

**1061 The Queensway - Official Plan and Zoning By-law Amendment Applications - Preliminary Report**

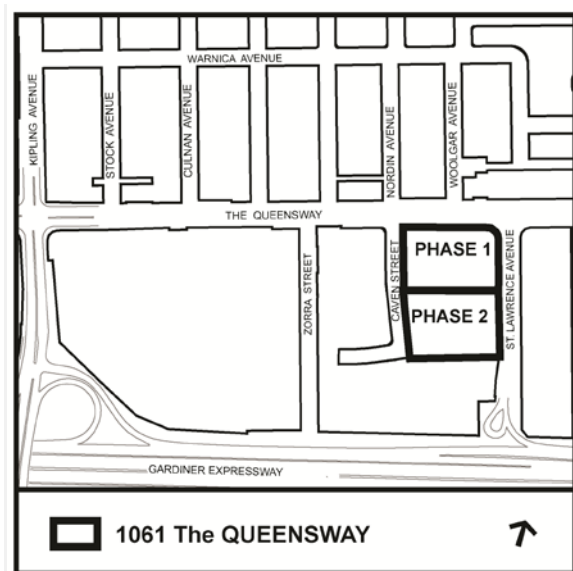
<b>Date:</b>	January 28, 2015
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	14 240942 WET 05 OZ, 14 241637 WET 05 OZ

**SUMMARY**

Two separate applications have been submitted to amend Site and Area Specific Policy 6 (SASP 6) of the Official Plan and Zoning By-law 748-2006 as amended of the former City of Etobicoke Zoning Code for 1061 The Queensway. The applications propose:

- A Zoning By-law Amendment on the north half of the site to permit the development of a 2-storey commercial building with a gross floor area of 11,184 m<sup>2</sup> (Phase 1); and
- An Official Plan and Zoning By-law Amendment on the south half of the site to permit residential uses and the development of two residential towers of 22 and 27 storeys on a four-storey podium containing 558 units with a total gross floor area of 43,876 m<sup>2</sup> (Phase 2).

A private driveway is proposed between the north and south portions of the site connecting to both St. Lawrence Avenue and Caven Street which is currently under construction. A private linear open space is also proposed south of the residential building to a depth of approximately 10 m and a total area of 1,100 m<sup>2</sup>. The overall density for the proposed commercial and



residential developments is 2.4 times the area of the lands.

As commercial uses are currently permitted for the lands, the applicant has submitted separate applications for the north and south portions of the site to expedite the Zoning By-law Amendment application for the commercial development on Phase 1 by considering it independently of the Official Plan and Zoning By-law Amendment application proposing residential uses and development on the south portion of the site.

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

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor in the first quarter of the year. A Final Report and statutory public meeting under the *Planning Act* to consider one or both applications is targeted for the fourth quarter of 2015. This target 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 1061 The Queensway 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 of the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In 1992, Etobicoke City Council approved site specific Official Plan Amendment C-101-091 (OPA C-101-91) for approximately 7 ha of land bounded by The Queensway to the north, Zorra Street to the west, St. Lawrence Avenue to the east and the Gardiner Expressway to the south to redesignate the lands from Industrial and Commercial to Mixed Use. The OPA established parcels for future residential development uses on The Queensway, commercial uses along the Gardiner Expressway, public open space areas and public roads. The OPA provided for development of the lands with up to 1,270 residential units, 83,722 m<sup>2</sup> of commercial floor space and 0.89 ha of public open space. OPA C-101-91 was incorporated into the Toronto Official Plan as Site and Area Specific Policy 6 (SASP 6).

Zoning By-law 1992-130 was enacted to implement OPA C-101-91 on the majority of the lands, with the exception of the southeast quadrant (the former Vintage Flooring site). The By-law permitted between 1,027 and 1,189 dwelling units at a maximum density of 2.06 times the area of the lands, and between 38,914 m<sup>2</sup> and 41,108 m<sup>2</sup> of commercial floor space at a maximum density of 0.79 times the area of the land. The total combined maximum permitted development density was 2.85 times the area of the lands and maximum permitted building heights were 18 storeys.

In 2002, the City undertook an Avenues Study for The Queensway between Kipling Avenue and Mimico Creek. The purpose of the study was to identify a vision and implementation strategies to achieve the revitalization of The Queensway as an Avenue consistent with the objectives of the Official Plan to re-urbanize corridors along major streets in the City. In June 2003, City Council adopted The Queensway Avenues By-law (By-law No. 514-2003) to implement The Queensway Avenue Study vision. Generally, the Avenues Zoning By-law permits a mix of uses at a maximum density of 3.0 times the lot area and building heights of 6 and 8 storeys. Because lots on the south side of The Queensway between Royal York Road and Kipling Avenue had significantly larger lot depths, in some cases extending to the Gardiner Expressway, the study recommended that the implementing Zoning By-law only apply to a depth of 35 m from The Queensway frontage on the basis that these deeper lots provided additional redevelopment potential that had not been reviewed through the Avenues Study.

In 2005, The Remington Group (Remington) and Sobeys owned the majority of the lands within the OPA C-101-91 and Zoning By-law 1992-130 area and submitted a joint application to amend the City of Etobicoke Official Plan (which was still in force and effect at the time of the application) and individual Zoning By-law Amendment applications for their respective lands. The OPA proposed the reorganization of parcels so that residential uses and a consolidated public park would be provided for on the west portion of the site on the Remington lands, and commercial uses would be provided for on the east portion of the site on the Sobeys lands. The Sobeys Zoning By-law Amendment application proposed a 6,900 m<sup>2</sup> grocery store/commercial building on the north half of the east portion of the OPA lands (1061 The Queensway). The Remington Zoning By-law Amendment application proposed mixed use development on the majority of the western portion of the OPA lands for 1,000 residential units, grade related retail space within a mixed use building along The Queensway, a public park and public roads. Building heights were proposed to range between 2 and 27 storeys.

