

**1001, 1007, 1011 and 1037 The Queensway
Zoning By-law Amendment Application - Preliminary
Report**

Date:	March 14, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	15 264792 WET 05 OZ

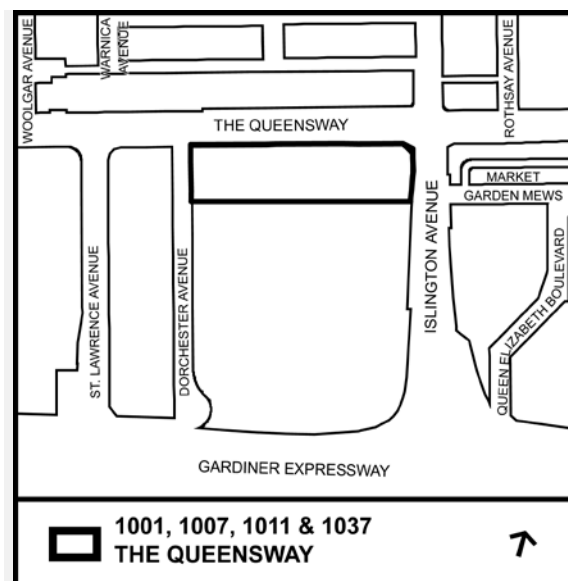
SUMMARY

This application proposes to amend the Etobicoke Zoning Code to permit a mixed use development at 1001, 1007, 1011 and 1037 The Queensway. The proposal would include four residential buildings situated on two 4-storey podiums (two buildings per podium) having a total of 588 residential units. Three of the buildings would be 12 storeys in height (including podiums) and the building closest to the intersection of Islington Avenue and The Queensway would be 20 storeys in height (including the podium). The proposal also includes 2,635 m² of commercial/retail space at grade, an underground parking garage and a public parkland component. Vehicular access is proposed via the existing driveway from The Queensway and a new driveway from Dorchester Avenue.

The four existing commercial buildings (three restaurants and one bank) would be demolished. The Cineplex Theatre lands to the south are not part of this application.

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 scheduled by staff in consultation with the



Ward Councillor is intended to be held in the second quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider this application is targeted for the fourth quarter of 2016. This target assumes 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 1001, 1007, 1011 and 1037 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 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 objective 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.

On February 12, 2016, the applicant obtained Final and Binding Committee of Adjustment conditional approval (File #B52/15EYK) to sever the Cineplex Theatre lands at 1025 the Queensway from the northern portion of the site (1001, 1007, 1011 and 1037 The Queensway) and to create various easements/right-of-ways for the site. The applicant must fulfill the approval conditions within a one-year period in order to receive a Certificate of Consent which will formerly sever the subject lands from the Cineplex Theatre lands.

Official Plan Amendment 231 (OPA 231) contains new economic policies and new policies and designations for Employment Areas as part of the Official Plan and Municipal Comprehensive Review. The Minister of Municipal Affairs and Housing issued his decision on OPA 231 on July 9, 2014 to approve the OPA with some modifications. The Minister's decision has been appealed to the Ontario Municipal Board

(OMB). On June 22, 2015, the OMB issued an order partially approving OPA 231. There is still an outstanding OMB appeal relating to the Cineplex Theatre lands. The owners submitted a conversion request through the Municipal Comprehensive Review seeking to redesignate the Cineplex site from *Employment Areas* to *Mixed Use Areas*. This conversion request was not approved by City Council or the Minister of Municipal Affairs and Housing and the owners subsequently appealed the decision to the Ontario Municipal Board.

Pre-Application Consultation

A pre-application consultation meeting was held on June 22, 2015 with the applicant to discuss complete application submission requirements. A mixed use development concept consisting of four residential condominium buildings (20, 12, 12, and 20 storeys respectively) having 537 residential units, retail uses at grade, underground parking and two open space areas was discussed.

Issues identified by Planning staff included: Official Plan conformity; site organization; built form; building heights; building setbacks; the provision of public parkland; streetscape improvements; pedestrian and vehicular circulation; and parking. Planning staff also advised that the proposal would be reviewed within the context of The Queensway Avenues Study.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the Etobicoke Zoning Code (Site Specific By-law No. 514-2003) to permit a mixed use development. The proposal would include four residential buildings situated on two 4-storey podiums (two buildings per podium) having a total of 588 residential units (see Attachment 1: Site Plan). Buildings A, B, and C would be 12 storeys and 47.01 m in height (including mechanical penthouses). Building D, located on the northeast corner of the site, would be 20 storeys and 71.52 m in height (including the mechanical penthouse). Buildings A and B propose floor plate sizes of 708 m² and buildings C and D propose floor plate sizes of 784 m². The four existing commercial buildings (three restaurants and one bank) would be demolished.

