

**784 The Queensway – Zoning By-law Amendment
Application - Preliminary Report**

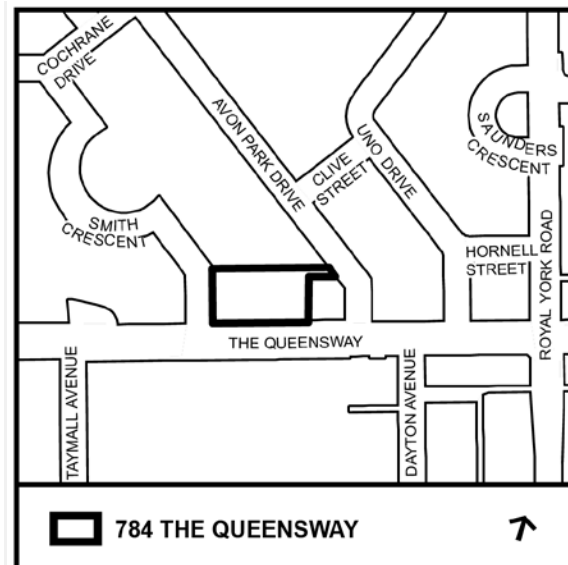
Date:	March 13, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	16 269867 WET 05 OZ

SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code to permit a mixed-use development at 784 The Queensway. The application proposes an 8-storey (28 m in height, excluding the mechanical equipment) mixed-use building containing 172 residential units and 1,689 m² of retail space at grade. A total of 141 residential vehicular parking spaces, 25 visitor vehicular parking spaces and 15 commercial vehicular parking spaces are proposed in a two-level below-grade garage.

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

A community consultation meeting to be scheduled by staff in consultation with the Ward Councillor is intended to be held in the second quarter of 2017. A Final Report and statutory public meeting under the *Planning Act* to consider this application is targeted for the first quarter of 2018. 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 784 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 develop 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on September 22, 2016, to discuss complete application submission requirements and to identify issues with the proposal.

ISSUE BACKGROUND

Proposal

The application proposes an 8-storey (28 m in height, excluding the mechanical equipment) mixed-use building containing 172 residential units and 1,689 m² of at-grade retail space. The proposal would have a total gross floor area of 14,014 m², yielding an overall density of 3.7 times the area of the lot.

The proposed retail space would be situated at grade along the entire frontage of The Queensway and a portion of the Smith Crescent frontage (see Attachment 1: Site Plan). The proposed residential lobby would be accessible from Smith Crescent and the retail entrances would be accessible from both The Queensway and Smith Crescent.

The application proposes 141 residential and 25 visitor vehicular parking spaces on 2 levels below-grade, as well as 15 commercial vehicular parking spaces located on the ground floor at the rear of the building. Access to the underground garage would be provided from both Smith Crescent and

Avon Park Drive via a two-way private driveway running across the rear of the building. A garbage pickup area and associated Type G loading space is proposed adjacent to the underground access ramp. A total of 130 bicycle parking spaces are proposed within the P1 level and at-grade.

Approximately 345 m² of indoor amenity space (2 m² per unit) would be provided for the development and would be located on both the mezzanine level and second floor. There is 344 m² (2 m² per unit) of outdoor amenity space proposed for the development, located on the second floor adjacent to the indoor amenity area.

Currently on site, there is an underground storm sewer easement in favour of the City that runs diagonally across the site. The applicant is proposing to relocate the easement to run along the west property line. The proposed building would be setback approximately 7.2 m from the west property line to accommodate the relocation of the easement. A road conveyance of 1.89 m along The Queensway frontage is also part of the proposal.

Site and Surrounding Area

The subject site is located on the north side of The Queensway between Avon Park Drive and Smith Crescent. It is rectangular in shape with the exception of a small portion of the site extending along the rear property line to Avon Park Drive. The site is approximately 0.38 hectares in size with a frontage of approximately 79 m along The Queensway, 45 m along Smith Crescent and 9.7 m along Avon Park Drive. The site is currently occupied by a one-storey retail store.

The surrounding land uses are as follows:

North: The Queensway Park, which contains a surface level parking lot that abuts the subject site, two baseball diamonds, a children's playground, a tennis court, a multipurpose room and change room facilities.

East: An 8-storey mixed-use building located at 760-768 The Queensway. Immediately east of the 8-storey building is a one-storey grocery store.