In 2006, City Council approved the Official Plan and Zoning By-law Amendments for the Sobeys and Remington lands, as well as a Draft Plan of Subdivision. The Official Plan Amendment modified the development parcels and also established maximum density permissions on the lands. The amended SASP 6 established five parcels for residential development and a public park on the west portion of the lands and primarily commercial uses on the east portion of the lands and maintained the permissions for up to 1,270 residential units, 83,772 m<sup>2</sup> of commercial space and a 0.89 ha public park. The

amended SASP 6 also provided for a gross density of 2.85 times the area of the lands subject to a maximum residential density of 1.65 times the area of the lands and a maximum commercial density of 1.2 times the area of the lands (see Attachment 5).

Zoning By-law 747-2006 was enacted to implement the amended SASP 6 for the majority of the west portion of the lands. The Zoning By-law permitted the development of 1,000 residential units at a maximum gross density of 2.85 times the area of the lands, and maximum building heights of 12 storeys for the north parcel along The Queensway (Phase 1 lands), 24 storeys for a mid-block parcel (Phase 2 lands), and 27 storeys for the south (Phase 3) lands. Zoning By-law 748-2006 was enacted for the Sobeys lands to add retail and grocery stores as permitted uses.

Since 2006, Remington has acquired additional lands in the west portion of the SASP 6 area and subsequent revisions to Zoning By-law 747-2006 have been approved by City Council and the Committee of Adjustment to reflect these acquisitions and incorporate amendments to zone boundaries and building envelopes.

The last amendment to Zoning By-law 747-2006 to reflect the acquisition of these additional lands was enacted in April 2012 (By-law No. 798-2012). The report and Council's decision for this approval can be found at the following link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY14.1>

In July 2012, Remington submitted an Official Plan and Zoning By-law Amendment application to amend SASP 6 and Zoning By-law 746-2006, as amended, to increase the residential density and number of units for the Remington lands. That application proposed development on the south portion of the Remington lands (Phase 3 lands) for three apartment towers with a total of 981 residential units and tower heights of 19, 27 and 42 storeys on a 2 to 4 storey podium. In August 2014, City Council approved the Official Plan and Zoning By-law Amendment for the Remington lands however the amending By-laws have not been enacted. That approval provides for a total of 1,742 residential units and a maximum density of 3 times the lot area over the entire SASP 6, including the lands subject to this application. The report and motion can be found at the following link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY35.5>

To date, the Remington Phase 1 development along The Queensway, which includes the 1193 The Queensway property, has been constructed and the mid-block Phase 2 lands which include 0.566 ha of public parkland have received Site Plan approval. A total of 761 residential units are constructed and approved on the Phase 1 and 2 lands. Sobeys submitted a Site Plan Control application for their lands in 2007 (File No. 07 256530 WET 05 SA) which has not been approved to date.

A Registered Plan of Subdivision applies to the west portion of the SASP 6 lands subject to Zoning By-law 747-2006 as amended, which includes the 13 and 15 Zorra Street

properties. The Plan of Subdivision identifies the development blocks, the 0.566 ha public park block and a future public road.

## **Pre-Application Consultation**

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

The proposal presented was for development of the lands with a 2 storey building containing a grocery store and other retail stores and two levels of underground parking for the northern half of the site and two, 30 storey residential towers for the southern half of the site.

## **ISSUE BACKGROUND**

### **Proposal**

#### **Phase 1**

The Zoning By-law Amendment application for the north portion of the site (Phase 1) proposes development of an 11,184 m<sup>2</sup> 2 storey commercial building comprised of a grocery store and three retail units. Two retail units and loading facilities are proposed on the ground floor while the grocery store and remaining retail unit are proposed on the second floor. A galleria with an entrance off The Queensway would be located on both floors. The breakdown for the individual units is as follows:

- Grocery store (Retail A) - 5,303 m<sup>2</sup>
- Retail B (on 2<sup>nd</sup> floor) – 2,094 m<sup>2</sup>
- Retail C – 1,298 m<sup>2</sup>
- Retail D – 1,637 m<sup>2</sup>
- Galleria, Mechanical Rooms and Loading – 852 m<sup>2</sup>

Parking for Phase 1 is proposed at grade and on a parking deck at the rear of the building. The at grade parking would include a parking lot at the rear of the site and spaces contained in an enclosed structure while the second floor parking deck would be partially exposed. A total of 415 vehicular parking spaces and 46 bicycle parking spaces are proposed for Phase 1. Bicycle parking would be located at grade below the parking ramp leading to the second floor parking deck.

Vehicular access to the site would be provided from a proposed private driveway located between the north and south portions of the site connecting to Caven Street and St. Lawrence Avenue. The loading facility for the building is proposed at the southwest corner of the Phase 1 site.

## **Phase 2**

The Official Plan and Zoning By-law Amendment application for the south portion of the site proposes to amend the Official Plan and Site Specific By-law No. 748-2006 to permit residential uses and the development of two residential towers of 22 and 27 storeys on a four-storey podium with a total gross floor area of 43,876 m<sup>2</sup> (Phase 2). The two towers would be 69 m and 84 m in height and the building would contain a total of 558 units.

The towers would be located at the east and west ends of the site and have a separation distance of approximately 50 m. The 4 storey podium would include ground floor dwelling units along the south side, indoor amenity spaces, main lobby, loading area, bicycle parking and the underground parking ramp. A linear publicly accessible private open space of approximately 1,100 m<sup>2</sup> is proposed along the entire width of the site directly south of the podium building. The main lobby for Phase 2 would be centrally located between the two towers within the podium building. The lobby would have accesses to both the private open space to the south and the pick up/drop off area to the north. Green roofs are proposed on top of the 22 storey tower and on top of the podium building.

There are two vehicular accesses for Phase 2. Both accesses are proposed from the proposed private driveway between the Phase 1 and 2 developments. Three levels of underground parking are proposed. A total of 637 vehicle parking spaces and 424 bicycle parking spaces are proposed. Also proposed is the conveyance of land along the entire width of the southern limit of the site for a portion of a future public street.

## **Site and Surrounding Area**

The entire 1061 The Queensway site is located on the south side of The Queensway between Caven Street and St. Lawrence Avenue. The entire site is approximately 2.27 ha and is flat. There is an existing vacant warehouse building located on the site and also a sales office.

