

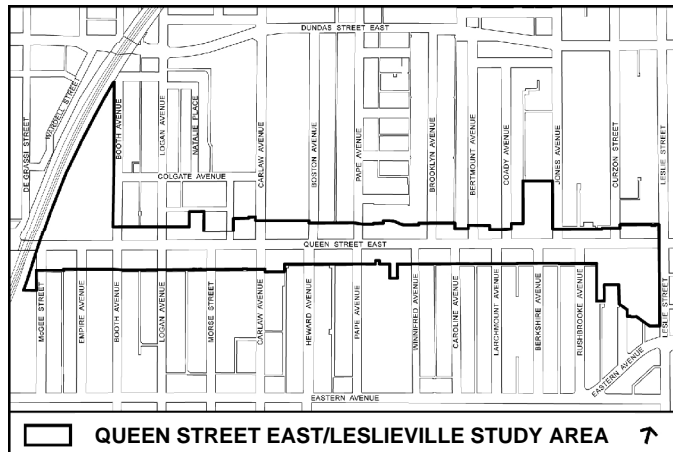
**Queen Street East/Leslieville Planning Study –
City-Initiated Official Plan Amendment, Urban Design
Guidelines and Heritage Inventory – Final Report**

Date:	May 27, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	13-205563 STE 30 OZ

SUMMARY

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. This report summarizes the outcome of the Queen Street East/Leslieville Planning Study; provides a draft City-initiated Official Plan Amendment for the study area; and brings forward recommended area-specific Urban Design Guidelines.

The area-specific Official Plan policy would reinforce existing permissions, while providing more emphasis on the diverse character of the street, heritage, and transition to adjacent residential uses. This report recommends a maximum streetwall height of 14 metres (four storeys) with stepbacks required above a height of 14 metres. The maximum recommended height is 20 metres (six storeys).



This report reviews and recommends approval of the City-initiated Official Plan Amendment to create Area-Specific Official Plan policy No. 469 (refer to Attachment No. 4) and the Urban Design Guidelines (refer to Attachment No. 5).

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands fronting on Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4 to the report dated (May 27, 2014) from the Director, Community Planning, Toronto and East York District.
2. City Council adopt the Urban Design Guidelines attached as Attachment No. 5 to the report (May 27, 2014) from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
4. City Council request the Chief Planner and Executive Director, City Planning; the General Manager of Transportation Services; and the General Manager of Economic Development and Culture to have discussions with the Leslieville Business Improvement Area regarding streetscaping opportunities within the study area.

Financial Impact

The recommendations in this report have no financial impact.

BACKGROUND

Direction to Initiate Study

At the City Council meeting held on June 11, 12 and 13, 2013, City Council adopted a motion that directed City Planning staff:

- a) to initiate a study in 2013 of Queen Street East in Leslieville (railway by Jimmie Simpson Park to Leslie Street), in consultation with the Ward Councillor and local community, in order to develop urban design guidelines that respect the area's unique built character and take into account community objectives.

The City Council Decision is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE24.81>

Reasons for the Study

The Queen Street East/Leslieville Planning Study was initiated in part because the 2010 Council-approved Avenues and Mid-rise Building Study and related performance standards do not apply to Queen Street East. In addition, a Zoning By-law Amendment application was submitted for the site at 1029 and 1075 Queen Street East in April 2013.

The study and resulting urban design guidelines seek to incorporate City and community objectives, and provide clarity for both the community and potential developers regarding the type of development that would be appropriate within the study area.

Study Area and Surrounding Uses

The study area includes properties with frontage on Queen Street East between the CN railway crossing at Jimmie Simpson Park and Leslie Street. The study area is approximately 1.3 kilometres in length and the properties generally have a depth that ranges from 32 to 40 metres.

The lands within the study area are generally flat. The width of the Queen Street East right-of-way is 20 metres.

The prevailing built form is generally two- to three-storey mixed-use buildings on narrower lots. Non-residential uses are generally located at grade, with residential dwelling units above. Some of the properties include community services and facilities, institutional and automotive-related uses. There are a total of 181 properties within the study area, 175 of which have non-residential uses at grade.

The following uses surround the study area:

North: To the north are primarily low-rise residential properties.

East: To the east is a mix of residential and retail uses, primarily in two- to four-storey buildings.

