

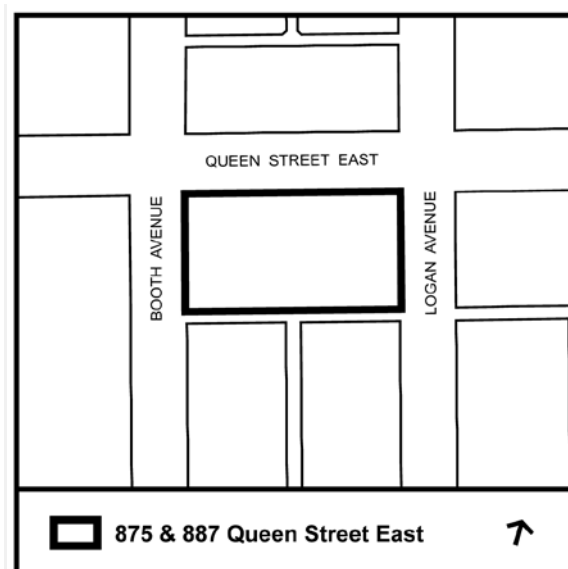
**875 and 887 Queen Street East – Official Plan
Amendment, Zoning Amendment Applications – Final
Report**

Date:	December 17, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	15-118233 STE 30 OZ

SUMMARY

875 Queen Lofts Inc. proposes to demolish the existing buildings at 875 and 887 Queen Street East (Woodgreen Church - St. Matthew's Cathedral and the Woodgreen Discount Drugs building, respectively), and to develop the site with a 7-storey mixed-used building with a total of 122 residential condominium units and 1,568.39 square metres of commercial area along Queen Street East. The development will be 23.2 metres high, including the mechanical penthouse. The Red Door Shelter (crisis care shelter use) exists on the site; it will be retained and incorporated into the development in a 3-storey component at the southwest corner of the site. Further, the façade of the Woodgreen Discount Drugs building at 887 Queen Street East will be reconstructed using the original building material and included as a component of the development in its original location at the northeast corner of the site.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law. The proposed building represents a moderate and incremental intensification along Queen Street East, and retains an important community service facility in the context of



an additional residential storey of development. The proposed building fits within the character of Leslieville and ensures the existing massing scale at the intersection of Queen Street East and Logan Avenue is retained by providing appropriate stepbacks above the reconstructed façade of the building at 887 Queen Street East as a component of the development. The development will contribute to the fine-grain retail rhythm of the area by providing several smaller retail units along Queen Street East. The proposal is consistent with the relevant policies of the Official Plan, the recently approved area specific policies and the Leslieville Urban Design Guidelines.

A Supplementary Report will be provided prior to January 19, 2016 with the draft Zoning By-law and any outstanding details.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 875 and 887 Queen Street East substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1 to report dated December 17, 2015, from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86 for the lands at 875 and 887 Queen Street East substantially in accordance with the draft Zoning By-law Amendment to be provided in a Supplementary Report from the Director, Community Planning, Toronto and East York District on or before the January 19, 2016 meeting of the Toronto and East York Community Council.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 875 and 887 Queen Street East substantially in accordance with the draft Zoning By-law Amendment to be provided in a Supplementary Report from the Director, Community Planning, Toronto and East York District on or before the January 19, 2016 meeting of the Toronto and East York Community Council.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
5. City Council request the Director of Community Planning, Toronto and East York District, to secure the reconstruction of the façade of 887 Queen Street East through Site Plan Approval as part of the development's architectural details and materials.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on June 10, 2014, City Council adopted the following three recommendations related to the Red Door Shelter:

1. City Council support the Red Door Shelter in its efforts should it seek to establish its new home within any development of the property, relocate to a new property on Queen Street East, or undertake to establish a title claim to the property;
2. City Council direct the City Manager and the Deputy City Managers to explore all mechanisms, including financial options, which can be used to maintain the continuity of the services provided by the Red Door Shelter on Queen Street East; and
3. City Council direct the City Manager to assist the Red Door Shelter in finding a temporary location should the redevelopment include the shelter at 875 Queen Street East.

The three recommendations above were the outcome of concerns that the Red Door Shelter space would be lost as a result of the sale of the Woodgreen United Church, where the Red Door Shelter currently occupies space.

A report dated June 23, 2014 from the Director, Urban Design, City Planning Division - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 875 Queen Street East (Woodgreen United Church and Neighbourhood House), recommended that City Council state its intention to designate the property at 875 Queen Street East (Woodgreen United Church and Neighbourhood House) under Part IV, Section 29 of the Ontario Heritage Act. On August 12, 2014, Toronto and East York Community Council adopted a motion to defer Item TE34.48 - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 875 Queen Street East (Woodgreen United Church and Neighbourhood House), until such time as issues related to the Red Door Shelter are concluded.

At its meeting on April 14, 2015, Toronto and East York Community Council (TEYCC) adopted a Preliminary Report, recommending that staff schedule a community consultation meeting to discuss the proposal with area residents. The Preliminary Report can be accessed at this web link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE5.45>

At its meeting on May 5, 2015, City Council adopted a report entitled "Securing a Future for the Red Door", recommending that the Terms of Conditions of a Letter of Intent prepared by the General Manager, Shelter, Support and Housing Administration be approved and that the Shelter, Support and Housing Administration's 2015-2024 Capital Budget and Plan be amended to add a new capital project for the purchase and acquisition of the shelter space. This report, and associated recommendations, can be accessed at this web link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX5.12>

At its meeting on July 7, 2015, City Council adopted a report entitled "Under One Roof - A Housing Solution for Women and Children at 389 Church Street", recommending that the modernized building at 389 Church Street be a temporary location for the Woodgreen

Red Door Family Shelter during the construction of the proposed building at 875 & 887 Queen Street East. This report, and associated recommendations, can be accessed at this web link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX7.17>

ISSUE BACKGROUND

Original Proposal

The Owner's original proposal was to fully demolish the existing buildings at 875 and 887 Queen Street East (Woodgreen Church - St. Matthew's Cathedral and Woodgreen Discount Drugs, respectively), and to develop the subject lands with a 7-storey mixed-used building with a total of 118 residential condominium units, and 1,567 m² of commercial area along Queen Street East. The proposal also included a partial 8th storey in the form of a turret/architectural corner element at the northeast corner of the building. The Red Door Shelter use was contemplated to exist as a 3-storey component of the development fronting on Booth Avenue.