The proposed buildings would have ground floor retail/commercial uses fronting The Queensway. There would be 2,635 m² of commercial/retail gross floor area and 41,483 m² of residential gross floor area. The development would have a Floor Space Index of 3.37 times the area of the lot. The main entrances to the buildings are proposed to the rear of the commercial/retail units which would be interior to the site and accessed from a private driveway. The main first floor and mezzanine would have a height of 5.92 m.

A total of approximately 2,969 m² of floor area is proposed for indoor and outdoor amenities. Approximately 3,519 m² of green roof space is proposed. The proposal would also include 1,343 m² of open space in the centre of the lands fronting The Queensway to be conveyed to the City as parkland.

Vehicular access to the site would be provided from the existing private driveway access from The Queensway as well as a proposed private driveway from Dorchester Avenue. Two levels of underground parking are proposed which would span below the entire subject lands and contain a total of 591 parking spaces (475 residential and 116 visitor/commercial spaces). Access to the underground parking garage and the loading spaces is proposed at the rear of the site. There would be 26 commercial surface parking spaces located on the adjacent Cineplex Theatre parking lot to accommodate the commercial uses proposed on this site. A total of 442 residential bicycle spaces and seven commercial bicycle spaces are proposed.

Site and Surrounding Area

The site is located on the south side of The Queensway, at the southwest corner of The Queensway and Islington Avenue. The site currently contains three restaurants and a bank.

The subject site is generally flat and rectangular in shape. The site has a frontage of approximately 231 m on The Queensway and a total area of 1.31 ha.

The surrounding land uses are as follows:

North: Two connected 10-storey residential condominium buildings with commercial uses at grade on The Queensway, beyond which are single detached dwellings.

East: Islington Avenue, a retail store and 3-storey townhouses (east of Islington Avenue).

South: The Queensway Cineplex Theatre and associated parking, beyond which is the Fred Gardiner Expressway.

West: Dorchester Avenue and low-rise commercial buildings.

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 policy 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 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* on Map 15 - Land Use Plan (see Attachment 3) and is located on an Avenue on Map 2 - Urban Structure in the Toronto Official Plan.

According to Section 4.5 of the Official Plan, *Mixed Use Areas* are made up of a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. *Mixed Use Areas* policies establish a number of site related development criteria that must be met. The development criteria within the *Mixed Use Areas* Policies are supplemented by additional development criteria outlined in the Built Form Policies in Section 3.1.2 of the Official Plan.

The Built Form Policies emphasize 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 that will respect the character of the surrounding area.

Avenues are identified as areas of growth and reurbanization in Section 2.2.3 of the Plan, where an Avenue Study is to be undertaken for segments of Avenues to facilitate and shape growth. The site is in The Queensway Avenues Study Area for which an Avenues Study was completed and adopted by City Council in 2003. The Queensway Avenues Study was implemented through Zoning By-law Amendment No. 514-2003.

Mid-Rise Design Guidelines

Toronto City Council on July 6, 7, and 8, 2010, adopted the recommendations of the 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 *Neighbourhoods* 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.

Although the Queensway Avenue Study is the prevailing policy document, the applicability of the Mid-Rise Design Guidelines will be evaluated through the review of this application.

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>

In their current form, all four towers of the proposal are deemed to be tall buildings. The appropriateness of this built form and the applicability of the Tall Building Design Guidelines will be evaluated through the review of this application.

Zoning

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board. Zoning By-law 569-2013 does not apply to this site as site-specific zoning was established through the Avenues Study.

The site is subject to the former City of Etobicoke Zoning Code as amended by Site Specific By-law No. 514-2003, By-law No. 191-2006 and By-law No. 1288-2013. The subject site is zoned Limited Commercial Avenues (AV) and abuts the Class 1 Industrial Zone (IC.1) to the south (see Attachment 4 – Zoning).

The AV zoning permits retail, offices, apartments and townhouses. The existing development standards for the land include a maximum height of 21 m (6 storeys) and 27 m (8 storeys) applicable to the northeast corner of the site. The maximum permitted Floor Space Index is 3.0 times the lot area.