South: Immediately to the south are primarily low-rise residential properties. Further south beyond Eastern Avenue are primarily employment uses that are part of the South of Eastern *Employment District*.

West: To the west is a mix of residential and retail uses, primarily in two- to four-storey buildings.

History and Heritage

Queen Street East was known as Kingston Road until the late 1880s. One of the major landowners was George Leslie who owned the Toronto Nurseries and established the area's first post office in 1852. Other sources of employment included eleven brick yards; piggeries; slaughter houses; tanneries; metal processing plants; and the Dunlop Tire Company. By 1884, the area was annexed by the City of Toronto and provided with water, sewer and streetcar service.

Some of the original development of the area remains, including the Duke Hotel (formerly Morin House Hotel) at 1225 Queen Street East and McQueen's (formerly McCarten House) at 993 Queen Street East. These local landmarks were constructed in 1870 and 1887, respectively and both are listed on the City's inventory of heritage properties.

In the 1930s, Reverend Raymond McCleary and WoodGreen United Church established a community centre within the church to "serve the whole community from cradle to grave". In 1948, the WoodGreen community facility building was constructed at 835 Queen Street East.

Since the mid 20th Century, the growth and change to built form in the area has largely been consistent with the two- and three-storey scale of the 19th Century buildings. However, new community services buildings, housing and accommodation for seniors have occurred through infill development of four- and five-storeys in height.

As part of the Queen Street East / Leslieville Planning Study, Heritage Preservation Services staff undertook a heritage screening of all properties within the study area. The map in Attachment No. 5 shows the properties currently listed on the City of Toronto Heritage Register and designated under the *Ontario Heritage Act*. The map also identifies properties that warrant further study for listing on the City of Toronto Heritage Register or for designation under Parts IV and V of the *Ontario Heritage Act*.

It is anticipated that with the identification of these potential heritage properties, important parts of the City's 19th to mid-20th Century cultural heritage resources will be evaluated for listing or designation, protected and conserved consistent with established heritage policies.

POLICY FRAMEWORK

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 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, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Avenue

Queen Street East in Leslieville is identified as an *Avenue* on Map 2 – Urban Structure of the Official Plan.

Section 2.2.3 of the Official Plan describes *Avenues* as “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 reurbanized incrementally on a site-by-site basis and over the course of several years. The Official Plan states 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 Official Plan anticipates the creation and adoption of area-specific urban design guidelines to implement the Plan's objectives. Urban design guidelines provide guidance for built form and public realm improvements that are consistent with the policies of the Official Plan.

The framework for new development on each *Avenue* is generally established through an Avenue Study with the intent of encouraging reinvestment and intensification on underdeveloped *Avenues*. Avenue Studies examine planning matters including: vacant and underutilized lands with redevelopment potential; the potential to create jobs and housing along major transit routes; whether existing zoning requirements are impeding growth and improvement; and where market conditions are resulting in pressure for development or redevelopment.

Examples of Avenue Studies for other areas in the city include: Dufferin Street from south of Lawrence Avenue West to Highway 401 (on-going); and two studies for different portions of St. Clair Avenue West. In comparison to those study areas, Queen Street East in Leslieville consists of mostly narrow lots with some larger and/or underutilized lots. Due to the local characteristics, the opportunities for mid-rise development within the study area will not be the same as other *Avenues* in the city.

For varying reasons, the *Avenues* cannot be studied in unison. Some of the *Avenues* function as traditional 'main streets' that serve the local and broader communities with a variety of non-residential uses. The 'main street' *Avenues*, such as Queen Street East will experience incremental mid-rise development. Others *Avenues* that consist of one- and two-storey commercial buildings, underutilized lots and large surface parking areas will be priorities for future Avenue Studies.

Although Queen Street East was not identified by staff as a priority for an Avenue Study, a planning analysis of the Leslieville portion of the *Avenue* was considered appropriate in

order to develop urban design guidelines that reflected the local context and complemented the Official Plan policies.

Mixed Use Areas

The lands within the study area are primarily designated *Mixed Use Areas* in the Official Plan. The designation permits a broad range of commercial, residential and institutional uses, and includes policies and criteria to guide development.

New development is required to comply with the development criteria in *Mixed Use Areas*, which include:

- 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;
- 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 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 proposed area-specific Official Plan policy (Attachment No. 4) supplements the Official Plan's development criteria for *Mixed Use Areas*.

