

**1624 to 1630 Queen Street East –Zoning Amendment
Application – Final Report**

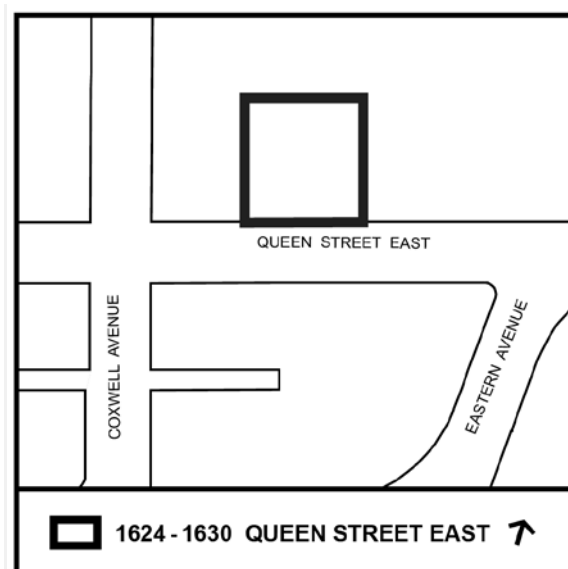
Date:	December 14, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	15 129628 STE 32 OZ

SUMMARY

This application proposes to demolish the existing buildings at 1624, 1628 and 1630 Queen Street East and develop a 6 storey mixed-use building, with a maximum height of 19.5 metres (plus mechanical penthouse) and a maximum density of 3.6 times the area of the lot. The proposed building will have at grade retail fronting Queen Street East and 5 storeys of residential units above. 93 residential units are proposed, with a gross floor area of approximately 6,666 square meters and 691 square metres of retail at grade.

The proposed building represents appropriate and incremental intensification along Queen Street East that conforms with the Official Plan and is generally consistent with the recently adopted Queen Street East – Coxwell Avenue to Nursewood Road Urban Design Guidelines.

This report reviews and recommends approval of the application to amend the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 1624 to 1630 Queen Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to report dated December 14, 2016.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of November 27, 2012, City Council adopted Urban Design Guidelines for Queen Street East between Coxwell Avenue and Nursewood Road.

Link to the Queen Street East – Coxwell Avenue to Nursewood Road Urban Design Guidelines: <http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-51604.pdf>

At its meeting of July 8, 9, 10 and 11, 2014, City Council adopted Official Plan Amendment No. 151 to introduce a new Site and Area Specific Policy for Mixed-use designated properties on Queen Street East between Coxwell Avenue and Nursewood Road.
<http://www.toronto.ca/legdocs/bylaws/2014/law0716.pdf>

ISSUE BACKGROUND

Proposal

A new 6-storey mixed-use building is proposed with 93 residential units and a 691 square metre retail component at grade fronting Queen Street East. The proposed residential gross floor area is 6,666 square metres, which includes 65 one-bedroom units and 28 two-bedroom units. The proposed density for this development is 3.6 times the area of the lot. To accommodate the proposed development, the existing buildings at 1624, 1628 and 1630 Queen Street East will be demolished.

The proposal includes vehicle 55 parking spaces in a single level below grade. One loading space will be provided at grade at the rear of the building (type "G") for the collection of solid waste and the loading needs of the future retail and residential occupants. Access to the parking and loading will be from a driveway off Queen Street East.

The building will feature 186 square metres of indoor amenity area and 186 square metres of outdoor amenity area. The indoor amenity area is primarily located at grade, while the outdoor amenity area is located on the roof of the proposed building. The rooftop access will be located within the mechanical penthouse and will contain a kitchenette and a washroom for the

convenience of the users of the outdoor amenity area. In addition to the outdoor amenity area the roof will include a 389 square metres of green roof.

The entire building is setback from the property line 1.2 metres, with the ground floor being set back an additional 1.2 metres (2.4 metres total). The building has a street wall height of 3 stories, after which the building steps back within the required 45 degree angular plane to an overall height of 19.5 metres (plus a mechanical penthouse). At the rear of the property, the building is setback 7.5 metres and rises 3 storeys before also being terraced back at a 45 degree angular plane.

The original proposal was for a 6-storey mixed-use building with 58 residential units and 4 live/work units at grade. This proposal included only the property located at 1630 Queen Street East. The applicant acquired the 2 properties to the west (1624 and 1628 Queen Street East) which increased the frontage of the development site from 30.8 metres to 48.8 metres.

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

Site and Surrounding Area

The site is located on the north side of Queen Street East, east of Coxwell Avenue.

The site is surrounded by the following uses:

North: To the north of the site, fronting onto Battenberg Avenue, are detached and semi-detached houses.

South: Across Queen Street East is a 4-storey building containing the Beaches Employment and Social Services Centre and the Coxwell Child Care Centre and a 2-storey building containing the East End Community Health Centre.

West: Immediately to the west is a TTC streetcar loop and 1-storey commercial buildings at Coxwell Avenue.

East: Immediately to the east are two 3-storey mixed-use buildings. Further east there are 1-storey commercial buildings.

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, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe. The site is located on an Avenue, as shown on Map 2 – Urban Structure of the Official Plan.

Official Plan

The site is located on 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 Official Plan also notes that not all Avenues are the same. "Each Avenue is different in terms of lot sizes and configurations, street width, existing uses, neighbouring uses, transit service and streetscape potential. There is no "one size fits all" program for reurbanizing the Avenues". 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 an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The zoning by-law will set out the mix of uses, heights, densities, setbacks and other zoning standards.

Section 2.2.3 of the Official Plan states that development may be permitted on the Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of this Plan. Development applications on the Avenues prior to an Avenue Study are required to be accompanied by an Avenue Segment Study, which discusses the implications for the portion of the Avenue resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development of the remainder of the Avenue.

As stated in the Official Plan, “Some of the Avenues already serve as “main streets” that are focal points for the local community with attractive and bustling sidewalks.” These traditional “main street” Avenues already permit mixed-use development. This portion of Queen Street East is one of these Avenues.

The Official Plan designates the site *Mixed Use Areas*, comprised of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open space and utilities. The Plan provides a list of development criteria 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; and
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

Site and Area Specific Policy #466

In January 2012, City Council directed City Planning staff to initiate a Visioning Study of Queen Street East between Coxwell Avenue and Nursewood Road. At its meeting of November 27, 2012, City Council adopted new urban design guidelines for this portion of Queen Street East. In February 2014, City Council directed City Planning staff to report back on the merits of a site and area specific policy for Queen Street East between Coxwell Avenue and Nursewood Avenue. At its meeting of July 8, 2014, City Council adopted an Official Plan Amendment resulting in Site and Area Specific Policy #466 (SASP 466).

