

**1285 Queen Street East - Zoning Amendment
Application - Preliminary Report**

Date:	September 28, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches – East York
Reference Number:	17-192555 STE 00 OZ

SUMMARY

This application proposes a 6-storey mixed-use building containing 72 dwelling units and retail at grade. The proposed density is 4.0 times the lot area. The application includes 41 vehicular parking spaces in one level of below-grade parking to be accessed from Memory Lane. The applicant is proposing a total of 73 bicycle spaces.

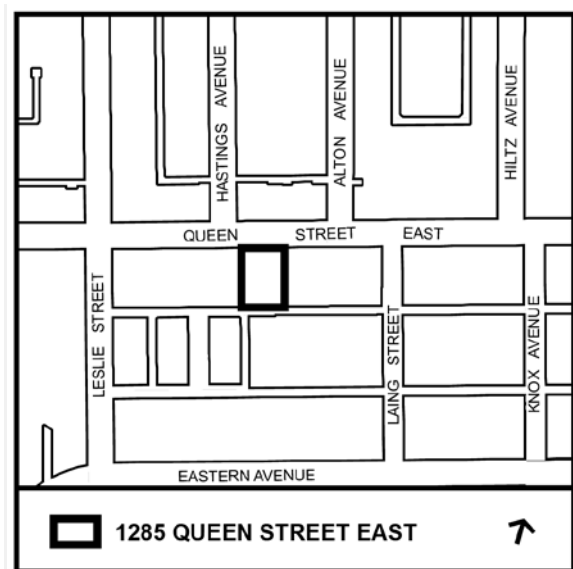
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Consultation meeting is anticipated to be held in fourth quarter of 2017. The final report is targeted for the second quarter of 2018, subject to any required information being provided by the applicant 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 1285 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 to discuss complete application submission requirements. During this meeting staff raised issues with regard to height and transition to the adjacent park and low-rise residential neighbourhood. The proposal was revised prior to submission in an attempt to respond to these issues.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a 6-storey mixed-use building with retail at grade and 5 storeys of residential containing 72 dwelling units, including 4 townhouse units facing Memory Lane. The overall height of the building is approximately 20 metres, excluding the mechanical penthouse, with a gross floor area of 7,276 square metres. The proposed density is 4.0 the lot area.

The breakdown of the proposed 72 dwelling units is as follows:

Unit Type	Number of Units
1 Bedroom	18
1 Bedroom + den	30
2 Bedroom	12
2 Bedroom + den	7
3 Bedroom	5
Total	72

The development proposes two retail units on the ground floor totalling 763 square metres, which will front onto Queen Street East.

Outdoor amenity space is proposed on the top floor, totalling 208 square metres (approximately 2.88 square metres per unit). There is no indoor amenity space provided.

The proposal includes 41 vehicle parking spaces to be located within a single level of below-grade parking. Access to vehicular parking is provided off of the public laneway

(Memory Lane) to the rear of the subject site. The proposal includes a Type "G" loading space to service the residential and retail component of the building.

See Attachments Nos. 1-5 for drawings of the proposal and Attachment No. 8 for the application data sheet.

Site and Surrounding Area

The site is located on the south side of Queen Street East, between Leslie Street to the west and Laing Street to the east. The site has an overall area of is approximately 1817 square metres and is currently occupied by a single-storey building (Beer Store) with surface parking located on the east side of the building.

North: One- and two-storey mixed use buildings fronting onto Queen Street East.

East: Directly east of the site is an auto body shop. Further east there are 2-storey residential and mixed use buildings.

South: A public laneway (Memory Lane) abuts the site to the south. Further south is Maple Leaf Forever Park. Beyond the park are various low-rise residential and commercial buildings.

West: One- and two-storey commercial and residential buildings fronting onto Queen Street East.

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 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 PPS identifies the Official Plan as the most important vehicle for its implementation.

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.

Section 2.2.3 of the Official Plan addresses lands located on *Avenues*, which 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.

The Official Plan designates the property as *Mixed Use Areas*, which are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Plan provides development criteria for *Mixed Use Areas* that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods particularly during the spring and fall equinoxes;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The properties directly to the north are designated *Neighbourhoods* in the Official Plan, which are considered to be physically stable areas. Policy 2 of Section 2.3.1 – "Healthy

Neighbourhoods" states that developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will:

- Be compatible with those *Neighbourhoods*;
- Provide a gradual transition of scale and density through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- Maintain adequate light and privacy for residents in those *Neighbourhoods*;
and
- Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*;

Section 3.1.2 – "Built Form" states that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

The Official Plan must be read as a whole. Staff will review the proposed development for consistency with the City of Toronto Official Plan with respect the policies noted above and all other pertinent policies.