The City Planning Division deemed the application complete on August 11, 2015, after the Owner submitted a full and complete submission to City Planning on July 29, 2015. The materials outstanding were required to ensure a fulsome review of the development proposal was able to be conducted by City Planning and other pertinent internal divisions and external agencies.

Revised Proposal

Through work with City staff and area residents, the Owner has revised their development application. The revised proposal is to demolish the existing buildings at 875 and 887 Queen Street East, and to develop the site with a 7-storey mixed-use building, with a total height of 23.2 metres, 122 residential condominium units, and 1,568.39 square metres of commercial area along Queen Street East. The Owner will maintain all existing materials of the demolished building at 887 Queen Street East, which will be used to rebuild the façade and incorporate it into the building massing at the northeast corner of the site. This will contribute to an appropriate design solution that maintains and respects the character of the intersection of Queen Street East and Logan Avenue, and references the building fabric, which exists in Leslieville.

A new crisis care shelter space will occupy a separately designed, 3-storey component of the building fronting on Booth Avenue. The ground floor is proposed to include a main common area with a secured entry and outdoor play area screened with landscaping and planters. The 2nd and 3rd floors of the shelter will provide temporary shelter in two, four and six-bedroom suites (approximately 94 beds in total), with accompanying resident kitchen, family room, washrooms and administrative office.

Pedestrian access for the residential condominium, through a residential lobby, will be from Logan Avenue, while access for the shelter space will be from Booth Avenue. The commercial area at grade will maintain pedestrian access from Queen Street East, while loading and parking access for all users of the development will be from the existing laneway that runs east-west between Logan Avenue and Booth Avenue. The revised

proposal also includes the addition of safety features (City standard speed bumps and signage requesting vehicles to drive slowly) within the laneway.

The proposed mixed-use building will have a gross floor area of 12,616.51 square metres with a density of 4.24 times the area of the lot. The total height of the building is 23.2 metres, which includes the mechanical penthouse integrated into the 6th and 7th floor plans, and which does not protrude above the height of the main building wall. The shelter portion of the building will have a height of 11.1 metres and will be located closest to existing low-rise residential buildings along Booth Avenue.

The proposal will include 227 vehicular parking spaces (including 77 commercial (pay) spaces), and 129 bicycle parking spaces (including 17 for visitors), over 3 levels of below-grade parking.

Attachments 1 to 5 contain drawings of the proposed development. Attachment 8 is the Application Data Sheet, which contains further detailed statistical information for the proposal.

At the time that the Preliminary Staff report (accessed at this web link: <http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-78826.pdf>) was brought forward to Toronto and East York Community Council, City Planning staff were considering bringing forward a City-initiated Official Plan Amendment, which would have precluded the need for the Owner's Official Plan Amendment application. However, the Owner chose to maintain the submission of their Official Plan Amendment application, therefore, precluding the need for a City-initiated application.

Site and Surrounding Area

The site is located on the south side of Queen Street East, and extends between Booth Avenue to the west and Logan Avenue to the east. The site is approximately 2,969 square metres in total area and has frontage on Queen Street East, Booth Avenue and Logan Avenue. The lands are rectangular in shape and maintain an approximate frontage of 73.8 metres and lot depth of 40.2 metres.

The site is currently occupied by a 1 to 3-storey place of worship (Woodgreen Church - St. Matthew's Cathedral), constructed in the mid-20th century, which includes a crisis care shelter (Red Door Shelter) at 875 Queen Street East, and a 3-storey mixed-use building, constructed in the late 19th century and currently used predominantly as a pharmacy (Woodgreen Discount Drugs), at 887 Queen Street East.

The Red Door Shelter is a 106 bed crisis care shelter located in a building formerly leased from the Woodgreen United Church. Red Door has a contract with the City of Toronto to provide this shelter service and the City pays a per diem to the shelter for days of service. The shelter is almost fully utilized with an occupancy rate of 96-99%.

North: To the direct north and northeast of the subject lands are various 2 to 3-storey mixed-use buildings with commercial uses at-grade and residential uses above.

This built fabric of Queen Street East extends east of the site, on the north and south side of Queen Street East. To the northwest of the subject lands is the Jimmy Simpson Park and Recreation Centre (a large public park and recreation facility that abuts a CNR railway corridor to the north and west).

- East: East of the site are a series of 1 to 3-storey mixed-use buildings, predominantly with commercial uses at-grade and residential uses above, typical of the Leslieville area. A development application has been submitted by Daniels Leslieville Corp. to develop the lands at 897 & 899 Queen Street East with a 6-storey mixed-use building, which is under review.
- South: South of the site are various low-rise residential buildings. The character of the area south of the site is predominantly residential, with some commercial and employment uses.
- West: To the immediate west of the site is the Woodgreen Community Centre (located at 835 and 841 Queen Street West). The Community Centre site is currently subject to a rental housing demolition application, which is under review. The replacement rental for the proposed demolition is contemplated at 1117 & 1119 Gerrard Street East. A development application to this effect was recently submitted to City Planning, which is under review. West of this site and the Jimmy Simpson Park is a CNR railway corridor and bridge.

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 City of Toronto's Official Plan contains a number of policies that apply to the subject lands and the proposed development. The subject lands are located within an area identified as an *Avenue* as shown on Map 2 – Urban Structure of the Official Plan, and

the lands are designated *Mixed Use Areas* as shown on Map 18 – Land Use Plan of the Official Plan.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors

Policies contained within Section 2.2.3 of the Official Plan are applicable to the subject lands. *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.

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 a local *Avenue* study, created in consultation with the local community. However, according to Policy 3.a) within Section 2.2.3, "development may be permitted on the *Avenue* prior to an *Avenue* study and will be considered on the basis of all the policies of this plan." In addition, according to Policy 3.b), where an *Avenue* study has not taken place, development that has the potential to set a precedent for future development applications on an *Avenue* will require the submission of an *Avenue* segment study to be completed by the owner/applicant. The segment study shall address the requirements of Policy 3.b) of Section 2.2.3.

In addition to satisfying all other policies of the Official Plan, including in particular the neighbourhood protection policies (discussed in detail below), development in *Mixed Use Areas* on an *Avenue* that precedes the completion of an *Avenue* study will:

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

Section 4.5 Mixed Use Areas

The site is designated *Mixed Use Areas* and is subject to the land use policies contained with Section 4.5 of the 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.

Among the development criteria for *Mixed Use Areas* are:

- 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, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- 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.