SASP 466 sets out the policies and development criteria specific to 3 precincts along Queen Street East, and instruction on how the Urban Design Guidelines should be utilized. In particular the policies require: that development respect and reinforce the local character; that adequate building setbacks be provided to achieve the required 4.8 metre sidewalk width; that building façades of the street wall be articulated to recognize the prevailing façade characteristics; that balconies on the Queen Street East frontage be recessed into the building façade; that ground floor heights be generally consistent with the prevailing building characteristics; and that traditional building materials be used.

SASP 466 supplements the Mixed Use criteria otherwise applicable as Official Plan policies for the area with additional development criteria, appropriate for this area, reflecting the local area and consistent with key aspects of the Council adopted Urban Design Guidelines.

SASP 466 recognizes that development taller than 12 metres may be appropriate on lots with sufficient width and depth and with adequate access for parking and servicing. Proposals for such development are required to demonstrate that the site can accommodate the proposal, through a rezoning or minor variance process, as required. Development above the existing height limit will be limited to 4, 5 or 6 storeys, in consideration of the lot depth and character of the Precinct. The proposal is located within the Woodbine Precinct which limits the height to 6 storeys.

In addition to Official Plan Policy 4.5.2, all new development in *Mixed Use Areas* along Queen Street East, Coxwell Avenue to Nursewood Avenue will:

- a. respect and reinforce the existing character of the area and the individual character of each of the precincts;
- b. provide adequate setback from curb to the entire building face to accommodate wider sidewalks which consist of an edge zone, a furnishing and planting zone, a pedestrian clearway to City standards, and an animation zone adjacent to the building;
- c. articulate building facades to reflect existing lot sizes for each precinct;
- d. require ground floor heights that are generally consistent with the prevailing building characteristics, street wall heights and step backs appropriate for each Precinct; and include building materials that are traditionally found in the area to complement the existing streetscape.

Finally, the associated Urban Design Guidelines are used as a tool to evaluate proposed development in the area to ensure that development is consistent with the Official Plan.

Queen Street East – Coxwell Avenue to Nursewood Road - Urban Design Guidelines

The purpose of the Queen Street East Visioning Study was to look at the built form and physical character of this portion of Queen Street East as well as to develop urban design guidelines for future development. The study involved extensive community consultation between June and September of 2012.

The subject property is located within the Woodbine Beach Precinct of the Guidelines. The massing requirements for development within this precinct require:

- a setback of the building of 4.8 metres from the curb of Queen Street East;
- a setback at an angular plane of 45 degrees above the 12.5 metres height (above the 4th floor);
- a maximum height of 18.5 metres (6 storeys);
- mechanical penthouses provided within the angular plane;
- a rear setback of 7.5 metres from the rear lot line with an angular plane of 45 degrees measured from a height of 10.5 metres from the setback requirement; and
- building bay widths between 9 to 12 metres.

Zoning

The site is zoned MCR T2.0 C1.0 R2.0 in the former City of Toronto Zoning By-law 438-86. This is a mixed-use zoning category that permits development up to 2.0 times the area of the lot, of which a maximum of 1.0 times may be non-residential and a maximum of 2.0 times may be residential. The maximum permitted height is 12.0 metres.

Site Specific Exception 12(2)248 applied to this property. The restrictive exception requires that the building be set back 4.8 metres from the existing curb on Queen Street East and that the ground floor of the building have a maximum height of 3.5 metres.

The properties are not subject to Zoning By-law 569-2013.

Site Plan Control

A Site plan Approval application was submitted on November 24, 2016 and is under review.

Reasons for Application

The proposed development requires a Zoning By-law Amendment application, because the proposed height of 19.5 metres for the building, and density of 3.6 times the area of the lot, exceeds the current height limit of 12.0 metres and permitted density of 2.0 times the area of the lot as prescribed in Zoning By-law 438-86. In addition, the proposed ground floor height exceeds the 3.5 metres prescribed by the area specific restrictive exception with a height of 4.5 metres.

Community Consultation

There was a Community Consultation Meeting at SH Armstrong Community Centre on June 15, 2015. The meeting was attended by 47 community members and the local Councillor who engaged in a discussion about the development proposal. The development at that time just included that property at 1630 Queen Street East. It included live/work units at grade rather than commercial uses.

The issues raised at the community meeting were as follows:

- Overall height and density of the proposed building;
- Concerns respecting potential ground water issues that may affect neighbouring properties;
- Concern with the lack of commercial space on the ground floor;
- Potential privacy and noise issues from balconies and the outdoor amenity space located at grade at the rear of the building;
- Concerns with the adequacy of parking and potential overflows into the adjacent neighbourhood;
- Concerns with the further congestion on the Queen Streetcar; and,
- Requiring compliance with the Urban Design Guidelines for this portion of Queen Street East.

The owner acquired the two properties to the west of the site and revised the application in April of 2016 to reflect the addition of these properties. An open house was held on June 13, 2016 at SH Armstrong Community Centre. It was attended by 20 people. The open house provided an opportunity for the public to view the revised proposal and ask questions of the applicant's team as well as various City staff and the Ward Councillor.

In addition, a number of emails and letters were received by members of the community. These letters generally expressed the same concerns as those raised at the community meeting.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

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

Section 4.0 – Implementation and Interpretation of the PPS states that the municipal official plan is "the most important vehicle for implementation" of the PPS and that "comprehensive, integrated and long-term planning is best achieved through official plans."

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

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

Land Use

The Official Plan states that lands designated as Mixed Use Areas are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. Mixed Use Areas are intended to be areas which allow residents to live, work and shop in the same area, giving individuals an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated attractive, and safe. The subject property is located in an area with a mix of residential and commercial uses in single or mixed-use buildings. The ground floor of the proposed building contains retail uses, the residential lobby and some indoor amenity space. There are five floors of residential uses, with

outdoor amenity space being proposed on the rooftop. The proposed mix of residential and commercial uses is consistent with the land use provisions of the Official Plan, the Zoning By-law and existing land uses in the area.

Compliance with the Urban Design Guidelines and Area Specific Zoning

The proposed development has been reviewed against the applicable sections of the Queen Street East – Coxwell to Nursewood Urban Design Guidelines and the area specific zoning (By-law 607-2013). The proposed development provides for a street wall height under the maximum 12.5 metres, has a 1.2 metre setback from the property line, has street wall articulation between 9 metres and 12 metres and is wholly located within the angular plane at both the front and rear of the building, including the mechanical penthouse, as required by the guidelines.

There are 3 areas of non-compliance with the guidelines and area-specific zoning by-law: the ground floor height; the overall building height; and the building setback from the curb of Queen Street East.

