

**759 - 763 Queen Street East - Zoning Amendment  
Application - Preliminary Report**

<b>Date:</b>	December 10, 2014
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 30 – Toronto-Danforth
<b>Reference Number:</b>	14 223583 STE 30 OZ

**SUMMARY**

This application proposes a 6-storey, mixed-use development with retail uses at grade and 29 residential units at 759-763 Queen Street East. A total of 11 parking spaces are proposed.

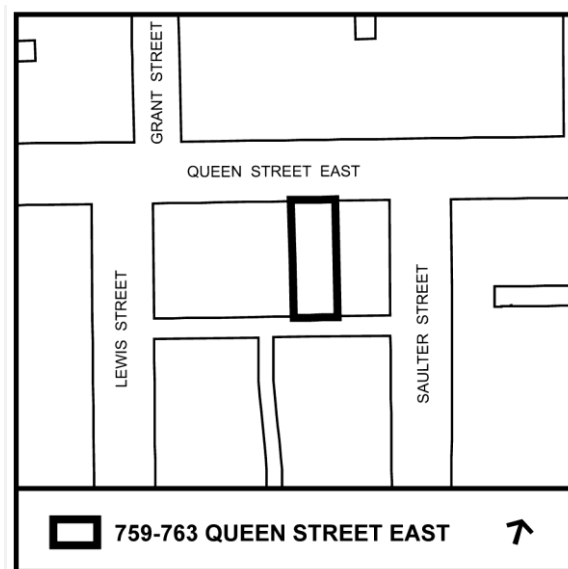
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Consultation Meeting is anticipated to be held in spring 2015. The final report is targeted for the fourth quarter of 2015. 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 759-763 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held on May 22, 2014, with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to construct a 6-storey mixed-use building with 29 residential dwelling units and retail uses at grade. The proposed building would have a gross floor area of approximately 2,875 square metres, of which 235 square metres would be allocated to retail uses at grade. The overall height of this building is 19.5 metres with a 1.8 metre mechanical penthouse for a total height of 21.3 metres and the proposed density would be 4.90 times the lot area. 11 parking spaces are proposed to serve this development within a parking stacker system at the rear of the building off the public lane.

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 side of Queen Street East, east of Broadview Avenue, mid-block between Lewis Street to the west and Saulter Street to the east. June Callwood Way, a public lane, runs along the south limit of the subject site. The 14.9 metre wide site is comprised of three contiguous lots, 759, 761 and 763 Queen Street East, and has an overall area of approximately 586 square metres.

The subject site is currently occupied by three 2-storey buildings, each with ground floor retail space and a residential unit on the second floor. The existing buildings would be demolished with this proposal. Uses surrounding the site include:

North: There are primarily 2- and 3-storey buildings that have a mix of residential and retail uses along Queen Street East. Further north are low density neighbourhoods, primarily with detached houses, semi-detached houses and row-houses.

- South: A public lane, June Callwood Way, is immediately south of the site. Beyond the lane are low density neighbourhoods, primarily with detached houses, semi-detached houses and row-houses fronting on both Saulter Street and Lewis Street.
- East: Ralph Thornton Centre, a City owned community centre. Further east is a parking lot and a 3-storey building with a mix of residential and retail uses.
- West: There are 2-storey buildings that have a mix of residential and retail uses, in addition to a 4-storey mixed use development at 747 Queen Street East.

## **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 identified as an *Avenue* the Urban Structure map (Map 2) of the Official Plan. The site is subject to Section 2.2.3 regarding reurbanizing the *Avenues*, which describes *Avenues* as "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".

Policy 3 of Section 2.2.3 permits development on the *Avenues* prior to an Avenue Study, provided the development is consistent with all of the policies of the Plan. Such development applications are required to be accompanied by an Avenue Segment Review, 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*. The applicant has not submitted an Avenue Segment Review to date.

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:

- 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.

## **Zoning**

The site is zoned MCR T2.5 C2.0 R2.0 in the former City of Toronto Zoning By-law 438-86 and CR 2.5 (c2.0; r2.0) SS2 (x2294) in the City of Toronto Zoning By-law 569-2013. This zone 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 2.0 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. An application for Site Plan Control (14 223587 STE 30 SA) has been submitted and is being reviewed concurrently with the subject application.

## **Tree Preservation**

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

## **Queen Street East Heritage Conservation District Study.**

The subject site is within the study area for the Queen Street East Heritage Conservation District Study.