Site and Area Specific Policy #469

In June 2013, City Council directed City Planning staff to initiate a study of Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street. The culmination of this study was the adoption of Site and Area Specific Policy #469 (SASP 469) by Toronto City Council in July 2014, and the creation and adoption of new Leslieville Urban Design Guidelines (LUDG), which will be discussed in greater detail below. SASP 469 is in full-force and effect.

The policies of SASP 469 are intended to guide and manage moderate, incremental development; respect and reinforce the existing mixed-use character and physical character of Queen Street East in Leslieville; and ensure an appropriate transition between new development and existing *Neighbourhoods* north and south of Queen Street East.

New development is encouraged to accommodate the retention of existing community services and facilities in the area. As well, and in addition to the policies and development criteria for *Mixed Use* Areas mentioned above, new development along Queen Street East in Leslieville will:

- respect and reinforce the existing character of the area;
- provide a transition in scale towards existing buildings in *Neighbourhoods* through appropriate setbacks and a rear angular plane;
- include building articulation, windows and entrances on the first 14 metres of the building façade that are generally consistent with the prevailing building characteristics;
- include building materials that are complementary to the materials used on existing buildings on Queen Street East in Leslieville; and
- have a ground floor height that generally matches existing commercial ground floor heights in the area to reinforce the existing horizontal articulation of building facades.

New development along Queen Street East in Leslieville will have a maximum building height of 20 metres (excluding mechanical penthouse) and will provide stepbacks above a height of 14 metres, which shall apply to the building facades on Queen Street East and any flanking streets.

Finally, the associated Leslieville Urban Design Guidelines (LUDG) will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan.

Leslieville Urban Design Guidelines

Council adopted the Leslieville Urban Design Guidelines (LUDG) in July 2014. The LUDG provide part of the planning framework for redevelopment along Queen Street East in Leslieville, and are to be read in conjunction with the policies in the Official Plan and SASP 469. The purpose of LUDG is to implement the Official Plan policies; provide an understanding of the area's local character; explain how development will respect and reinforce the local character; promote an animated public realm; provide built form guidelines; and identify buildings of heritage interest. The LUDG identified the existing buildings on the site as properties with potential heritage value. While this does not necessarily mean the properties will meet the criteria for inclusion in the City's Inventory of Heritage Properties, they have been deemed to merit further investigation for their potential as heritage properties and to determine their potential in the context of the above noted development applications.

New development should contribute to the achievement of the development principles within the LUDG, which include, but are not limited to, the following:

- **public realm:** Queen Street East in Leslieville should continue to be a vibrant and inviting street for all users. The street should provide active at-grade uses that are safe, accessible and interconnected;
- **built form:** buildings should contribute to the streetscape through high quality design, and appropriate transitions between buildings and the surrounding area;
- **diversity:** Queen Street East will continue to support a diverse range of compatible and integrated retail, residential, employment, institutional and open space land uses. These uses will contribute to an active, walkable street that is accessible to all users year-round;
- **heritage and culture:** block and lot patterns, built form and street character should be maintained and enhanced to support the future vision of Queen Street East in Leslieville. In addition, qualitative cultural heritage elements such as sense-of-place and character should be maintained and enhanced to add to the character of Leslieville; and
- **sustainability:** development along Queen Street East will be sustainable with regard to movement, energy use, building technology and "green" infrastructure.

The LUDG will be used as a tool to evaluate the proposed development application and to ensure that the proposed development is consistent with the Official Plan.

Zoning

The site is zoned MCR T 2.5, C 1.0, R 2.0 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 density of 1.0 times may be non-residential and a maximum of 2.0 times may be residential. The zoned height limit is 14.0 metres. A permissive exception, section 12(1) 41, explicitly permits a crisis care shelter or municipal shelter for women on the lands known municipally as 875 Queen Street East in 1973.

The site is also zoned CR 2.5 (C 1.0, R 2.0) with a height of 14.0 metres by the City of Toronto Zoning By-law 569-2013, which is currently under appeal and is not in effect for the subject lands. The permissions in Zoning By-law 569-2013 are largely the same as those in Zoning By-law 438-86, as amended. Further, the lands at 875 Queen Street East are subject to exception x1845, which permits a crisis care shelter or municipal shelter.

Site Plan Control

The proposed development is subject to Site Plan Control. A concurrent Site Plan Control application has been submitted by the owner as File 15 118236 STE 30 SA and remains under review.

Reasons for Application

The proposed development requires an Official Plan Amendment application because the proposed height of 23.2 metres for the building exceeds a height of 20 metres permitted for some sites in SASP 469. Further, a northwest portion (turret) of the building does not maintain a setback above 14 metres as outlined in SASP 469.

The proposed development requires a Zoning By-law Amendment application, because the proposed height of 23.2 metres for the building and density of 4.24 times the area of the lot exceeds the current height limit of 14.0 metres and a density of 2.5 times the area of the lot as indicated in Zoning By-law 438-86.

Community Consultation

Through the direction of Community Council, Planning staff hosted a Community Consultation Meeting (CCM) at Ralph Thornton Centre on July 2, 2015. The meeting was attended by approximately 50 community members and the local Councillor who engaged in a discussion about the development proposal and the retention of the Red Door Shelter.

A summary of the various issues raised at the CCM are as follows:

- Preservation of 887 Queen Street East; the Leslieville Historical Society, and other concerned community members, requested staff to further review the potential to preserve all, or part, of the existing building at 887 Queen Street East;
- Nature of the proposed amendment to the Official Plan; some community members raised a concern regarding the proposed amendment to the Official Plan setting a negative precedent for future development on Queen Street East;
- Concerns about perceived impacts on Logan Avenue; some community members raised a concern regarding the built form changes to Logan Avenue;
- Traffic on Logan Avenue and the adjacent east-west laneway; some community members raised a concern regarding an increase in traffic on Logan Avenue as well as a concern regarding pedestrian safety on the adjacent east-west laneway;
- Security for families staying at new shelter; some community members raised questions regarding security for families staying at the shelter and the interaction between the shelter and the remainder of the mixed-use building;
- Number of shelter beds being provided; some community members raised questions regarding the total number of shelter beds provided;
- Design of the shelter; some community members raised questions regarding the design of the shelter, its influence on safety and its impact, if any, on the neighbourhood; and

- Waste removal; some community members raised questions regarding the type of loading space provide, the location of the loading space and the overall plan for waste removal on site.

City Planning staff engaged in further discussion with area residents through email correspondence on the issues noted above. City staff and the owner also engaged directly with the Leslieville Historical Society on issues related to the retention of the façade of 887 Queen Street East. The Leslieville Historical Society is a group of some community members who formed around an interest in the existing building at 887 Queen Street East. They attended the CCM on July 2, 2015.

