

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

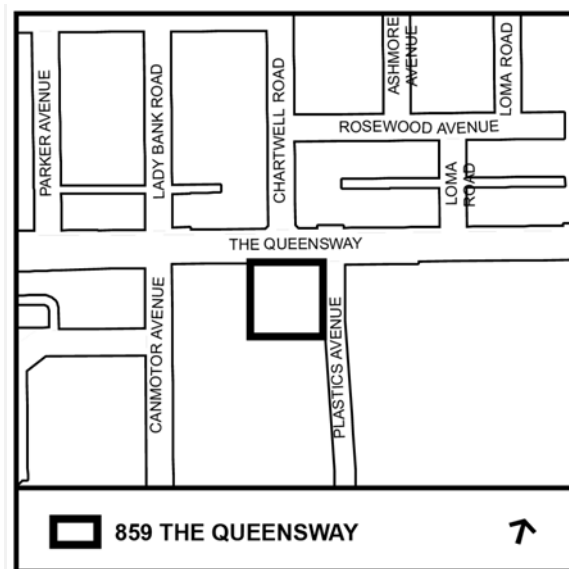
Date:	October 23, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	17 237625 WET 05 OZ

SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code to permit a mixed-use development at 859 The Queensway. The application proposes a 14-storey building containing 228 residential units and 1,149 m² of non-residential gross floor area at grade. The proposed development would have a Floor Space Index of 5.2. A total of 217 residential vehicular parking spaces are proposed in a two-level below-grade garage, and 36 visitor/retail vehicular parking spaces are proposed at-grade at the rear of the site.

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 to be scheduled by staff in consultation with the Ward Councillor is intended to be held in the first quarter of 2018. In a non-election year, a Final Report and statutory public meeting under the *Planning Act* to consider this application would be targeted for the fourth quarter of 2018 (this target assumes the applicant would provide all required information in a timely manner). However, it is anticipated that the statutory public meeting under the *Planning Act* will be held in the first quarter of 2019, once



Etobicoke York Community Council reconvenes following the election.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 859 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 Queensway Avenue Study). The purpose of the study was to identify a vision and develop implementation strategies to revitalize 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 July 6, 2017, to discuss complete application submission requirements and to identify issues with the proposal. Notwithstanding staff concerns, the applicant submitted this application on September 22, 2017, for a 14-storey mixed-use building.

ISSUE BACKGROUND

Proposal

The application proposes to amend the former City of Etobicoke Zoning Code to permit a 14-storey (48.3 m in height, excluding the mechanical penthouse) mixed-use building containing retail uses at-grade and residential uses above. The proposal would have 1,149 m² of retail space and 18,660 m² of residential gross floor area, yielding an overall density of 5.2 times the area of the lot (see Attachment 8: Application Data Sheet).

The proposed L-shaped building would consist of a 6-storey tower sited above an 8-storey base. The base building would have a height of 29 m and step back 3.5 m at the

5th storey along The Queensway frontage. The building would be setback 6 m from the south property line to accommodate a 6 m wide driveway to access the proposed at-grade visitor/commercial parking and the below-grade parking garage. Along The Queensway, the building would be setback 1 m to accommodate a varying sidewalk width of 4.2 m to 5.7 m. The existing vehicular lay-by along The Queensway is proposed to remain.

The 6-storey tower would have a typical floor plate of approximately 990 m², and would be situated at the southeast end of the site in a north-south orientation (see Attachment 1: Site Plan). The tower would step back approximately 20 m from the north property line and 2 m from the east property line.

The proposed retail space would be situated at-grade along The Queensway frontage and would be accessible from both The Queensway frontage and the proposed at-grade parking located at the southwest corner of the site. The residential lobby entrance would be accessible from Plastics Avenue.

The applicant proposes 228 residential units, of which 19 would be 1-bedroom units, 36 would be 1-bedroom plus den units, and 173 would be 2-bedroom units. Approximately 456 m² (2.0 m² per unit) of both indoor and outdoor amenity space would be provided for this development and would be located on the 2nd floor.

The application proposes 217 residential vehicular parking spaces in a 2 level below-grade garage. An at-grade parking area is proposed at the southwest corner of the site containing 36 commercial/visitor vehicular parking spaces. The proposed at-grade parking area would not be visible from The Queensway or Plastics Avenue. Both the below-grade garage and the at-grade parking area would be accessible from a proposed driveway at the southeast corner of the site via Plastics Avenue. A Type 'G' loading space is also proposed at the rear of the building with access from the proposed driveway. A total of 172 bicycle parking spaces are proposed, of which 156 would be residential spaces located within the below-grade garage and 16 visitor spaces located at-grade.