South: A 4-storey mixed-use development comprised of residential, commercial and office uses.

West: Directly west along The Queensway is a one-storey automotive dealership. Immediately west along Smith Crescent are one and half storey residential detached dwellings.

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, by the *Planning Act*, 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, as the case may be, 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 6: Official Plan). The *Mixed Use Areas* designation provides for a range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing." However, not all *Mixed Use Areas* will experience the same scale or intensity of development. The policies of *Mixed Use Areas* require new development to provide a transition between areas of different development intensity and scale.

Policy 4.5.2 of the Official Plan contains a number of criteria for development in *Mixed Use Areas* that refer to locating and massing new buildings to provide a transition between areas of different development intensity and scale while limiting impacts on neighbouring streets, parks, open spaces and properties. The development criteria contained in the *Mixed Use Areas* policies are also supplemented by development criteria outlined in the Built Form policies in Section 3.1.2 and 3.1.3 of the Official Plan.

The subject site is located on an *Avenue* on Map 2 of the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents.

The framework for new development on each *Avenue* will be established through an *Avenue Study*, resulting in appropriate zoning and design guidelines created in consultation with the local community. The site is in The Queensway Avenue Study Area for which an *Avenues Study* was completed and adopted by City Council in 2003. The Queensway Avenue Study was implemented through Zoning By-law Amendment No. 514-2003.

Zoning

The subject site is zoned Limited Commercial-Avenues Zone (AV) (see Attachment: 7: Zoning). 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 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 a maximum permitted Floor Space Index of 3.0 times the lot area.

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. Zoning By-law No. 569-2013 does not apply to this site as site-specific zoning was established through the Avenues Study.

Site Plan Control

An associated Site Plan Control application has been submitted and is being reviewed concurrently with this application.

Mid-Rise Building 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. They are also intended to ensure quality and comfortable streetscapes along the *Avenues* framed and defined by buildings that provide for a minimum of 5 hours of sunlight on the sidewalks from March 21 to September 21, pedestrian perception setbacks which mitigate the pedestrian perception of building height along the *Avenues* and an acceptable relationship between mid-rise buildings and the adjacent *Neighbourhoods* and *Parks and Open Spaces* which the Official Plan policies are explicit in their intent to protect with appropriate transitions. 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.

The Queensway Avenue Study is the prevailing policy document. The applicability of the Avenue and Mid-Rise Buildings Study will be evaluated through the review of this application.

Tree Preservation

The application proposes the removal of 3 trees located within the City's right-of-way. The applicant has submitted an Arborist Report, which is currently under review by Parks, Forestry and Recreation staff.

Reasons for the Application

Amendments to the former City of Etobicoke Zoning Code and Site Specific Zoning By-law No. 514-2003 are required as the proposal does not comply with the existing performance standards with respect to: building height; total density; number of parking spaces; and building setback from the adjacent Public Open Space zone. An amendment is also required to establish appropriate development standards for the proposal. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning Code.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Arborist Report
- Architectural Plans
- Survey
- Community Services and Facilities Study
- Energy Efficiency Report
- Landscaping and Lighting Plan
- Geotechnical Report
- Civil and Utilities Plans
- Shadow Studies
- Public Consultation Strategy
- Pedestrian Level Wind Opinion Letter
- Transportation Impact Study
- Servicing Report
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on January 23, 2017.

Issues to be Resolved

Prior to presenting a Final Report to Etobicoke York Community Council, the following issues, as well as any others identified by staff and the public, will need to be reviewed and addressed:

1. Consistency with the Provincial Policy Statement and conformity to the Growth Plan for the Greater Golden Horseshoe;
2. Conformity with all applicable Official Plan Policies, including in particular the *Mixed Use Areas* Development Criteria and Built Form policies in Chapter 3;
3. Appropriateness of the proposed 8-storey building within the context of The Queensway Avenue Study and the existing buildings in the surrounding area;
4. Consideration of the Avenues and Mid-Rise Buildings Study Performance Standards as supplementary to The Queensway Avenue Study;
5. Appropriate transition to the adjacent The Queensway Park;
6. Appropriate transition in scale to neighbouring lands including setbacks, stepbacks and angular planes;
7. Adequacy of existing infrastructure to support the proposed development and identification of any required improvements;
8. Transportation impacts arising from the proposed residential density;