Queen Street East/Ashbridge Precinct Planning Study

In June 2014, City Council directed City Planning staff to determine if either the existing Urban Design Guidelines for Queen Street East or the Leslieville Urban Design Guidelines should be extended to apply to the portion of Queen Street between Leslie Street and Coxwell Avenue. The result of this study was the adoption of Site and Area Specific Policy (SASP) #501 and the Queen Street East: Ashbridge Precinct Urban Design Guidelines by Toronto City Council on February 3, 2016, which are in force and apply to the subject lands.

The policies of SASP 501 are intended to guide and manage moderate, incremental development; respect and reinforce the existing mixed-use character and physical character of Queen Street East between Leslie Street and Coxwell Avenue; and ensure appropriate transition between new development and existing *Neighbourhoods, Parks and Open Space Areas* north and south of Queen Street East.

In addition to other development criteria of the Official Plan, all new development in *Mixed Use Areas* within the Precinct will:

- respect and reinforce the existing character of the area;

- provide a transition in scale towards existing buildings in *Neighbourhoods, Parks and Open Space Areas* through appropriate setbacks and a rear angular plane;
- include building articulation, windows and entrances on the building façade(s) 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 the Ashbridge Precinct; and
- have a ground floor height between 3.5 and 4.5 metres, which is in keeping with existing commercial ground floor heights and will reinforce the existing horizontal articulation of building façades.

This planning analysis and resulting SASP has precluded the need for a separate Avenue Segment Study, which the applicant was therefore not required to submit.

The Ashbridges Precinct Urban Design Guidelines will be used as a tool to evaluate proposed development in the area and ensure that such 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 also zoned CR 2.5 (C 1.0, R 2.0) SS2 (x2224) with a height of 14.0 metres in the new City of Toronto Zoning By-law 569-2013, which is currently under appeal. This zoning permits a wide range of residential and non-residential uses at 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 and the height limit is 14 metres.

Site Plan Control

The development is subject to Site Plan Control. An application for Site Plan Control has not yet been submitted.

Tree Preservation

The applicant's arborist report identifies 3 trees on site which are proposed to be removed to facilitate the development of the proposal. Urban Forestry staff will review the appropriateness of the proposed tree removal and may require new tree planting.

Reasons for the Application

The proposed 6- storey mixed-use building is within an MCR zone with a maximum permitted density of 2.5 times the area of the lot and a height limit of 14 metres. The proposed density is 4.0 times the area of the lot and the proposed height is approximately 20 metres (excluding mechanical) which exceeds the maximum permitted density and height in both Zoning By-law 438-86 and 569-2013. A zoning by-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the zoning by-law.

The Queen Street East/ Ashbridge Precinct Guidelines Urban Design Guidelines and associated Area-Specific Official Policy (OPA 299) require the height of the ground floor should be a minimum of 3.5 metres and a maximum of 4.5 metres in order to provide opportunities for smaller retailers and to maintain the area's physical character. The application proposes a ground floor height of 5.1. The applicant has been advised that they will be required to revise the application to illustrate a maximum 4.5 metre ground floor-to-ceiling height, or apply for an Official Plan Amendment. In addition the applicant will be required to provide additional details regarding the type of retail being provided.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Survey;
- Architectural Plans;
- Landscape Plans;
- Sun/Shadow Study;
- Planning and Urban Design Rationale;
- Draft Zoning By-law Amendments;
- Public Consultation Strategy;
- Pedestrian Level Wind Study;
- Phase One Environmental Site Assessment;
- Stage One Archaeological Assessment;
- Toronto Green Development Standards Checklist;
- Hydrogeological Study;
- Geotechnical Study;
- Transportation Impact Study;
- Functional Servicing Report;
- Tree Inventory and Arborist report;
- Digital Building Massing Model.

A Notification of Complete Application letter was issued on August 3, 2017.

Issues to be Resolved

Height, Massing and Density

The applicant proposes to construct a 6-storey building with a height of approximately 20 metres (excluding mechanical) and a proposed density of 4.0 times the lot area. The proposed development encroaches into the rear 45-degree angular plane. Staff will be addressing this issue, as well as reviewing the proposed height, density and massing and overall fit within the existing and planned context of the neighbourhood to ensure it adheres to the built form polices of the Official Plan and the Ashbridges Precinct Urban Design Guidelines.

