

**1001 Queen Street East - Zoning Amendment  
Application – Final Report**

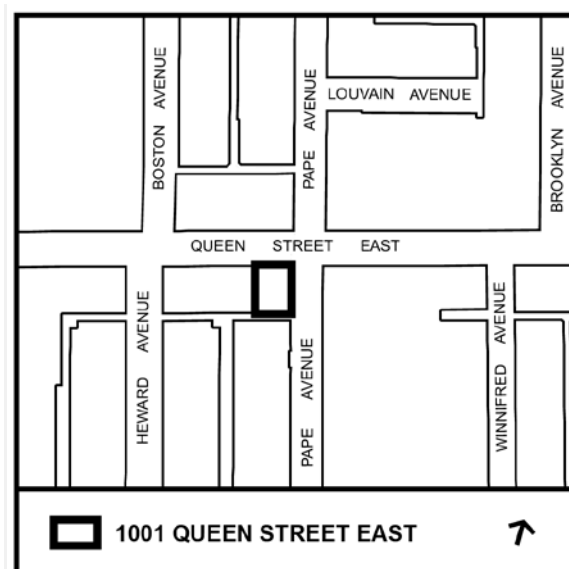
<b>Date:</b>	April 16, 2018
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 30 – Toronto-Danforth
<b>Reference Number:</b>	17 183044 STE 30 OZ

**SUMMARY**

This application proposes a six storey mixed use building at 1001 Queen Street East. The building proposed is 20.0 metres in height and results in a density of 3.9 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 22 bicycle parking spaces are proposed.

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

The proposed building represents a moderate and incremental intensification along Queen Street East. The proposed building fits within the character of Leslieville and ensures the existing massing and scale at the intersection of Queen Street East and Pape Avenue is complemented by providing appropriate setbacks as a component of the development. The development will contribute to the fine-grain retail rhythm of the area by providing two smaller retail units along Queen Street East.



The proposal is consistent with the relevant policies of the Official Plan, including area specific policies, and the Leslieville Urban Design Guidelines.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law 438-86, for the lands at 1001 Queen Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report dated April 16, 2018 from the Acting Director, Community Planning, Toronto and East York District.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1001 Queen Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
3. Before the introduction of Bills, City Council require the owner to submit:
  - a. a revised Functional Servicing Report and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
  - b. a revised Hydrogeological Investigation Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
  - c. revised drawings that show the required land conveyances along Carl Stryg Lane, Pape Avenue, and a corner rounding at the Queen Street East and Pape Avenue corner as a pedestrian easement to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

At its meeting on October 17, 2017, Toronto and East York Community Council (TEYCC) adopted a Preliminary Report recommending that staff schedule a community consultation meeting to discuss the proposal for 1001 Queen Street East with area residents.

The minutes of the Toronto and East York Community Council, and a copy of the Preliminary Report, can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.41>

## **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 2508.7 square metres, which includes 16 residential units on the second to sixth floors and two retail units at grade. The residential GFA is 2,265.3 square metres and the commercial GFA is 243.4 square metres. The resulting density for the development is 3.75 times the area of the lot.

The at-grade portion of the proposed building includes two commercial units along Queen Street East with an entrance to the residential lobby along Pape Avenue. The application proposes 44.8 square metres of indoor amenity space located in the basement and 12 square metres of outdoor amenity space on the fifth floor.

A 1.98 metre laneway widening is proposed for Carl Stryg Lane. A 0.86 metre roadway widening is proposed for 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 22 bicycle parking spaces are proposed – sixteen in the first level below grade and six at grade. Three short term bicycle spaces are proposed in the public right-of-way within the 0.6 metre buffer strip between the curb and the sidewalk, with 2 bicycle spaces on Queen Street East and one on Pape Avenue. A loading area has not been provided; instead, public curbside solid waste collection is proposed.

Attachments 1 to 5 contain drawings of the proposed development. Attachment 6 is the Application Data Sheet, which contains further detailed 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 area. The lands are rectangular in shape and have a frontage of approximately 22.0 metres on Queen Street East and a depth of approximately 30.5 metres. The site abuts 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-storey 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 Degrassi 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 and are under construction.