Parks and Adjacent Neighbourhoods

There are two properties in the study area that are designated *Parks and Open Space* in the Official Plan, namely Jimmie Simpson and Leslie Grove Parks.

The study area is adjacent to lands designated *Neighbourhoods*. Policy 2.3.1 requires new development in *Mixed Use Areas* that are adjacent to *Neighbourhoods* to provide a transition in scale and density towards the *Neighbourhoods*. New development in such an area is also required to maintain adequate light and privacy for existing residential properties, and to mitigate traffic or parking impacts on nearby residential streets.

Zoning

The majority of the study area is zoned MCR T2.5 C1.0 R2.0 under the former City of Toronto Zoning By-law 438-86. This zone permits a wide range of commercial and residential uses. The maximum permitted density is 2.5 times the area of the lot. However, non-residential and residential uses are limited to 1.0 and 2.0 times the area of the lot, respectively. The maximum permitted height is 14.0 metres.

The majority of the study area is zoned Commercial-Residential CR2.5 (c1.0; r2.0) SS2 under City-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board (OMB). The zoning permissions are consistent with those outlined in Zoning By-law 438-86.

The property at 875 Queen Street East is subject to site-specific exception 1845, which permits a crisis care shelter or municipal shelter for women on the lands.

The properties at 1195 - 1209 Queen Street East are zoned Residential R (d1.0), exception 807. A range of residential uses are permitted. These larger properties may be the remnants of the former Toronto Nurseries of George Leslie and Sons.

A total of five properties are exempt from Zoning By-law 569-2013 and will continue to be subject to former City of Toronto Zoning By-law 438-86.

Mid-rise Guidelines

In 2010, Council adopted the Avenues and Mid-rise Building Study. The study includes guidelines for mid-rise developments along the City's *Avenues* that are identified on Map 2 of the Official Plan. Queen Street East was removed from the Avenues and Mid-rise Building Study map. The guidelines do not apply to Queen Street East in Leslieville.

Community Consultation

The study included a robust community consultation process, with four community meetings and four Stakeholder Advisory Committee (SAC) meetings held. The meetings were facilitated by the independent facilitator selected for this study, who provided summary reports for each meeting. Community feedback was also gathered between community consultation meetings through email and telephone correspondence.

The community consultation meetings were held on October 15 and November 25, 2013 and February 12 and April 29, 2014. Attendees provided feedback regarding: the assets or strengths of Queen Street East in Leslieville; which planning elements should be improved; key words that describe the study area in the future; the preliminary massing options for the larger lots; and any outstanding planning elements that should be addressed.

The materials presented at the meetings and the summary reports were posted on the City Planning website and are available at:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=a86dc63560a02410VgnVCM10000071d60f89RCRD&vnextchannel=c1c26d87bc002410VgnVCM10000071d60f89RCRD>

Stakeholder Advisory Committee

The SAC for the study consisted of 20 members that were selected by the independent facilitator. The members included interested and affected residents; members of stakeholder organizations; members of the Leslieville Business Improvement Area; business owners and staff from public institutions. Some of the SAC members were also local professionals with skills/experience in urban planning, urban design or architecture.

The SAC meetings were held in advance of community meeting Nos. 2 – 4. The meetings were a forum for discussion of approaches and concepts. The members provided constructive feedback that resulted in revisions to the presentations that were given at the community meetings.

Independent Consultation with Marginalized Community Members

Planning South Riverdale (PSR) is an independent group of individuals who live and work in the South Riverdale area, including Leslieville. PSR independently conducted several focus groups with marginalized community members who were unlikely or unable to attend the community consultation meetings. Many of these community members face physical and societal barriers that impede their ability to participate in standard consultation processes required by the Planning Act.

In collaboration with several community and health service providers in Leslieville's Queen Street East area, PSR gathered feedback from four focus groups and a total of 41 participants with the understanding that the participants would remain anonymous. PSR provided the independent facilitator and City Planning staff with a copy of the results.

The feedback from the focus groups varied somewhat from the feedback received at the community consultation meetings. In the case of the focus groups, the community's assets included: South Riverdale was generally a welcoming and inclusive neighbourhood; there is a variety of important community services and facilities; there is a range of commercial services that is generally accessible to low income people; and accessible TTC service.