The proposed development is adjacent to Maple Leaf Forever Park. Consideration will be given to the relationship between the proposed building, Memory Lane and Maple Leaf Forever Park which will include an evaluation of pedestrian conditions.

Ground Floor Height and Retail Uses

The Queen Street East/ Ashbridge Precinct Guidelines Urban Design Guidelines and associated Area-Specific Official Policy (OPA 299) require the height of the ground floor should be a minimum of 3.5 metres and a maximum of 4.5 metres in order to provide opportunities for smaller retailers and to maintain the area's physical character. The application proposes a ground floor height of 5.1. The applicant has been advised that they will be required to revise the application to illustrate a maximum 4.5 metre ground floor-to-ceiling height, or apply for an Official Plan Amendment. In addition the applicant will be required to provide additional details regarding the type of retail being provided.

Unit Mix

The proposed unit mix includes 48 1 bedroom units, 19 2-bedroom units and 5 3-bedroom units. Staff will review this unit mix to determine if it is appropriate or if modifications are required to more fully respond to the Official Plan housing objectives.

Shadow Impact

The Official Plan states that new buildings will be located and massed to adequately limit shadow impacts on the low-density *Neighbourhoods*. The applicant submitted a sun/shadow study and staff will review to determine if the proposed development creates any unacceptable shadow impacts.

Public Realm

The public realm comprises streets, sidewalks and open spaces, which are shared assets that contribute to the character of the city. The streetscape and pedestrian environment will be reviewed against the Ashbridges Precinct Urban Design Guidelines and the City's Urban Design Streetscape Manual with respect to landscaping, outdoor amenity and sidewalk width.

Parking, Servicing and Loading

Staff will review the Traffic Impact Study, prepared by Lea Consulting Ltd., submitted with the application. The application and applicable studies have been circulated to Transportation Services staff who will assess the proposal's traffic, access, loading and parking plan.

Toronto Green Standard

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

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

CONTACT

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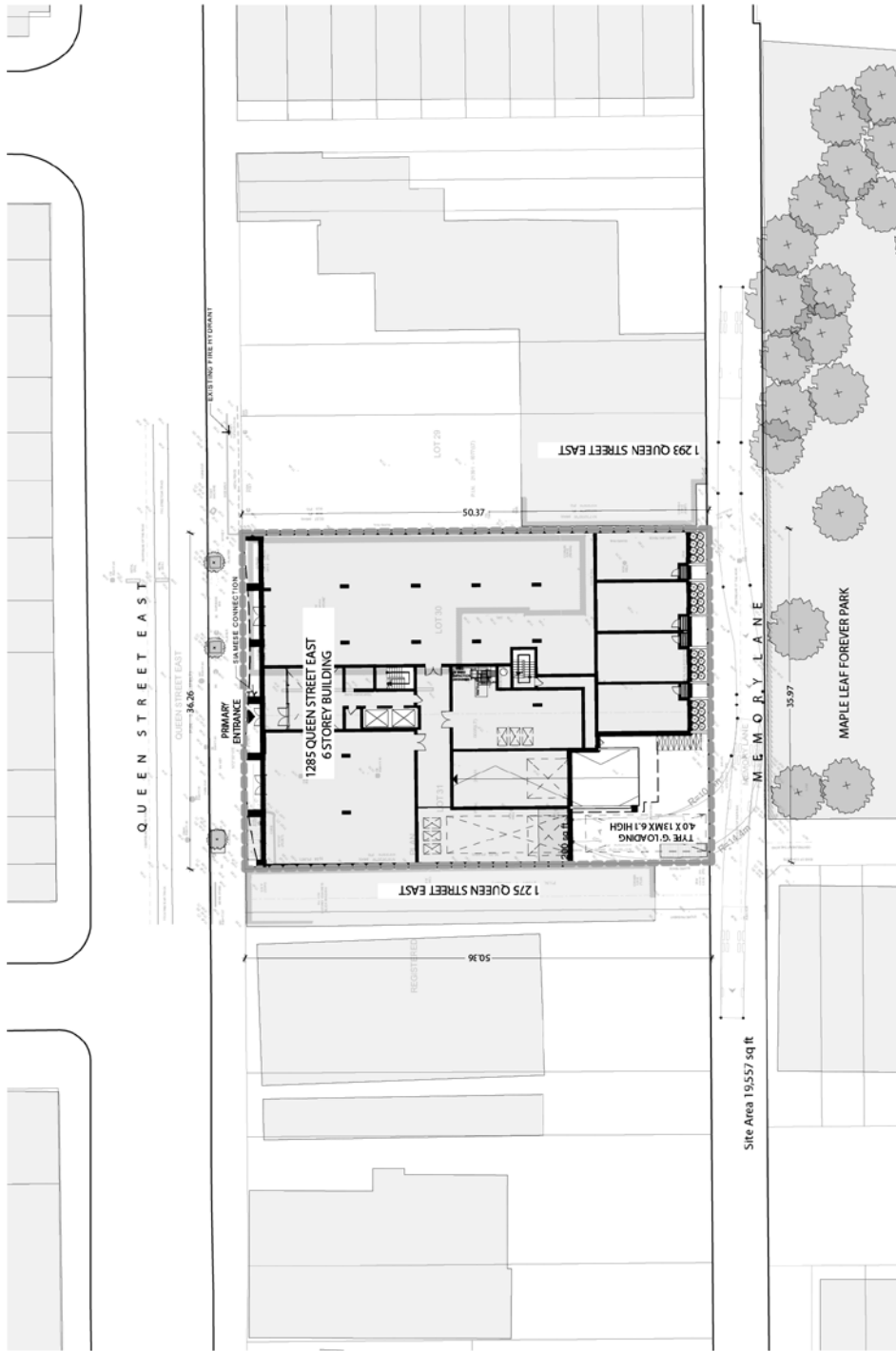
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan

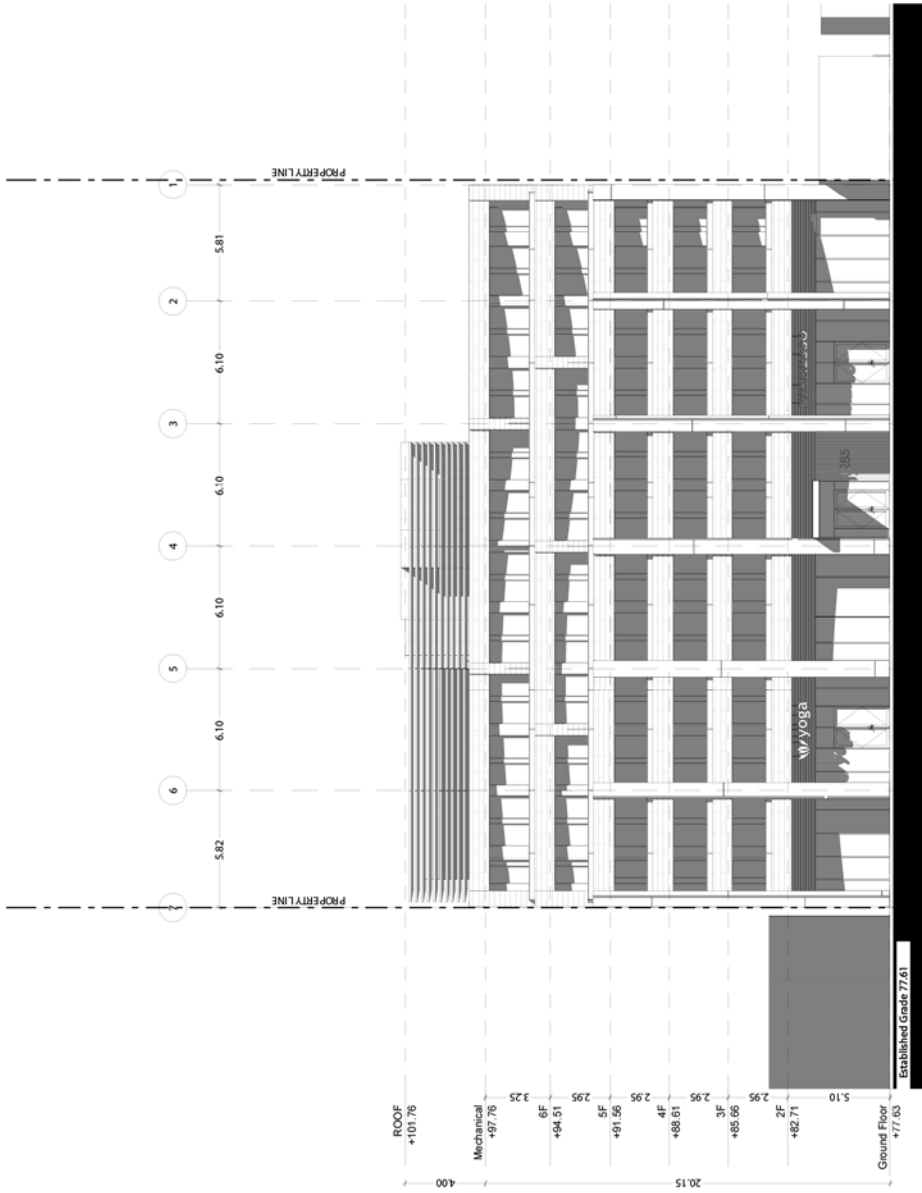


1285 Queen Street East

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 22/08/2017

File # 17_192555_STE 32.0Z

Attachment 2: North Elevation