Site and Surrounding Area

The subject site is located on the south side of The Queensway, on the west side of Plastics Avenue. It is square in shape and is currently occupied by a one-storey building tenanted by Firestore Tire & Automotive Centre and Enterprise Vehicular Rental Centre. The site is approximately 3,782 m² in size with a frontage of approximately 61 m on The Queensway and 62 m on Plastics Avenue. The Queensway has a right-of-way width of 30 m in this location.

North: Chartwell Road intersects with The Queensway immediately north of the site. On the west side of Chartwell Road on the The Queensway is a 3-storey medical building, and just east of Chartwell Road are 2-storey mixed-use buildings. North of the properties on The Queensway are single-detached dwellings.

East: Directly across Plastics Avenue are two 1-storey retail buildings. Southeast of the site are multiple commercial buildings located within an *Employment Areas* designation.

South: Directly south are commercial and warehousing buildings located within an *Employment Areas* designation.

West: Immediately to the west is a 1-storey building occupied by The Queensway Car Wash and Gas Station, and further west is a 1-storey retail building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impact on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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.

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 space 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.

Section 3.1.1 of the Official Plan contains Public Realm policies that recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

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 services 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 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, office, 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

The proposed development is subject to site plan control. An application for Site Plan Approval has not been submitted.

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>

Tall buildings are defined as buildings with a height that is greater than the width of the adjacent street right-of-way. The Queensway has a right-of-way width of 30 m in this location and the proposed building height is 48.3 m (excluding the mechanical penthouse), and therefore by definition this is a tall building proposal.

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.

These 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 stepbacks which mitigate the pedestrian perception of the building height along the *Avenues* and an acceptable relationship between mid-rise building and any adjacent *Neighbourhoods* and *Parks and Open Space* 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, Healthy Neighbourhoods, of the Official Plan.

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

Tree Preservation

There are no trees within the subject site. There are 3 existing trees within the City's right-of-way which are to be preserved. 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 stepbacks. 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
- Phase II Environmental Site Assessment
- Geotechnical Study
- Landscape and Lighting Plan
- Public Consultation Strategy
- Remedial Activities Report
- Hydrogeological Report
- Pedestrian Wind Assessment
- Noise Impact Study
- Stormwater Management Report
- Toronto Green Standard Checklist
- Transportation Impact Assessment
- Shadow Studies

A Notification of Complete Application was issued on October 16, 2017.

Issues to be Resolved

Prior to presenting a Final Report to Etobicoke York Community Council, the following issues, as well as any other 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 14-storey building within the context of The Queensway Avenue Study and the existing buildings in the surrounding area;
4. The proposed height and massing of the proposed building;
5. Shadow impacts;
6. Consideration of the Tall Building Design Guidelines performance standards;
7. Appropriate transition in scale to neighbouring lands including setbacks, stepbacks and angular planes;
8. Appropriate setbacks to mutual property lines;
9. Adequacy of existing infrastructure to support the proposed development and identification of any required improvements;
10. Transportation impacts arising from the proposed residential density;
11. Proposed mix of units and lack of family-sized units;