Site Plan Control

A Site Plan Control Application is required for the proposed development but has not been submitted by the applicant.

Parkland

Parks, Forestry and Recreation staff advise that the total parkland dedication required is 1,848 m² as this proposal is located on an *Avenue* in the Official Plan and is subject to the alternate dedication rate as per Chapter 415, Article III of the Toronto Municipal Code. Staff also advise that the owner would be required to convey the park portion of the development site for public parkland purposes. Further, staff require the parkland dedication be satisfied through the dedication of land rather than a combination of land and cash in lieu of land.

Tree Preservation

A Tree Protection and Removal Plan was submitted with the application. City of Toronto By-laws provide for the protection of trees situated on both private and City property. The submitted Plan indicates that five protected private trees would require removal to

accommodate the proposal, while five City-owned trees would be preserved. An "Application for Permit to Destroy Privately Owned Trees" has not yet been submitted.

Reasons for the Application

An amendment to the former City of Etobicoke Zoning Code (Site Specific Zoning By-law 514-2003) is required as the proposal does not comply with the zoning performance standards with respect to: building heights; total density (Floor Space Index); mechanical penthouse size; number of parking spaces; main building entrances; and loading space dimensions. An amendment is required to establish appropriate development standards for the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Functional Servicing and Stormwater Management Report;
- Transportation Impact Study;
- Arborist Report;
- Geotechnical Study;
- Sun/Shadow Study;
- Community Services and Facilities Study; and
- Draft Zoning By-law.

The Toronto Green Standard Checklist was also 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 February 16, 2016.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Issues identified on a preliminary basis include, but are not necessarily limited to:

- Determining the appropriateness of additional density, building heights and massing, and impacts on the surrounding area;
- Conformity with the Official Plan policies, including development criteria for *Mixed Use Areas*, and the Built Form policies in Chapter 3 with respect to building height, massing, fit within the surrounding area or planned context and articulation of the proposed buildings;

- The recommendations of The Queensway Avenues Study and compliance with implementing Zoning By-law No. 514-2003 which established a height limit of 6 storeys (21 m) and 8 storeys (27 m);
- Consideration of the Mid-Rise Design Guidelines as supplementary to The Queensway Avenues Study;
- Appropriateness of the proposed tall buildings within the context of the Avenue Study and the existing mid-rise buildings in the surrounding area;
- Applicability of the Tall Building Design Guidelines;
- Site design, organization and layout with respect to building setbacks from the streets and property lines, locations of the main building entrances, height of the first floor mezzanine level, vehicular site access, locations of the parking ramp/access to the underground parking garage, parking spaces, loading space dimensions, landscape areas, pedestrian circulation and connections to the public realm;
- Shadow and pedestrian wind comfort on The Queensway, surrounding properties, and the future public park;
- Tree removal and preservation measures;
- Parkland dedication requirements as per the alternate dedication rate in Chapter 415, Article III of the Toronto Municipal Code;
- Servicing connections and adequacy of existing municipal infrastructure to support the additional residential density;
- Transportation impacts arising from the additional residential density;
- Clarification of the arrangement of indoor amenity space for Building A and Building C;
- Public art for the development and the applicant's participation in the Percent for Public Art Program and its Guidelines;
- Provisions for larger residential dwelling units suitable for a broader range of households, including families with children, and rental units (affordable and/or mid-range) to support a full range of housing and affordability;
- Adequacy of existing community services and facilities required to serve the residents of the development; and

- Should the application be recommended for approval, identification of appropriate community benefits under Section 37 of the *Planning Act*, as a result of the proposed increase in height and density of the proposal.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: South Elevation