North Elevation

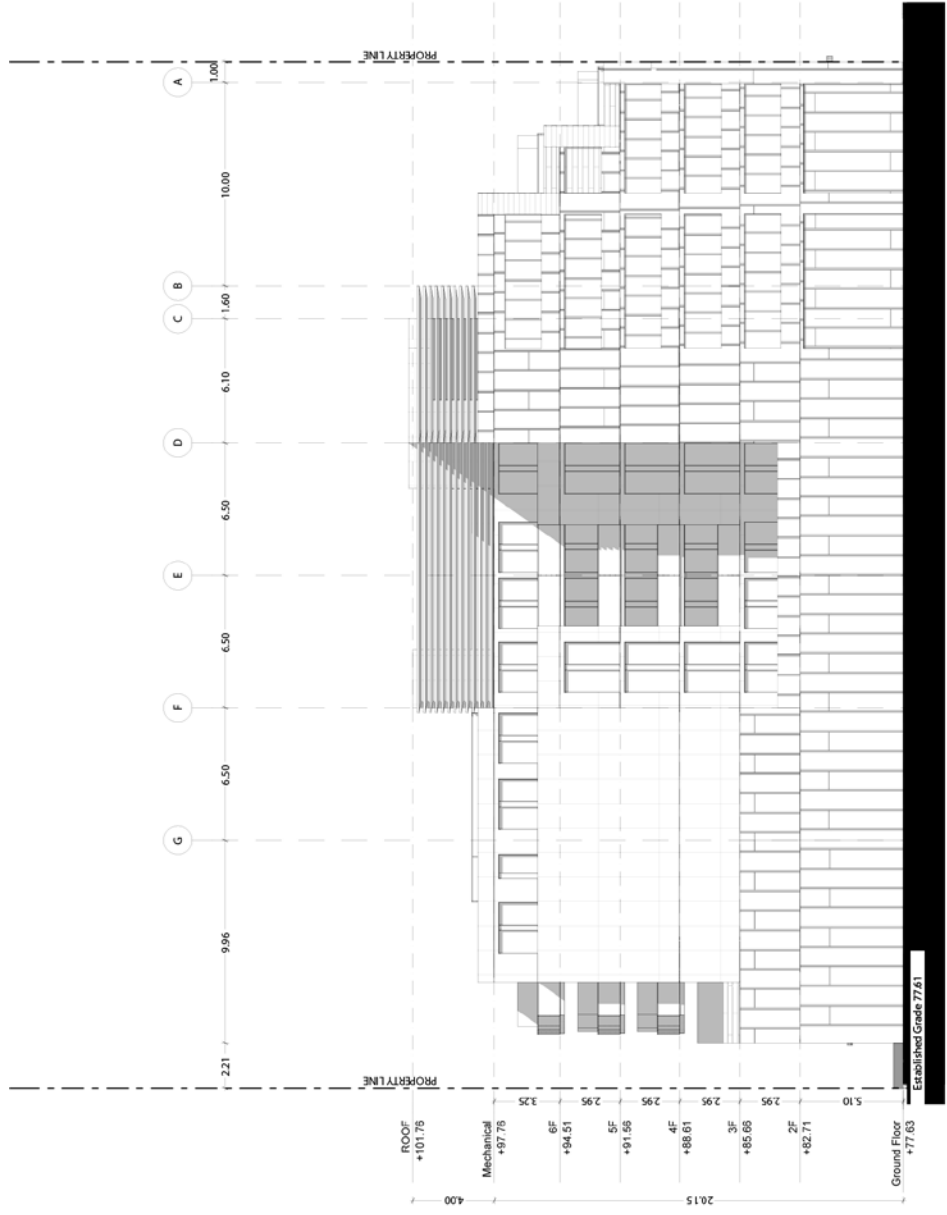
Applicant's Submitted Drawing

Not to Scale
22/08/2017

1285 Queen Street East

File # 17_192555_STE 32.0Z

Attachment 3: East Elevation