12. Compliance with the Tier 1 performance measures of the Toronto Green Standard;
13. Mitigation of potential wind conditions created by the proposed development;
14. Provision and location of vehicular parking, loading and bicycle parking;
15. Provision of a high-quality public realm, including landscaping design and appropriate sidewalk widths and streetscaping along The Queensway and Plastics Avenue;
16. Determination of parkland dedication requirements;
17. Potential impacts on the continued viability of adjacent employment uses;
18. Public art for the development and the applicant's participation in the Percent for Public Art Program and its Guidelines; and
19. 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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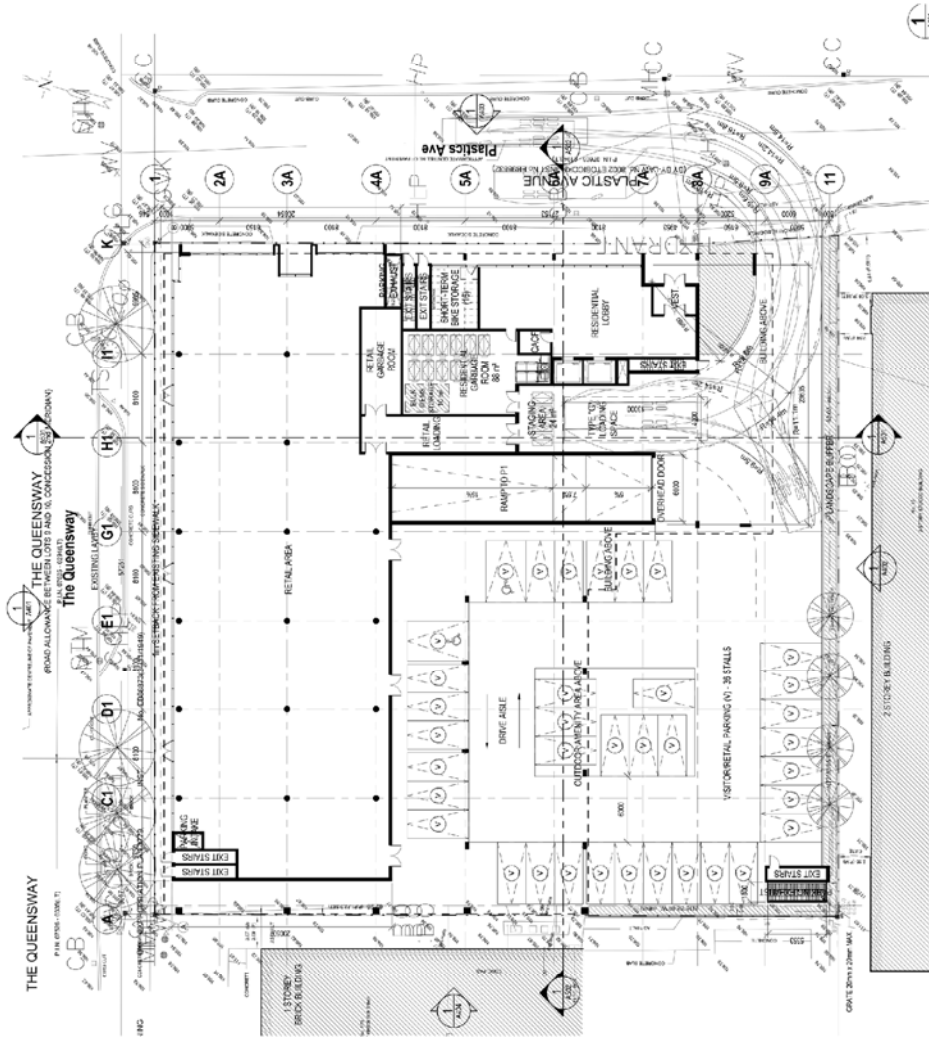
SIGNATURE