9. Proposed mix of unit sizes and lack of family-sized units;
10. Compliance with the Tier 1 performance measures of the Toronto Green Standard;
11. Mitigation of potential wind conditions created by the proposed development;
12. Provision of vehicular parking, loading and bicycle parking;
13. Provision of high-quality public realm, landscaping design and appropriate sidewalk widths;
14. Determination of parkland dedication requirements;
15. Public art for the development and the applicant's participation in the Percent for Public Art Program and its Guidelines; and
16. 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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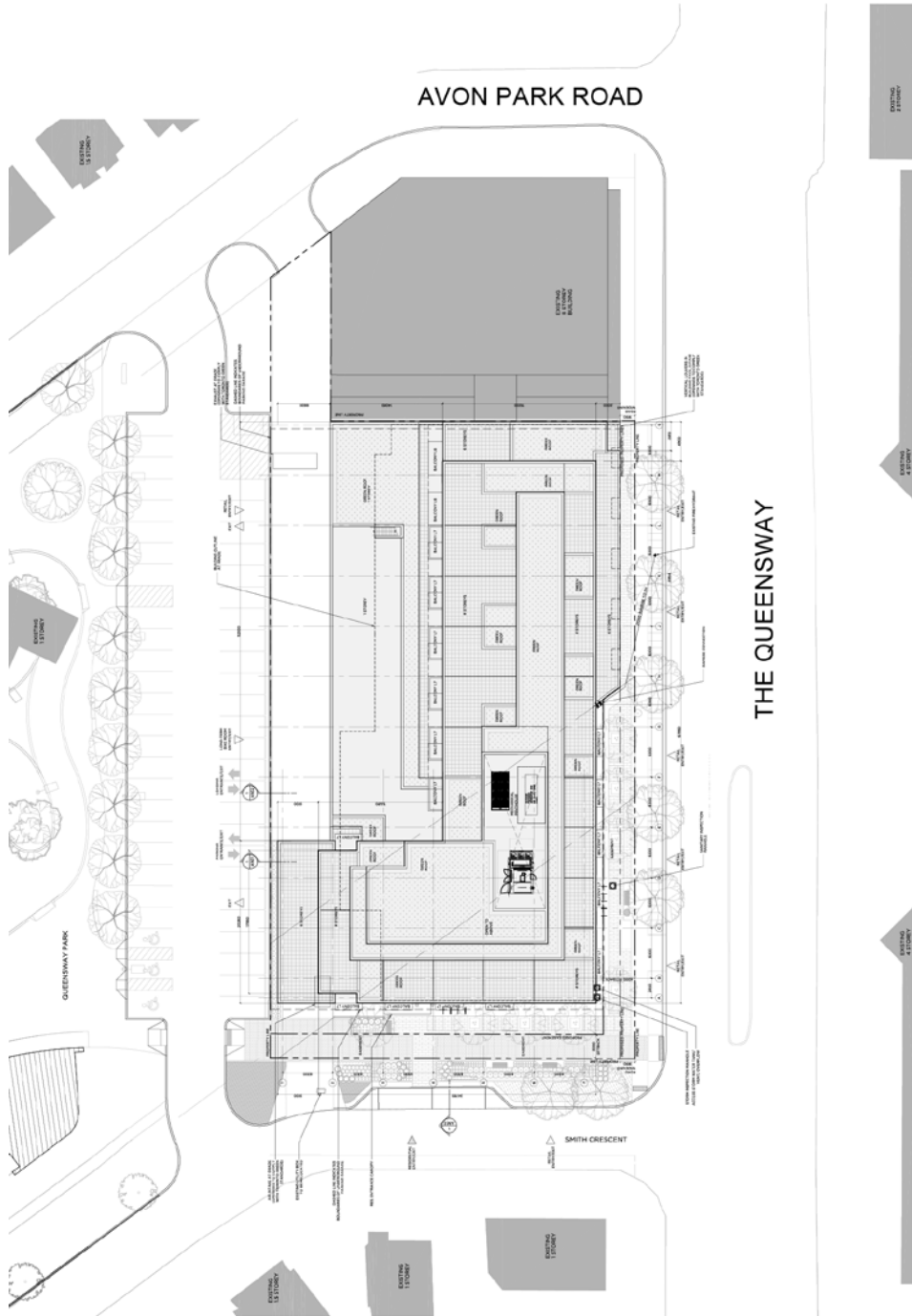
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Official Plan
Attachment 7: Zoning
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