The area-specific zoning by-law requires that the ground floor height of buildings be a maximum of 3.5 metres. The rationale for incorporating this into the zoning was to recognize that the majority of the properties on Queen Street East between Coxwell Avenue and Nursewood Road are not likely to be redeveloped. A ground floor height of 3.5 metres is the overall prevailing character of the Avenue. In order to incorporate new development into the existing streetscape, a continuation of this prevailing ground floor height is desirable, especially where the new development is immediately adjacent to such a building. While this requirement is not specifically noted in the Design Guidelines, the overall maximum height of buildings prescribed in the guidelines of 18.5 metres assumes this lower ground floor height.

Both the guidelines and SASP 466 require ground floor heights that are generally consistent with prevailing building characteristics and street wall heights for the area. In this case, the proposed ground floor height is 4.5 metres, raising the overall building height to 19.5 metres. Queen Street East between Coxwell Avenue and Kingston Road lacks some of the defining characteristics that are present in other blocks subject to the Guidelines. To the immediate west there are no buildings as it is a TTC streetcar loop and to the west of that is a one-storey building that will likely be a future redevelopment site. To the east is a 3-storey apartment building with a 1-storey commercial addition in front; the addition is atypical as it is lower than 3 metres in order to not obstruct the residential windows on the second floor of the apartment building. On the south side of Queen Street East, the existing Health Centre, Employment and Social Services Centre and Childcare Centre have no retail uses and no active street frontage. Given the general lack of retail uses in the area and that there are no buildings in the immediate vicinity which display a 3.5 metre ground floor height, a 4.5 metre ground floor height is acceptable.

With respect to the building setbacks, the proposed building is set back from the front property line 1.2 metres for its entirety, as required by the cross section applicable to the Woodbine Beach District. In this case, the existing City sidewalk is very narrow and the 1.2 metre setback does not achieve a 4.8 metre sidewalk width from the curb. In order to achieve the 4.8 metre sidewalk width, the ground floor of the building has been setback the full 4.8 metres from the curb with the 2nd and 3rd floors overhanging this additional setback. The westbound lane of Queen Street

East immediately adjacent to the development extending to Coxwell Avenue is wider than a typical lane and the City's Public Realm unit is currently considering the narrowing of the street in this area to widen the sidewalk and eliminate existing transportation related issues resulting from the wide lane. When the road narrowing occurs, the sidewalk width will be at least 4.8 metres for the full building face with additional width at grade. As this is not a typical occurrence and considering that the sidewalk width at grade will be 4.8 metres, staff are of the opinion that this interim condition is acceptable.

Setback from Apartment Building to East

Neither the Zoning By-law nor the Urban Design guidelines require buildings to provide side yard setbacks. However there is an apartment building with units facing the side lot line that are only set back 1.2 metres from the lot line. In order to provide both light and additional privacy to these tenants, the applicant has agreed to set the building back 2.0 metres from the east lot line where the building abuts these windows, providing an overall setback of 3.2 metres between the buildings. No windows are proposed on the east elevation of the proposed building. Along the street edge, where there are no windows, the building will not be set back, which will achieve the desired continuous street wall.

Density and Massing

The Zoning By-law permits a density on the site of 2.5 times the area of the lot through the Mixed Commercial Residential (MCR) zone category. The Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and City of Toronto Official Plan anticipate intensification at this location. The proposed building has a density of 3.6 times the area of the lot. The built form and massing of the building has been designed to ensure the increase in density on the lot is done in a sensitive and appropriate manner. This includes providing appropriate building step backs on the north and south elevations, on a site deemed appropriate for intensification. In addition the massing of the building provides for an appropriate transition to the *Neighbourhoods* to the north.

Traffic Impact, Access, Parking and Loading

Vehicular access for the site is from a two-way driveway from Queen Street East, in the same general location as the existing driveway. While access to parking is encouraged by means of a laneway or flanking street, in this instance neither of those exist for this property. This is acceptable in this instance as there are no alternative means of providing access to the development.

According to the Urban Transportation Considerations report, prepared by BA Consulting Group Ltd., the proposed development will generate approximately 12 net two-way vehicular trips during the weekday AM and PM peak hours. Transportation Services staff have concluded that the proposed development will have minimal traffic impacts.

The proposal includes the provision of 55 vehicular parking spaces (including 5 visitor parking spaces and one car-share space) within a single-storey below grade parking garage, which is consistent with the Zoning By-law requirement.

The proposal also includes the provision of 93 total bicycle parking spaces at the ground floor level and on the P1 parking level. In addition, the site plan application will secure City standard bicycle ring & posts within the City right-of-way along Queen Street East.

One Type G loading space will be provided on the site which satisfies the minimum Zoning By-law requirement.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application is proposing a zoning by-law amendment to permit a 6-storey mixed use building that will consist of 93 dwelling units and 691 m² of non-residential gross floor area. 58 of the dwelling units will be residential, while 4 will be live-work units.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 1,226 m² or 65% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use, while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 190 m² or 9.24%.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as a dedication of 190 m² is not of a suitable size to develop a programmable park within the existing context of this development site. At the same time, the site does not abut an existing city park which could be expanded through this dedication. However, this site is approximately 370m away from Orchard Park and 200 metres away from Woodbine Park.

Orchard Park, a 4,702 m² park, fronts onto Orchard Park Boulevard and includes amenities such as a playground and pathways. Woodbine Park is an 118,975 m² park fronting onto Coxwell Avenue. Its amenities include park trails, playground, splash pad, soccer field, as well as a boardwalk and open water.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the TGS will improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law, and future site plan agreement, will secure performance measures for various Tier 1 development features, including, but not limited to, the following:

- Water Quality, Quantity and Efficiency, such as collecting and storing all stormwater run-off in an underground storage tank and discharging to the existing storm sewer via a control orifice;
- Cycling Infrastructure, such as the total number of bicycle parking spaces provided in a purpose-built secure bicycle locker room for 64 bicycle parking spaces at grade and 29 bicycle parking spaces in the P1 below grade parking garage; and,
- Storage and Collection of Recycling and Organic Waste, such as the collection and sorting for a tri-sorter collection system providing garbage, recycling and organic collection and storage.

Staff will continue to work with the applicant through the site plan application review process to address these performance measures.