Agency Circulation

The Owner recently submitted a fully revised application, which is currently being reviewed by all appropriate agencies and City divisions. Responses received will be used in evaluating the application, formulate appropriate By-law standards, and will be discussed in a supplementary report prior to community council on January 19, 2015.

COMMENTS

Provincial Policy Statement and Provincial Plans

The PPS requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This policy for healthy, livable and safe communities is achieved, amongst other means, by accommodating a range of residential, employment, institutional and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of public transit.

This application is consistent with the Provincial Policy Statement (PPS) direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure. The application also complies with policies of the PPS that require new development to be directed to appropriate locations for growth.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe by proposing intensification in a growth area on an Avenue served by mass transit.

Site and Area Specific Policy #469 and the Leslieville Urban Design Guidelines

Site and Area Specific Policy #469 (SASP 469) and the Leslieville Urban Design Guidelines (LUDG) provides more direct guidance to manage moderate, incremental development and respect and reinforce the existing mixed-use character and physical character of Queen Street East in Leslieville.

The proposed development is consistent with SASP 469 and satisfies many of the development principles found within the LUDG. The building provides a mix of uses consistent with character of Leslieville, will ensure the continuation of a fine-grain retail that is typical to Leslieville, and retains and improves an important community service and facility, namely the Red Door Shelter. The Shelter will be located at the rear of the proposed building, particularly the southwest portion, and maintains a height of 11.1 metres which provides appropriate transition to the *Neighbourhoods* to the south.

Also proposed is the reconstruction of the façade of 887 Queen Street East, using the original materials of the current structure, which represents an important urban design solution to reinforce the physical character of Leslieville on Queen Street East, particularly the specific mass and scale of the intersection of Queen Street East and Logan Avenue that is typified by 2 to 3 storey, mixed-use buildings of a similar development character.

For the subject development application, the Owner was not required to submit a segment study, as City staff deemed the segment previously and thoroughly reviewed through the creation of Site and Area Specific Policy #469 and the associated Leslieville Urban Design Guidelines.

Red Door Shelter

The retention of existing community services and facilities, including facilities such as a crisis care shelter, is an important objective of the Official Plan for this location. The site maintains an existing crisis care shelter (the Red Door Shelter). Further to the Official Plan policies in effect for this site, in June 2014 City Council directed staff to undertake a series of actions to support the Red Door Shelter in its efforts to maintain shelter services for families through the redevelopment of the property at 875 Queen Street East.

Effective operation of the shelter system is a critical element in the City's Poverty Reduction Strategy in ensuring that temporary emergency accommodation is available to a variety of equity seeking-groups, and that these vulnerable residents are assisted to move back into permanent housing as quickly as possible. The Red Door Shelter organization and service are a valuable and essential part of the emergency shelter system's family sector. The Red Door Shelter is a unique facility in provide family shelter services, and, in its current capacity, represents 17 percent of permanent emergency beds in the family sector.

By retaining the Red Door Shelter in its current location, both Official Plan policies, and City Council's directions, are complied with.

Land Use

The Official Plan states that lands designated as Mixed Use Areas are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. Mixed Use Areas are intended to be areas which allow residents to live, work and shop in the same area, giving individuals an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated,

attractive, and safe. The subject property is located in an area with a mix of residential and commercial uses in single or mixed-use buildings. As such, the proposed mix of residential and commercial use is consistent with the land use provisions of the Official Plan, the Zoning By-law and existing land uses in the area.

Density, Height, Massing

The Zoning By-law permits a density on the site of 2.5 times the lot area through the Mixed Commercial Residential (MCR) zoning category. As discussed above, the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and City of Toronto Official Plan permit intensification in this location. The proposed building has a density of 4.24 times the area of the lot. The built form of the building has been designed to ensure the increase in density is done in a sensitive manner, as discussed in further detail below, on a site deemed appropriate for intensification. The massing of the building provides for an appropriate transition to the *Neighbourhoods* to the south.

The height of the building is 23.2 metres. While the overall height of the building is 3.2 metres greater than the permissible amount in the Official Plan, through the deployment of massing, stepbacks are provided along the Queen Street East façade, consistent with the recommended built form guidelines in the Leslieville Urban Design Guidelines (LUDG) that ensure the height is appropriate along Queen Street East. The proposed height includes the mechanical penthouse.

In order to facilitate the retention of the community service and facility (crisis care shelter), an additional height of 3.2 metres, above the permitted height of 20 metres, is contemplated through this proposal. The additional height is proposed in a sensitive manner that does not impact the streetscape along Queen Street East, and ensures the adjacent sidewalk on the north side of Queen Street East retains a minimum of 5 hours of sunlight.

The elevation at Queen Street East maintains a 13.7 metre streetwall for a majority of this elevation, excluding the location of the retained façade at the northeast corner, and the turret at the northwest corner, which is consistent with the streetwall character for Leslieville and the recommendations in SASP 469 and the LUDG. The addition of the retained façade at 887 Queen Street East, proposed to be reconstructed with original materials of the current structure, represents an important urban design solution to reinforce the physical character of Leslieville on Queen Street East, and further ensures the character and scale of this area, which is typified by 2 to 3 storey, mixed-use buildings of a similar development character, are respected and reinforced. The turret does not negatively impact the height along Queen Street East, or Booth Avenue, and provides an architectural feature contemplated in the LUDG.

The massing deployed along the rear, or south, of the building, maintains varying heights from west to east. The maximum height of the building at the southwestern portion of this site is 11.1 metres, set back from the nearest low-rise residential property by the width of the widened laneway of 5.33 metres. This provides an appropriate transition to the adjacent low rise residential built form, as the height of the shelter is compatible with

the adjacent built form, and maintains a setback that is greater than a typical single family dwelling in this location.

The maximum height of the building at the southeastern portion of the site is 22.7 metres, with various stepbacks to provide a more appropriate transition to the south. The building rises to 13.7 metres at the fourth floor, at a setback of 0.74 metres from the widened lane, and then steps back 1.7 metres at the fifth and sixth floors, and 4.0 metres at the seventh floor. At its closest point, for the first four storeys, the building is 6.07 metres from the adjacent commercial building at 240 Logan Avenue.