In September 2006, Toronto City Council authorized Queen Street East between the Don Valley Parkway and the CN Railway for a Heritage Conservation District Study. Furthermore, in October 2012, City Council prioritized the same portion of Queen Street East as one of five high priority areas requiring a Heritage Conservation District Study.

The study is currently underway.

## **Reasons for the Application**

A rezoning application is required to permit the height and density proposed by the applicant, as well as a reduction in the number of required parking spaces. Additional areas of non-compliance with the Zoning By-law will be assessed as the review of the application advances.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Plan of Survey
- Topographical Survey
- Concept Plan (Site and Landscape Plan)
- Architectural Plans, Elevations, Sections and Renderings
- Planning Rationale
- Sun/Shadow Study
- Functional Servicing Plan
- Waste and Recycling Study
- Parking and Loading Study
- Arborist Report
- Toronto Green Standards Checklist

A Notification of Incomplete Application issued on October 7, 2014 identifies the outstanding material required for a complete application submission as follows:

- Avenue Segment Review Study
- Heritage Impact Assessment
- Stormwater Management Report

### **Issues to be Resolved**

The following issues have been identified during the preliminary review of this application, and will require further examination:

- The acceptability of forthcoming studies;
- The appropriateness of this proposed development within the Queen Street East Heritage Conservation District Study Area;
- The impact of the development to the listed heritage property immediately adjacent to the proposed development;
- The appropriateness of the density of the proposed development;
- The appropriateness of the height and massing of the proposed development;
- The transition between the proposed development to properties designated *Neighbourhood* in the Official Plan;
- The appropriateness of the front facade of the building compared to the prevailing street wall along Queen Street East;
- The appropriateness of proposed setbacks for dwelling unit windows;
- The location, provision and access to loading, bicycle and vehicular parking spaces for the proposed residential and commercial uses;
- The location and amount of interior and exterior amenity space; and
- The sun and shadow impacts of the proposed development.

The Toronto Green Standards 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**

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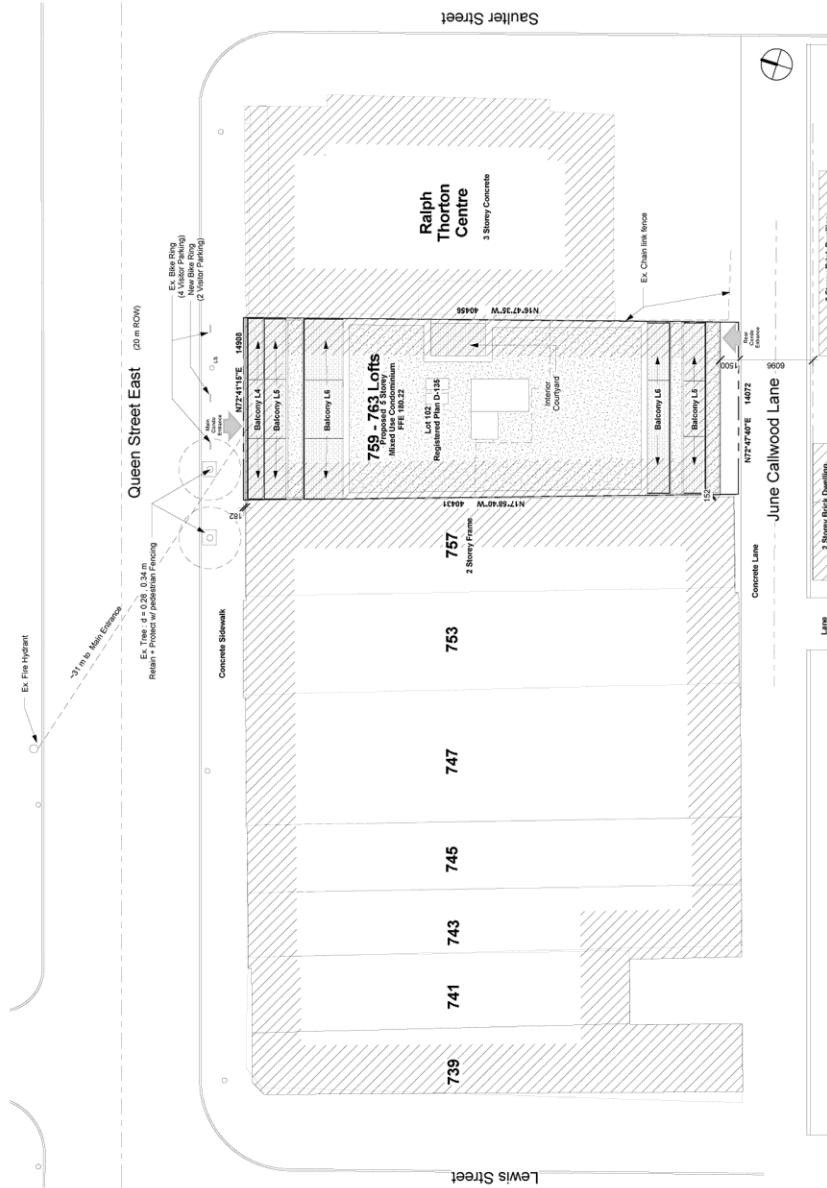
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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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