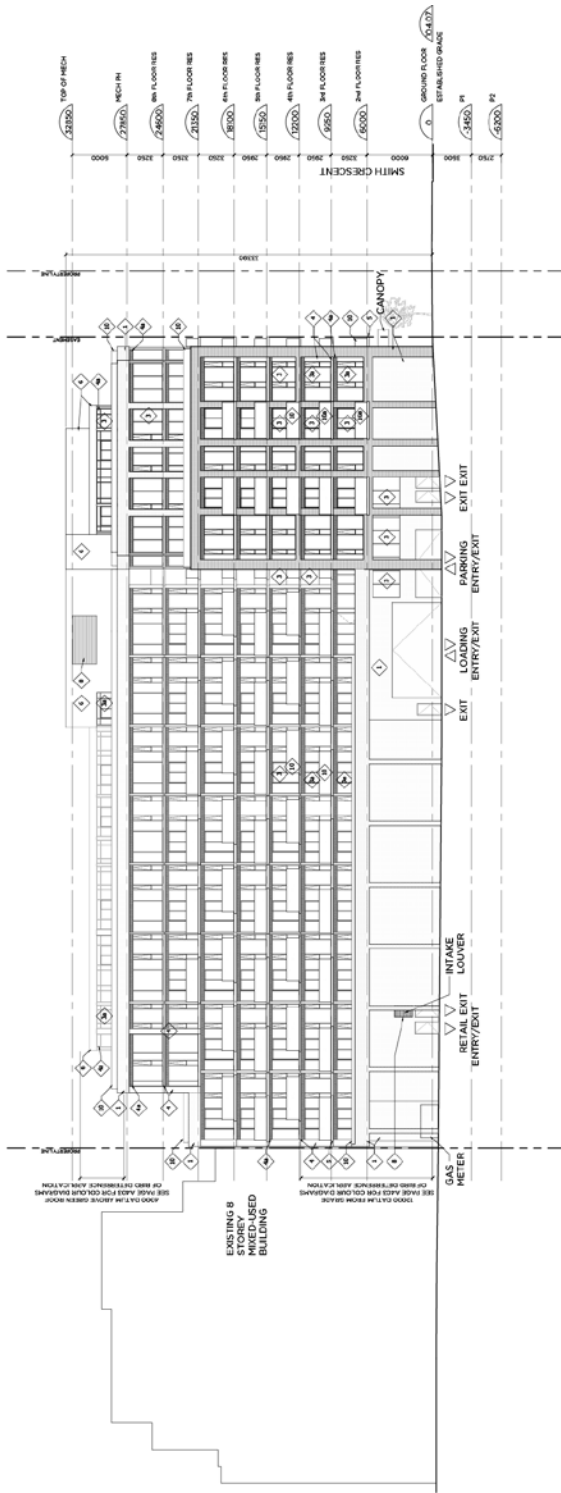
784 The Queensway

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 02/13/17

File # 16 269867 WET 05 0Z

Attachment 2: North Elevation



North Elevation

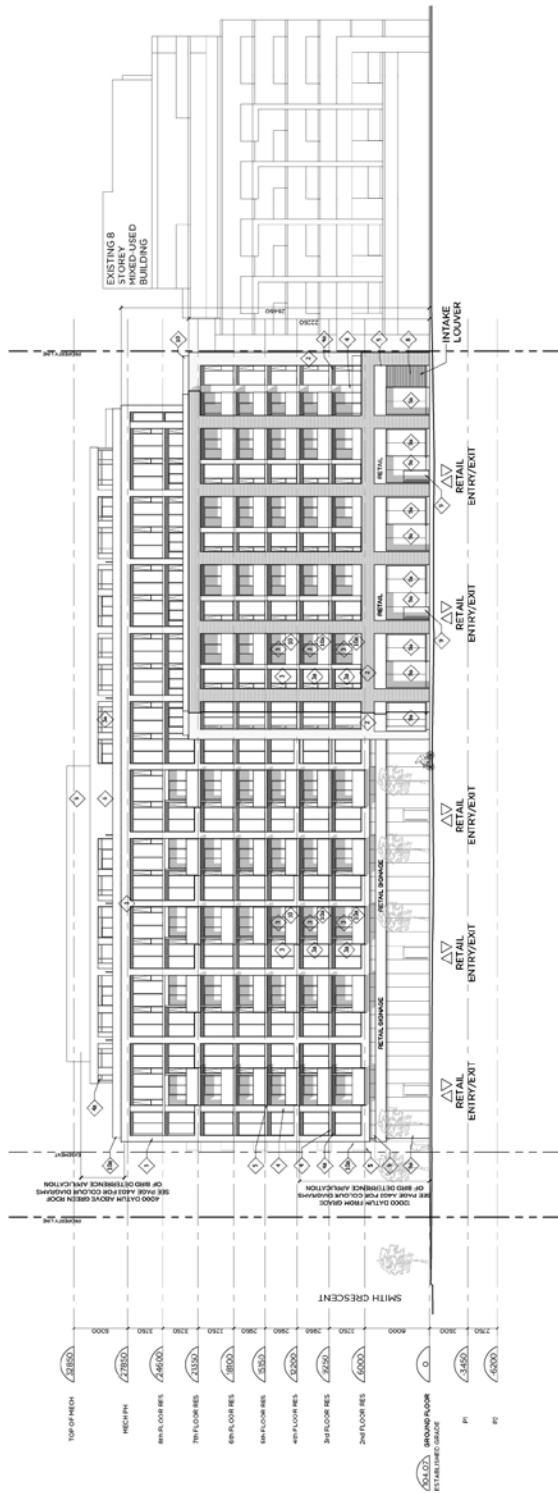
784 The Queensway