The northern portion of the site which is subject to the Phase 1 application is approximately 1.33 ha and has frontages of approximately 100 m on Caven Street, 127 m on The Queensway and 90 m on St. Lawrence Avenue. The southern portion of the site which is subject to the Phase 2 application is approximately 0.94 ha and has frontages of approximately 45 m on both Caven Street and St. Lawrence Avenue.

The applicant's submitted survey indicates there is an existing 6 m wide servicing easement located on the west side of the entire site running from The Queensway to the F.G. Gardiner Expressway.

The surrounding land uses are as follows:

North: The Queensway and a mix of commercial/retail uses with some having residential units above located on the north side of The Queensway.

South: Lands subject to SASP 6 and a one storey industrial building, with the F.G. Gardiner Expressway beyond.

East: A mix of commercial and industrial uses; and

West: Lands subject to SASP 6: two existing 12 storey residential buildings and two approved 24 storey residential buildings and a future public park.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

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 entire site is designated *Mixed Use Areas* on Map 15 – Land Use Plan, in the Official Plan and is subject to Site and Area Specific Policy 6. A portion of the site along The Queensway is identified as *Avenues* on Map 2 – "Urban Structure". The *Mixed Use Areas* designation permits a range of residential, commercial and institutional uses in single use or mixed use buildings.

The Plan includes development criteria for *Mixed Use Areas* that direct the form of development in this land use designation. The development criteria seek to: create high quality development; minimize impacts to adjacent neighbourhoods; enhance adjacent public streets, parks and open spaces; provide attractive, comfortable and safe pedestrian environments; and reduce automobile dependency. The proposal will be reviewed to achieve compliance with the development criteria.

## **Site and Area Specific Policy 6 (SASP 6)**

Site and Area Specific Policy 6 applies to the entire block of lands between The Queensway, the F. G. Gardiner Expressway, Zorra Street and St. Lawrence Avenue.

SASP 6 establishes development parcels, a public park and public road locations for the entire block. SASP 6 provides for mixed use development on the lands at a maximum gross density of 2.85 times the area of the lot, based on a residential density of up to 1.65 times the area of the lot and a commercial density of up to 1.2 times the area of the lot.

Although the Bills are yet to be enacted, City Council approved an Official Plan Amendment for the Remington lands that increases the maximum gross density for the SASP 6 lands to 3.0 times the lot area based on a residential density of up to 1.8 times the lot area and a commercial density of up to 1.2 times the area of the lot. That amendment would also increase the maximum number of residential units to 1,742.

SASP 6 envisions that Parcels 3 and 4 on the east portion will be developed for commercial uses, Parcels 1 and 2 for residential uses and Parcel 5 for a public park. Parcel 3 is the subject of these applications (see Attachment 5).

SASP 6 also contains a parkland dedication policy requiring that parkland be dedicated at a rate of 0.5 ha per 300 units, which can be provided by a combination of land and cash-in-lieu payments. Through the parkland dedication requirement for previous applications for Parcels 1 and 2, a 0.566 ha public park has been established on Parcel 5 as envisioned by SASP 6.

### **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>. These Guidelines will be used to evaluate the Phase 2 development proposal.

### **Zoning**

On May 9, 2013 City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. As this site was subject to an active planning application (previous Site Plan Control application) when the By-law was enacted, it is excluded from City-wide Zoning By-law 569-2013 and subject to the former City of Etobicoke Zoning Code.

Site Specific Zoning By-law No. 748-2006 applies to the lands at 1061 The Queensway. The site is zoned Limited Commercial –Avenues (AV). Permitted uses include retail stores and grocery store/supermarket. Residential uses are not permitted on the lands. Schedule 'B2' of By-law No. 748-2006 establishes two building envelopes and the building setback requirements on the lands from St. Lawrence Avenue and The Queensway. The By-law has provisions for a minimum building height of 7 m for commercial buildings.



## **Site Plan Control**

The site is subject to Site Plan Control approval. A Site Plan application has been submitted (File No. 14 240949 WET 05 OZ) for Phase 1, which is being reviewed concurrently with these applications. A Site Plan application has yet to be submitted for Phase 2.

## **Tree Preservation**

A Tree Inventory and Preservation Plan Report was submitted with both applications. City of Toronto By-laws provide for the protection of trees situated on both private and City property. The submitted report indicates that a total of 44 trees will require removal to accommodate the proposals, while a total of 6 trees may be preserved.

## **Reasons for the Applications**

An amendment to SASP 6 is required to increase the overall number of residential units and density permissions on the SASP 6 lands and also to permit residential uses on the south portion of the 1061 The Queensway lands (Parcel 3 of SASP 6).

An amendment to the Zoning By-law is required to modify the building envelope and some development standards of Site Specific Zoning By-law No. 748-2006 for Phase 1 and also to permit residential uses on the site and establish appropriate development standards for the proposed development of Phase 2.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with both applications:

- Planning Rationale
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Subsurface Investigations
- Stormwater Management Implementation Report
- Stage 1 Archaeological Assessment
- Geotechnical Investigation
- Urban Transportation Considerations
- Functional Servicing Implementation Report
- Tree Inventory and Preservation Plan Report
- Record of Site Condition
- Environmental Noise Feasibility Study

A Preliminary Pedestrian Level Wind Study, Shadow Study and Community Facilities and Services Inventory Report were also submitted with the Phase 2 application.

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

A Notification of Complete Application was issued on December 19, 2014 for Phase 1 and January 16, 2015 for Phase 2.

### **Issues to be Resolved**

The proposal for an additional 558 residential units would increase the gross density for the entire block of lands subject to SASP 6, increase the residential unit count for the block and introduce residential uses on lands currently intended to be developed with commercial uses in SASP 6.