**759-763 Queen Street East**

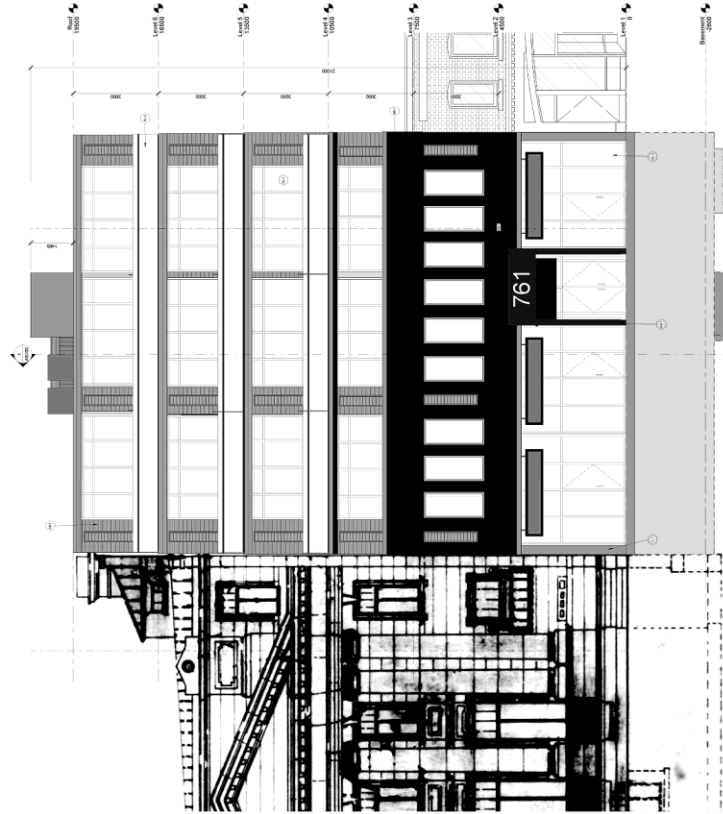
**Site Plan**  
 Applicant's Submitted Drawing

