



## STAFF REPORT ACTION REQUIRED

### 1001 Queen Street East - Zoning Amendment Application - Preliminary Report

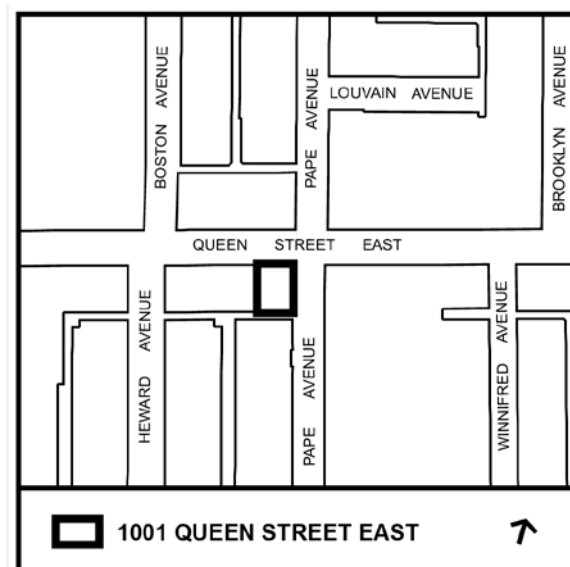
<b>Date:</b>	September 11, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 30 – Toronto Danforth
<b>Reference Number:</b>	17-183044 STE 30 OZ

#### SUMMARY

This application proposes a six storey mixed use building at 1001 Queen Street East. The building proposed is 20 metres in height and results in a density of 4.1 times the area of the lot. Two retail units are proposed to occupy the ground floor, fronting onto Queen Street East, 16 residential units are to be located on floors two through six, and 17 vehicular parking spaces are to be accessed via Carl Stryg Lane to the rear of the site. A total of 24 bicycle parking spaces are proposed.

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

A Community Consultation meeting is anticipated to be held in fall of 2017. The final report is targeted for the first quarter of 2018. The target date assumes that the applicant will provide all required information in a timely manner.



## RECOMMENDATIONS

---

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1001 Queen Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### Financial Impact

The recommendations in this report have no financial impact.

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on December 13, 2016 to discuss complete application submission requirements and identify relevant planning issues. Among the issues that staff raised on an initial basis include the following:

- providing adequate setbacks along the Queen Street East and Pape Avenue frontages to achieve a 4.8 metre sidewalk;
- transition to "Neighbourhood" properties to the rear (south of the subject lands);
- fitting within the angular plane and provision of appropriate step-backs of the upper floors of the building along the north and south elevations; and
- relationship and architectural reference to the adjacent listed heritage building at 933 Queen Street East.

## ISSUE BACKGROUND

### Proposal

The applicant proposes to demolish the decommissioned auto service repair facility and gasoline service station which currently occupies the site and construct a six-storey mixed-use building with a total height of 20 metres. No mechanical penthouse is proposed.

The proposed building consists of a total gross floor area (GFA) of 2,775 square metres, which includes 16 residential units on the second to sixth floors and two retail units at grade. The residential GFA is 2,364 square metres and the commercial GFA is 255 square metres. The resulting density for the development is 4.1 times the area of the lot.

The at-grade portion of the proposed building includes two commercial units along Queen Street East as well as an entrance to the residential lobby along Pape Avenue. The proposal includes 17 vehicle parking spaces in stackers, accessed from the laneway (Carl Stryg Lane) perpendicular to Pape Avenue. A total of 24 bicycle parking spaces are proposed – 16 in the first level below grade and six at grade. Two short term bicycle rings (four spaces) are proposed along Queen Street East. A loading area has not been provided; instead, public curbside solid waste collection is proposed.

The application proposes 60.2 square metres of indoor amenity space located in the basement and 12 square metres of outdoor amenity space on the fifth floor.

Attachments 1 to 4 contain drawings of the proposed development. Attachment 7 is the Application Data Sheet, which contains further statistical information for the proposal.