1285 Queen Street East

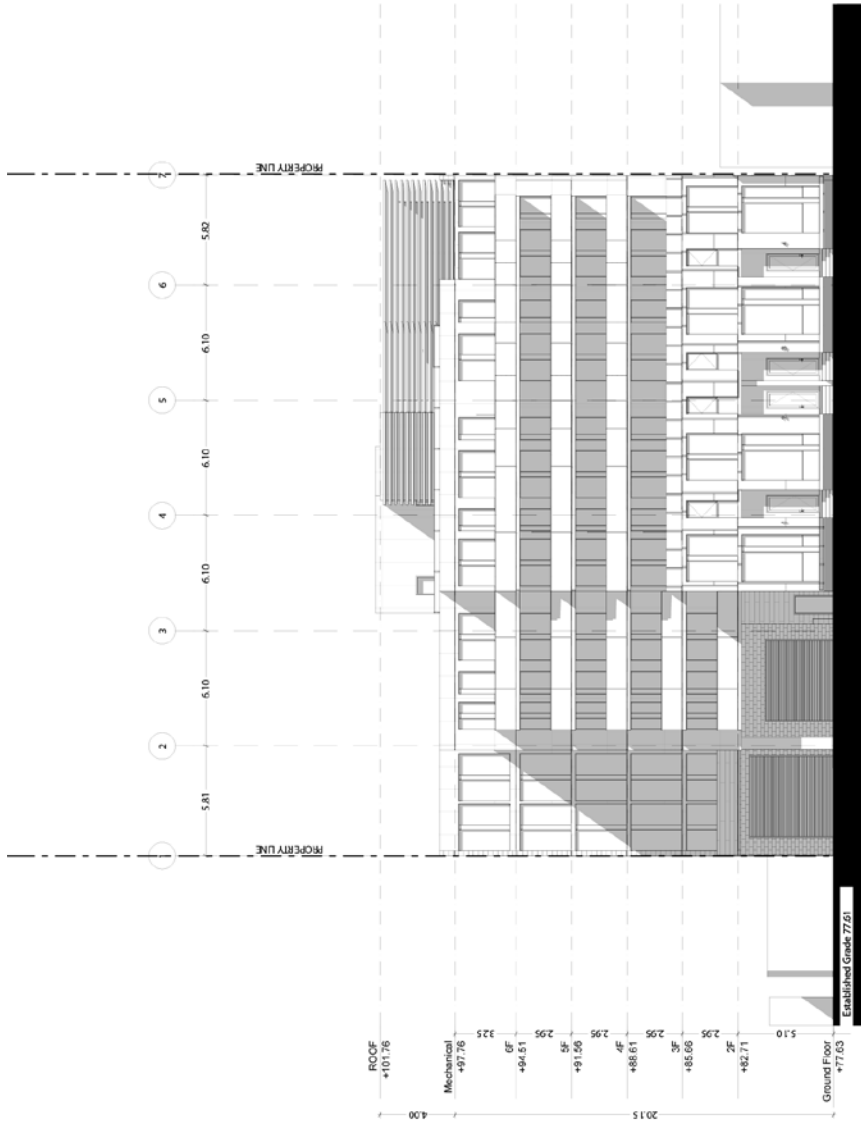
East Elevations

Applicant's Submitted Drawing

Not to Scale
22/08/2017

File # 17_192555_STE 32 0Z

Attachment 4: South Elevation