Issues to be addressed include, but are not necessarily limited to:

- Determining the appropriateness of residential uses on Parcel 3 of SASP 6 and the additional density, building heights and massing, and impacts on the surrounding area;
- Conformity with Official Plan policies, including development criteria for *Mixed Use Areas*, the Built Form policies and Tall Building policies in Chapter 3 with respect to building height, massing, and articulation of the proposed buildings;
- Determining the appropriateness of residential uses on the lands in close proximity to the I.C1 (Class 1 Industrial) zoned lands to the east and south of the lands;
- Compliance with the City-Wide Tall Building Design Guidelines;
- Site design, organization and layout with respect to locations of vehicular access, relationship between the commercial and residential developments, loading, pedestrian circulation/connection to the public realm and landscape areas;
- Impact of the existing servicing easement on the site with respect to site design and building organization;
- Shadow impacts on the surrounding properties, The Queensway and the future park to the west;
- Noise impact on the proposed residential development;
- Review of proposed tree preservation measures;
- Determination of an appropriate land division mechanism to establish the parcels for each proposed development;
- Parkland dedication requirements of SASP 6;

- Adequacy of existing infrastructure to support the additional residential density and identification of required improvements;
- Transportation impacts arising from the additional residential density;
- Clarification of the number of retail units and floor plan layout for Phase 1; and
- Identification and securing of Section 37 benefits for the additional height and density should it be determined that the proposed increases are appropriate.

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

## **CONTACT**

Cynthia Owusu-Gyimah, Planner  
 Tel. No: (416) 394-2608  
 Fax No: (416) 394-6063  
 E-mail: cowusug@toronto.ca

## **SIGNATURE**

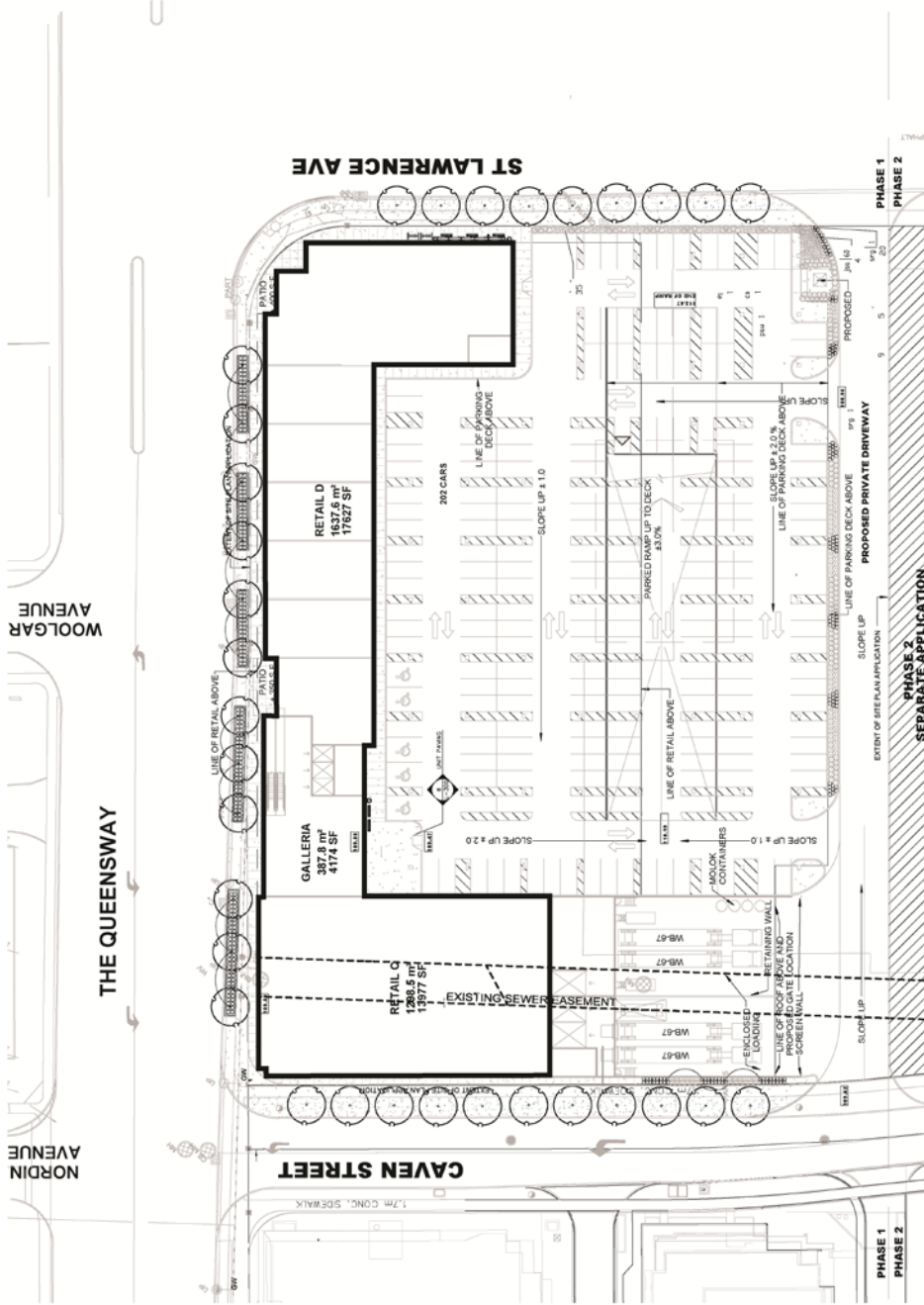
---

Neil Cresswell, MCIP, RPP  
 Director, Community Planning  
 Etobicoke York District

## **ATTACHMENTS**

- Attachment 1a: Site Plan – Phase 1
- Attachment 1b: Site Plan – Phase 2
- Attachment 2a: Perspective – Phase 1
- Attachment 2b: Perspective – Phase 2
- Attachment 3a: East and North Elevations – Phase 1
- Attachment 3b: West and South Elevations – Phase 1
- Attachment 3c: North and East Elevations – Phase 2
- Attachment 3d: West and South Elevations – Phase 2
- Attachment 4: Official Plan
- Attachment 5: Official Plan – Site and Area Specific Policy 6
- Attachment 6: Zoning
- Attachment 7a: Application Data Sheet – Phase 1
- Attachment 7b: Application Data Sheet – Phase 2