CONTACT

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SIGNATURE

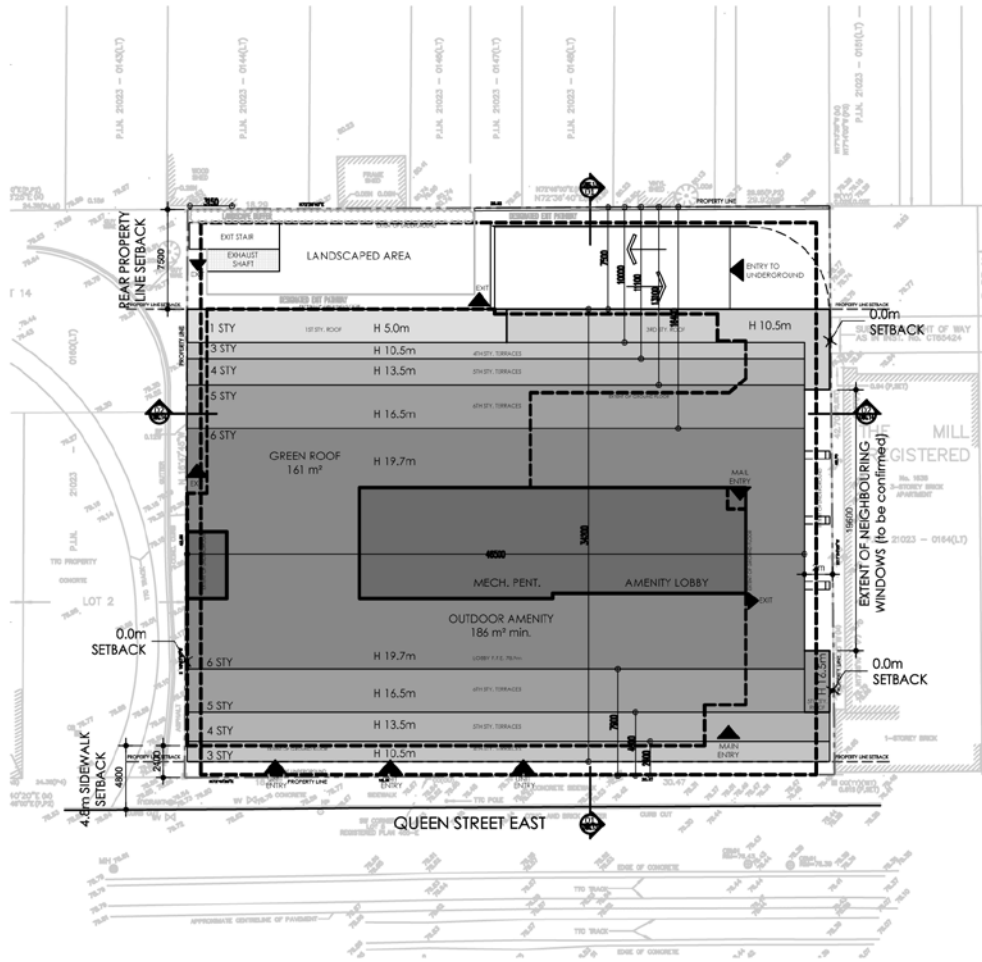
Gregg Lintern MCIP RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: South Elevation
- Attachment 3: North Elevation
- Attachment 4: East Elevation
- Attachment 5: West Elevation
- Attachment 6: Zoning
- Attachment 7: Draft Zoning By-law Amendment
- Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