Elevations
Applicant's Submitted Drawing

Not to Scale
02/13/17

File # 16 269867 WET 05 02

Attachment 3: South Elevation



South Elevation

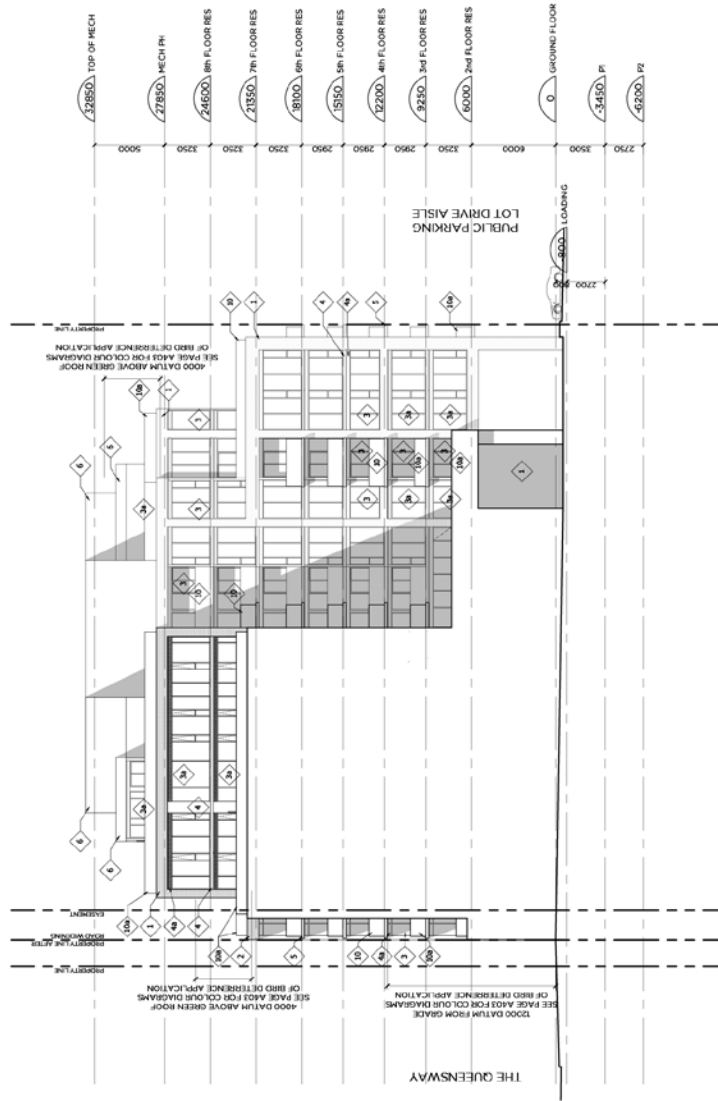
784 The Queensway

Elevations
Applicant's Submitted Drawing

Not to Scale