### **Site and Surrounding Area**

The site is located on the southwest corner of Queen Street East and Pape Avenue. The site is approximately 669 square metres in total area. The lands are rectangular in shape and have a frontage of 22 metres and a depth of approximately 30.5 metres. The site abuts a Carl Stryg public lane to the south. A decommissioned auto repair facility and gasoline service station currently occupy the site. The fuel pumps and underground storage tanks were removed in July 2010.

**North:** Directly north along Queen Street East are various two- and three-storey mixed use main street buildings with commercial uses at grade and residential uses above. North of Queen Street East is a low rise residential area.

**East:** Two story main street buildings predominantly occupy Queen Street East east of the site. A four storey mixed-use building at 1003 Queen Street East was constructed in 2016. WoodGreen Community Services owns and operates affordable housing in a five storey building at 1070 Queen Street East. Leslie Grove Park is located at Jones Avenue, approximately 400 metres away.

**South:** Immediately to the south are low rise residential buildings that front onto Pape and Heward Avenues.

**West:** Predominately two and three storey buildings occupy Queen Street East west of the site. South Riverdale Community Health Centre is located at 955 Queen Street East and Jimmie Simpson Park and Recreation Centre is located on the north side of Queen Street East between Degraffi Street and Booth Avenue, approximately 500 metres away. Two new buildings, a six storey building at 897 & 899 Queen Street East and a seven storey building at 875 & 887 Queen Street East, have been recently approved by City Council.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (2014) (the "PPS") 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 impacts 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 Official Plan is the most important vehicle for implementation of the PPS. 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 PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") 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 builds upon the policy foundation provided by the PPS 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 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 application for consistency with the PPS and conformity with the Growth Plan.

## **Official Plan**

The site is located within an area identified as an Avenue as shown on Map 2 – Urban Structure 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 look of the street, shopping opportunities and transit service for community residents”, according to Section 2.2.3 of the Plan.

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. This section of Queen Street East was included in the Leslieville Planning Study which will be described in more detail below.

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.

The site is designated *Mixed Use Areas* and is subject to the land use policies contained within 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.

The Official Plan is to be read as a comprehensive and cohesive whole. This application will be reviewed against all policies of the Official Plan.

#### 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 setbacks above a height of 14 metres, which shall apply to the building facades on Queen Street East and any flanking streets.

The planning analysis and resulting site and area specific policy has precluded the need for a separate Avenue Study, or Avenue Segment Study, for the Leslieville area. Therefore, an Avenue Segment Study was not required to be submitted by the applicant in association with the development proposal.

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 shall 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 potential heritage interest.

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.

The site is not zoned under City of Toronto Zoning By-law 569-2013.

## **Site Plan Control**

The proposed development is subject to site plan control. A site plan control application has not been submitted but will be required.

## **Tree Preservation**

An Arborist Report has been submitted with the applications and is under review by Urban Forestry.

## **Reasons for the Application**

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 14 metres to 20 metres, to increase the maximum permitted density from 2.5 times the area of the site to 4.1 times the area of the site and to establish the appropriate development standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: The following reports/studies were submitted with the application:

- Context Plan
- Plan of Survey



- Site Plan
- Architectural (elevations, sections, floor, parking level, and renderings) Plans
- Landscape Plans
- Planning Rationale
- Toronto Green Standards Checklist
- Underground Storage Removal Report
- Sun and Shadow Study
- Urban Transportation Considerations Report
- Functional Servicing and Stormwater Management Report
- Hydrological Assessment
- Heritage Impact Assessment
- Geotechnical Investigation
- Phase II Environmental Site Assessment
- Arborist Report/Tree Declaration
- Stage 1 Archaeological Resource Assessment
- Proposed Public Consultation Plan

A Notice of Complete Application was been issued deeming the application complete as of July 13, 2017.

### **Issues to be Resolved**

After conducting a preliminary review of the development proposal, City Planning staff have identified the following issues for further review:

- consistency/conformity with applicable Provincial Plans, including the Provincial Policy Statement, 2014 and the Growth Plan for the Greater Golden Horseshoe, 2005;
- conformity with the policies of the Toronto Official Plan, including Site and Area Specific Policy #469 (SASP 469) and the Leslieville Urban Design Guidelines;
- the proposed scale and intensity of the development in the context of SASP 469 and any impact to the adjacent *Neighbourhoods*;
- setbacks along Queen Street East and Pape Avenue to achieve a minimum sidewalk width of 4.8 metres;
- required right-of-way widening along Pape Avenue and Carl Stryg Lane;
- privacy and overlook onto the adjacent low rise residential buildings to the south;
- the architectural relationship of the proposed building to the vertical and horizontal patterns of the listed heritage building;

- consideration of the storefront design with respect to vertical and horizontal articulation;
- confirmation of community services and facilities in the area;
- location of the visitor bike parking; and
- collection and storage of non-residential garbage.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1.