### **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 recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

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 have reviewed 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 was 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 scale 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 stepbacks 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) was 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 are meant to 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.

Staff have used the LUDG 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 subject to 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.

### **Reasons for 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 3.9 times the area of the site and to establish the appropriate development standards.

### **Community Consultation**

Through the direction of Community Council, Planning staff hosted a Community Consultation Meeting (CCM) at Morse Street Junior Public School on November 28, 2017. The meeting was attended by approximately 20 community members and the local Councillor who engaged in a discussion about the development proposal and the growth of Leslieville.

A summary of the issues raised at the CCM are as follows:

- Height of development: Some community members raised concerns with the height of the proposed development as compared to the permissions of the Zoning By-law;
- Parking access: Some community members raised concerns with the increased use of the laneway to access the parking, particularly as there are pedestrians that use the lane.
- Laneway traffic: Some community members raised concerns with the increased use of the laneway noting that drivers may use the laneway to avoid traffic rather than exiting to Pape Avenue.
- Construction impact and timelines: Community members expressed concern about the overall construction timeline and process required to develop the building;

City Planning staff also engaged in discussions with community members who were unable to attend the CCM through email correspondence. The issues raised were similar to what was heard at the CCM. Overall, the general sentiment from the CCM and other communication was that the scale and massing of the proposed building was appropriate for this location.

## **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.

This application is consistent with the PPS direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure as noted in Section 1.1.3. The application also complies with other policies in Section 1.1.3 of the PPS that require new development to be directed to appropriate locations for growth.

The proposal conforms with the Growth Plan for the Greater Golden Horseshoe by proposing intensification in a growth area on an Avenue well served by transit as noted in Policy 2.2.1.2 and 2.2.1.3 of the Growth Plan. This application accommodates intensification, and provides an acceptable transition of built form to adjacent areas, supporting the complete community objectives in Policy 2.2.1.3 and 2.2.1.4 of the Growth Plan.

### **Site and Areas Specific Policy #469 and the Leslieville Urban Design Guidelines**

Site and Area Specific Policy #469 (SASP 469) and the Leslieville Urban Design Guidelines (LUDG) provide more direct guidance to manage moderate, incremental development and respect and reinforce the existing mixed-use character and physical character of Queen Street East in Leslieville.

The proposed development generally conforms to SASP 469 and satisfies many of the development principles found within the LUDG. The building provides a mix of uses consistent with the character of Leslieville, ensures the continuation of fine-grain retail that is typical to Leslieville, and maintains the maximum building height of 20 metres while providing setbacks above a height of 14 metres.

SASP 469 outlines a series of development criteria, in addition to Official Plan Policy 4.5.2, for new development along Queen Street East in Leslieville. The criteria, and how the building conforms to them, are outlined as follows:

- i. Respect and reinforce the existing character of the area

The proposed building respects and reinforces the existing character of the area by conforming with the policies below, and, among other matters, that are consistent within the Leslieville context.

- ii. Provide a transition in scale towards existing buildings in *Neighbourhoods* through appropriate setbacks and a rear angular plane

The proposed building has been designed to provide an appropriate transition through the use of a 7.5 metre setback at grade from the adjacent property line to the south, and providing additional setbacks that increase to 12.4 metres at the 6<sup>th</sup> floor.

The building has a rear angular plane of 62 degrees. This rear angular plane has been accepted in this proposal as a result of the short lot depth compared to other approvals of 6 storey projects along Queen Street East. The increased angular plane allows for larger 2 and 3 bedroom suites. The impact of the increased angular plane does not propose any additional shadows and issues of overlook have been addressed by the design of the rear of the building.

- iii. Include building articulation, windows and entrances on the first 14 metres of the building façade that are generally consistent with the prevailing building characteristics

The proposed building contains various forms of articulation (windows and retail entrances) on the first 14 metres of the building façade, consistent with the prevailing building character in Leslieville. The retail entrances will be recessed into the building, which maintains a consistent feel for the active retail uses at grade along Queen Street East in Leslieville. The design of the building articulation, windows and entrances will be further refined through the Site Plan Application to reflect the fine grain patterns along the street, particularly to ensure proper integration with the heritage property to the west at 993 Queen Street East.