02/13/17

File # 16 269867 WET 05 02

Attachment 4: East Elevation



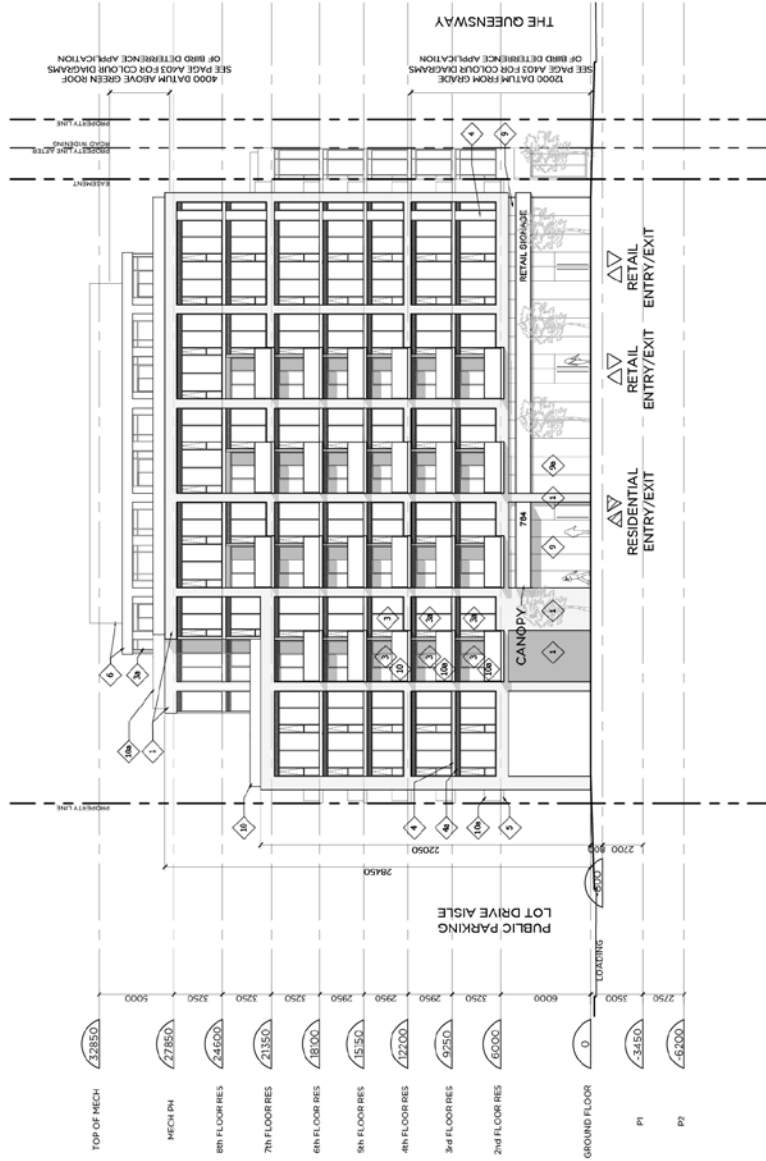
784 The Queensway

Elevations
 Applicant's Submitted Drawing

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Attachment 5: West Elevation