The commercial building at 240 Logan Avenue is zoned MCR by Zoning By-law 438-86 and is designated *Neighbourhoods* in the Official Plan. If the building were to redevelop, the Owner would maintain an as-of-right permission to develop a mixed-use building, with a height of 14 metres and a density of 2.5 times the area of the lot. The Owner would also be responsible to provide a laneway widening of 1.67 metres, equal to the amount provided by the Owner of 875 & 887 Queen Street East, which would increase the distance between the subject building and any future proposed building at 240 Logan Avenue. Further, any future redevelopment of that site will not be precluded by the current application, but it will have to be reviewed in light of all applicable policies if an application should be received.

The proposed development includes one unit on each of the second and third storeys with a single primary window facing south. The primary windows of these units would be a distance of 6.07 metres from the adjacent commercial building. The City's Zoning By-law generally seeks a 5.5 metre setback for such windows, to be provided on the subject property, whereas the proposal largely relies on the public laneway to achieve a 6.07 metre separation for these two units. Any future redevelopment of 240 Logan Avenue will need to appropriately respond to this facing condition.

Sun and Shadow

As discussed in the Official Plan, and reinforced by the Leslieville Urban Design Guidelines, new development in this location is required to demonstrate that a minimum of 5 hours of sunlight will be provided on the opposite sidewalk, which will also be applicable to sidewalks on flanking streets (i.e. the north side of Queen Street east, the east side of Logan Avenue, and the west side of Booth).

Through review of the sun and shadow studies prepared by the Owner in support of their application, the standard as indicated in the LUDG is maintained. The proposed building will not provide any negative shadowing impact on Queen Street East, Logan Avenue and Booth Avenue. Further, there is no sustained negative shadow impact on Jimmie Simpson Park, located northwest of the subject site. The proposal complies with the specific sun and shadow guidelines contained within the LUDG.

Properties with Potential Heritage Value

The Leslieville Urban Design Guidelines identifies the existing buildings at 875 and 887 Queen Street East as properties with potential heritage value. The heritage review

attached to the guidelines deemed these properties to merit investigation for their potential as heritage properties and a review to determine their potential in the context of a development application.

Upon assessment, Heritage Preservation Services staff submitted a report to the Toronto Preservation Board recommending that City Council state its intention to designate the property at 875 Queen Street East, (Woodgreen United Church and Neighbourhood House) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. On August 12, 2014, Toronto and East York Community Council deferred consideration of the report until such time as issues related to the Red Door Shelter are concluded. At this time, City Planning staff are of the opinion that in order to retain and improve the existing shelter use as a component of the proposed mixed-use building, the existing building at 875 Queen Street East will need to be demolished. The application can proceed in this manner as City Council has yet to state its intention to designate the property at 875 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act.

The other building of potential heritage interest on site is the Woodgreen Discount Drugs building at 887 Queen Street East. As noted above, this building will not be conserved in the proposal. The building will be demolished and the façade will be reconstructed in its current location using the original materials and incorporated into the new development beneath appropriate stepbacks. City staff are working with the Owner to finalize an appropriate stepback condition and to secure an appropriate method to preserve the existing materials and reconstitute them as part of the new development. Further, specific design attention will be paid to ensure the new façade is an appropriate representation of the existing building at 887 Queen Street East. The property is not proposed to be added to the City's Heritage Register.

Streetscape

An important component of the Leslieville Urban Design Guidelines (LUDG) is the provision of streetscape improvements, particularly the provision of a minimum total sidewalk width of 4.8 metres. Further, new development should promote the pedestrian amenity area with landscaping, benches, bicycle racks, etc. These elements should be decided in consultation with the Leslieville Business Improvement Area (BIA) to ensure the improvements are consistent with Leslieville-specific streetscape elements.

The proposed development will provide a minimum sidewalk width of 4.8 metres, and a maximum sidewalk width of 5.3 metres. Further, Leslieville specific benches are contemplated, and the application is proposing the installation of new street trees and city-stand bicycle ring and posts along Queen Street, Logan Avenue and Booth Avenue. The streetscape will be improved in this location from its current configuration, providing a wider sidewalk width, and appropriate Leslieville-specific streetscaping elements. Appropriate streetscape elements will be secured through Site Plan approval.

Another character defining aspect of Leslieville, as noted in the LUDG, is the provision of recessed retail store entrances. The LUDG recommend that new developments should continue this characteristic along the retail frontage. The current proposal does not

contemplate the provision of recessed retail store entrances, and instead contemplates the provision of canopies, to act as weather protection. City staff are of the position that recessed retail store entrances should be provided and that canopies are not characteristic of the Leslieville streetscape. Staff will work with the applicant and address this matter in the Site Plan Application.

The LUDG also identifies the eclectic variety of buildings and the overall diversity of smaller and independent businesses as part of the area's character. The LUDG restricts larger, non-residential uses at grade, as they would be generally inconsistent with the character of the area. The average floor area of the existing non-residential uses is approximately 300 square metres. New development is encouraged to provide a variety of non-residential uses that support this existing character of Leslieville and that reflect the fine-grain rhythm of the area. While the current proposal provides for flexible floor spaces, City staff will formalize this requirement in the amending zoning by-law, to ensure the fine-grain character of the non-residential uses at grade is continued.

Supplementary Report

As discussed above, the Owner recently submitted a fully revised application, which is currently being reviewed by all appropriate agencies and City divisions. At the time of the preparation of this report, full and final comments from all appropriate agencies and City divisions were not possible. City staff will prepare and bring forward a supplementary report that will address issues such as, but not limited, to Traffic Impact, Access, Parking, Site Servicing, Parkland dedication requirements, and Toronto Green Standard requirements.

If any issues arise between the writing of this report and the review of the revised application that cannot be satisfactorily addressed by City staff, and/or the Owner, prior to the Toronto and East York Community Council meeting on January 19, 2015, the statutory public meeting, may need to be deferred to a future Community Council meeting date.