Attachment 2b: North Elevation

Attachment 2c: West Elevation

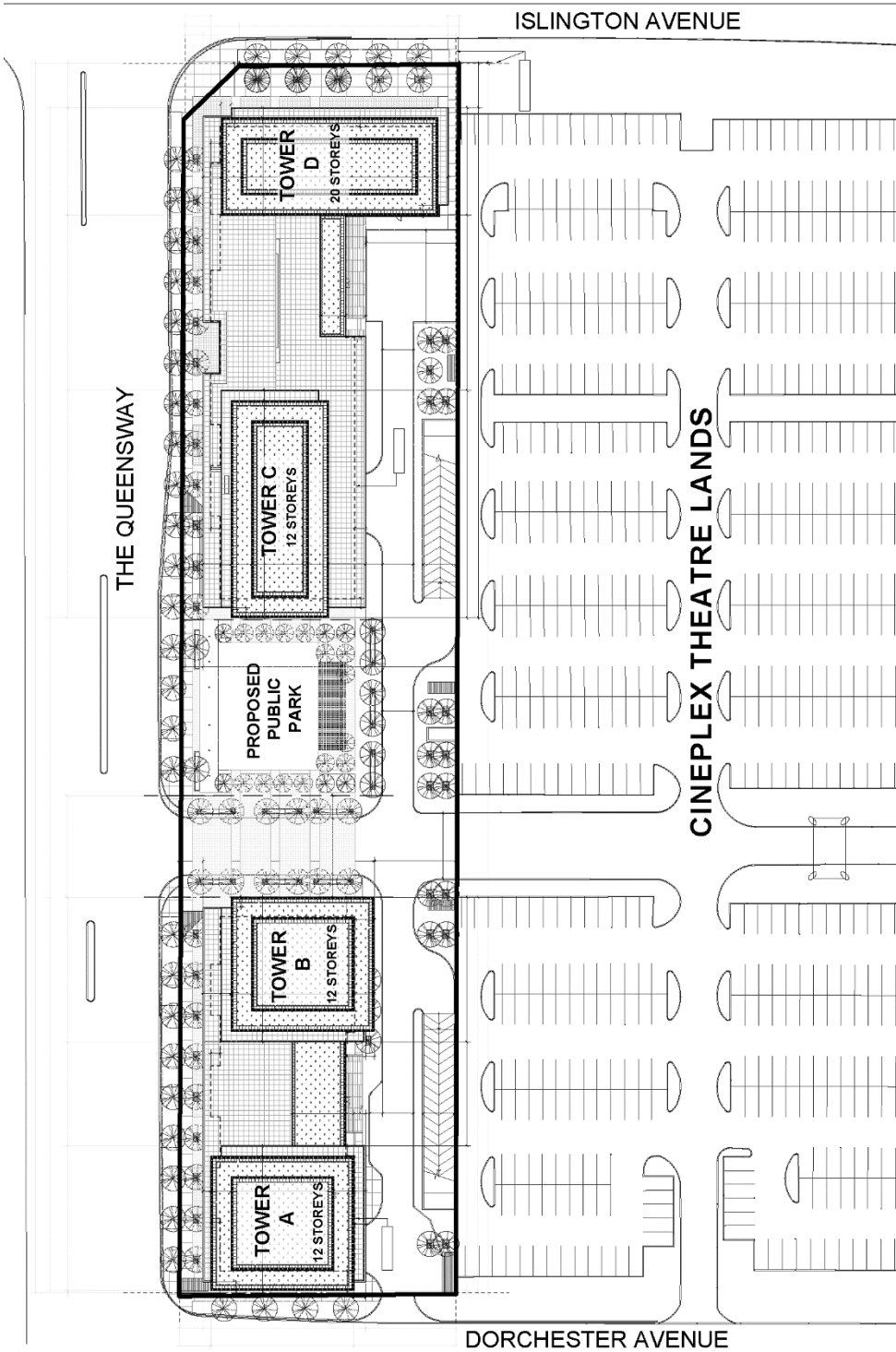
Attachment 2d: East Elevation

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet

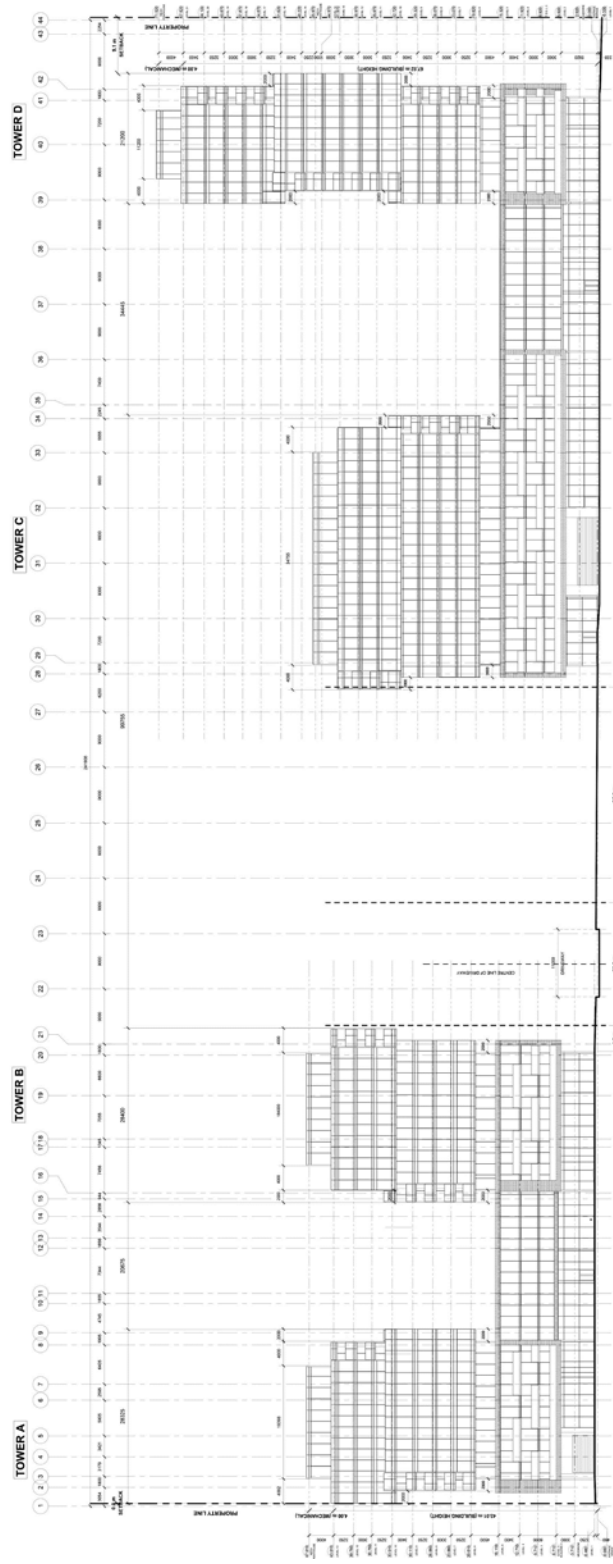
Attachment 1: Site Plan



Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 02/17/2016

1001, 1007, 1011 & 1037 The Queensway
 File # 15 264792 WET 05 0Z

Attachment 2a: South Elevation



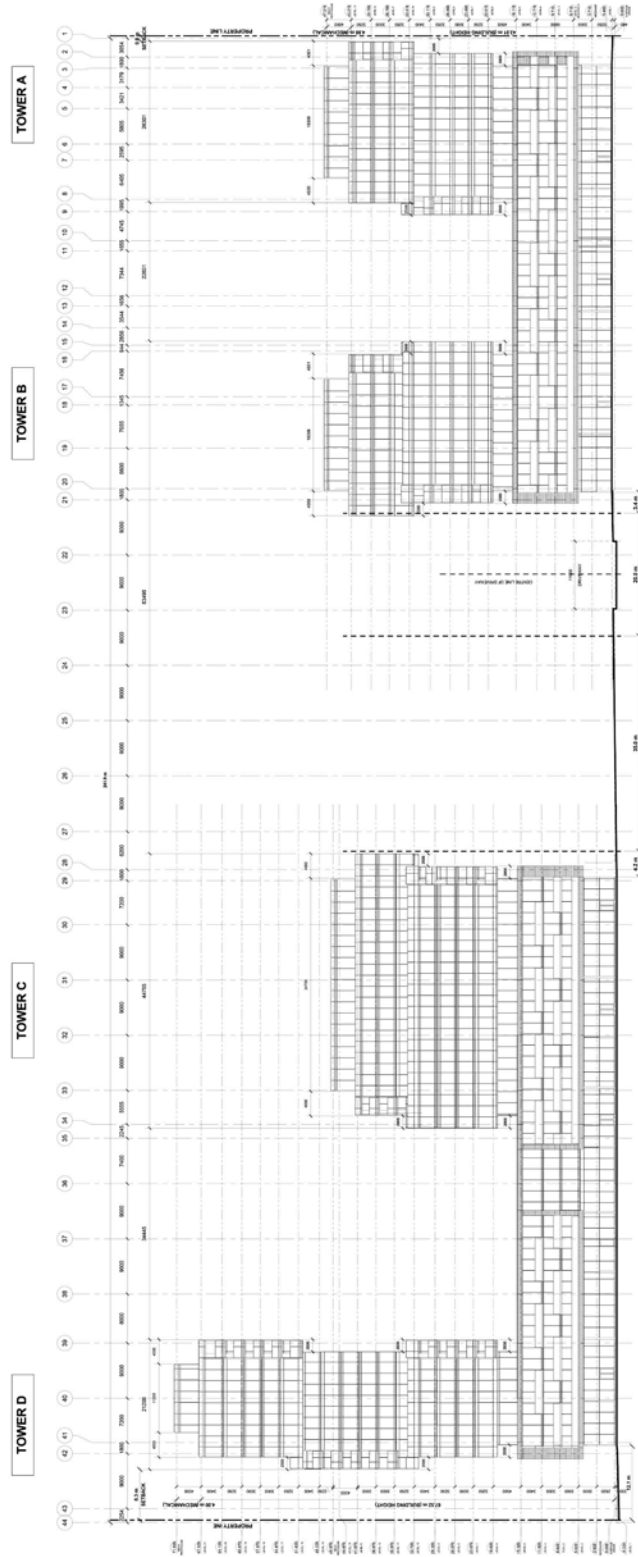
1001, 1007, 1011 & 1037 The Queensway

South Elevation
Applicant's Submitted Drawing

File # 15 264792 WET 05 02

Not to Scale
02/17/2016

Attachment 2b: North Elevation



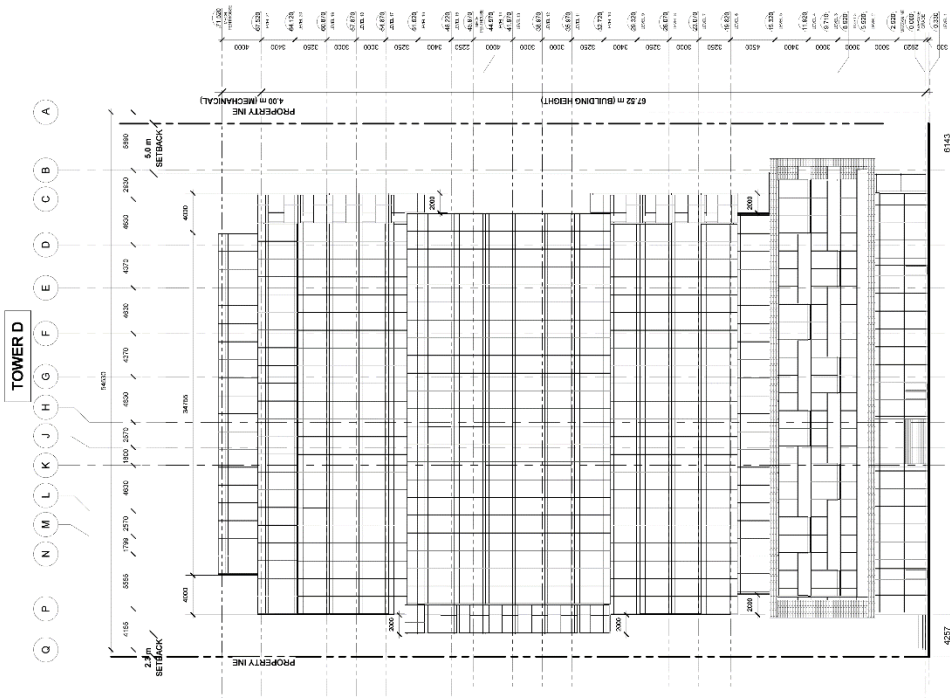
1001, 1007, 1011 & 1037 The Queensway

North Elevation
 Applicant's Submitted Drawing