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

## **CONTACT**

Andrea Oppedisano, Planner

Tel. No. 416-392-7554

E-mail: Andrea.Oppedisano@toronto.ca

## **SIGNATURE**

---

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

(P:\2017\Cluster B\pln\TEYCC\23468249018.doc) - smc

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: East Elevation

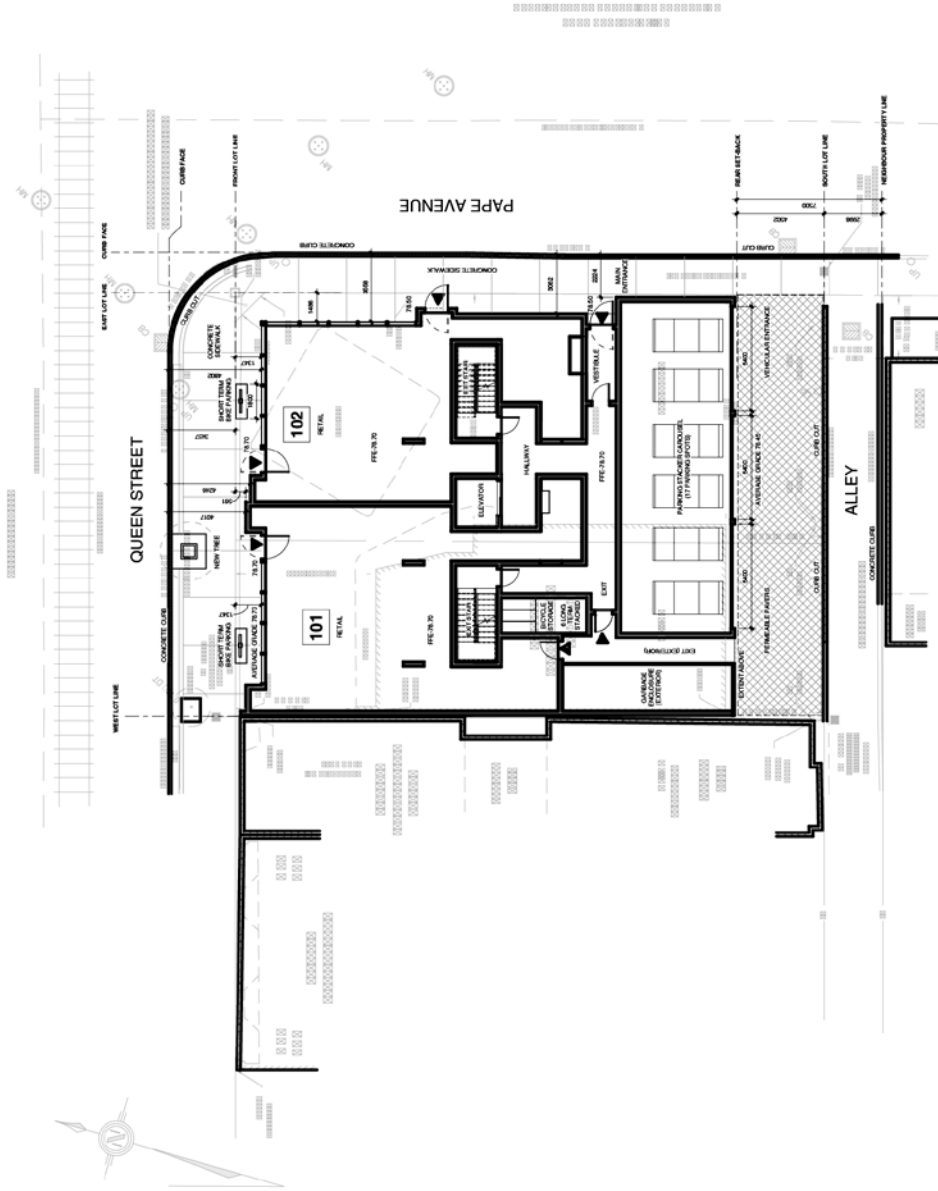
Attachment 4: South Elevation

Attachment 5: Official Plan

Attachment 6: Zoning

Attachment 7: Application Data Sheet

# Attachment 1: Site Plan



## 1001 Queen Street East

## Site Plan

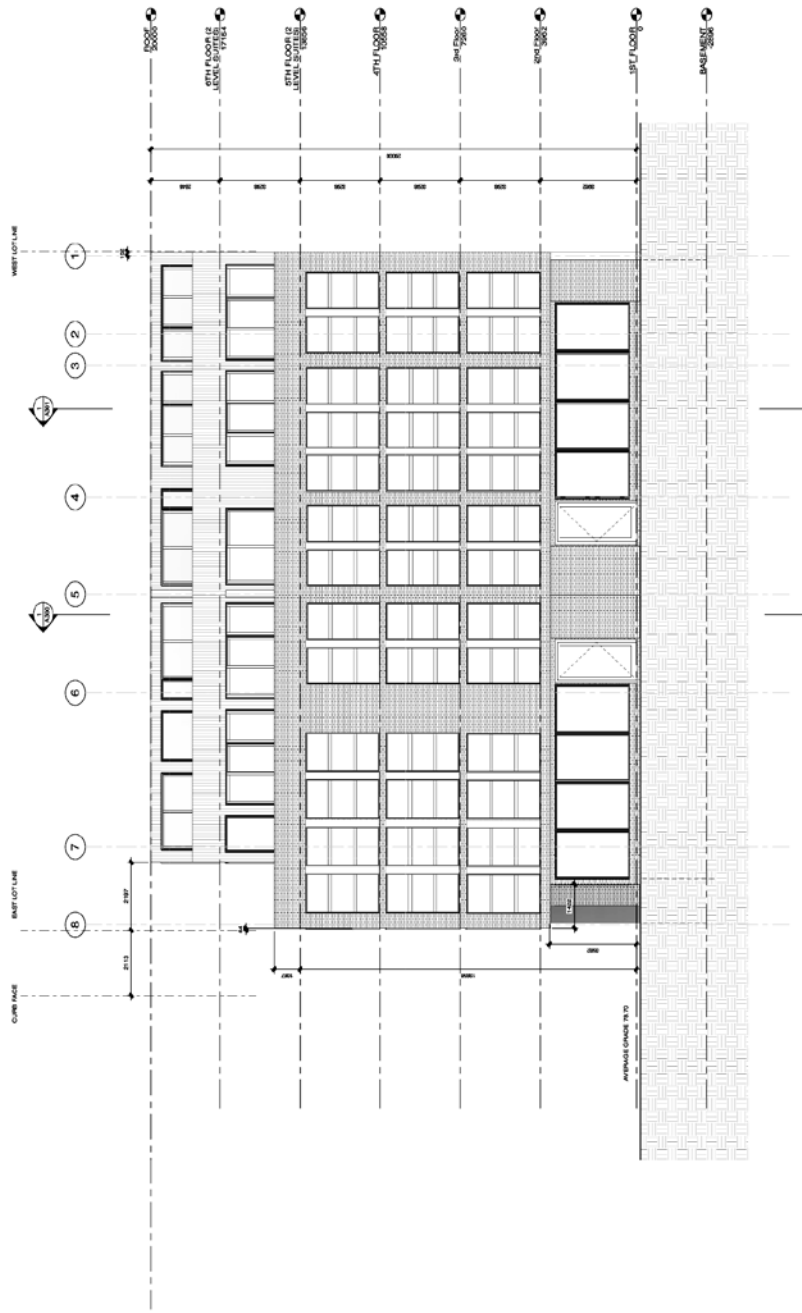