- iv. Include building materials that are complementary to the materials used on existing buildings on Queen Street East in Leslieville

As mentioned above, the proposed building will use materials that are complementary to, and consistent with, the materials used on existing buildings on Queen Street East in Leslieville. This includes partial brick facades, partial glass facades and metal sidings to be secured through Site Plan Approval

- v. 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

The proposed building will maintain a ground floor height of 3.8 metres, which is consistent with and matches the existing commercial ground floor heights to the west of the building, including the heritage building at 993 Queen Street East.

## **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. As such, 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.

## **Density, Height, Massing**

As per Site and Area Specific Policy #469 (SASP 469), and the associated Leslieville Urban Design Guidelines (LUDG), new development on lots that have sufficient width, depth and appropriate access for parking and servicing will have a maximum height of 20 metres and will provide setbacks above a height of 14 metres. The proposed building has a maximum height of 20 metres, with no mechanical penthouse and provides setbacks above a height of 14 metres.

The LUDG states that a minimum setback of 2 metres will be provided at a height of 14 metres, and a minimum setback of 5 metres will be provided between heights of 17 metres and 20 metres, applicable to the Queen Street East frontage. New buildings on corner lots will include setbacks above a height of 14 metres for both the Queen Street East and flanking street frontages.

The proposed building will have a setback of 2 metres at a height of 14 metres along Queen Street East, and 2.4 metres at a height of 14 metres along Pape Avenue. Above 17 metres of height, the setback increases to 3.75 metres along Queen Street East. No further setback is provided along Pape Avenue. These setbacks are acceptable to allow for units with more bedrooms (2+ and 3 bedroom units) on the upper floors, particularly since this is a corner site where this penetration of the building into the required setbacks is used to help accent the corner.

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. As discussed above, the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and City of Toronto Official Plan permit intensification in this location. The proposed building has a density of 3.9 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 full compliance with the maximum building height policy of the Official Plan and providing appropriate building setbacks on the north and south elevations, on a site deemed appropriate for intensification. In addition, as discussed above, the massing of the building provides for an appropriate transition to the *Neighbourhoods* to the south.

### **Sun and Shadow**

As discussed in the Official Plan, and reinforced by the SASP 469 and LUDG, new development in this location is required to demonstrate that a minimum of 5 hours of sunlight will be provided on the opposite sidewalk.

Through review of the sun and shadow studies prepared by the applicant in support of their application, the standard as indicated in the LUDG is maintained. The proposed building will not provide any negative shadowing impact on Queen Street East. The proposal complies with the specific sun and shadow guidelines contained within the LUDG.

### **Streetscape**

An important component of the LUDG is the provision of streetscape improvements, particularly the provision of a minimum total sidewalk width of 4.8 metres. Further, the LUDG states that new development should promote the pedestrian amenity area with landscaping, benches and bicycle racks. These elements should be decided in consultation with the Leslieville Business Improvement Area (BIA) to ensure the improvements are consistent with Leslieville-specific streetscape elements.

The proposed development will provide a sidewalk width of 4.00 metres, in line with the existing building at 993 Queen Street East. The sidewalk width expands to 4.8 metres at a point 11.32 metres east of the west property line along Queen Street East to the intersection of Queen Street East and Pape Avenue. A 5.00 metre corner rounding is also provided at the corner of Queen Street East and Pape Avenue for sidewalk/pedestrian clearway purposes at an intersection. A 0.86 metre conveyance to the City will allow for a 3.00 metre wide clearway at the intersection of Pape Avenue, shrinking to 2.73 metres at the south end of the site. Two City-standard bicycle ring and posts are proposed along Queen Street East and one along Pape Avenue.

The streetscape will be improved in this location from its current configuration, providing a wider sidewalk width and appropriate Leslieville-specific streetscaping elements. Appropriate streetscape elements will be secured through Site Plan approval.