File # 15 264792 WET 05 02

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 02/17/2016

Attachment 2c: West Elevation

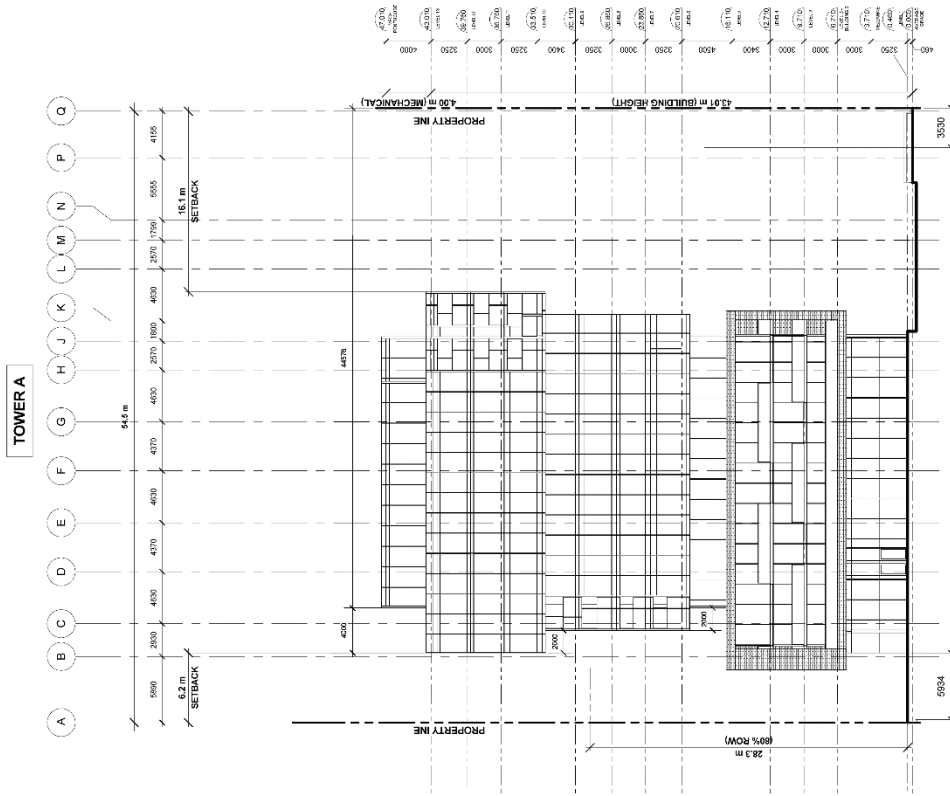


1001, 1007, 1011 & 1037 The Queensway

West Elevation
 Applicant's Submitted Drawing
 Not to Scale
 02/17/2016

File # 15 264792 WET 05 02

Attachment 2d: East Elevation

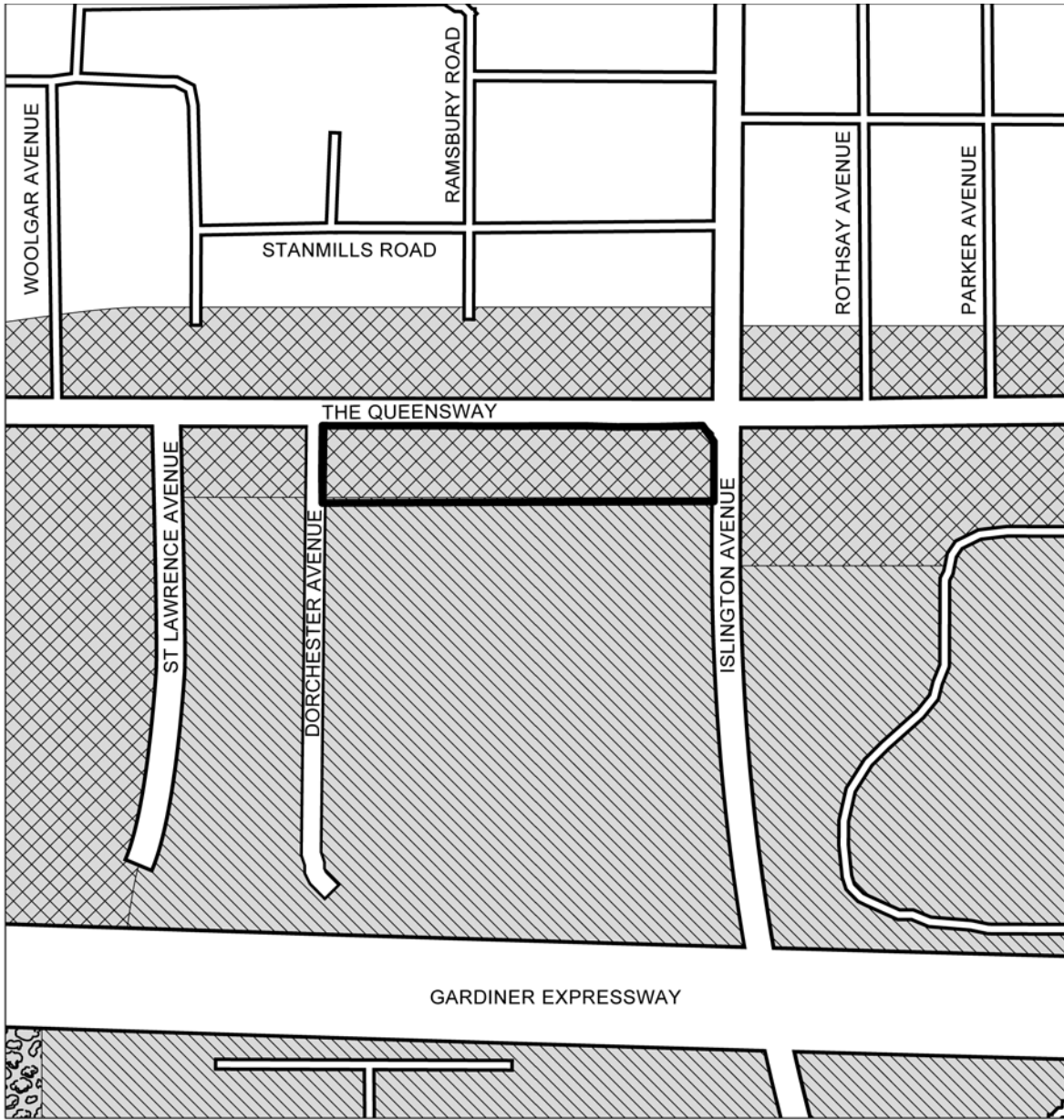


1001, 1007, 1011 & 1037 The Queensway

East Elevation
 Applicant's Submitted Drawing
 Not to Scale
 02/17/2016

File # 15 264792 WET 05 0Z

Attachment 3: Official Plan



TORONTO City Planning
Official Plan

1001, 1007, 1011 & 1037 The Queensway

File # 15 264792 WET 05 02

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

↑
 Not to Scale
 02/19/2016

Attachment 4: Zoning



Zoning

1001, 1007, 1011 & 1037 The Queensway