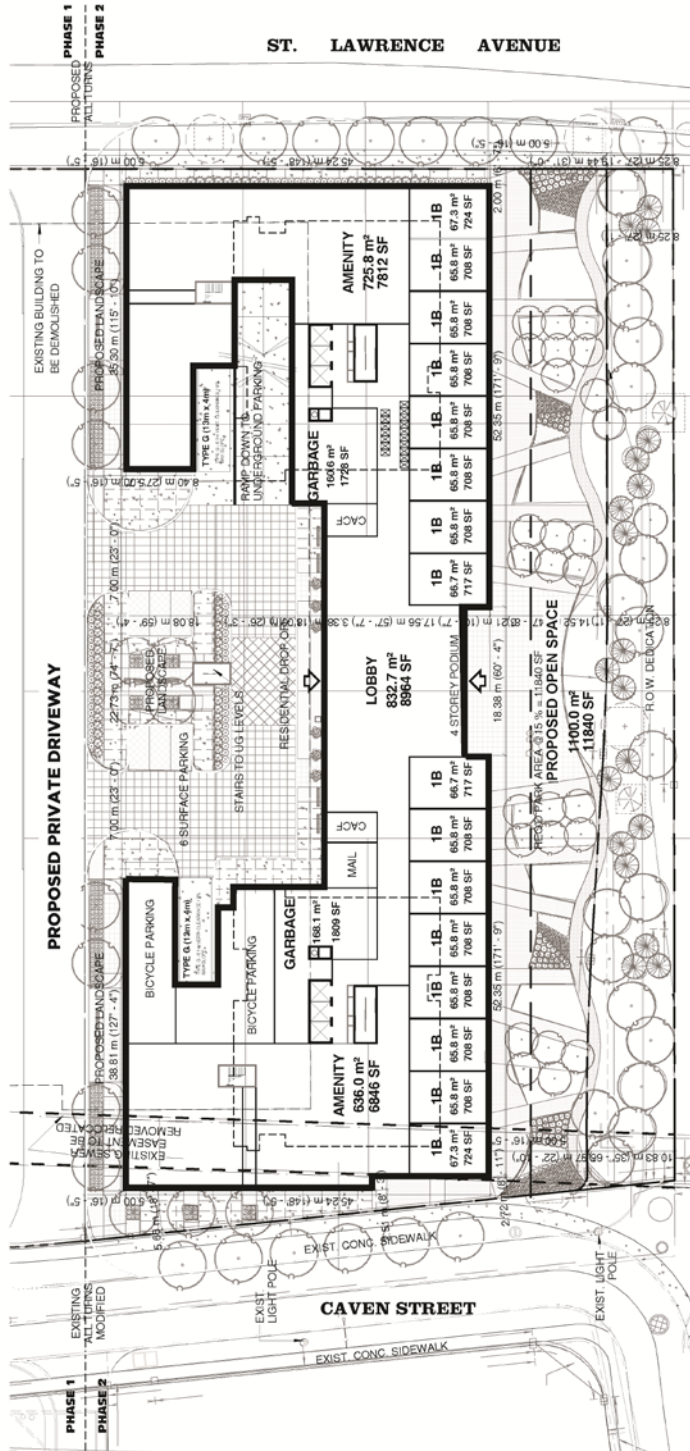
Attachment 1a: Site Plan – Phase 1



1061 The Queensway  
(Phase 1)  
File # 14 240942 WET 05 0Z

Site Plan  
Applicant's Submitted Drawing  
Not to Scale  
01/21/2015

# Attachment 1b: Site Plan – Phase 2



1061 The Queensway  
(Phase 2)

File # 14 241 637 WET 05 0Z

Site Plan  
Applicant's Submitted Drawing

Not to Scale  
01/23/2015



**Attachment 2a: Perspective – Phase 1**



**Rendered View from The Queensway**

Applicant's Submitted Drawing

Not to Scale  
01 / 16 / 2015

**1061 The Queensway  
(Phase 1)**

File # 14-240942 WET 05 0Z

**Attachment 2b: Perspective – Phase 2**



---

**Rendered View**

Applicant's Submitted Drawing

Not to Scale  
01/09/2015