Another character-defining aspect of Leslieville, as noted in the LUDG, is the provision of recessed retail store entrances. The LUDG recommends that new development should continue this characteristic along the retail frontage. The proposed building provides recessed retail store entrances.

The LUDG also identifies the eclectic variety of buildings and the overall diversity of smaller and independent businesses as part of the area's character. The LUDG discourages larger, non-residential uses at grade, as they would be generally inconsistent with the character of the area. The total floor area of the two proposed retail units is approximately 243.4 square metres. City staff are of the opinion that whether a single retail user or multiple retail users occupy this floor area, the maximum retail GFA of 243.4 square metres is appropriate as it is below the average floor area of 300 square metres for existing larger non-residential uses and will to continue the fine-grain, eclectic variety of buildings and the overall diversity of smaller businesses in this area.

### **Parking**

Parking is to be provided within a mechanical parking system, with access to the public lane, Carl Stryg Lane, on the south side of the property. 17 parking spaces are proposed within a mechanical parking stacker. The 17 parking spaces comply with the requirements of both Zoning By-laws 569-2013 and 438-86.

There are no visitor parking spaces proposed for this site. As parking spaces within this development are provided within a mechanical parking stacker, and there is availability of on-street parking in the area, the proposed non-provision of visitor parking spaces is acceptable to Transportation Services.

### **Loading**

The proposal does not provide for any loading facilities on site. Zoning By-laws 569-2013 and 438-86 do not require a loading space for the proposed development.

### **Servicing**

The site will be serviced by a new water connection to the local 150 mm diameter watermain on Pape Avenue and by a new 150mm sanitary connection, which will be connected to the 300mm sanitary sewer within the Pape Avenue roadway. The stormwater from the site will be discharged by a 150mm storm service connection to the 525 x 350mm storm sewer on Pape Avenue.

Before the introduction of Bills, the applicant is required to submit a revised Functional Servicing Report, a Stormwater Management Report and a Hydrogeological Investigation Report to address Engineering requirements.

### **Solid Waste Management**

For the residential units of the proposed development, Solid Waste Management will provide curbside, multi-residential collection services with shared bins for all residents in this development for garbage, recycling and organics, provided that the development is

built in accordance with the “City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Redevelopments” and Chapter 844, Solid Waste of the Municipal Code. Collection of waste materials for this development will take place curbside on Queen Street East.

The retail units within the proposed development are not eligible for City of Toronto Collection. These retail units must store, transport and make arrangements for collection of all waste materials separately from the residential units of this proposed development. Collection of waste from the retail units of this site must be in accordance with Chapter 841, Solid Waste of the Municipal Code.

### **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 for the construction of a 6-storey building containing 16 residential units that comprise a total of 2,265.1 square metres of residential gross floor area and 243.4 square metres of non-residential gross floor area at grade.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential portion of this proposal is subject to a 10% parkland dedication while the non-residential portion of this proposal is subject to a 2% parkland dedication.

The site is less than 500 metres away from Jimmie Simpson Park, a 26,916 square metre park that contains a baseball diamond, basketball court, outdoor ice rink, picnic site, playground, soccer field, tennis court, wading pool, parking lot, and Jimmie Simpson Recreation Centre. It is also less than 400 metres away from Leslie Grove Park, a 7,608 square metre park that contains a baseball diamond, fieldhouse, outdoor table tennis, playground and wading pool.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade 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 Toronto

Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS. Applicable TGS performance measures will be secured through the Site Plan Approval process.