The participants also provided feedback regarding community improvements that they considered important, including: the need for affordable retail and housing; a lack of places to meet or gather; the impeded accessibility of the existing sidewalks; and the need to maintain the welcoming and village feel of the neighbourhood.

COMMENTS

Format of Study

The study involved a staff review of the existing character of Queen Street East in Leslieville, including built form, land uses, physical and cultural heritage, public realm, and Official Plan and Zoning By-law policies. This review contributed to a lot analysis of the study area, which identified several sites that were large enough to model mid-rise building envelopes for the purpose of studying potential development guidelines.

In addition, staff from City Planning; Parks, Forestry & Recreation; Development Engineering; and Transportation Services have provided feedback regarding the study area and their respective policies.

The local Leslieville community also provided significant input and feedback during the study, which has directly contributed to the proposed area-specific Official Plan Amendment (Attachment No. 4) and the draft Urban Design Guidelines (Attachment No. 5).

Provincial Policy Statement and Provincial Plans

The proposed Area-Specific Official Plan policy No. 469 described in this report is consistent with the PPS, 2014. The proposed policy conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Planning Analysis of Area-Specific Themes

Five common themes were identified as important to the local community. The themes are described in more detail below. City Planning staff incorporated these themes and the key words for Leslieville identified at community meeting No. 2 into the draft Urban Design Guidelines (Attachment No. 5).

Buildings / Built Form

The existing buildings in the study area generally range from two- to four-storeys in height, have a fine-grain building rhythm and retail uses at grade. Many of the buildings are constructed with brick, stone, wood and/or siding. New development should respect the existing built form, and maintaining the small-town feel and walkability along Queen Street East. As such, all new development will be required to have a maximum streetwall height of 14 metres, with façade articulation to reflect the fine-grain rhythm and prominent ground floor uses. Development will also be encouraged to use the prevailing building materials of the area.

Proposed development exceeding the permitted height and density will be reviewed through a Zoning By-law Amendment or a Minor Variance application process, as appropriate. Mid-rise development in Leslieville will only be appropriate on lots with sufficient width, depth and appropriate access for parking and servicing. On lots where it has been determined that mid-rise development is appropriate, buildings will be limited to a maximum height of 20 metres. However, stepbacks are required above a height of

14 metres along Queen Street East and any flanking street, and the development must comply with a 45 degree rear angular plane (measured from a setback of 7.5 metres from a lot in a residential area and a height of 10.5 metres).

Streetscape/Open Space/Parkland

Queen Street East in Leslieville functions as a diverse 'main street' that includes a range retail, office, community services and facilities, and open space that serve the local and broader communities. The streetscape is generally framed by mixed-use buildings that abut the 20-metre wide Queen Street East right-of-way. The public realm is pedestrian-oriented and inclusive, characteristics which should be preserved and enhanced as new development occurs.

New development will be required to comply with the City's Streetscape Manual, which addresses improvements to the sidewalk and boulevard. Further discussions with the Leslieville Business Improvement Area (BIA) should identify any streetscape elements that will be unique to Leslieville, such as benches or banners. Those elements should also be included with new development (as applicable).

In order to promote a vibrant pedestrian streetscape along Queen Street East, new development will be required to demonstrate that the proposal will maintain a minimum of 5 hours of sunlight on the opposite sidewalk(s).

The Official Plan contains policies to ensure that Toronto's system of parks and open space are maintained, enhanced and expanded. The study area is identified as an area with 0.42 to 0.78 hectares of parkland per 1,000 people, which is the second lowest parkland provision level.

The parkland dedication for development sites less than 1 hectare in size will commonly be through cash-in-lieu, which is considered appropriate as the on-site parkland requirement for most sites in the study area would be too small to be of a useable size.

The Leslieville community has expressed an interest in the enhancement of existing parkland and open space, as well as the acquisition of additional parkland within the community.

Community

Leslieville has a small-town feel, with a vibrant and unique character, diversity and inclusiveness. The community expressed an interest in promoting small and independent businesses, and affordable housing and retail.

The Official Plan recognizes the importance of respecting and reinforcing the general physical character of established neighbourhoods, which is particularly relevant when those are adjacent to *Avenues*. The Plan emphasizes that established neighbourhoods will benefit from growth being directed to the *Avenues*, including "better transit service, greater housing choices, increased shopping opportunities and improved pedestrian environment.