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



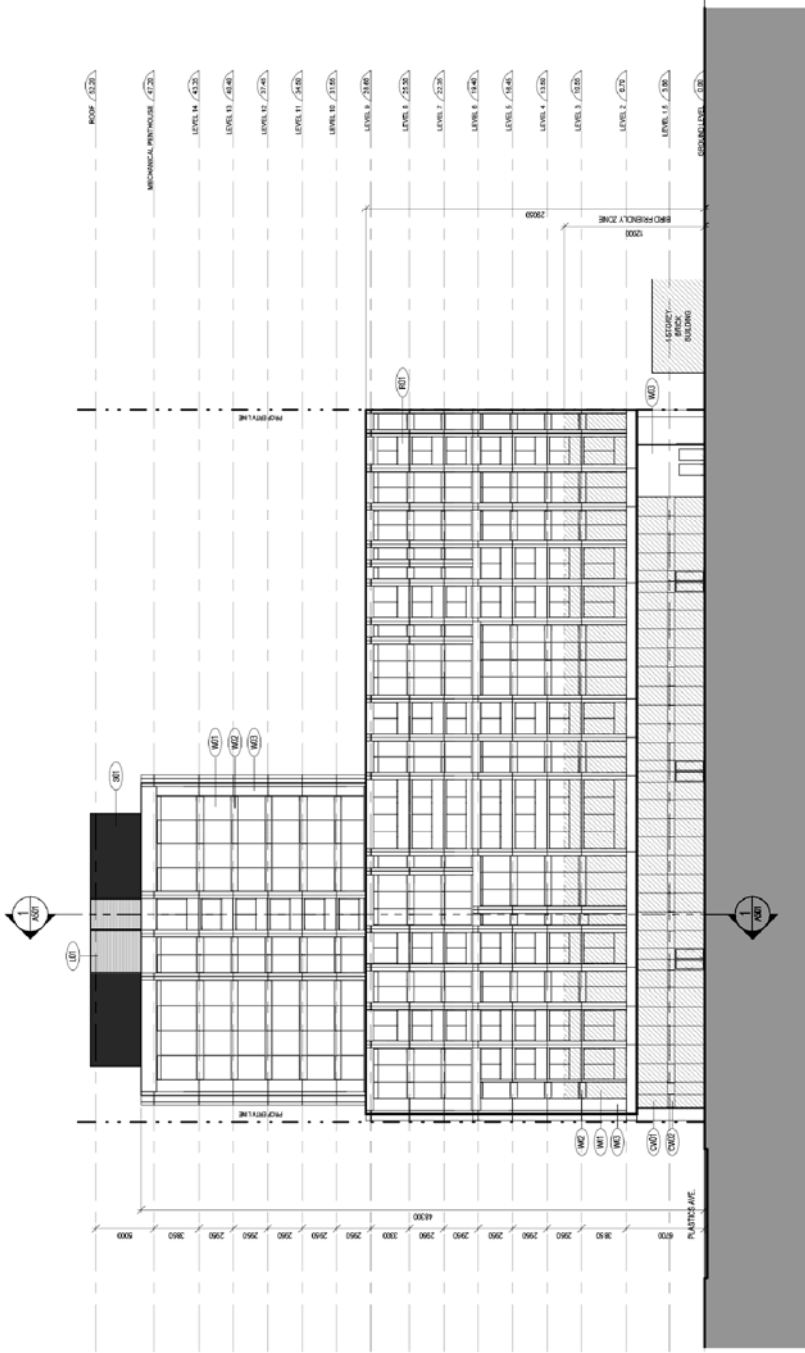
859 The Queensway

Site Plan
 Applicant's Submitted Drawing

File # 17 237625 WET 05 02

Not to Scale
 10/10/2017

Attachment 2: North Elevation



859 The Queensway

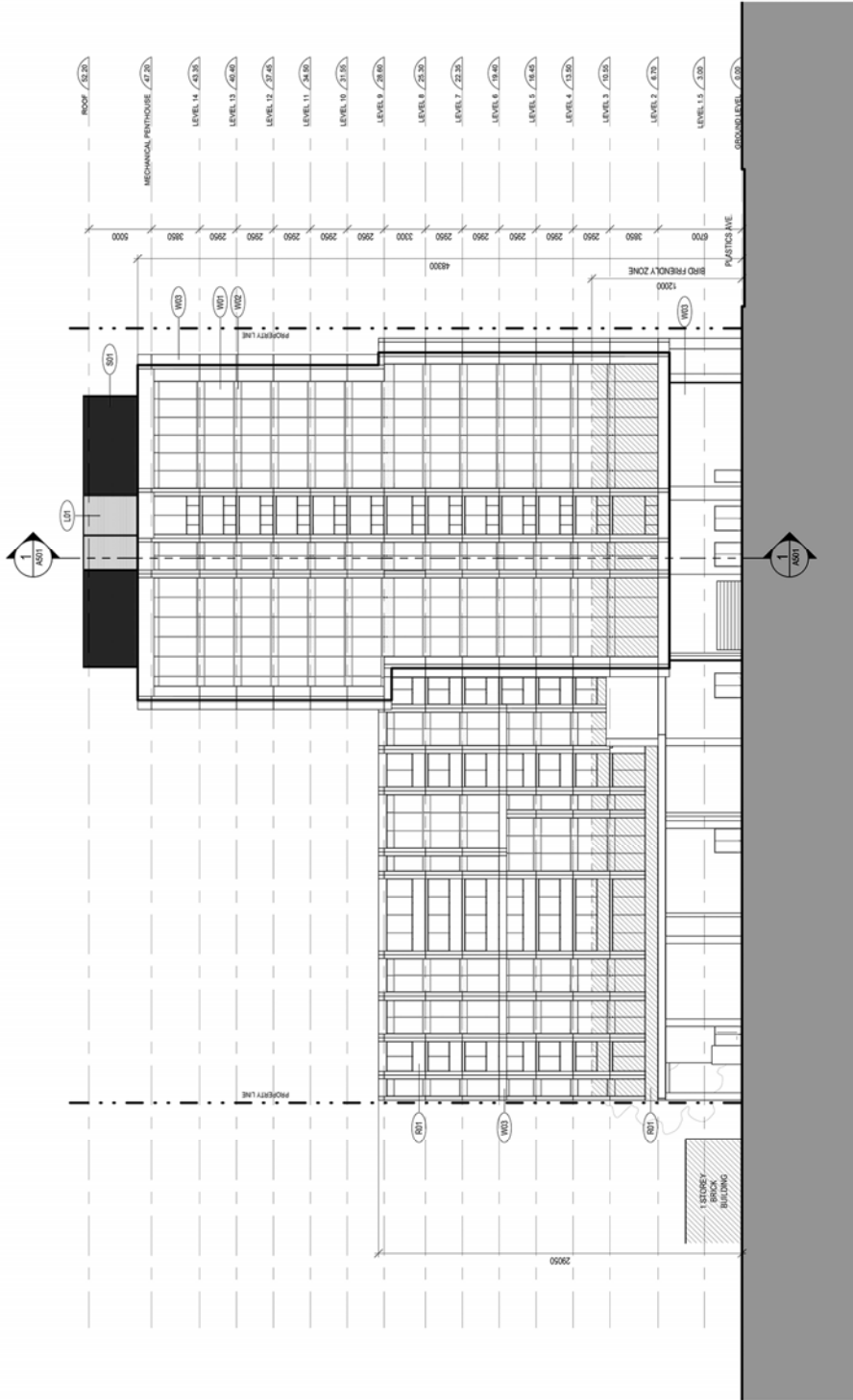
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Elevations