## **CONTACT**

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## **SIGNATURE**

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Lynda H. Macdonald  
Acting Director, Community Planning  
Toronto and East York District

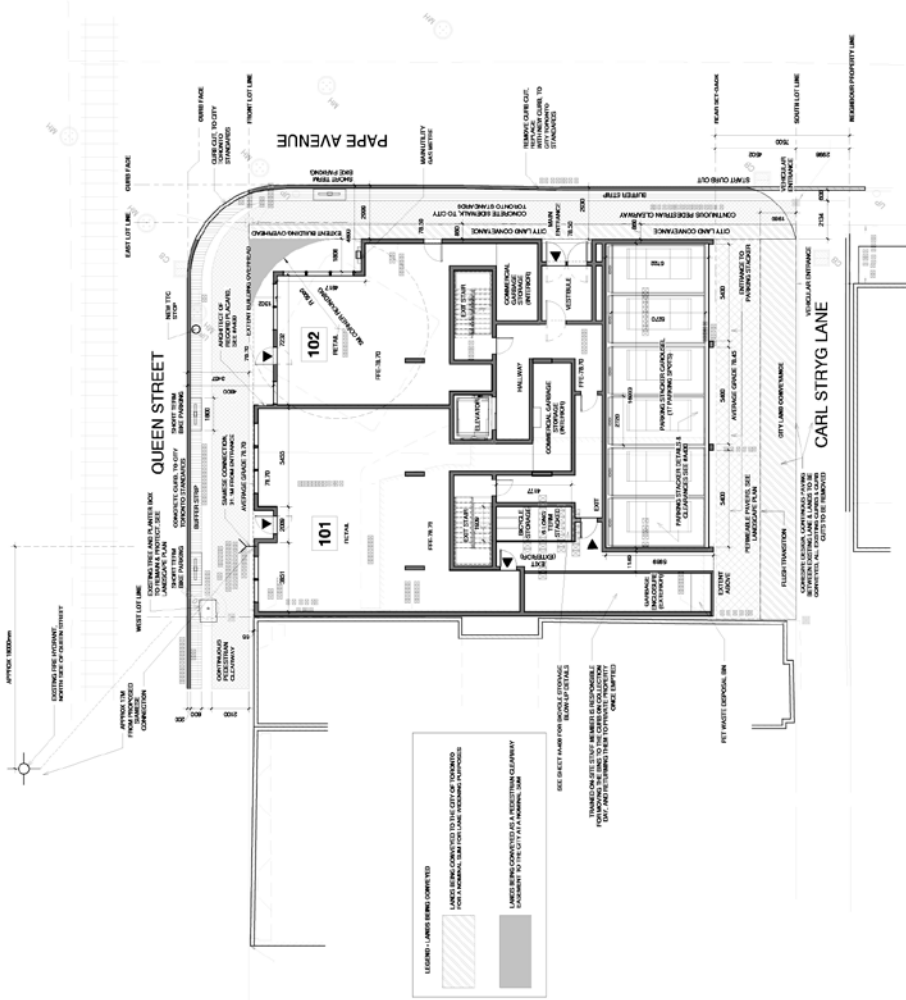
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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: East Elevation  
Attachment 4: South Elevation  
Attachment 5: Zoning  
Attachment 6: Application Data Sheet  
Attachment 7: Draft Zoning By-law Amendment to By-law 438-86  
Attachment 8: Draft Zoning By-law Amendment to By-law 569-2013