**1061 The Queensway  
(Phase 2)**

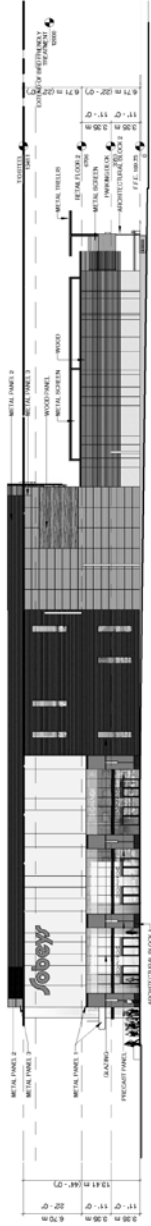
File # 14 241 637 WET 05 02

---

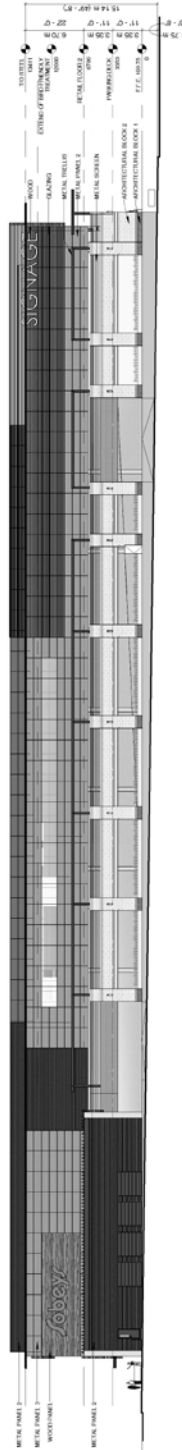




Attachment 3b: West and South Elevations – Phase 1



West Elevation



South Elevation

Elevations

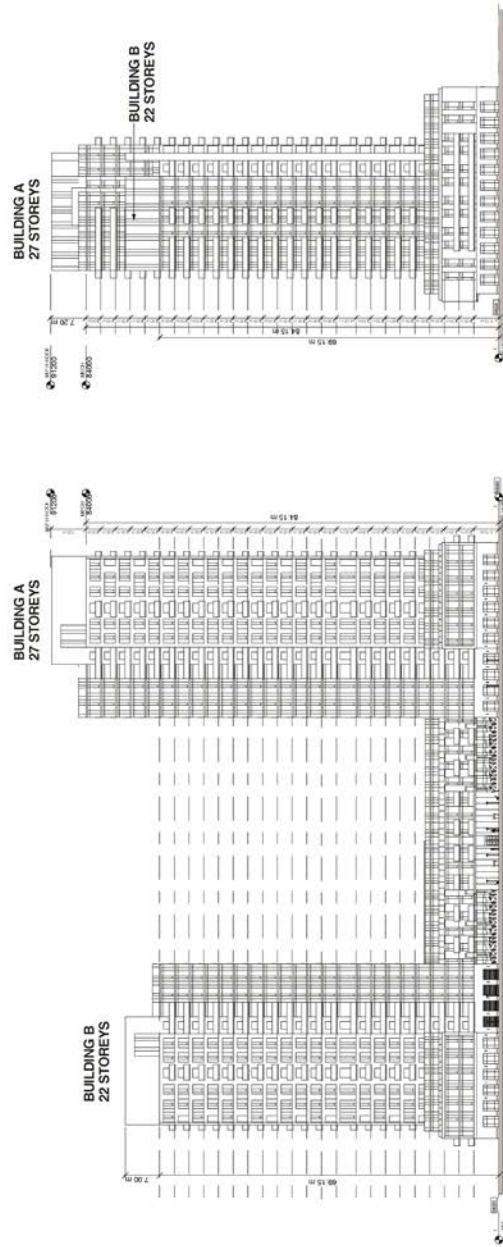
Applicant's Submitted Drawing

Not to Scale  
01 / 16 / 2015

1061 The Queensway  
(Phase 1)

File # 14 240942 WET 05 02

**Attachment 3c: North and East Elevations – Phase 2**



East Elevation

North Elevation

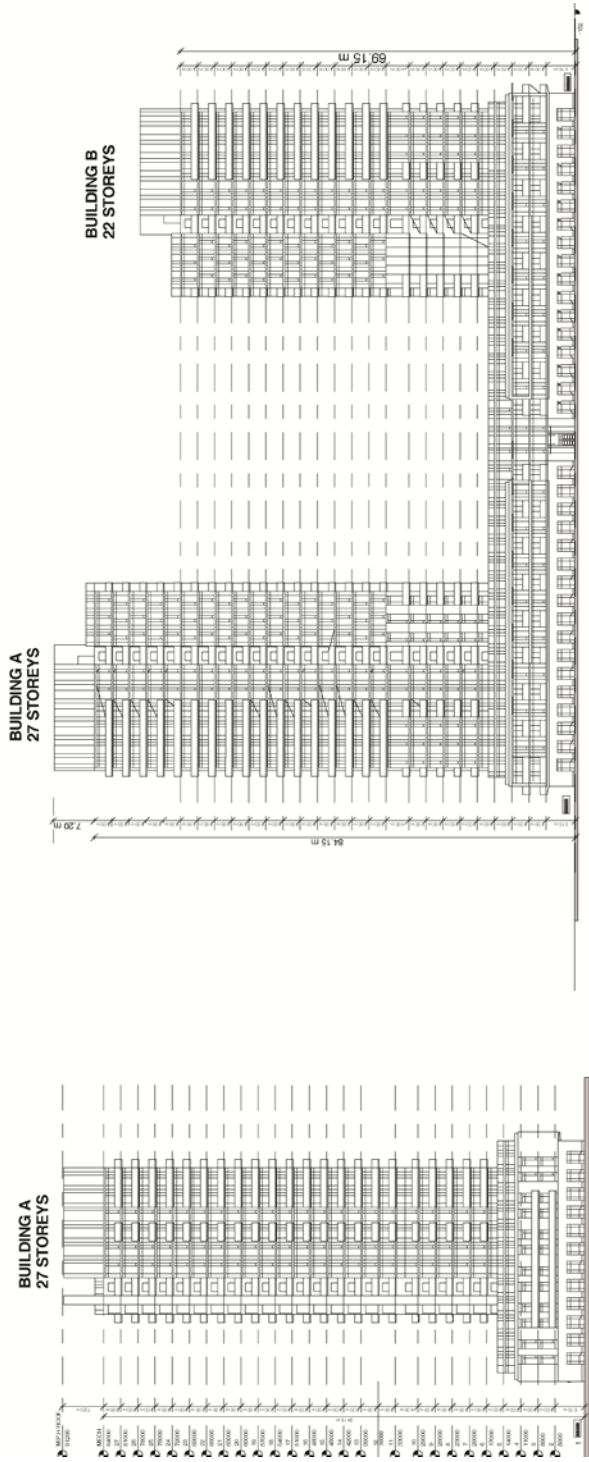
**1061 The Queensway  
(Phase 2)**

File # 14-241 637 WET 05 02

**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
01/09/2015

**Attachment 3d: West and South Elevations – Phase 2**



South Elevation