Applicant's Submitted Drawing

Not to Scale
10/10/2017

Attachment 3: South Elevation



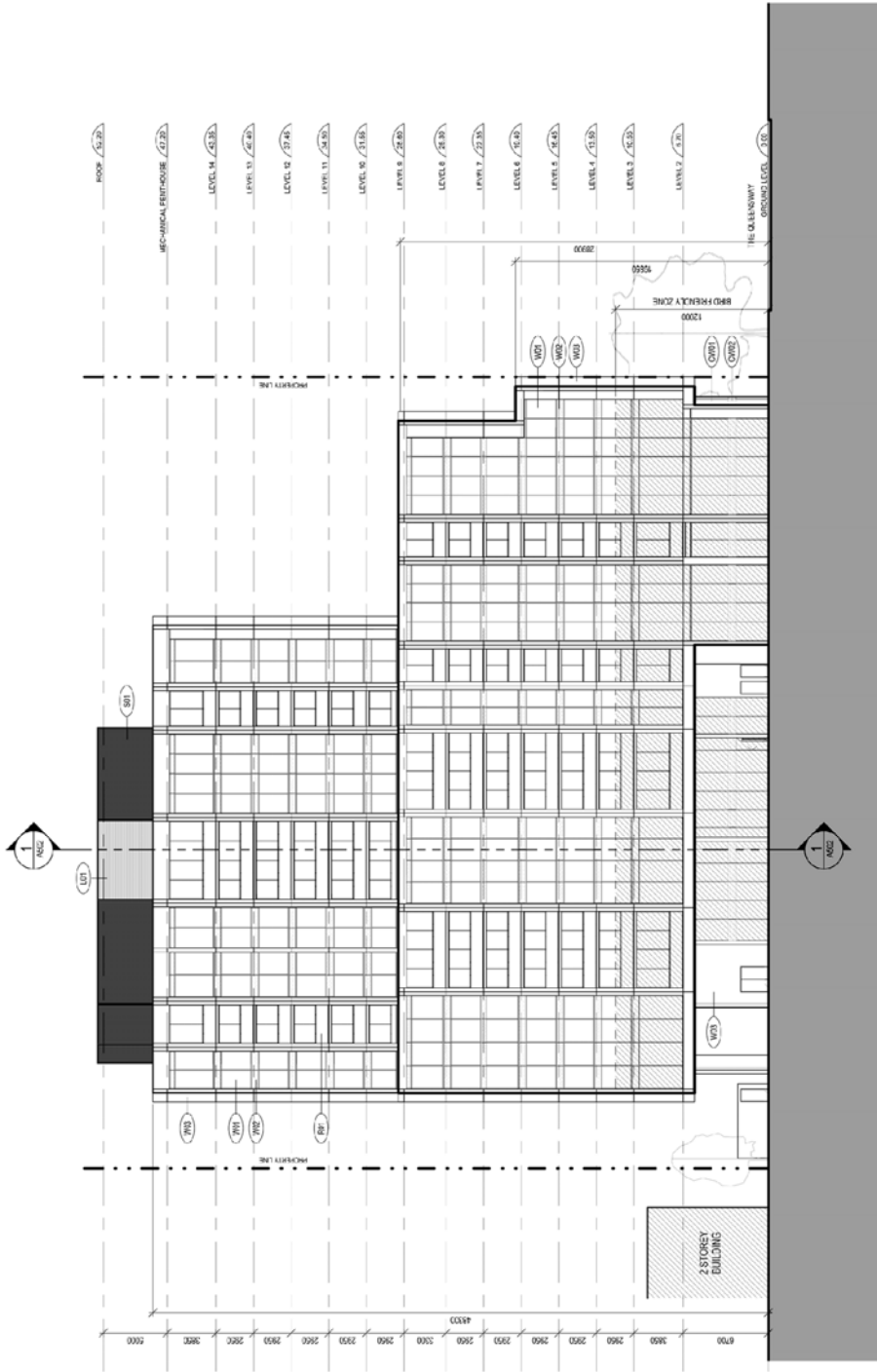
859 The Queensway

File # 17 237625 WET 05 02

Elevations
 Applicant's Submitted Drawing

Not to Scale