CONTACT

Daniel Woolfson, Planner
Tel. No. 416-392-7574
Fax No. 416-392-1330
E-mail: dwoolfs@toronto.ca

SIGNATURE

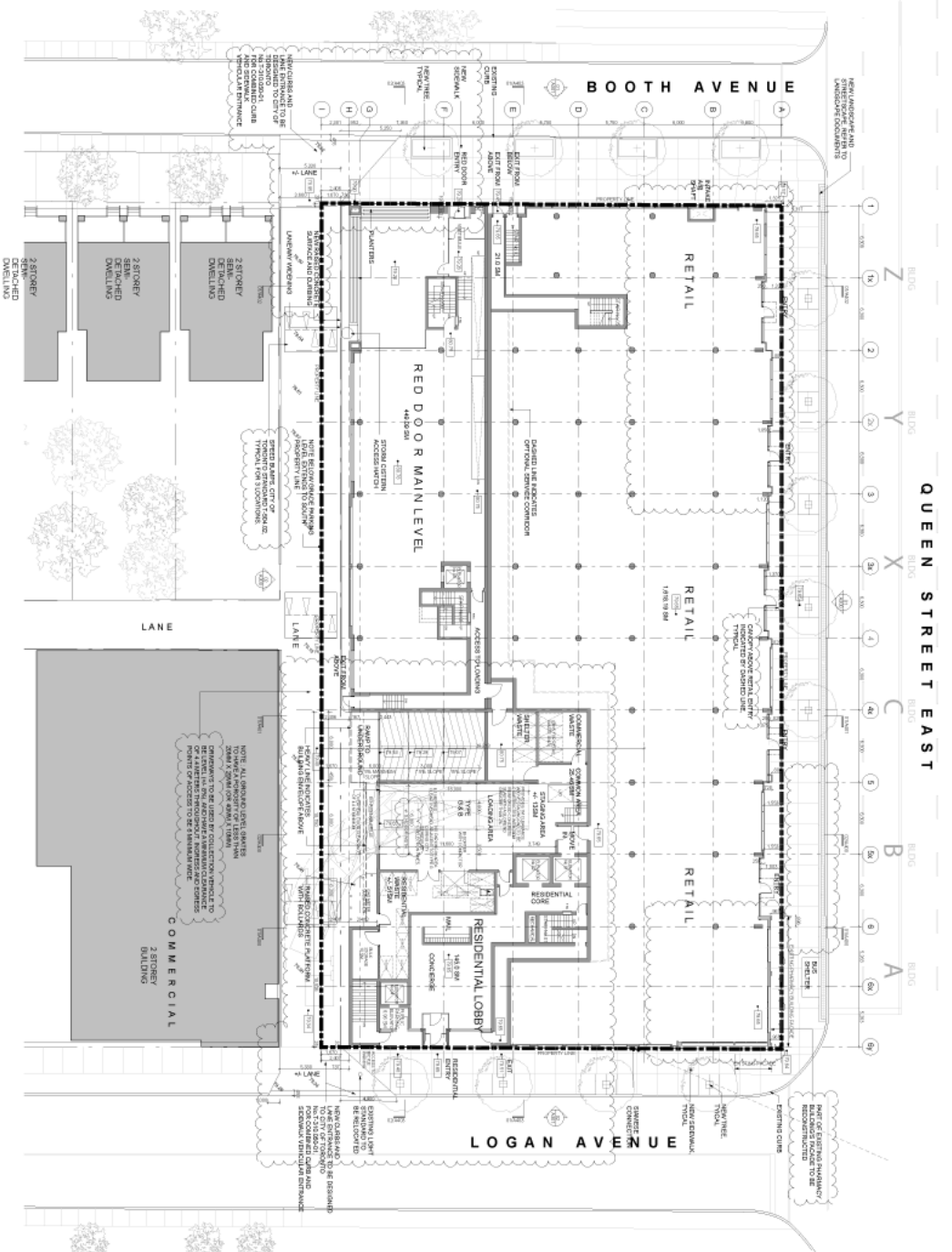
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2016\Cluster B\pln\TEYCC\33492113040.doc) - smc

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: Official Plan
- Attachment 8: Application Data Sheet
- Attachment 9: Draft Official Plan Amendment

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
12/14/2015

875 & 887 Queen Street East

File # 15 118233 STE 30 OZ

Attachment 2: North Elevation



Elevations

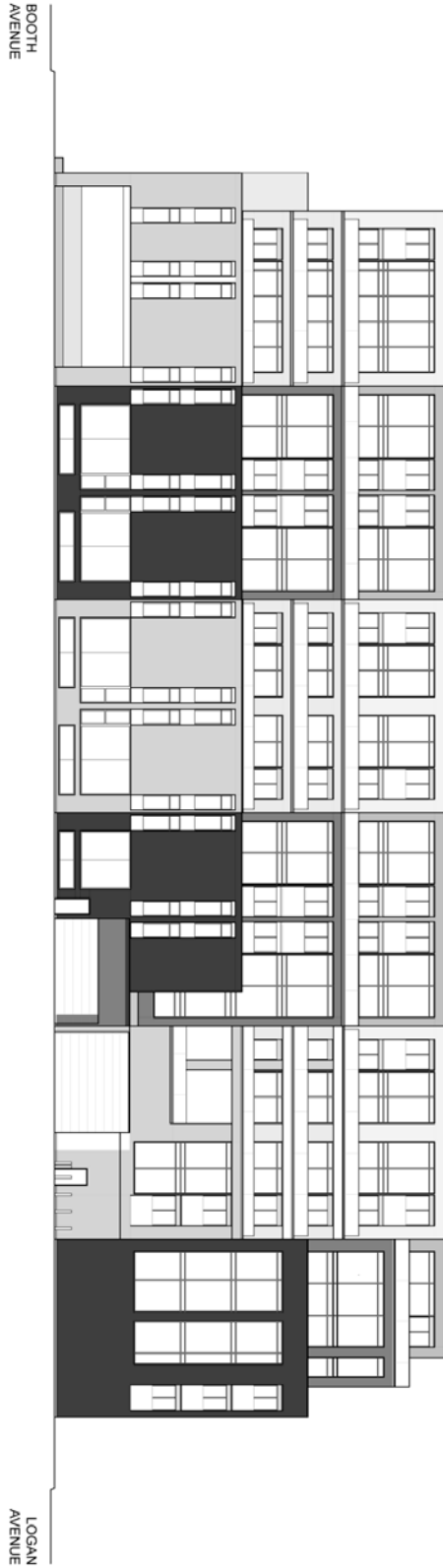
Applicant's Submitted Drawing

Not to Scale
12/14/2015

875 & 887 Queen Street East

File # 15 118233 STE 30 0Z

Attachment 3: South Elevation



South Elevation (Rear Laneway)