New development will be encouraged to provide a range of housing options to serve people of all ages, abilities and income levels. The draft Urban Design Guidelines will also encourage a range of unit sizes.

Services

The study area has an eclectic variety of buildings and this diversity is reflected in the goods and services provided along Queen Street East. Larger non-residential uses would be generally inconsistent with the character of the area. The draft Urban Design Guidelines will require new non-residential development at grade to have a maximum floor height of 4.5 metres. The guidelines will also support small and independent businesses to continue to locate in Leslieville by providing guidance on desirable non-residential floor area sizes.

Modes of Transportation

One of the primary reasons why Queen Street East in Leslieville is identified as an *Avenue* in the Official Plan is due to the streetcar route that provides direct access to/from the *Downtown*. In addition, the study area is generally pedestrian-friendly and walkable. Traffic and parking issues, particularly on the north/south residential streets remain a concern for many community members.

The community expressed concerns with the potential impact of additional parking required for new development. The draft Urban Design Guidelines will require parking and servicing to be accessed via the rear of the property or underground where possible. In addition, vehicular curb cuts on Queen Street East will not be permitted as they can impede pedestrian activities. While parking standards may be varied on a site-specific basis, this study makes no recommendation to alter the existing zoning standards for parking.

New development in the study area will be required to address the City Council adopted two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. New development will be required to meet Tier 1 of the TGS, which includes cycling infrastructure and will be secured on a site-specific basis through the Site Plan approval process. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

Tier 2 is a voluntary, higher level of performance with financial incentives.

Heritage

Properties identified on the Map in Attachment No. 5 as having the potential to contain cultural heritage value or interest will be evaluated and conserved as appropriate, either by the City or as part of a planning application process.

Properties currently listed on the City of Toronto Heritage Register and those that are designated under either Parts IV or V of the Ontario Heritage Act will be conserved in

accordance with relevant legislation, City policy and the Standard and Guidelines for the Conservation of Historic Places in Canada.

New development or alterations within the study area will respect, conserve and maintain the integrity of existing and potential cultural heritage properties. Heritage Impact Assessments will be required for development applications that affect existing and potential heritage properties within the study area. In addition, areas identified as having archaeological potential in the City of Toronto Archaeological Master Plan will require, at minimum, a Stage 1 Archaeological Resource Assessment as part of any planning application.

Area-Specific Official Plan Policy

The Official Plan states that not all *Avenues* are the same and there is no 'one size fits all' solution for the *Avenues*. As such, the local context and existing character are important factors when reviewing whether a development proposal is appropriate for the area.

During the course of the study, City Planning staff determined that an area-specific Official Plan policy would provide clarity regarding how the Official Plan applies to the Queen Street East *Avenue* in Leslieville.

Proposed Official Plan Policy No. 469 (Attachment No. 4) incorporates many of the community concerns that were raised during the study's community consultation process. The policy provides a character statement for the area and includes development criteria in addition to Official Plan Policy 4.5.2 for proposed development in *Mixed Use Areas*. In particular, the policy specifies a maximum streetwall height to maintain an appropriate relationship between built form and the public realm; requires the building façade(s) of the streetwall to articulate the prevailing façade characteristics; and requires a transition to adjacent properties in *Neighbourhoods*. The policy also clarifies how the draft Urban Design Guidelines should be utilized.

The draft Urban Design Guidelines (Attachment No. 5) will also help to guide development in the study area.

Community Services and Facilities & Issues for Future Study

Area-Specific Policy No. 469 includes a provision that new development is encouraged to accommodate the retention of existing community services and facilities in the area. The community raised several issues that could not be addressed as part of this planning study. Concerns were raised regarding the potential impact of new development on existing affordable housing and seniors/nursing housing. However, a strategy for inclusive housing options and tenures would require further analysis that is beyond the scope of this study.

Queen Street East includes several community and health services within the study area. The community expressed an interest in the creation of additional daycare and healthcare programs, programs for teenagers, as well as community gardens. Most of these

community services are beyond the scope of the Official Plan Amendment and Urban Design Guidelines and would require further review by other City Divisions or agencies.

Some community members were concerned that the capacity of existing infrastructure in the area, including stormwater; sewer; parking and traffic capacity could not support additional development. Development applications are required to be accompanied by a range of studies in accordance with the City of Toronto Development Guide. All development applications are required to be accompanied by servicing and stormwater management reports that demonstrate that there is sufficient capacity available and that the proposed development will not negatively impact the area.