 10/10/2017

Attachment 4: East Elevation



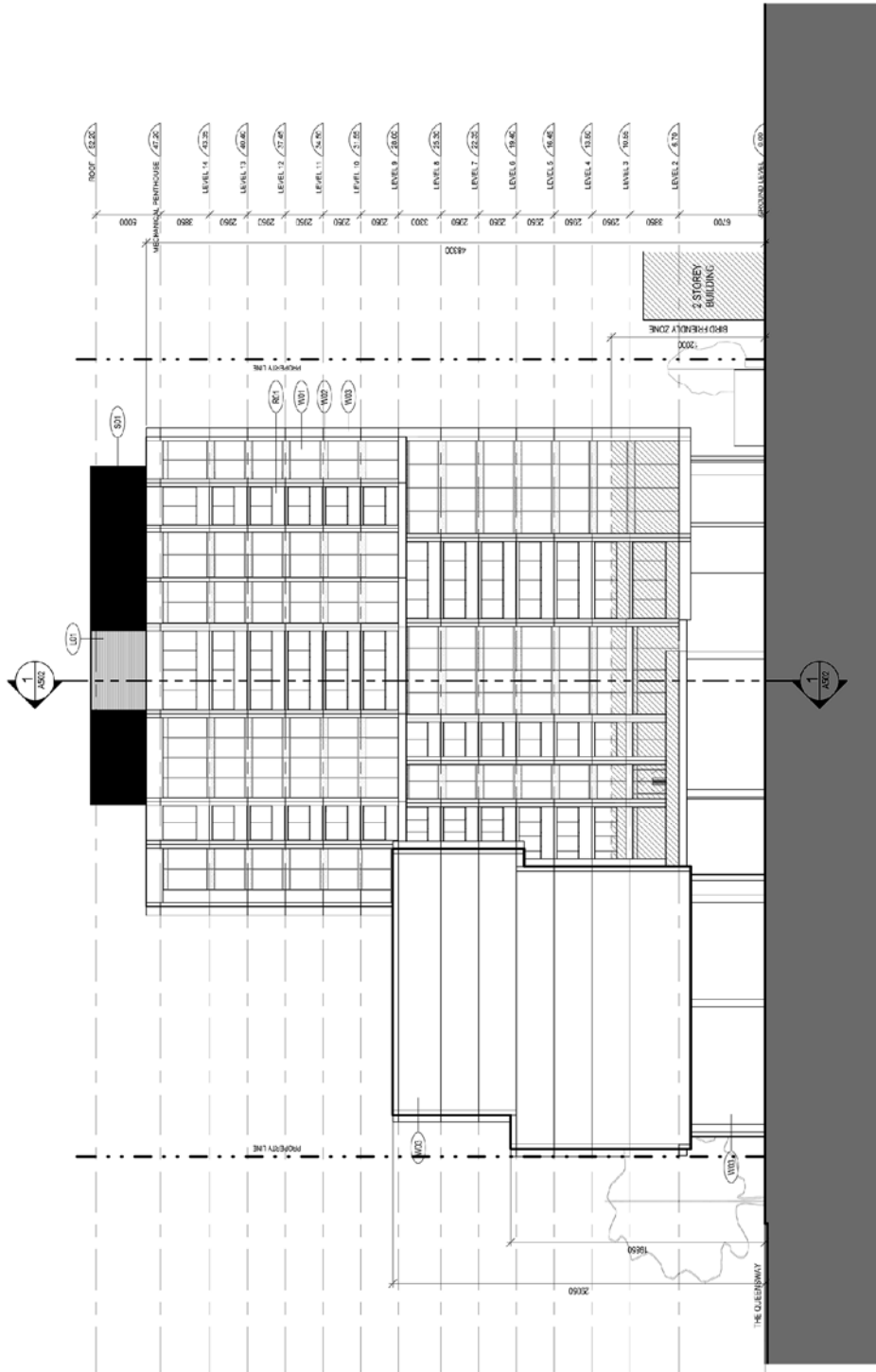
859 The Queensway

Elevations
 Applicant's Submitted Drawing

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Attachment 5: West Elevation