Elevations

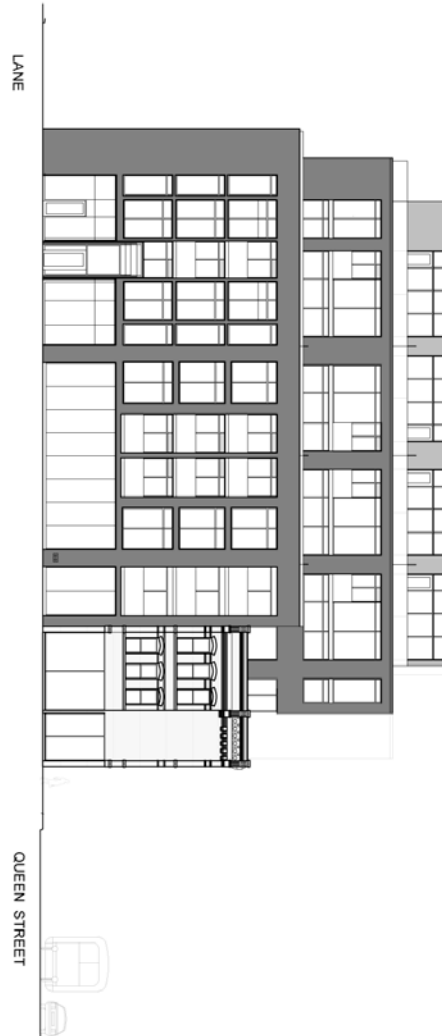
Applicant's Submitted Drawing

Not to Scale
12/14/2015

875 & 887 Queen Street East

File # 15 118233 STE 30 OZ

Attachment 4: East Elevation



East Elevation (Logan Ave.)

Elevations

Applicant's Submitted Drawing

Not to Scale
12/14/2015

875 & 887 Queen Street East

File # 15 118233 STE 30 0Z

Attachment 5: West Elevation



West Elevation (Booth Ave.)