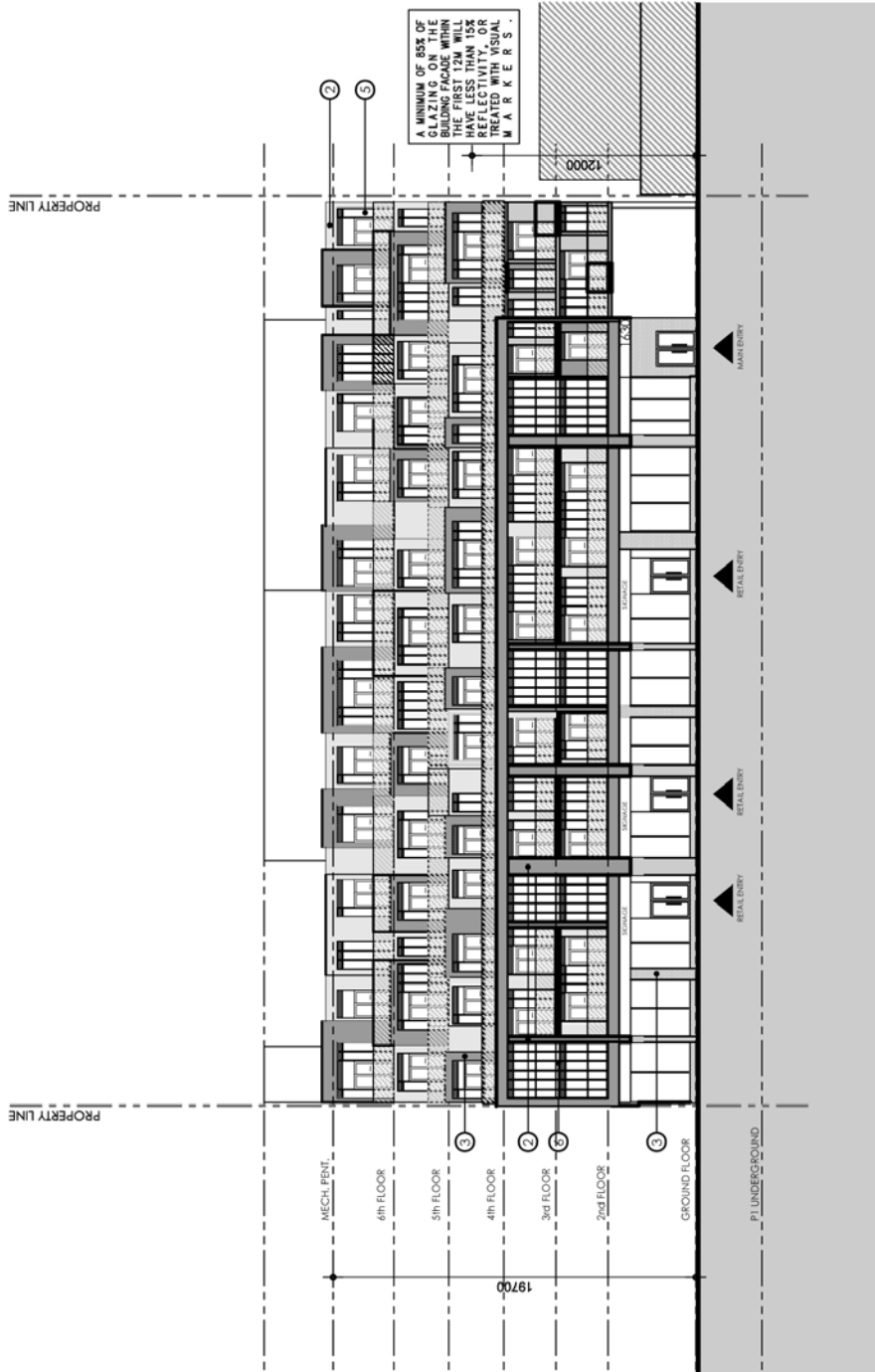
1624-1630 Queen Street East

Applicant's Submitted Drawing

Not to Scale
12/05/2016

File # 15_129628 STE 32 OZ

Attachment 2: South Elevation



South Elevation

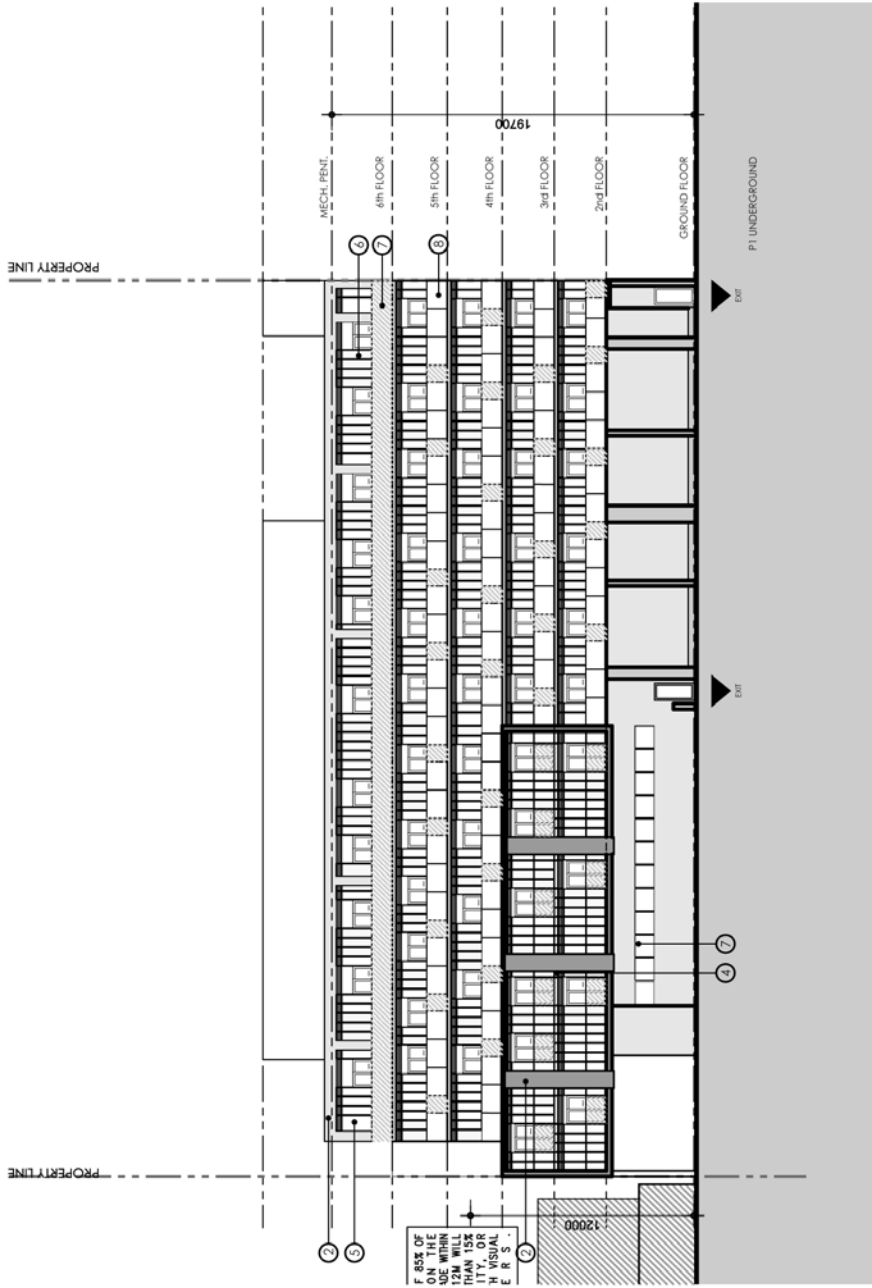
1624 - 1630 Queen Street East

Elevations
 Applicant's Submitted Drawing

File # 15 129628 STE 32 0Z

Not to Scale
 12/05/2016

Attachment 3: North Elevation



North Elevation

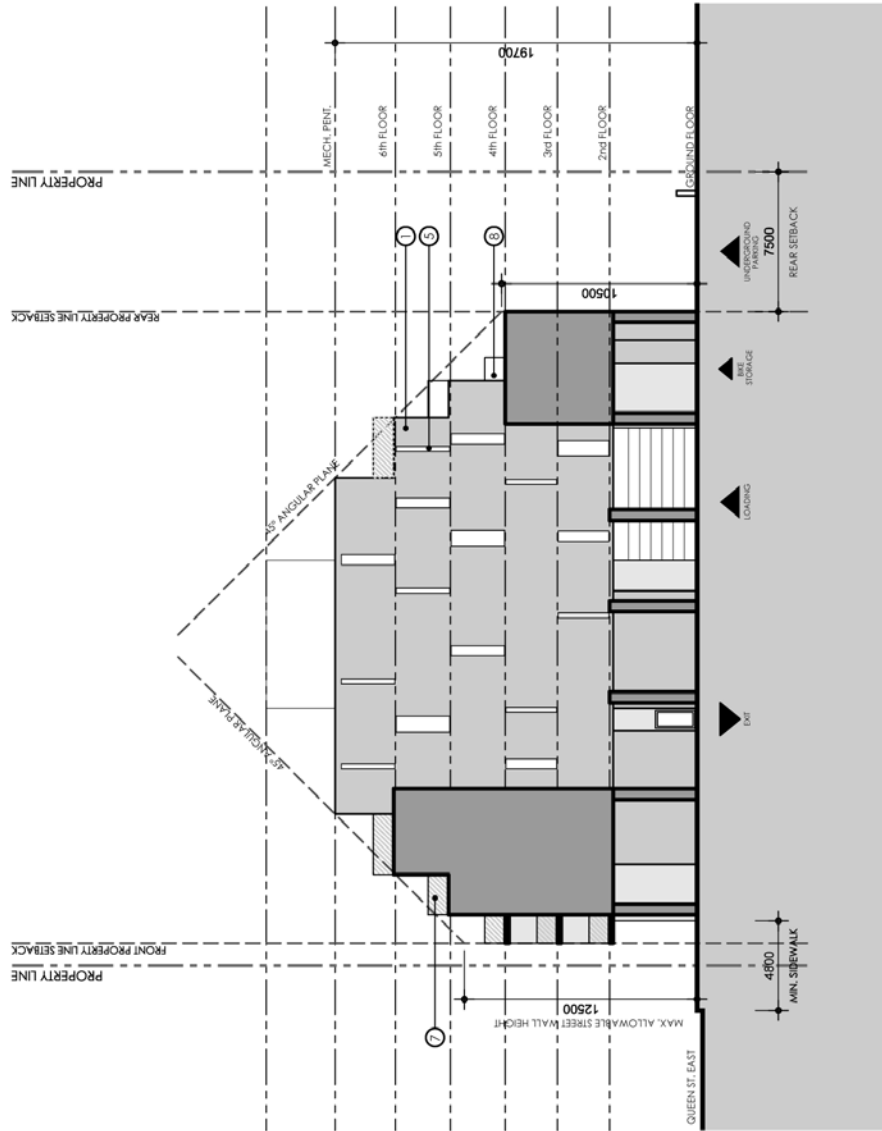
Elevations
1624 - 1630 Queen Street East