# Attachment 1: Site Plan



1001 Queen Street East

Site Plan  
 Applicant's Submitted Drawing

File # 17 183044 STE 30 0Z

Not to Scale  
 03/22/2018

**Attachment 2: North Elevation**



**North Elevation**

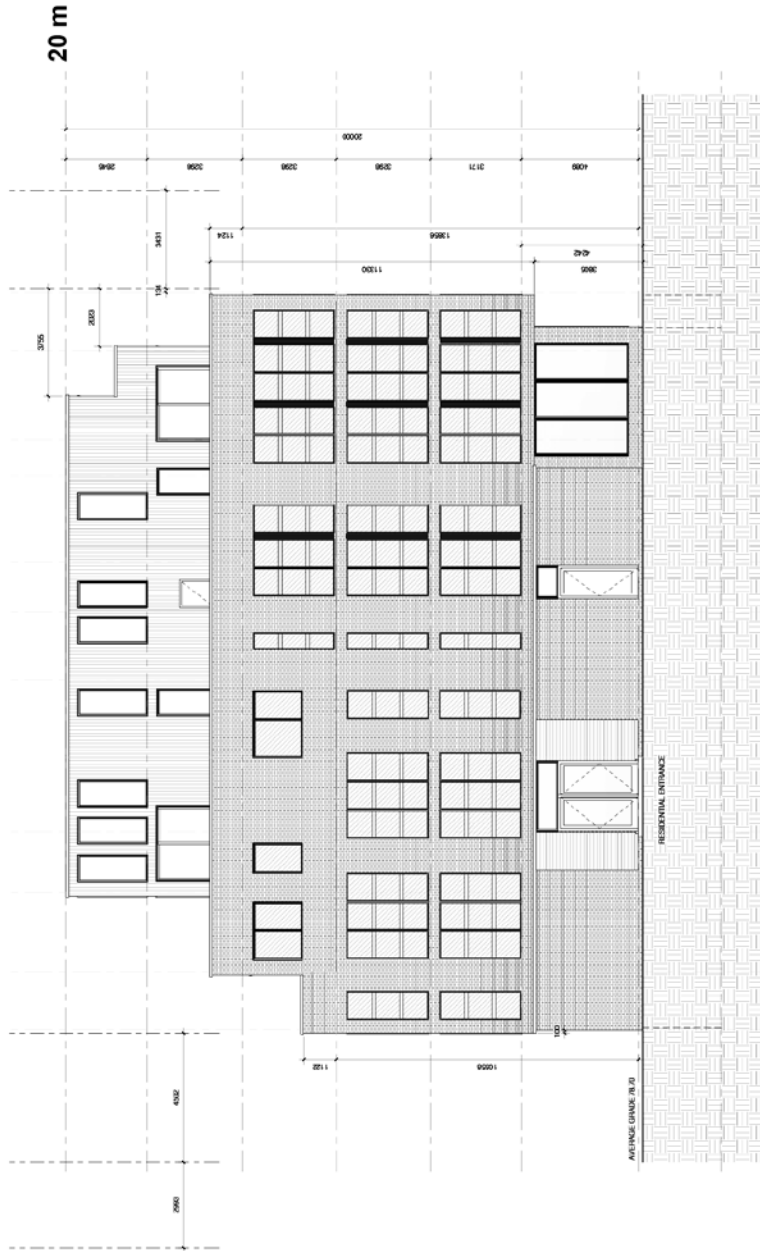
Applicant's Submitted Drawing

Not to Scale  
03/22/2018

**1001 Queen Street East**

File # 17 183044 STE 30 0Z

**Attachment 3: East Elevation**



**East Elevation**

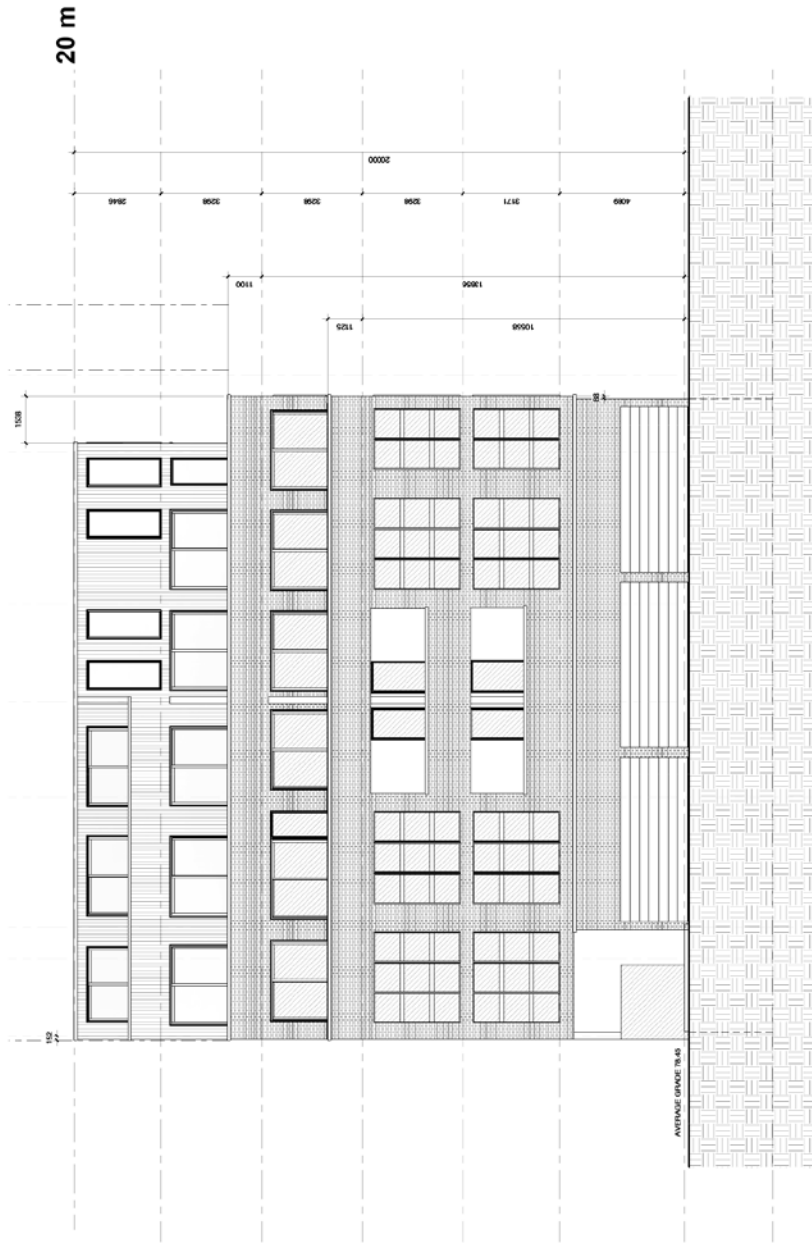
Applicant's Submitted Drawing

Not to Scale  
03/22/2018

**1001 Queen Street East**

File # 17 183044 STE 30 0Z

**Attachment 4: South Elevation**



**South Elevation**

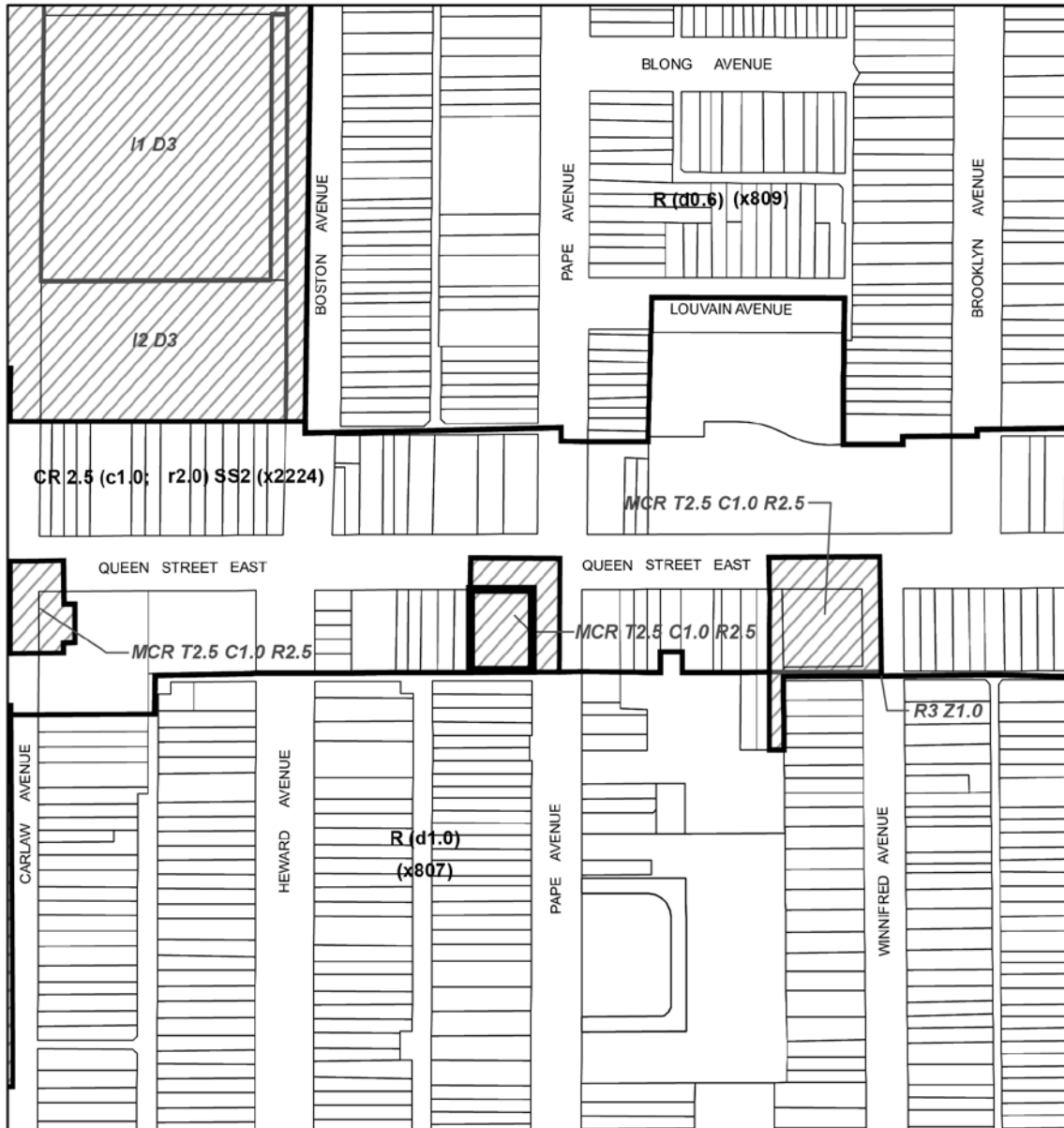
Applicant's Submitted Drawing

Not to Scale  
03/22/2018

**1001 Queen Street East**

File # 17 183044 STE 30 0Z

## Attachment 5: 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 6: Application Data Sheet

**Municipal Address:** 1001 QUEEN ST E                      **Date Received:** June 19, 