CONTACT

Emily Caldwell, Acting Planner
Tel. No. 416-392-7574
Fax No. 416-392-1330
E-mail: ecaldwe@toronto.ca

SIGNATURE

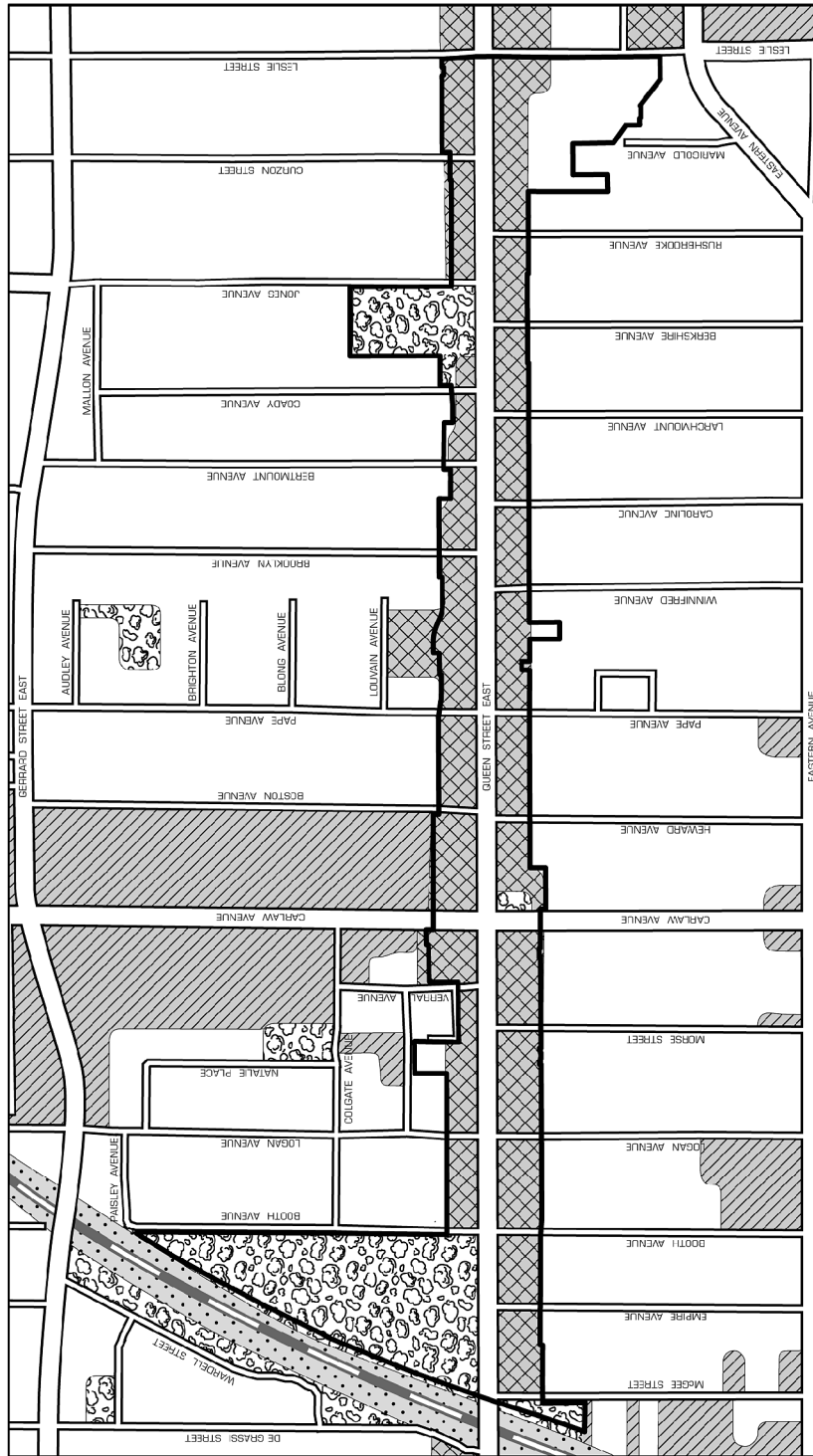
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2014\Cluster B\pln\TEYCC\13515517024.doc) - smc