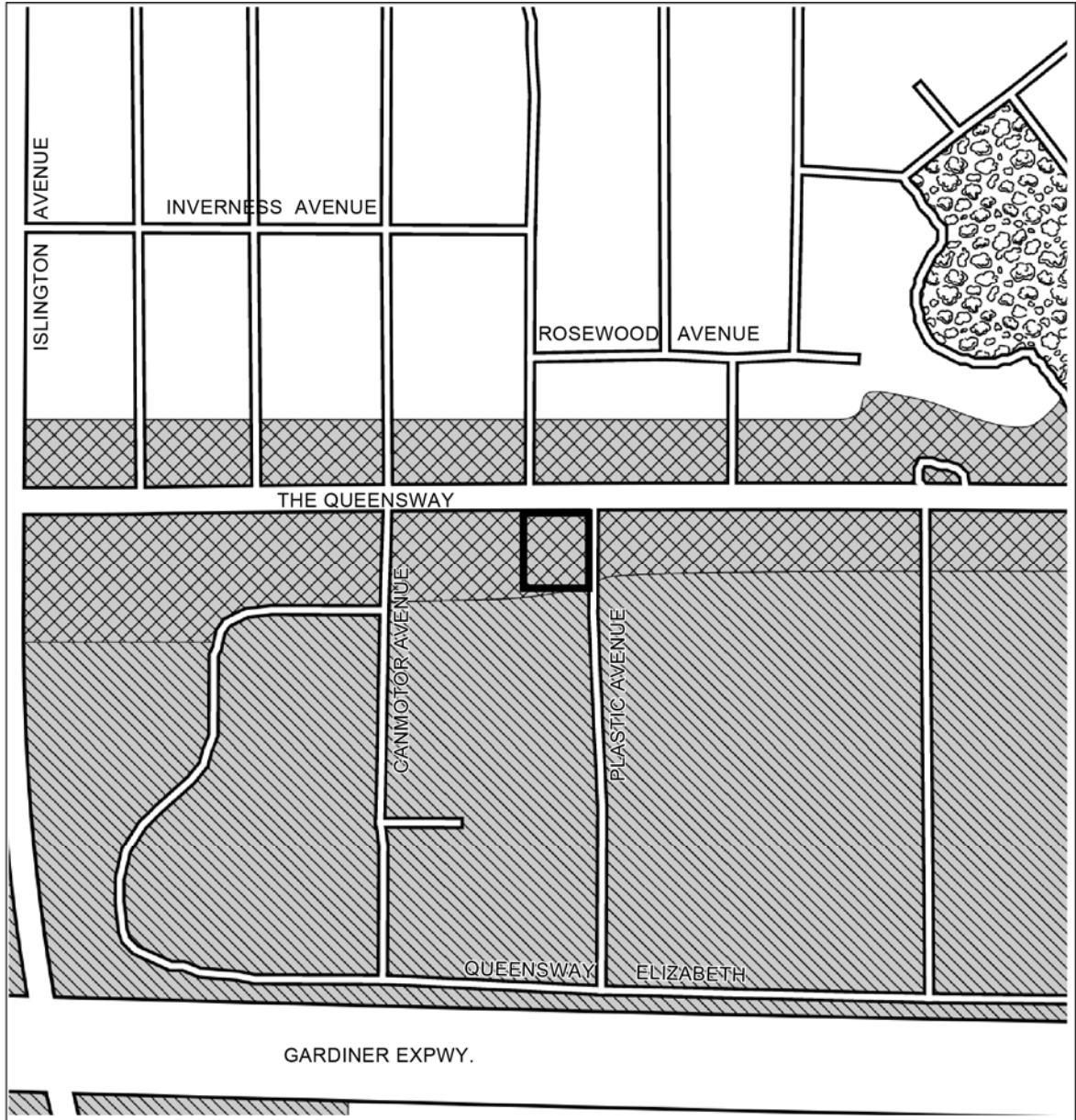


859 The Queensway

File # 17 237625 WET 05 0Z

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 10/10/2017







Attachment 6: Official Plan



TORONTO
 Extract from Official Plan

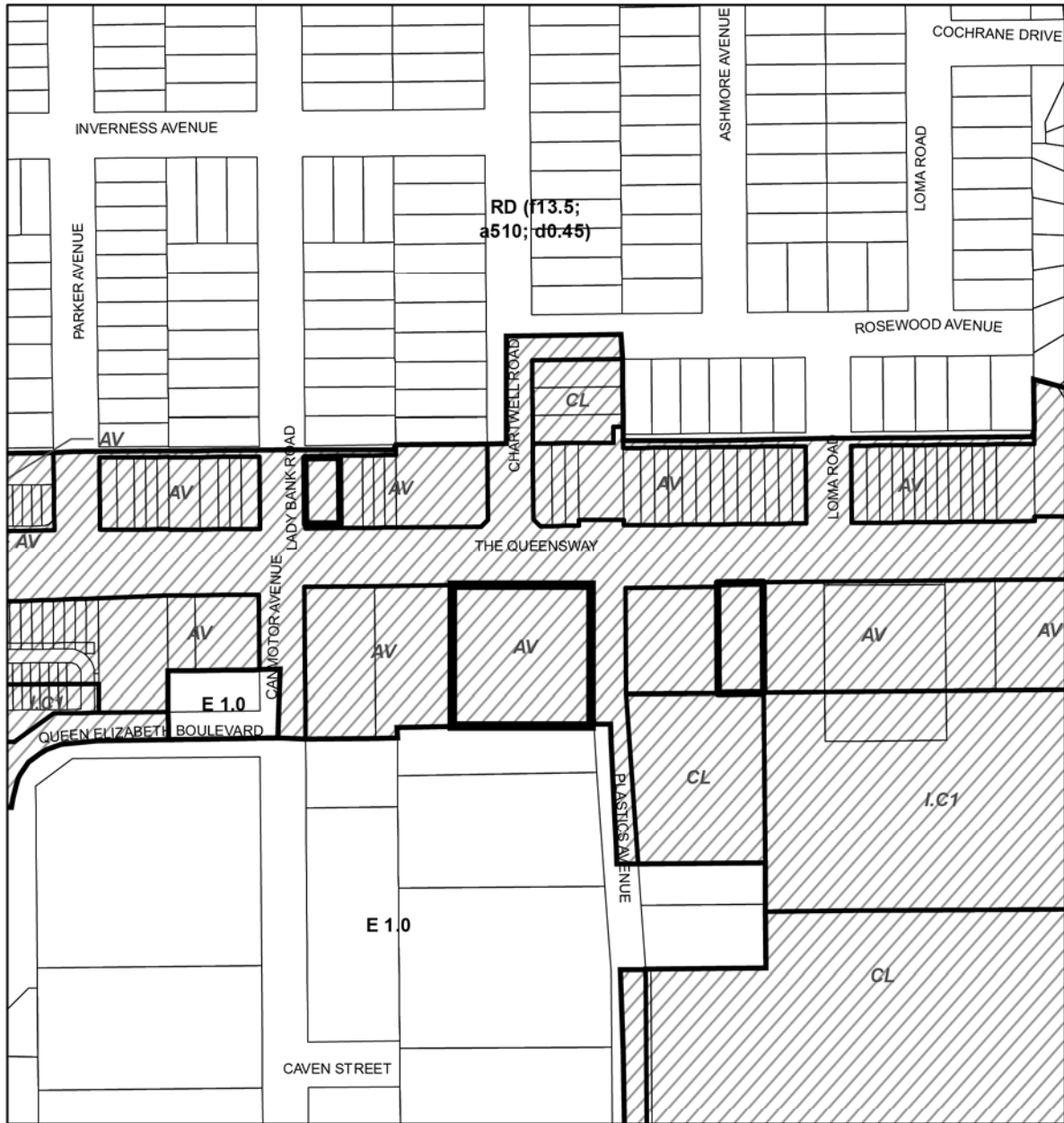
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File # 17 237625 WET 05 0Z

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

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Attachment 7: Zoning



Zoning By-Law No. 569-2013

859 The Queensway

File # 17 237625 WET 05 0Z



Location of Application

RD Residential Detached E Employment Industrial



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

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



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 Extracted: 10/10/2017

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	17 237625 WET 05 OZ
Details	Rezoning, Standard	Application Date:	September 22, 2017

Municipal Address: 859 THE QUEENSWAY
 Location Description: PLAN 1106 PT LOT 4 **GRID W0507
 Project Description: The proposal is for a 14-storey mixed-use building with an 8-storey base and 1,149 m² of commercial uses at-grade. The development would include 228 residential units and provide 253 parking spaces.

Applicant:	Agent:	Architect:	Owner:
Latch Developments Ltd 2 Bloor Street West Toronto, M4W 3R1		Teeple Architect Inc 5 Camden Street Toronto, M5V 1V2	Latch Developments Ltd 2 Bloor Street West Toronto, M4W 3R1

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):	3,782	Height:	Storeys:	14
Frontage (m):	61		Metres:	48.3 m (excluding mechanicals)
Depth (m):	62			
Total Ground Floor Area (sq. m):	1,663			Total
Total Residential GFA (sq. m):	18,660		Parking Spaces:	253
Total Non-Residential GFA (sq. m):	1,149		Loading Docks	1
Total GFA (sq. m):	19,809			
Lot Coverage Ratio (%):	44			
Floor Space Index:	5.2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	18,660	0
Bachelor:	0	Retail GFA (sq. m):	1,149	0
1 Bedroom:	55	Office GFA (sq. m):	0	0
2 Bedroom:	173	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	228			

CONTACT: PLANNER NAME: Jennifer Renaud, Planner
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