Applicant's Submitted Drawing

Not to Scale
 12/05/2016

File # 15 129628 STE 32 0Z

Attachment 4: East Elevation



East Elevation

1624 - 1630 Queen Street East

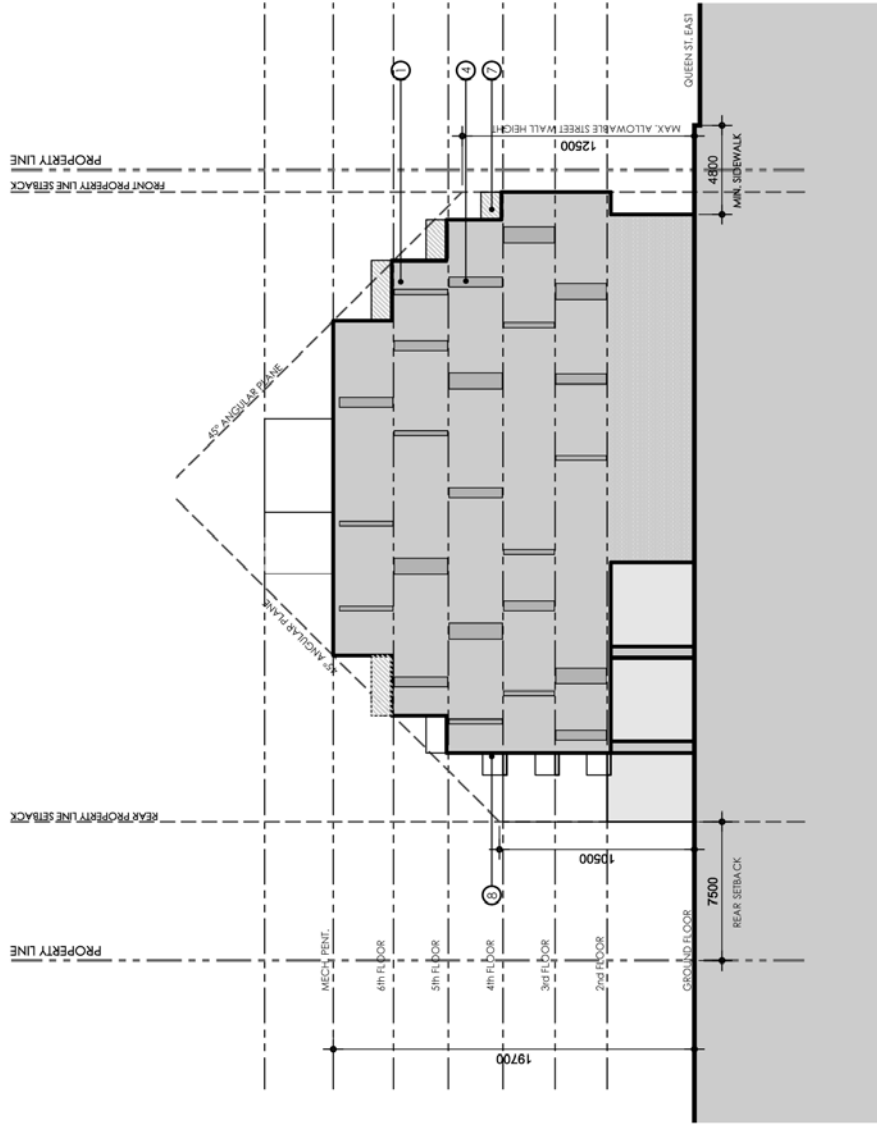
File # 15 129628 STE 32.0Z

Elevations

Applicant's Submitted Drawing

Not to Scale
12/05/2016

Attachment 5: West Elevation



West Elevation

1624 - 1630 Queen Street East

File # 15 129628 STE 32 0Z

Elevations

Applicant's Submitted Drawing

Not to Scale
12/05/2016

Attachment 6: Zoning



Zoning By-law 569-2013

1624 -1630 Queen Street East

File # 15 129628 STE 32 OZ



Location of Application



See Former City of Toronto Bylaw No. 438-86

R

Residential

CR

Commercial Residential

MCR

Mixed-Use District



Not to Scale
Extracted: 12/05/2016

Attachment 7:Draft Zoning By-law Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. ~, as amended,
With respect to the lands municipally known as,
1624, 1628 and 1630 Queen St E**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. Except as otherwise provided herein, the provisions of former City of Toronto By-law No. 438-86, as amended, continue to apply to the *lot*.
2. None of the provisions of Section 2 with respect to the definitions of *grade* and *height* and or sections 4(2)(a), 4(3)(a), 4(4)(b), 4(6), 4(12), 4(13), 4(17), 8(2) 5, 8(3) Part I 1, 2 and 3 and 8(3) Part II 1(b), 8(3) Part II 4(a) and (c) of By-law No. 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto" apply to prevent the erection and use of a *mixed-use building* on the *lot*, provided that:
 - (a) the *lot* comprises the lands delineated by heavy black lines on Map 1, attached hereto and forming part of this by-law;
 - (b) the total combined *residential gross floor area* and *non-residential gross floor area* may not exceed 7,450 square metres, provided:
 - (i) the total *residential gross floor area* may not exceed 6,750 square metres; and
 - (ii) the total *non-residential gross floor area* may not exceed 700 square metres;

- (c) no portion of the *mixed-use building* or structures erected or used above *grade* is located otherwise wholly within the areas delineated by heavy lines on the attached Map 2 with the exception of the following:

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION
Eaves, cornices, window sills and ornamental elements	Required setback from <i>lot</i> line	1.2 metres from the south <i>lot</i> line and 7.0 metres from the north <i>lot</i> line.
Fences, safety railings and guard rails, planters and landscape features	Required setback from <i>lot</i> line	0.0 metres from north <i>lot</i> line.
Retractable awnings	Required setback from <i>lot</i> line	0.0 metres from south <i>lot</i> line.
Balconies	Required setback from <i>lot</i> line	2.6 meters beyond north and south building walls.
Underground garage ramp and associated structures	Required setback from <i>lot</i> line	4.0 metres on from east <i>lot</i> line and 0.8 metres from north <i>lot</i> line.
Exit stairs	Required setback from <i>lot</i> line	0.0 metres from west <i>lot</i> line and 0.8 metres from north <i>lot</i> line.