West Elevation

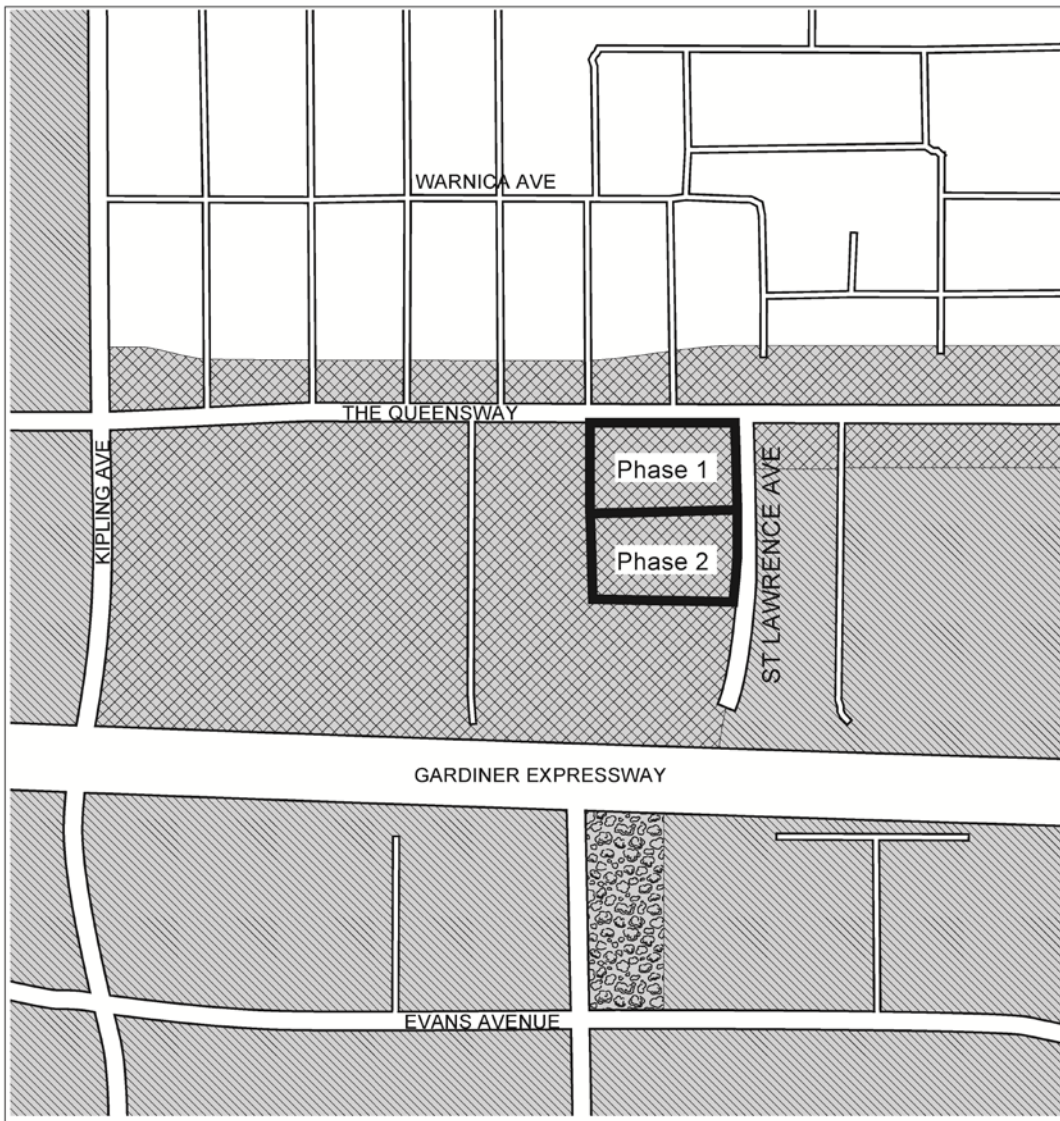
**1061 The Queensway  
(Phase 2)**

File # 14 241 637 WET 05 0Z

**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
01/09/2015







## Attachment 4: Official Plan



**Toronto** City Planning  
**Extract from Official Plan**

**1061 The Queensway (Phase 2)**

File # 14 240942 WET 05 0Z  
 File # 14 241637 WET 05 0Z

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

↑  
 Not to Scale  
 01/22/2015

## Attachment 5: Official Plan – Site and Area Specific Policy 6

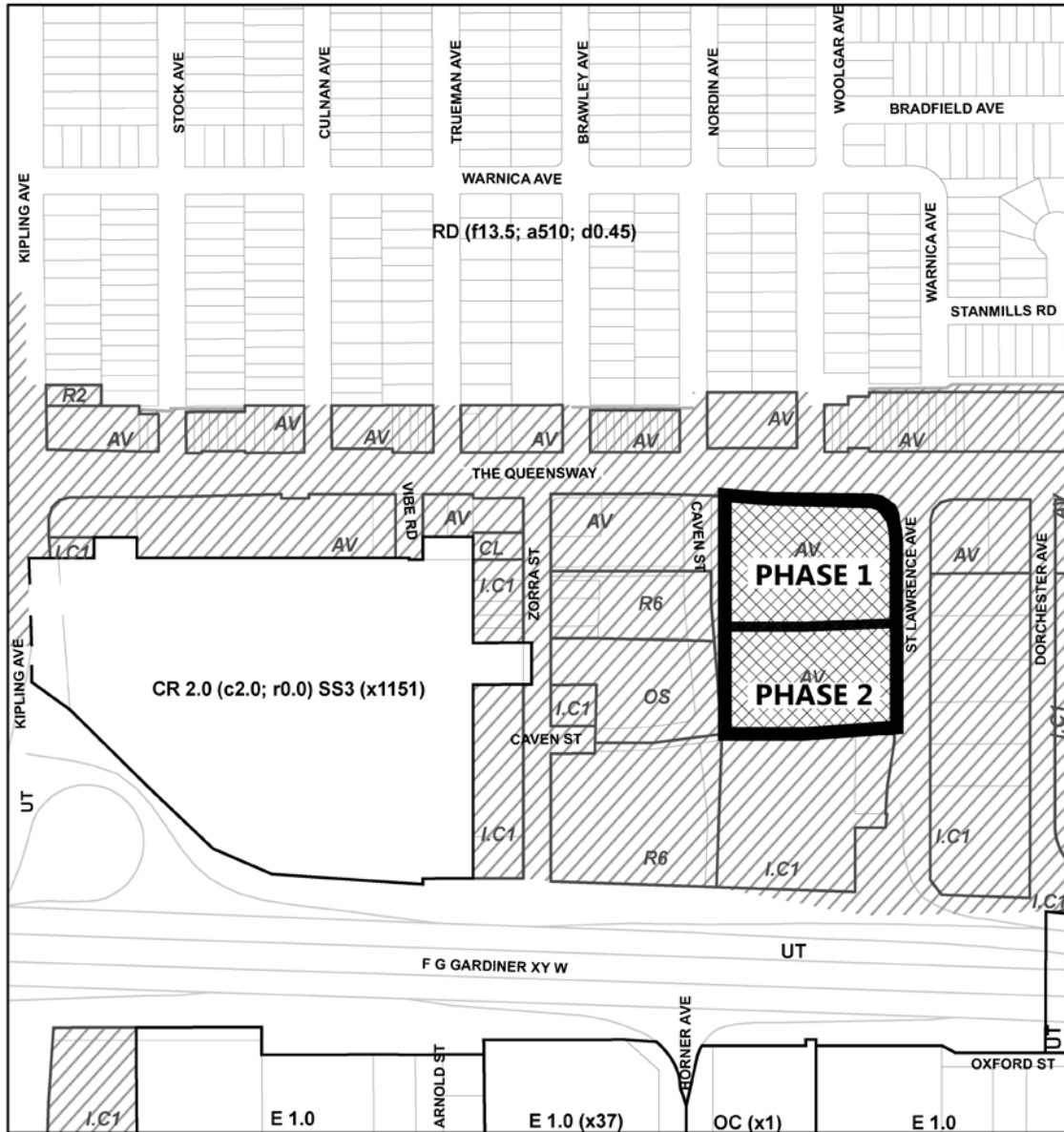
### 6 South Side of The Queensway, Between Zorra Street and St. Lawrence Avenue, North of the Gardiner Expressway