1285 Queen Street East

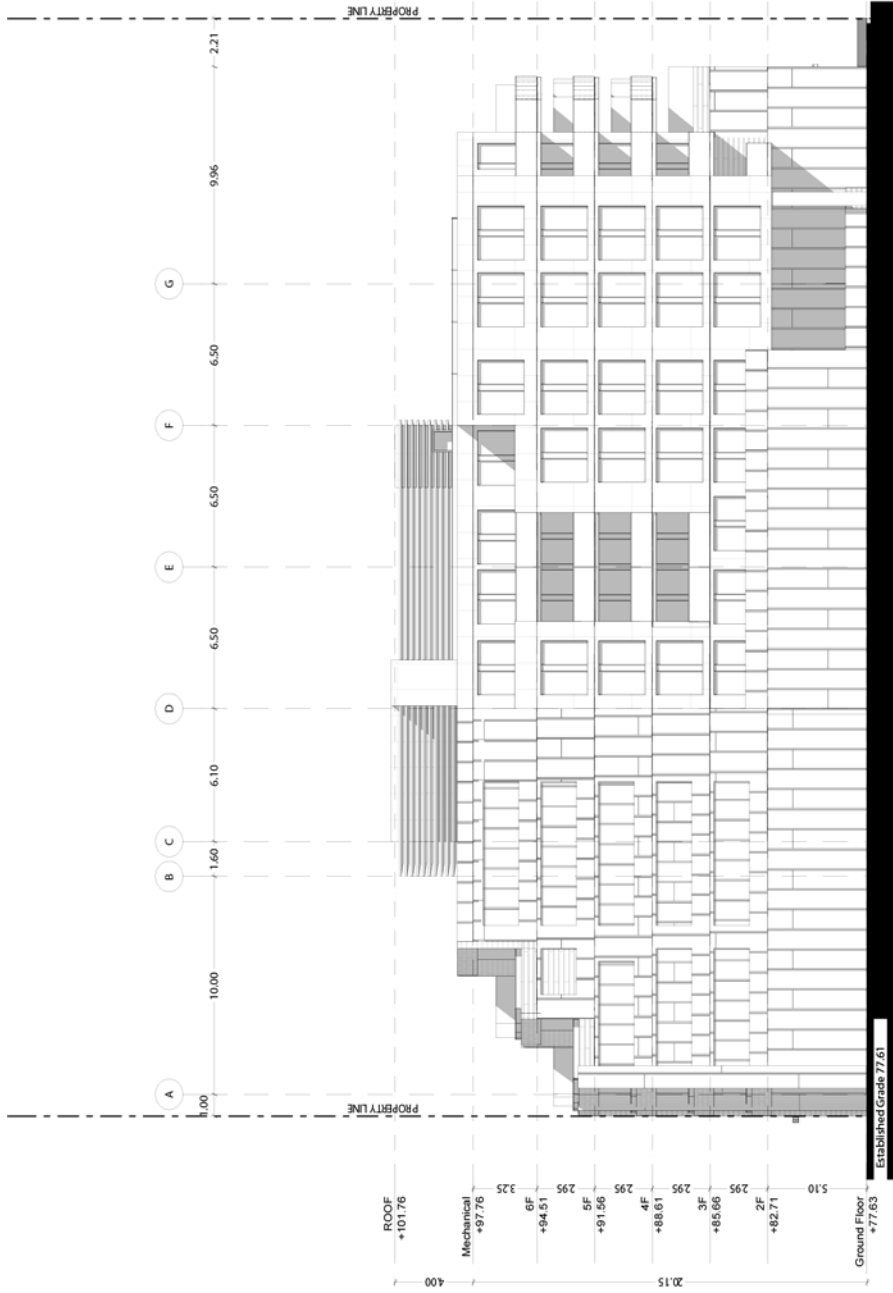
South Elevation

Applicant's Submitted Drawing

Not to Scale
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File # 17_192555_STE 32 0Z