2017  
**Application Number:** 17 183044 STE 30 OZ  
**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** A request to rezone the lands at 1001 Queen Street East to allow a six storey building totalling 20 metres in height with ground floor retail and residential above. 2,265 square metres of residential gross floor area and 243 square metres retail gross floor area are proposed. 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	WALKER NOTT DRAGICEVIC ASSOC LTD	MOOTE ARCHITECT	33 DEVELOPMENTS INC.

**EXISTING PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T2.5 C1.0 R2.0	Heritage Designation:
Height Limit (m):	14.0	Site Plan Control Area:

**PROJECT INFORMATION**

Site Area (sq m):	669	Frontage (m):	21.94	Depth (m):	30.48
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			366	<b>366</b>
Residential GFA (sq m):			2,265	<b>2,265</b>
Non-Residential GFA (sq m):			243	<b>243</b>
<b>Total GFA (sq m):</b>			<b>2,509</b>	<b>2,509</b>
Height - Storeys:			6	<b>6</b>
Height - Metres:			20	<b>20</b>
Lot Coverage Ratio (%):	54.72	Floor Space Index:	3.75	

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	2,215	50
Retail GFA:	243	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			16	<b>16</b>
Other:				
<b>Total Units:</b>			<b>16</b>	<b>16</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:					
<b>Total Units:</b>				<b>15</b>	<b>1</b>

**Parking and Loading**

Parking Spaces:	17	Bicycle Parking Spaces:	22	Loading Docks:	0
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**CONTACT:**

Jason Tsang, Planner

416-392-4237

Jason.Tsang@toronto.ca

**Attachment 7: Draft Zoning By-law Amending By-law 438-86**

~The Draft By-law will be made available on or before the May 2, 2018 Toronto and  
East York Community Council~



**Attachment 8: Draft Zoning By-law Amending By-law 569-2013**

~The Draft By-law will be made available on or before the May 2, 2018 Toronto and East York Community Council~