Applicant's Submitted Drawing

Not to Scale  
08/29/17



File # 17\_183044 STE 30 0Z

## Attachment 2: North Elevation

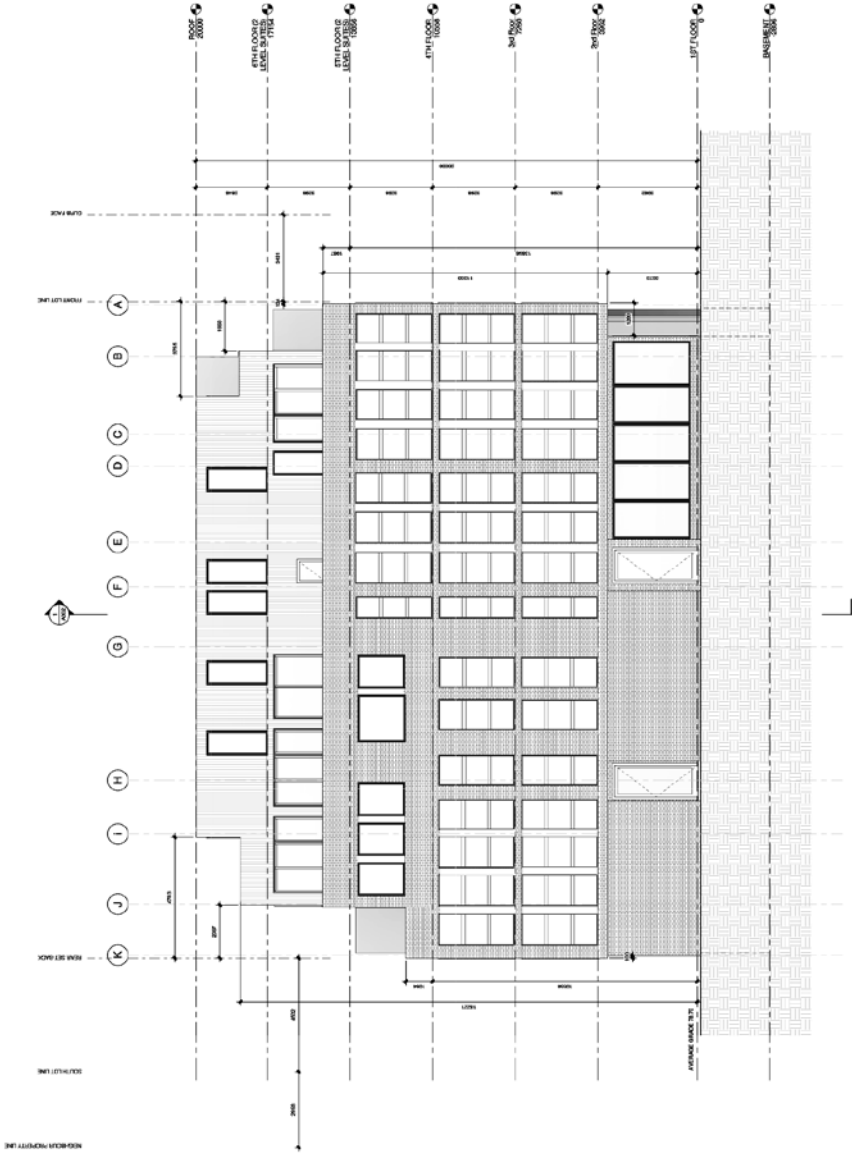


**1001 Queen Street East**

**North Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/29/17

File # 17\_183044 STE 30 0Z

### Attachment 3: East Elevation



1001 Queen Street East

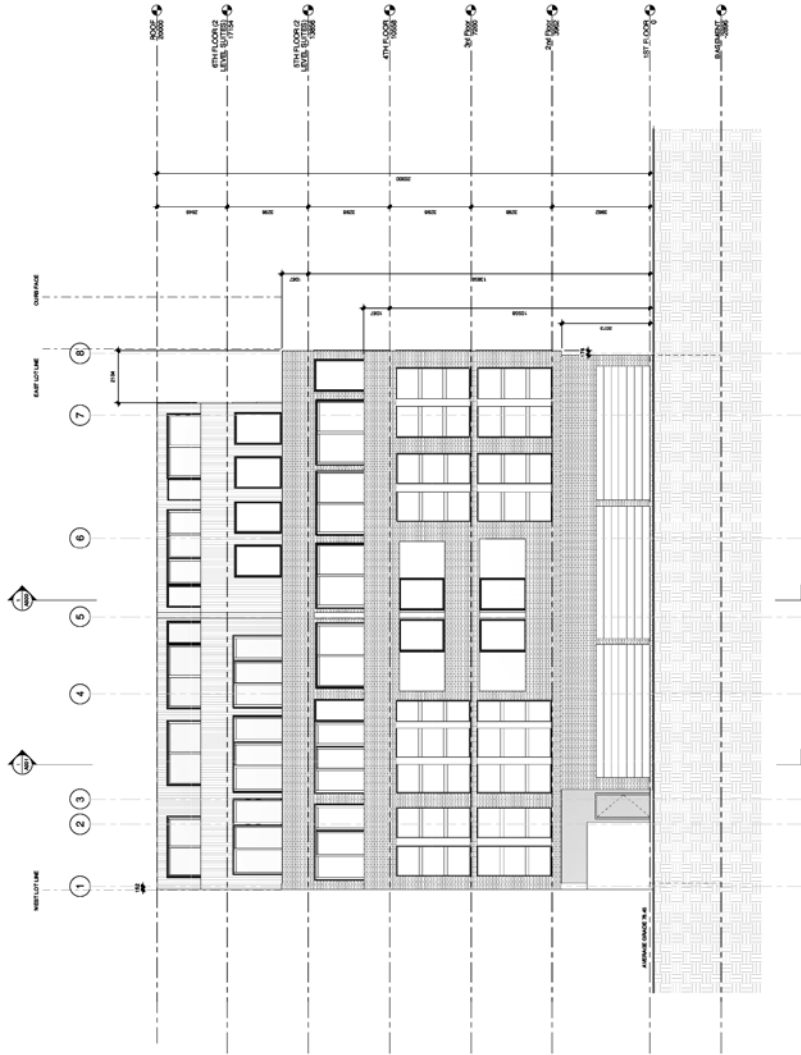
East Elevations

Applicant's Submitted Drawing

Not to Scale  
08/23/17

File # 17\_183044 STE 30 02

Attachment 4: South Elevation