Not to Scale  
 12/09/2014

File # 14 223583 STE 30 0Z



**Attachment 2: North Elevation**



North Elevation

**Elevations**

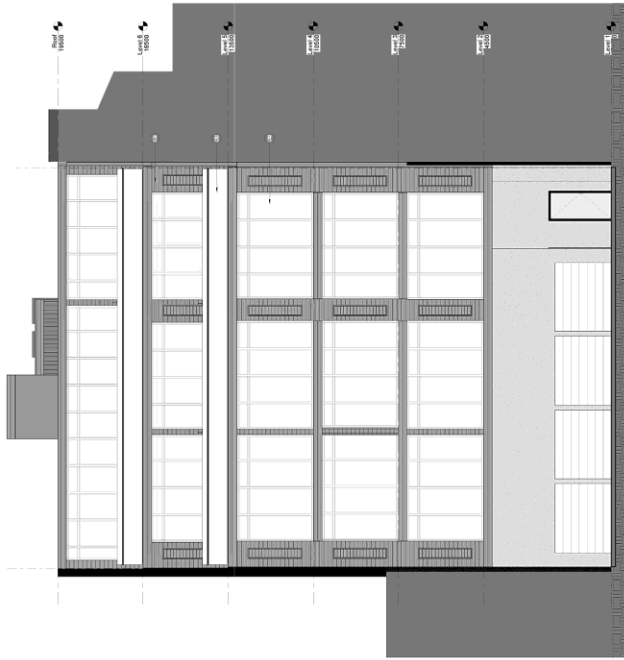
Applicant's Submitted Drawing

Not to Scale  
12/09/2014

**759-763 Queen Street East**

File # 14 223583 STE 30 02

**Attachment 3: South Elevation**



South Elevation

**Elevations**

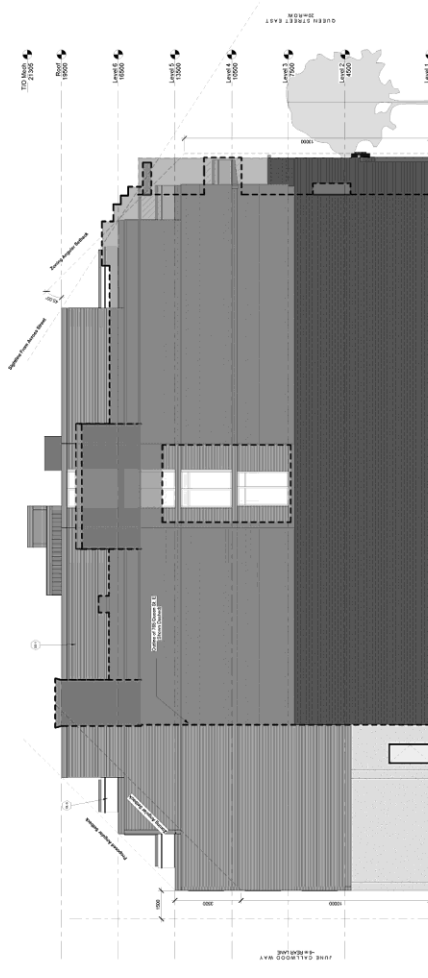
Applicant's Submitted Drawing

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759-763 Queen Street East

File # 14 223583 STE 30 0Z

**Attachment 4: East Elevation**



East Elevation

**Elevations**

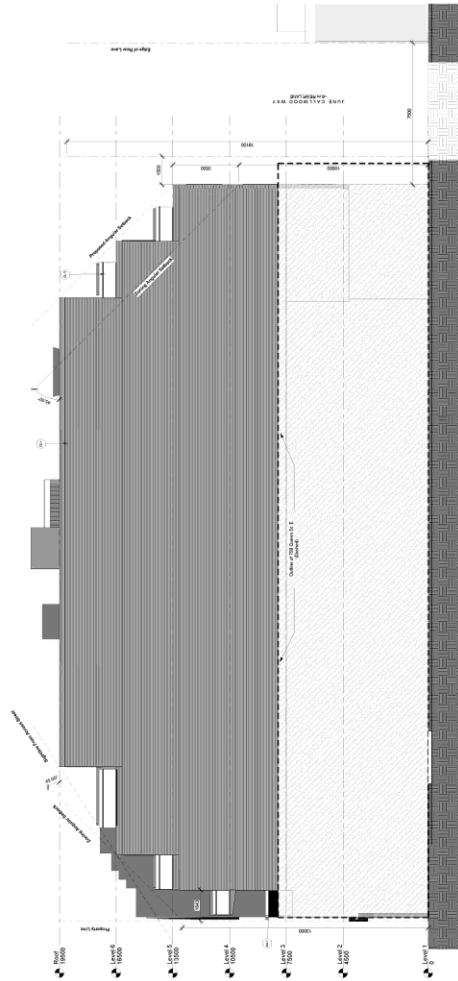
Applicant's Submitted Drawing

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12/09/2014

**759-763 Queen Street East**

File # 14 223583 STE 30 02

**Attachment 5: West Elevation**



West Elevation

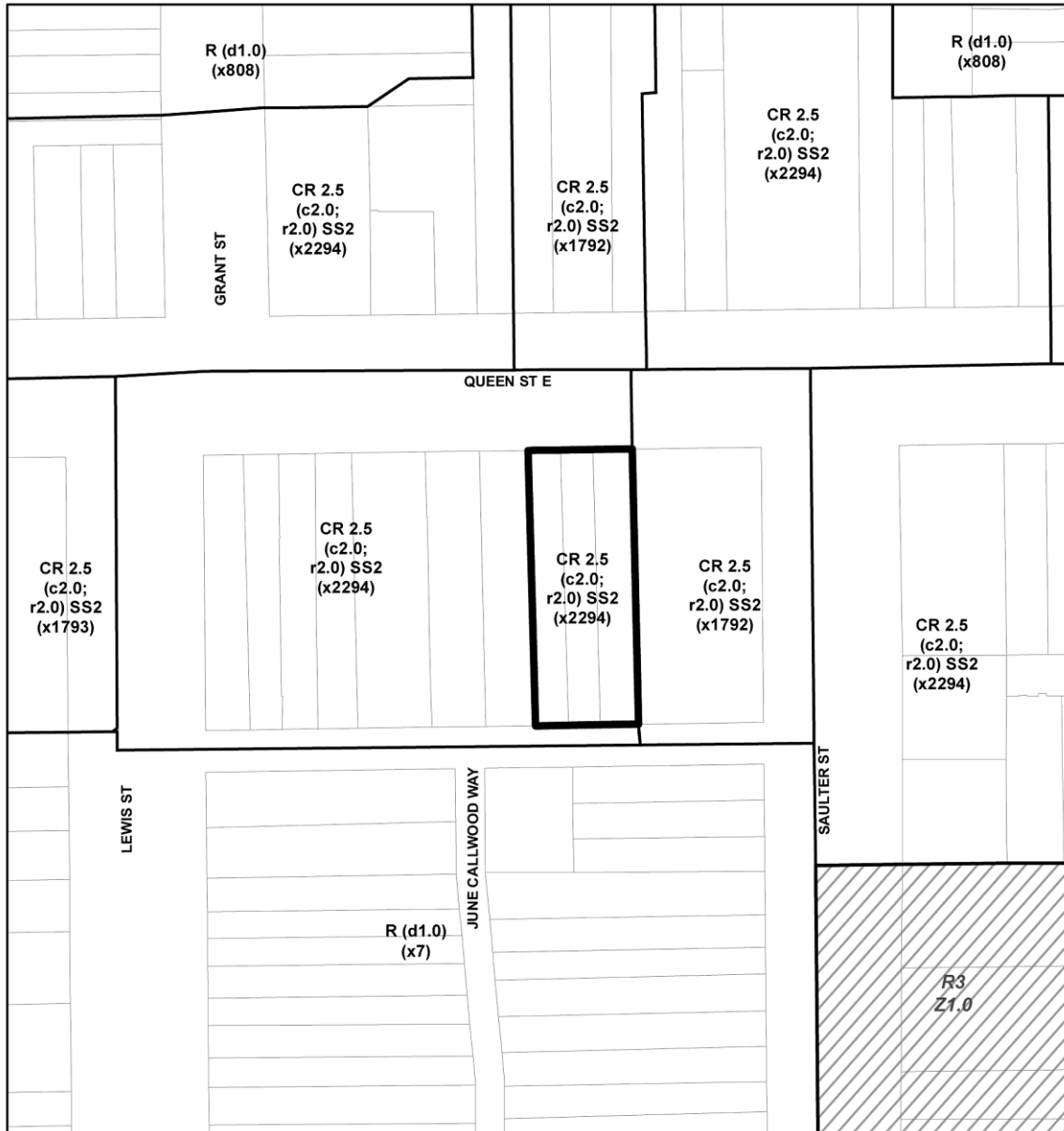
**759-763 Queen Street East**

**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
12/09/2014

File # 14 223583 STE 30 0Z

## Attachment 6: Zoning



**Zoning By-law 569-2013**

**759-763 Queen Street East**

File # 14 223583 STE 30 0Z



Location of Application



See Former City of Toronto Bylaw No. 438-86

R

Residential

CR

Commercial Residential

I2

Industrial District

R3

Residential District



Not to Scale  
Extracted: 12/12/2014

### Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	14 223583 STE 30 OZ
Details	Rezoning, Standard	Application Date:	September 17, 2014

Municipal Address: 763 QUEEN ST E  