- (d) the ground floor of the *mixed-use building* must be set back a minimum of 4.8 metres from the curb along Queen Street East;
- (e) no balconies may encroach into the required setback below a *height* of 10.5 metres;
- (f) no part of the *mixed-use building* may exceed the *height* limits as specified by the numbers following the symbol “H” as shown on Map 2 attached hereto with the exception of any of the items listed below:
- (i) parapets, guard rails, railings and dividers, trellises, screens, stairs, roof drainage, window washing equipment, lightning rods, architectural features, landscaping and elements of a green roof to a maximum height of 2.0 metres above the applicable maximum *height* limit;
 - (ii) the underground garage ramp up to a maximum height of 3.0 metres above the applicable maximum *height* limit; and
 - (iii) a mechanical penthouse, including an indoor amenity room and washroom, up to a maximum of 5.0 metres above the applicable maximum *height* limit;
- (g) *parking spaces* must be provided and maintained on the *lot* in accordance with the following minimum requirements:

- (i) 0.5 *parking spaces* for each *dwelling unit* containing one *bedroom*;
 - (ii) 0.75 *parking spaces* for each *dwelling unit* containing two *bedrooms*; and
 - (iii) 0.06 *parking spaces* for each *dwelling unit* for visitors;
- (h) notwithstanding section (i), the total number of *parking spaces* required to satisfy the parking requirements for residents of the *mixed-use building* may be reduced by 4 *parking spaces* for each *car-share parking space* provided and maintained on the *lot*, provided the maximum reduction does not exceed 4 *parking spaces*;
- (i) *bicycle parking spaces* must be provided and maintained on the *lot*, and may be in the form of a *stacked bicycle parking space*, in accordance with the following minimum requirements:
- (i) 0.9 *bicycle parking spaces - occupant* for each *dwelling unit*; and
 - (ii) 0.1 *bicycle parking space - visitor* for each *dwelling unit*;
- (j) one shared *loading space – type B/G* must be provided and maintained on the *lot*;
- (k) the access ramp leading to the underground garage must be in accordance with the following:
- (i) A maximum ramp slope of 15.0 percent; and
 - (ii) Transition areas at the top and bottom which have maximum slopes of 7.5 percent over a minimum distance of 3.65 metres;
- (l) for the purposes of this By-law, all italicized words and expressions have the same meanings as defined in By-law No. 438-86, as amended, with the exception of the following:
- (i) “*car-share*” means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where the organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee which may or may not be refundable;
 - (ii) “*car-share parking space*” means a *parking space* exclusively reserved and only uses for *car-share* purposes whereby the vehicle is accessible to at least the occupants of the building;
 - (iii) “*grade*” means an elevation of 78.67 Canadian Geodetic Datum;

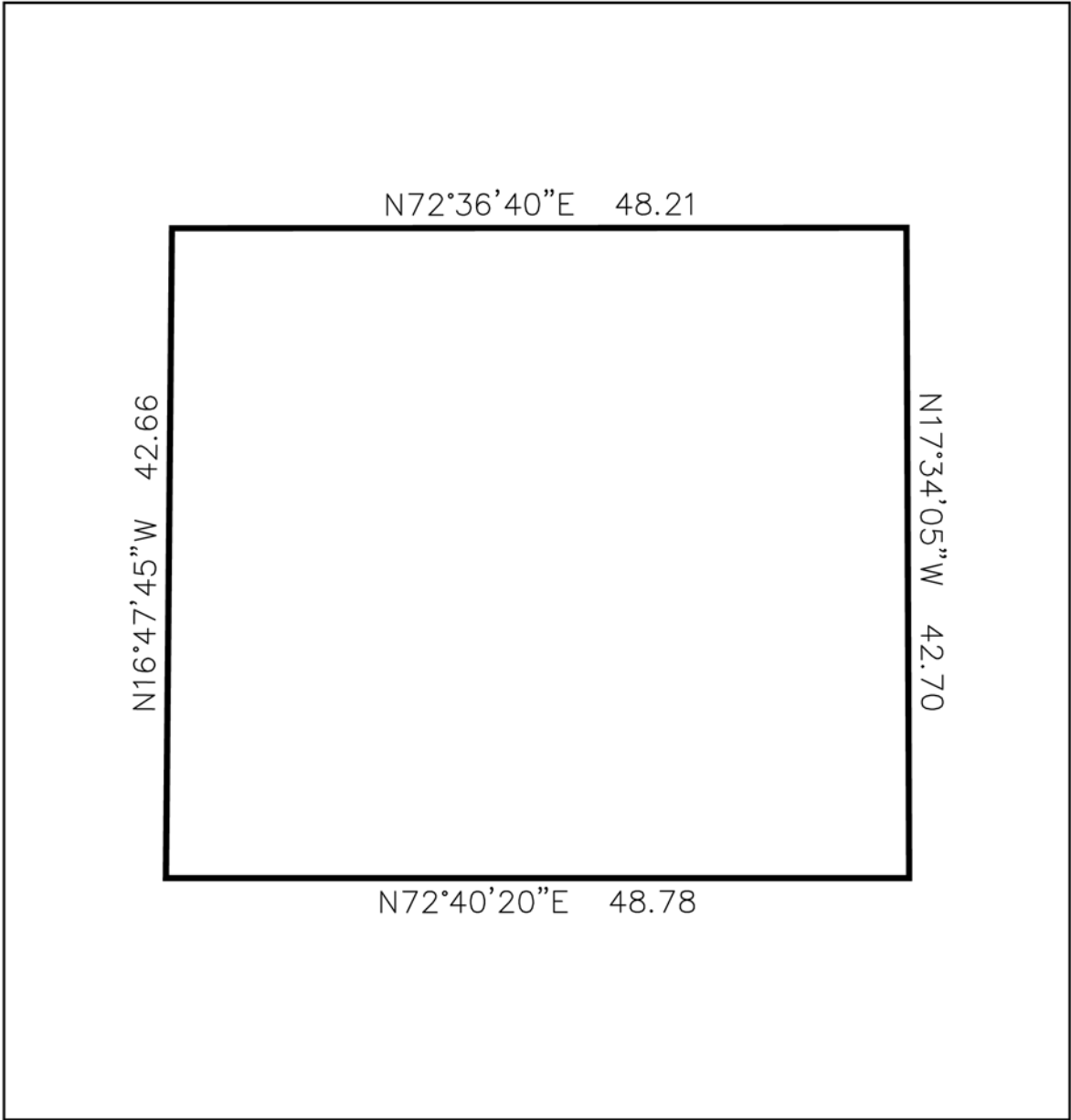
- (iv) “*height*” means the vertical distance between *grade* and the highest point of the roof except for those elements prescribed in Section 2(e)(i) and (ii) of this By-law;
 - (v) “*lot*” means those lands outlined by heavy lines on Map 1 attached hereto and forming part of this By-law;
 - (vi) “*stacked bicycle parking space*” means a horizontal *bicycle parking space – occupant* which is positioned above or below another bicycle parking space, with a minimum vertical dimension of at least 2.4 metres, and may be equipped with a mechanical device providing floor level access to both bicycle parking spaces.
3. Despite any future severance, partition or division of the lands as shown on Map 1, the provisions of this exception apply as if no severance, partition or division has occurred.
4. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