Elevations

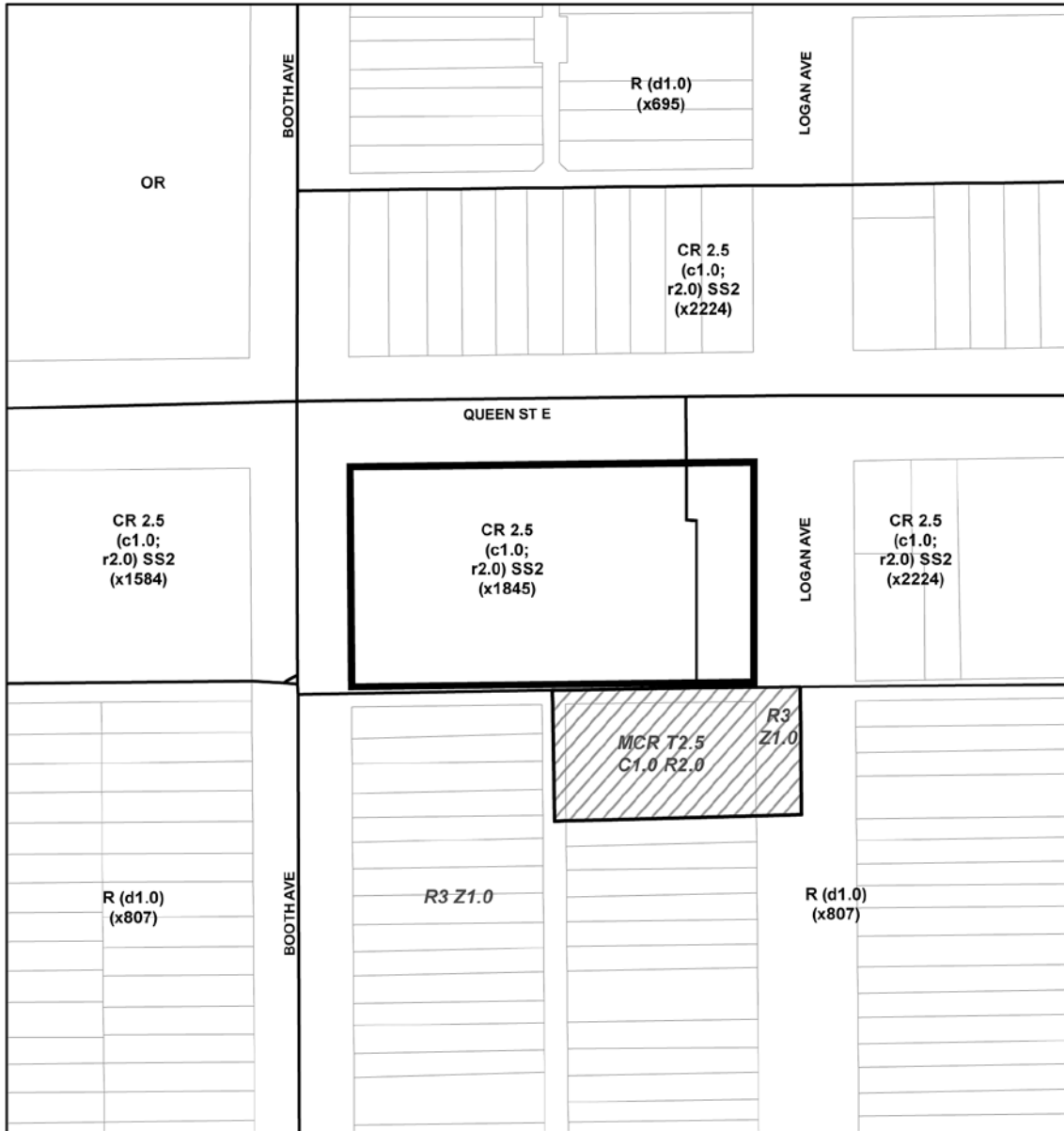
Applicant's Submitted Drawing

Not to Scale
12/14/2015

875 & 887 Queen Street East

File # 15 118233 STE 30 0Z

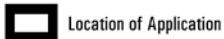
Attachment 6: Zoning



Zoning By-law 569-2013

875 & 887 Queen Street East

File # 15 118233 STE 30 OZ
File # 15 118236 STE 30 SA



Location of Application



See Former City of Toronto Bylaw No. 438-86

R Residential
CR Commercial Residential

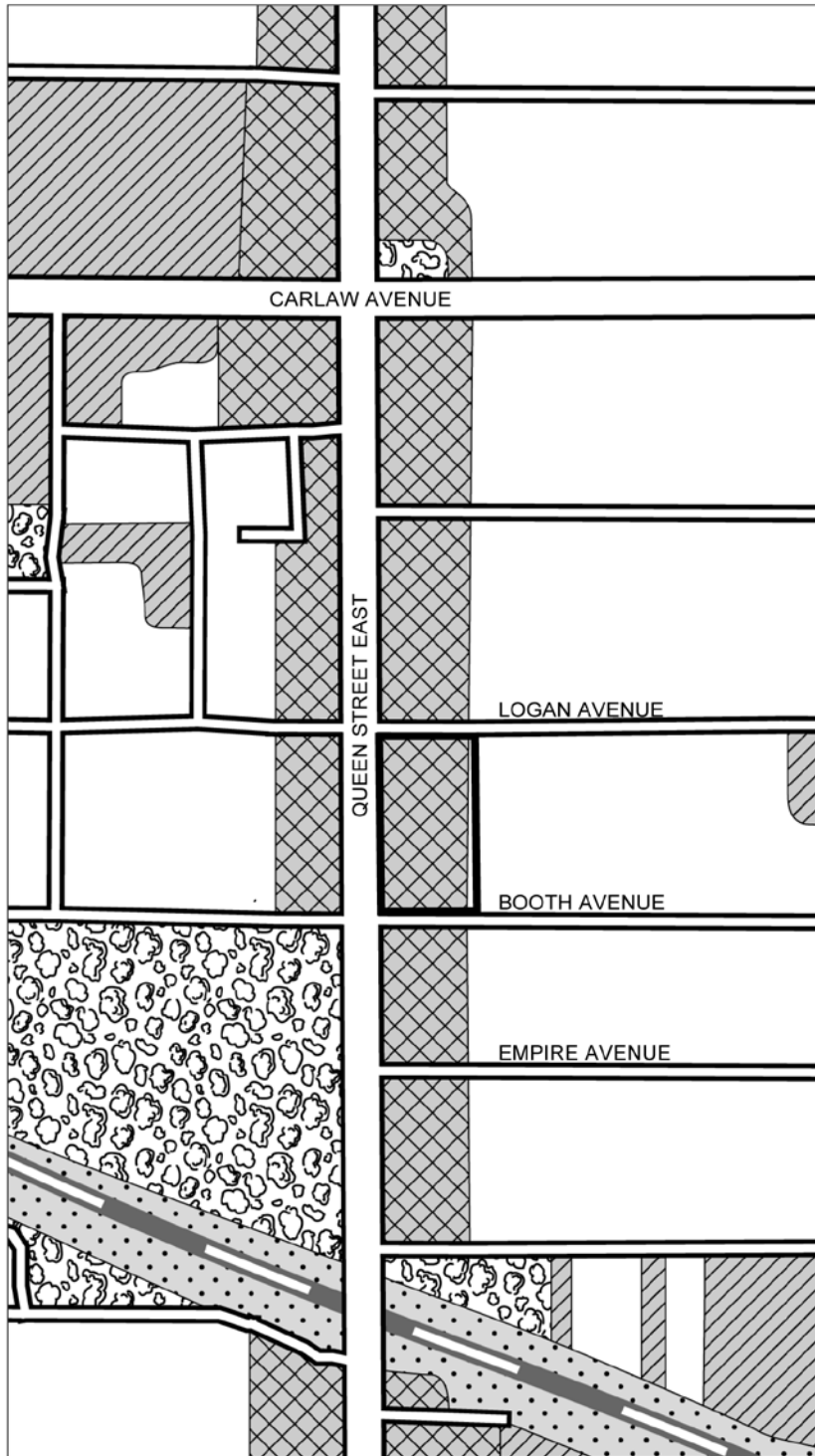
OR Open Space Recreation

MCR Mixed-Use District
R3 Residential District



Not to Scale
Extracted: 02/25/2015

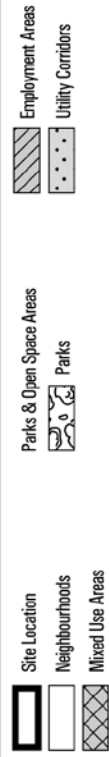
Attachment 7: Official Plan



875 & 887 Queen Street East

File # 15 118233 STE 30 0Z
File # 15 118236 STE 30 SA

Toronto City Planning
Extract from Official Plan



↑
Not to Scale
02/23/2015

Attachment 8: Application Data Sheet

Application Type Official Plan Amendment & Rezoning Application Number: 15 118233 STE 30 OZ
 Details OPA & Rezoning, Standard Application Date: February 17, 2015
 Municipal Address: 875 & 887 QUEEN STREET EAST
 Location Description: PLAN M204 LOTS A TO F PT LOTS G AND H AND RP R3025 PART 2 **GRID S3012
 Project Description: Proposal is to demolish the existing buildings at 875 and 887 Queen Street East (Woodgreen Church - St. Matthew's Cathedral and the Woodgreen Discount Drugs building, respectively), and to develop the site with a 7-storey mixed-used building with a total of 122 residential condominium units and 1,568.39 square metres of commercial area along Queen Street East. The development will be 23.2 metres high, including the mechanical penthouse. The Red Door Shelter exists on the site. It will be retained and incorporated into the development in a 3-storey component at the southwest corner of the site.

Applicant:	Agent:	Architect:	Owner:
Aird & Berlis LLP		Officearchitecture	875 Queen Lofts INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 469
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x1845) (x2224)	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2,969	Height:	Storeys:	7
Frontage (m):	73.76		Metres:	23.2
Depth (m):	40.24			
Total Ground Floor Area (sq. m):	2,263			Total
Total Residential GFA (sq. m):	9,195		Parking Spaces:	227
Total Non-Residential GFA (sq. m):	3,396		Loading Docks	1
Total GFA (sq. m):	12,617			
Lot Coverage Ratio (%):	89.1			
Floor Space Index:	4.24			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	86
2 Bedroom:	36
3 + Bedroom:	0
Total Units:	122

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	9195	0
Retail GFA (sq. m):	1568	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	1827	0

CONTACT: PLANNER NAME: Daniel Woolfson, Planner
TELEPHONE: 416-392-7574

Attachment 9: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2015, as
875 and 887 Queen Street East**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held two public meetings in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 335 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 335 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2015 AS 875 AND 887 QUEEN STREET EAST

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 469, is amended for the lands municipally known in the year 2015 as 875 and 887 Queen Street East by deleting the map and replacing it with the map shown in Schedule 1 and by adding the following paragraph, as follows:

Notwithstanding the 20-metre height limit of this policy, a mixed-use building with a maximum height of 23.5 metres (including mechanical penthouse) is permitted on Parcel 'A' provided that a crisis care shelter is located within the building, and provided that the building comprises no more than seven storeys. Further, notwithstanding the requirement for stepbacks above a height of 14 metres in this policy, an architectural element in the form of a turret at the northwestern portion of the building is permitted provided the turret does not extend more than 6.3 metres by 11.9 metres in length and width.

Schedule 1