 Location Description: PLAN D135 PT LOT 102 \*\*GRID S3012  
 Project Description: Rezoning application for a 6-storey (19.5 metre) mixed-use building containing commercial uses on the ground floor and 29 residential units above. 11 parking spaces are proposed in a parking sorter system with access via June Callwood Way to the rear of the property. The proposal is also subject to Site Plan Application No. 14 223587 STE 30 SA, which is being processed concurrently with this application.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
COLIN CLAXTON			WHW PROPERTY DEVELOPMENT CORP

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T2.5 C2.0 R2.0	Historical Status:
Height Limit (m):	14	Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	586	Height:	Storeys:	6
Frontage (m):	14.9		Metres:	21.3
Depth (m):	40.5			
Total Ground Floor Area (sq. m):	453.6			<b>Total</b>
Total Residential GFA (sq. m):	2638		Parking Spaces:	11
Total Non-Residential GFA (sq. m):	235		Loading Docks	0
Total GFA (sq. m):	2873			
Lot Coverage Ratio (%):	77			
Floor Space Index:	4.9			

#### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	3
1 Bedroom:	24
2 Bedroom:	2
3 + Bedroom:	0
Total Units:	29

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

	Above Grade	Below Grade
Residential GFA (sq. m):	2638	0
Retail GFA (sq. m):	235	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT:**      **PLANNER NAME:**      **Angela Stea, Senior Planner**  
**TELEPHONE:**      **416-392-7215**