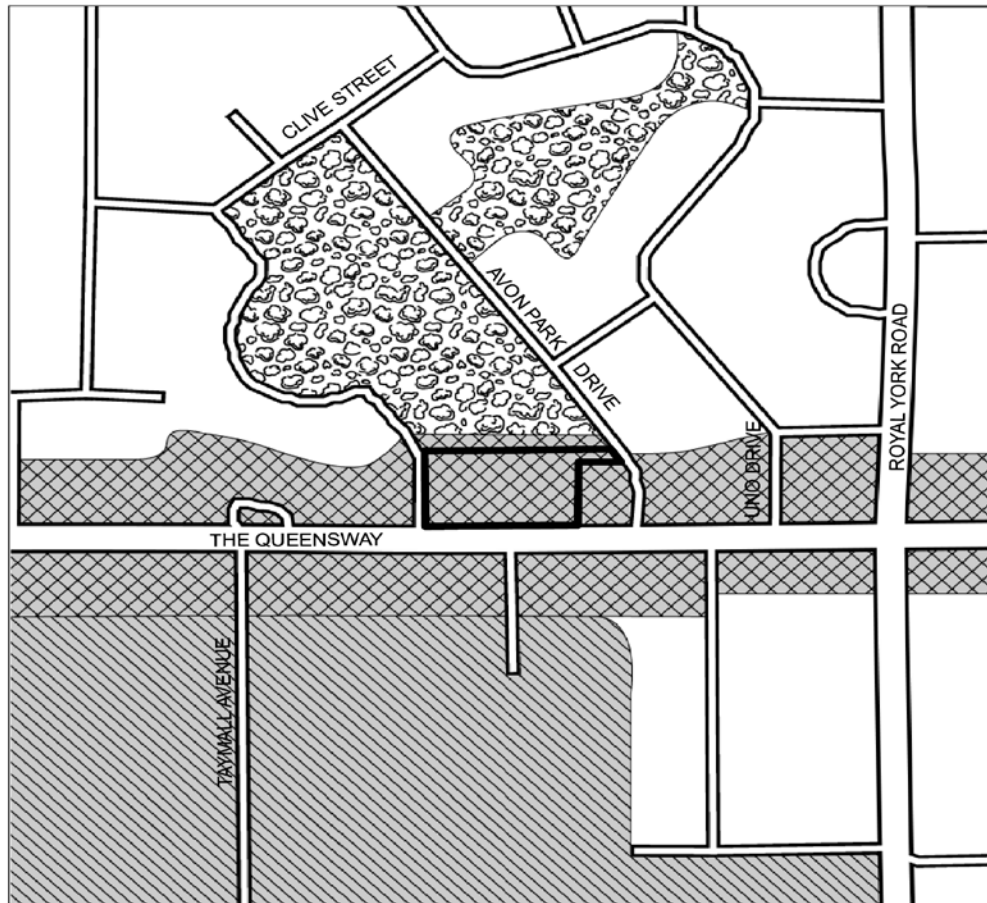
West Elevation

784 The Queensway

Elevations
 Applicant's Submitted Drawing
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 02/13/17

File # 16 269867 WET 05 02

Attachment 6: Official Plan



TORONTO City Planning
Extract from Official Plan

784 The Queensway

File # 16 269867 WET 05 02

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

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Attachment 7: Zoning



Zoning By-Law No. 569-2013

784 The Queensway

File # 17 269867 WET 05 0Z



Location of Application



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

RD Residential Detached
 RM Residential Multiple
 E Employment Industrial
 OR Open Space Recreation

I.C1 Class 1 Industrial Zone
 AV Limited Commercial-Avenues Zone
 CL Limited Commercial Zone



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Attachment 8: Application Data Sheet

Application Type:	Rezoning	Application Number:	16 269867 WET 05 OZ
Details:	Rezoning, Standard	Application Date:	December 22, 2016

Municipal Address: 784 THE QUEENSWAY

Location Description: PLAN 3588 PT BLK D **GRID W0507

Project Description: Proposal for a mixed-use 8-storey building containing 172 residential units and 1,689 m² of at-grade retail space. A total of 181 vehicular parking spaces are proposed, largely in a 2 level below grade parking garage.

Applicant:

Hunter & Associates Ltd.
555 Richmond Street West, Suite 405
Toronto, Ontario
M5V 3B1

Architect:

RAW Architects
405-317 Adelaide Street West
Toronto, Ontario
M5V 1P9

Owner:

UrbanCapital – Rosewater 1 Inc.
17 Nelson Street
Toronto, Ontario
M1J 2V2

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	3,805	Height:	Storeys:	8
Frontage (m):	79		Metres:	33 (including mechanicals)
Depth (m):	45			
Total Ground Floor Area (sq. m):	1,916			Total
Total Residential GFA (sq. m):	12,325		Parking Spaces:	181
Total Non-Residential GFA (sq. m):	1,689		Loading Docks	1
Total GFA (sq. m):	14,014			
Floor Space Index:	3.7			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	98
2 Bedroom:	74
3 + Bedroom:	0
Total Units:	172

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	12,325		0
Retail GFA (sq. m):	1,689		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT: PLANNER NAME: Jennifer Renaud, Planner
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