- (a) A mixed development with up to 1,270 units, 83 722 square metres of commercial space, and 0.89 hectare of parks is permitted. The development concept provides for residential uses on the west portion of the lands, near Zorra Street (Parcels 1 and 2) and commercial uses to the east adjacent to St. Lawrence Avenue (Parcels 3 and 4). Parcel 5 is proposed for public parkland;





- (b) The “ultimate” gross density for the lands is a maximum of 2.85 times the lot area, based on a residential density of up to 1.65 times the lot area and a commercial density of up to 1.2 times the lot area. The site area used to calculate gross density may include the lands dedicated as public roads and parks. The residential and commercial density caps may be exceeded on individual development parcels provided that the overall density cap is not exceeded at full build-out;
- (c) Rezoning application for individuals properties may be based on the “ultimate” density. Where the full density allowed by this policy cannot be used within a property being rezoned, the residential density may be transferred to other properties within the area. Such surplus density would be added to the receiving property when it is rezoned;
- (d) The alternative parkland dedication rate for the residential development will be a minimum of 0.5 hectare per 300 units. The parkland dedication may be a combination of land and cash-in-lieu payments; and
- (e) A special provision shall be contained in the Zoning By-law prohibiting dwelling units and recreational space on Block 2 within 60 metres from Block 4 as set out in the By-law until such time as further environmental studies are completed demonstrating acceptable compatibility between the residential units and/or recreational space on Block 2 and the industrial use on Block 4.


## Attachment 6: Zoning



**Toronto** City Planning  
**Zoning By-law 569-2013**

**1061 The Queensway**  
 File # 14 204942 WET 05 02  
 File # 14 241637 WET 05 02

 Location of Application	 See Former Zoning Code of the City of Etobicoke V131
<b>RD</b> Residential Detached	<b>R2</b> Residential Second Density
<b>CR</b> Commercial Residential	<b>R6</b> Residential Sixth Density
<b>E</b> Employment Industrial	<b>AV</b> Limited Commercial - Avenue
<b>UT</b> Utility and Transportation	<b>CL</b> Commercial Limited
	<b>I.C1</b> Industrial Class 1

  
 Not to Scale  
 Extracted 01/16/2015

## Attachment 7a: Application Data Sheet – Phase 1

Application Type	Rezoning	Application Number:	14 240942 WET 05 OZ
Details	Rezoning, Standard	Application Date:	October 21, 2014

Municipal Address: 1061 THE QUEENSWAY  
 Location Description: PLAN 1051 LOTS 4 TO 12 & 41 TO 49 PT LOTS 1 2 3 13 40 50 51 & 52 PT CROFTON AVE CLOSED \*\*GRID W0507  
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of a two storey, 11,184 m<sup>2</sup> commercial building with above grade parking garage (Phase 1).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED			1469191 ONTARIO LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 6
Zoning:	Limited Commercial –Avenues (AV)	Historical Status:	
Height Limit (m):	7	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	13,300	Height:	Storeys:	2
Frontage on The Queensway (m):	127.26		Metres:	15.14
Depth (m):	91.4			
Total Ground Floor Area (sq. m):	3,475			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	415
Total Non-Residential GFA (sq. m):	11,184		Loading Docks	4
Total GFA (sq. m):	11,184			
Lot Coverage Ratio (%):	15			
Floor Space Index:	0.86			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m): 11,184	0
1 Bedroom:	0	Office GFA (sq. m): 0	0
2 Bedroom:	0	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 0	0
Total Units:	0		

**CONTACT: PLANNER NAME: Cynthia Owusu-Gyimah, Planner, 416-394-2608**

**Attachment 7b: Application Data Sheet – Phase 2**

Application Type      Official Plan Amendment & Rezoning      Application Number:      14 241637 WET 05 OZ  
 Details      OPA & Rezoning, Standard      Application Date:      October 22, 2014  
 Municipal Address:      1061 THE QUEENSWAY  
 Location Description:      PLAN 1051 LOTS 4 TO 12 & 41 TO 49 PT LOTS 1 2 3 13 40 50 51 & 52 PT CROFTON AVE CLOSED \*\*GRID W0507  
 Project Description:      Proposed amendments to the Official Plan and Etobicoke Zoning Code to permit the development of two residential towers of 22 and 27 storeys above a 4 storey podium. The building would contain 558 apartment units and 637 parking spaces in a three level underground parking garage.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED			1469191 ONTARIO LIMITED

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 6
Zoning:	Limited Commercial –Avenues (AV)	Historical Status:	
Height Limit (m):	7	Site Plan Control Area:	Yes

**PROJECT INFORMATION**

Site Area (sq. m):	9,438	Height:	Storeys:	27
Frontage on St. Lawrence Avenue (m):	45		Metres:	69 and 84
Entire Site Depth (m):	73			
Total Ground Floor Area (sq. m):	3,893		<b>Total</b>	
Total Residential GFA (sq. m):	43,876		Parking Spaces:	637
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	0			
Lot Coverage Ratio (%):	17			
Floor Space Index:	4.6			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN (upon project completion)**

		<b>Above Grade</b>	<b>Below Grade</b>
Tenure Type:			
Rooms:	Residential GFA (sq. m):	43,876	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	434	Office GFA (sq. m):	0
2 Bedroom:	124	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	558		

**CONTACT:      PLANNER NAME:      Cynthia Owusu-Gyimah, Planner, 416-394-2608**