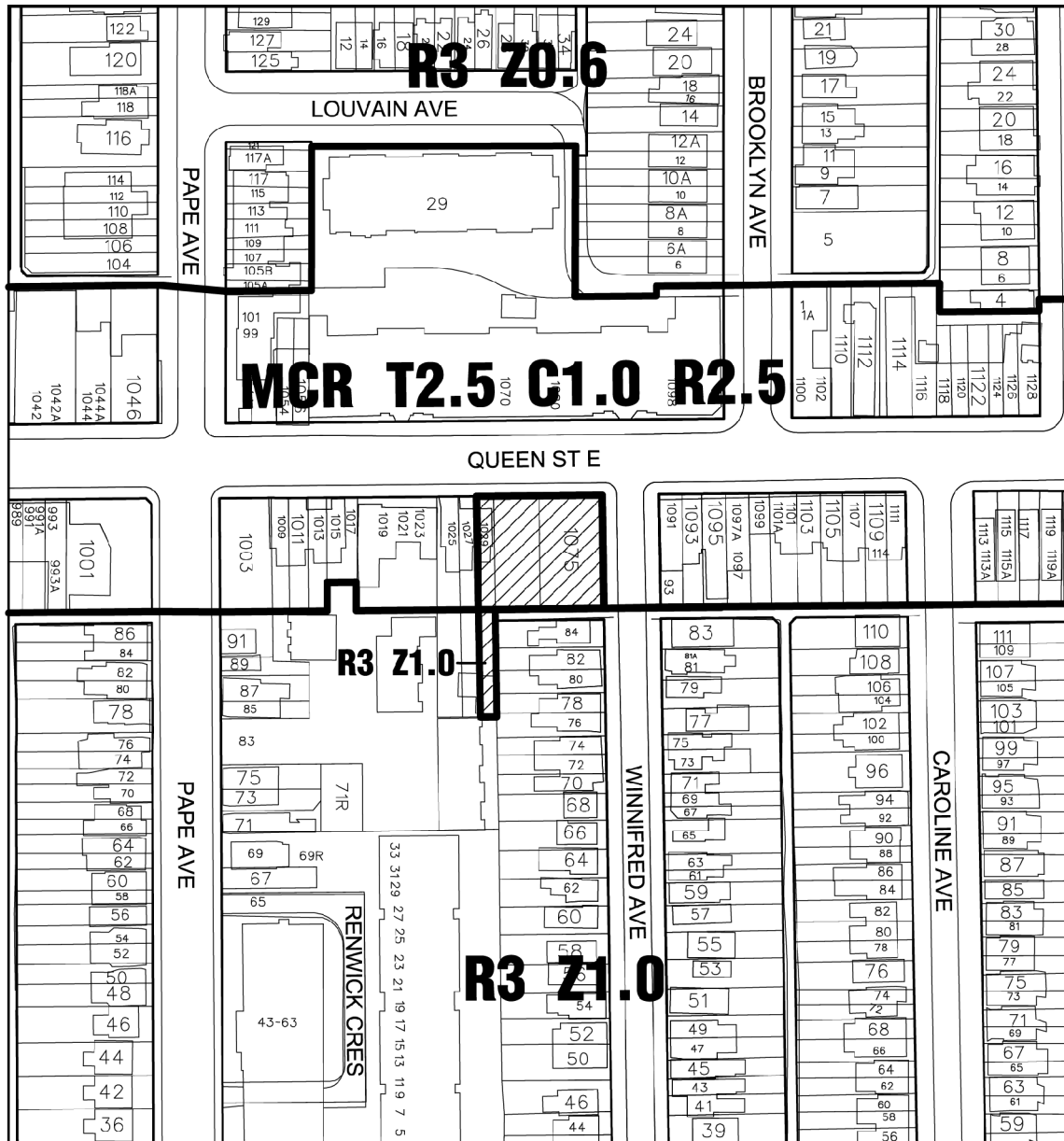
Applicant's Submitted Drawing

Not to Scale
07/04/2013

1029 & 1075 Queen Street East

File # 13 156471 0Z

Attachment 6: Zoning



TORONTO City Planning
Zoning

1029 & 1075 Queen Street East

File # 13 156471 0Z

R3 Residential District
MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 08/15/2013

Site will be added as a hole in new by-law based on complete application date of April 24, 2013

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 156471 STE 30 OZ
Details	Rezoning, Standard	Application Date:	April 24, 2013
Municipal Address:	1075 QUEEN ST E		
Location Description:	PLAN 56E LOT A B C **GRID S3013		
Project Description:	Proposed development consisting of a 8-storey mixed use building with 50 dwelling units and 327 square meters of non residential gross floor area at grade.		

Applicant:	Agent:	Architect:	Owner:
Walker, Nott, Dragicevic Associates Limited			1075 Queen East Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Zoning bylaw 438-86
Zoning:	MCR T2.5 C1.0 R2.0	Historical Status:	
Height Limit (m):	14, 0, 0	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	1187	Height:	Storeys:	8
Frontage (m):	30.46		Metres:	25
Depth (m):	33.93			
Total Ground Floor Area (sq. m):	558			Total
Total Residential GFA (sq. m):	4483		Parking Spaces:	23
Total Non-Residential GFA (sq. m):	327		Loading Docks	1
Total GFA (sq. m):	4810			
Lot Coverage Ratio (%):	47			
Floor Space Index:	4.05			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4339	144
Bachelor:	0	Retail GFA (sq. m):	327	0
1 Bedroom:	28	Office GFA (sq. m):	0	0
2 Bedroom:	22	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	50			

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