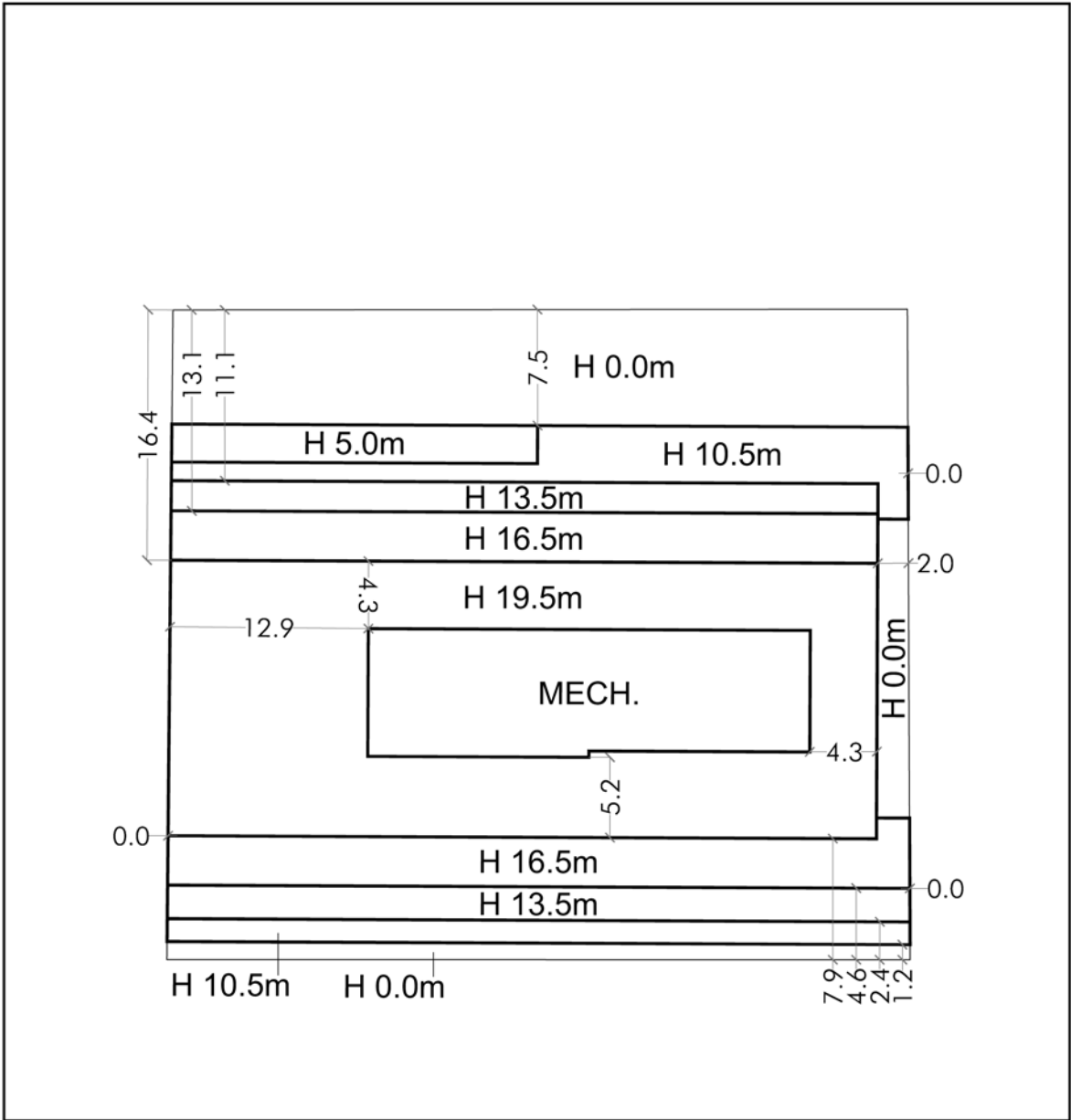
 **TORONTO**
Map 1

1624 -1630 QUEEN STREET EAST

File # 15 129628 STE 32 OZ



City of Toronto By-Law 438-86
Not to Scale
12/09/2016



Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	15 129628 STE 32 OZ
Details	Rezoning, Standard	Application Date:	March 19, 2015

Municipal Address: 1624, 1628 and 1630 QUEEN ST E
 Location Description: PLAN 455E LOT 5 LOT 6 **GRID S3208
 Project Description: Proposal for a 6-storey mixed-use building with 93 residential units. A total of 55 parking spaces are proposed in an underground parking garage.

Applicant:	Agent:	Architect:	Owner:
LOUIS TINKER			SCOTT'S TRUSTEE CORP

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	MCR T2.0 C1.0 R2.0	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2069.6	Height:	Storeys:	6	
Frontage (m):	48.78		Metres:	19.5	
Depth (m):	42.7				
Total Ground Floor Area (sq. m):	1216				Total
Total Residential GFA (sq. m):	6666		Parking Spaces:	55	
Total Non-Residential GFA (sq. m):	691		Loading Docks	1	
Total GFA (sq. m):	7357				
Lot Coverage Ratio (%):	59				
Floor Space Index:	3.6				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6666	0
Bachelor:	1	Retail GFA (sq. m):	691	0
1 Bedroom:	65	Office GFA (sq. m):	0	0
2 Bedroom:	28	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	93			

CONTACT:	PLANNER NAME:	Leontine Major, Senior Planner
	TELEPHONE:	(416) 397-4079