Attachment 5: West Elevation



1285 Queen Street East

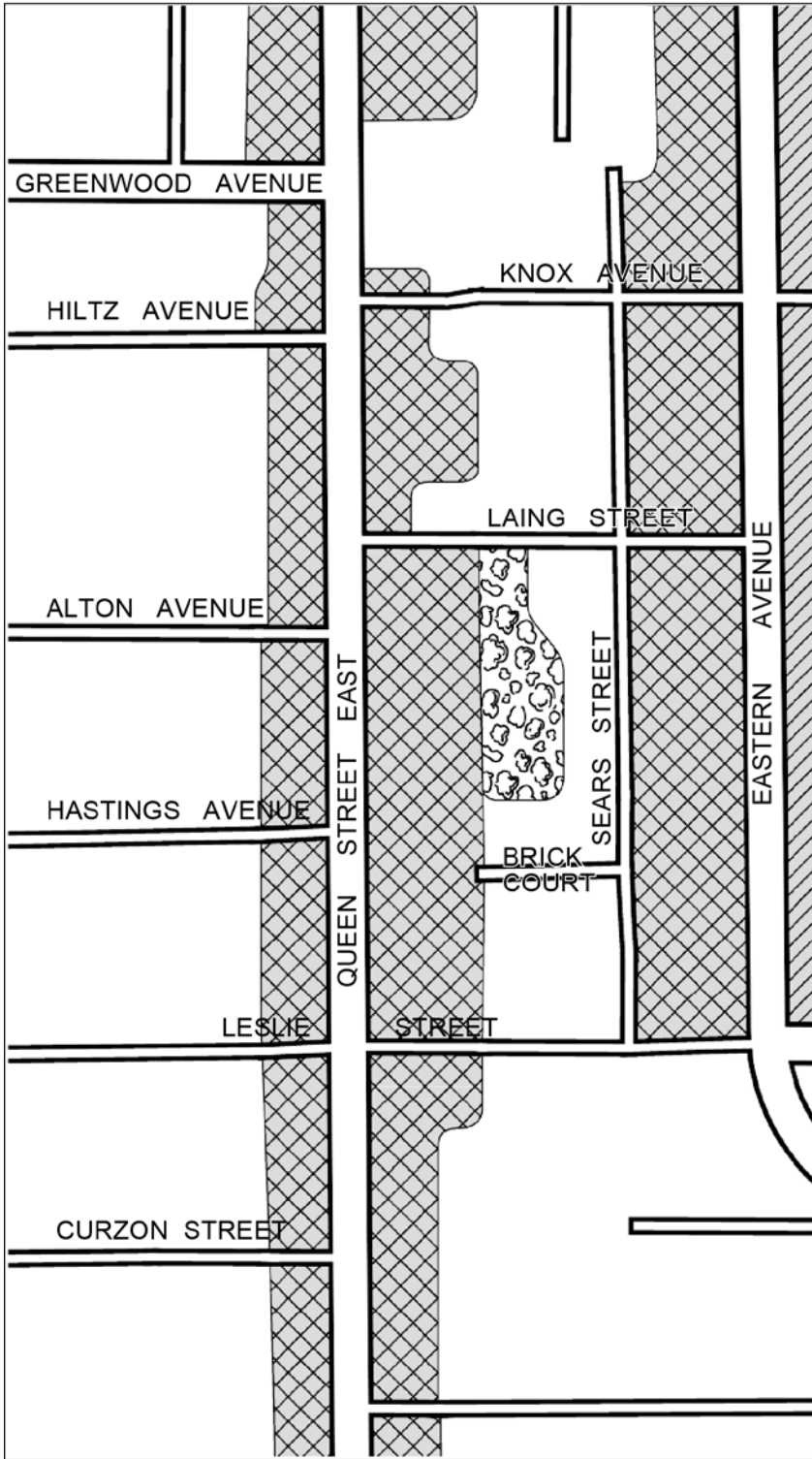
West Elevation

Applicant's Submitted Drawing

Not to Scale
22/08/2017

File # 17 _ 192555 _ STE 32 0Z

Attachment 6: Official Plan



1285 Queen Street East



File # 17_192555 STE32 OZ

- Site Location
- Neighbourhoods
- Mixed Use Areas
- Parks & Open Spaces Areas
- Parks
- Employment Areas

↑
 Note to Scale
 08/24/17

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number: 17 192555 STE 32 OZ
Details	Rezoning, Standard	Application Date: July 5, 2017
Municipal Address:	1285 QUEEN ST E	
Location Description:	PLAN 214 LOT 30 PT LOT 31 RP R2861 PART 1 **GRID S3212	
Project Description:	Zoning By-law Amendment to permit a 6-storey mixed-use building, with a height of 20.15 metres, containing 72 dwelling units, 763 square metres of retail space on the ground floor and a total of 41 parking spaces. Proposed gross floor area of 7,279 square metres. Queen Street East Ashbridge Precinct Urban Design Guidelines apply.	

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc			Queen Leslie Developments Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 501
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x2224)	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	1816.9	Height:	Storeys:	6
Frontage (m):	36.26		Metres:	20.15
Depth (m):	50.73			
Total Ground Floor Area (sq. m):	1401			Total
Total Residential GFA (sq. m):	6513		Parking Spaces:	41
Total Non-Residential GFA (sq. m):	763		Loading Docks	0
Total GFA (sq. m):	7276			
Lot Coverage Ratio (%):	77			
Floor Space Index:	4			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6513	0
Bachelor:	0	Retail GFA (sq. m):	763	0
1 Bedroom:	48	Office GFA (sq. m):	0	0
2 Bedroom:	19	Industrial GFA (sq. m):	0	0
3 + Bedroom:	5	Institutional/Other GFA (sq. m):	0	0
Total Units:	72			

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