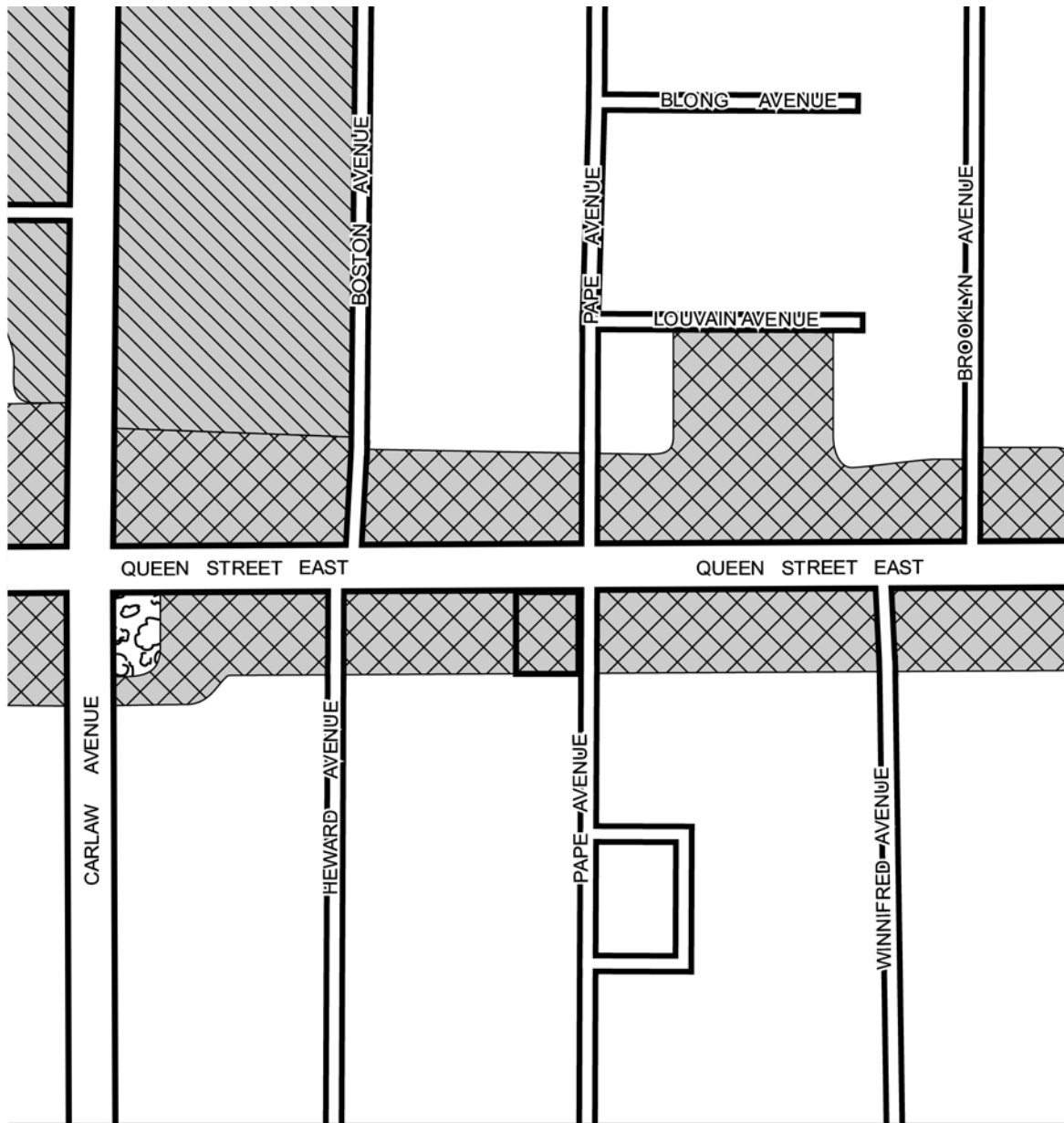


1001 Queen Street East

South Elevations  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/29/17

File # 17\_183044 STE 30 0Z

Attachment 5: Official Plan



**TORONTO** City Planning  
**Official Plan**

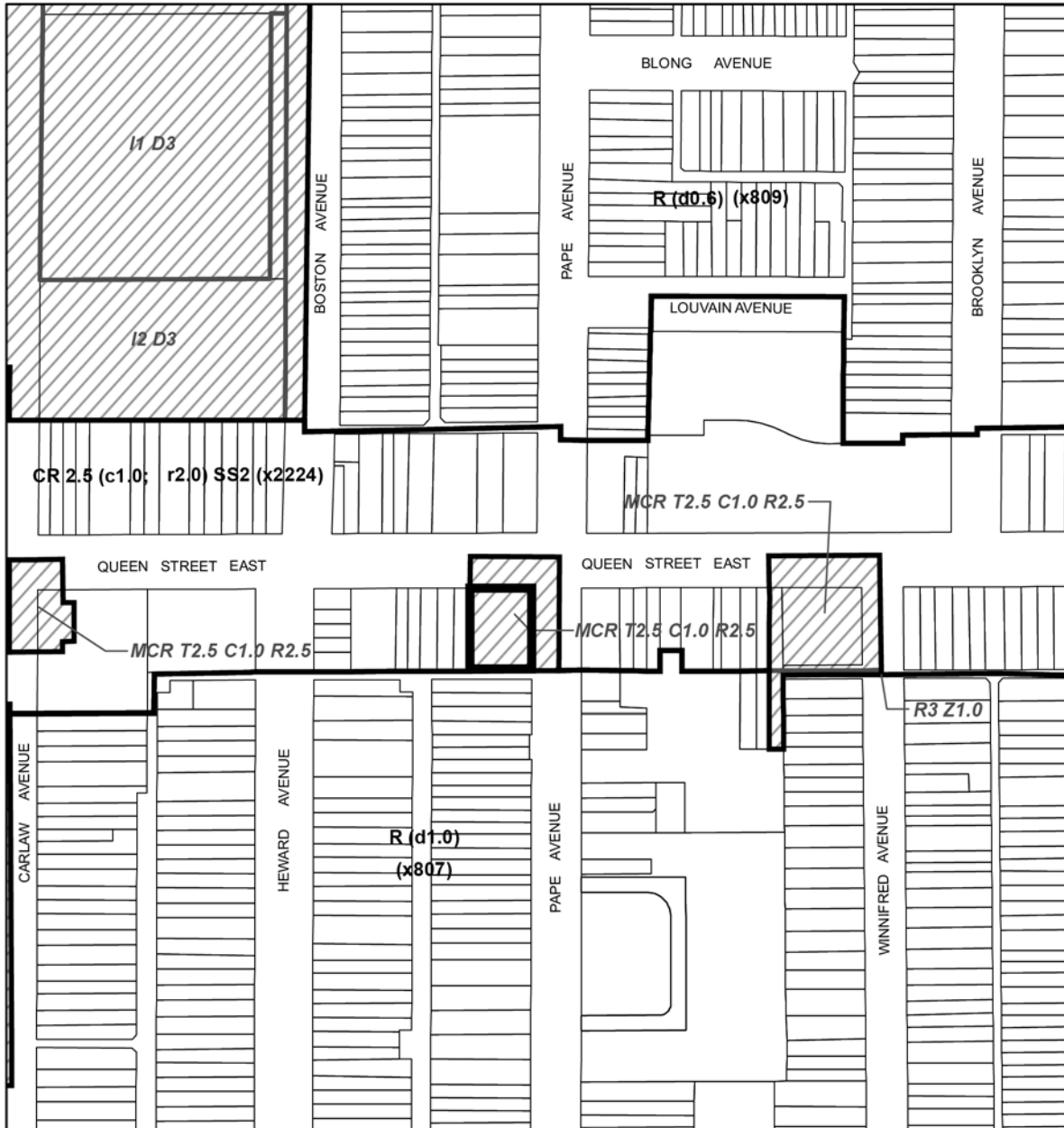
1285 Queen Street East

File # 17\_183044 STE 30 0Z

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

↑  
 Not to Scale  
 08/28/17

## Attachment 6: Zoning



**Zoning By-Law No. 569-2013**

**1001 Queen Street East**

**File # 17 183044 STE 30 0Z**



Location of Application

R Residential CR Commercial Residential