File # 15 268779 WET 07 0Z

Location of Application

See Former City of Etobicoke By-Law No. 11,737

- | | |
|--------------------------|-------------------------------|
| RD Residential Detached | E Employment Industrial |
| RT Residential Townhouse | OC Open Space Cemetery |
| | UT Utility and Transportation |

- | |
|---------------------------------|
| R6 Residential Sixth Density |
| I.C.1 Class 1 Industrial |
| AV Limited Commercial - Avenues |
| OS Public Open Space |



Not to Scale
Extracted: 02/16/2016

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 264792 WET 05 OZ
Details	Rezoning, Standard	Application Date:	December 14, 2015

Municipal Address: 1001, 1007, 1011 and 1037 The Queensway

Location Description: PLAN 1051 LOTS 141 TO 153 160 TO 177 188 TO 203 215 TO 231 PT LOTS 135 TO 140 154 TO 159 178 187 204 213 214 232 TO 236 238 TO 255 PT BLK **GRID W0507

Project Description: Proposed amendments to the Etobicoke Zoning Code to permit a mixed use development on the northern portion of the site with 4 residential apartment buildings (three 12-storey buildings and one 20-storey building having a total of 588 residential units) with commercial uses at grade, a public parkland component and an underground parking garage.

Applicant:	Agent:	Architect:	Owner:
MHBC PLANNING, URBAN DESIGN & LANDSCAPE ARCHITECTURE			RIOCAN HOLDINGS (QUEENSWAY) INC.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas & Avenues	Site Specific Provision:	By-law No. 514-2003 and By-law No. 191-2006
Zoning:	Limited Commercial- Avenues (AV)	Historical Status:	
Height Limit (m):	21 and 27	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	13104	Height:	Storeys:	12 and 20
Frontage (m):	230.85		Metres:	47.01 and 71.52
Depth (m):	54			
Total Ground Floor Area (sq. m):	4640.1			Total
Total Residential GFA (sq. m):	41483		Parking Spaces:	591
Total Non-Residential GFA (sq. m):	2635		Loading Docks:	3
Total GFA (sq. m):	44118			
Lot Coverage Ratio (%):	35%			
Floor Space Index:	3.37			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:		Residential GFA (sq. m):	41483
Bachelor:	69	Retail GFA (sq. m):	2635
1 Bedroom:	280	Office GFA (sq. m):	0
2 Bedroom:	227	Industrial GFA (sq. m):	0
3 + Bedroom:	12	Institutional/Other GFA (sq. m):	0
Total Units:	588		

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