See Former City of Toronto By-Law No. 438-86

R3 Residential District  
 MCR Mixed-Use District  
 I1 Industrial District  
 I2 Industrial District



Not to Scale  
 Extracted: 08/29/2017



**Attachment 7: Application Data Sheet**

Application Type	Rezoning	Application Number:	17 183044 STE 30 OZ
Details	Rezoning, Standard	Application Date:	June 19, 2017
Municipal Address:	1001 QUEEN ST E		
Location Description:	**GRID S3013		
Project Description:	A request to rezone the lands at 1001 Queen Street East to allow a six storey building, 20 metres in height with ground floor retail and residential above. The proposed building includes 16 residential units, 2 retail units and 17 parking spaces in stackers to the rear of the building.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Walker Nott Dragicevic Assoc Ltd			33 Developments Inc.

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	n/a
Zoning:	MCR T2.5 C1.0 R2.0	Historical Status:	n/a
Height Limit (m):	14	Site Plan Control Area:	Yes

**PROJECT INFORMATION**

Site Area (sq. m):	668.88	Height: Storeys:	6
Frontage (m):	21.95	Metres:	20
Depth (m):	30.48		
Total Ground Floor Area (sq. m):	501.8		<b>Total</b>
Total Residential GFA (sq. m):	2364.4	Parking Spaces:	17
Total Non-Residential GFA (sq. m):	254.7	Loading Docks	0
Total GFA (sq. m):	2775		
Lot Coverage Ratio (%):	0		
Floor Space Index:	4.1		

**DWELLING UNITS**

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

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	2314	50.4
Bachelor:	0	Retail GFA (sq. m):	254.7	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	15	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	16			

**CONTACT: PLANNER NAME: Andrea Oppedisano, Planner**  
**TELEPHONE: (416) 392-7554**