ATTACHMENTS

Attachment 1: Official Plan
Attachment 2: Zoning – Land Use
Attachment 3: Zoning – Height
Attachment 4: Draft Official Plan Amendment (Area-Specific Policy No. 469)
Attachment 5: Draft Urban Design Guidelines

Attachment 1: Official Plan



Queen Street East / Leslieville Planning Study

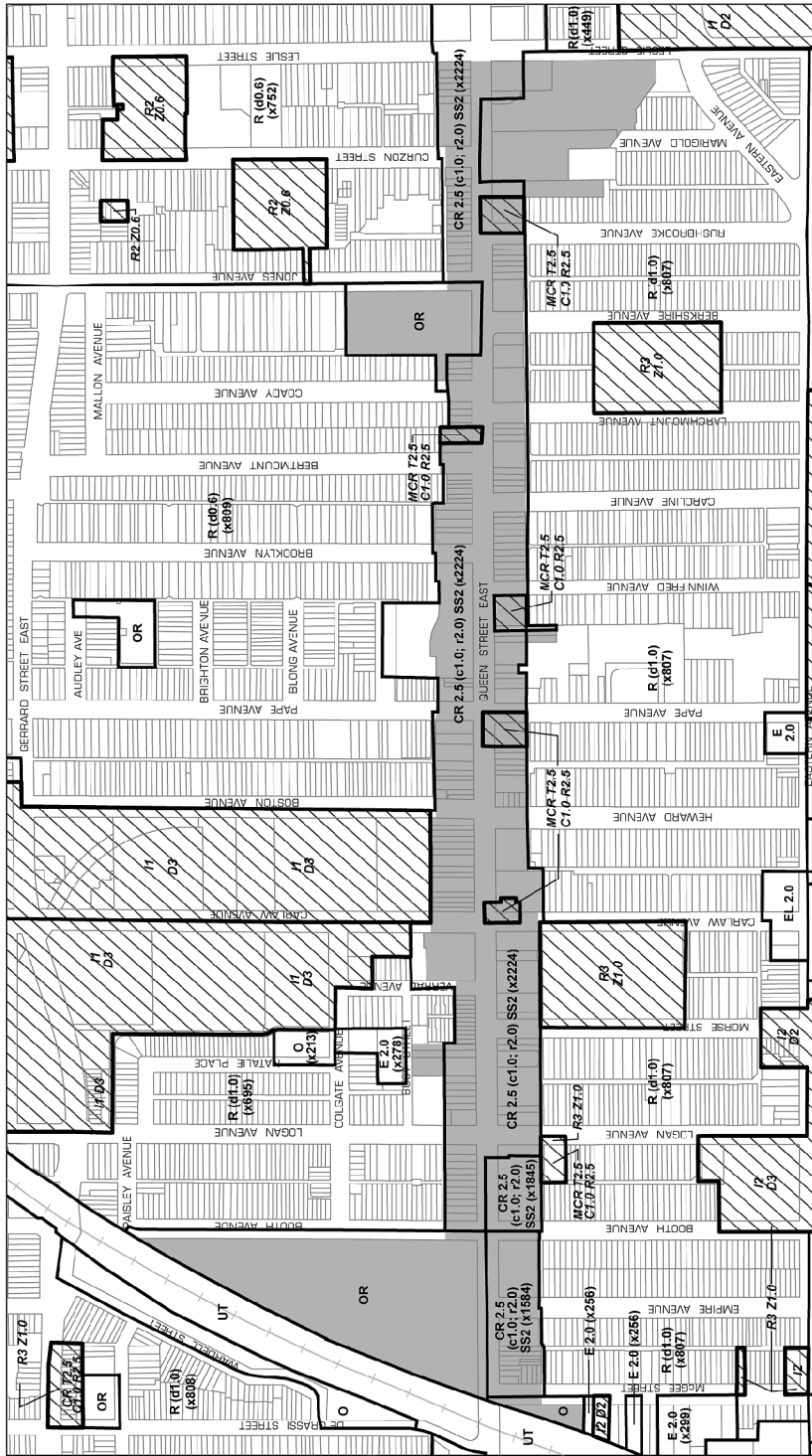
TORONTO City Planning
Extract from Official Plan

File # 13 205563



↑
Not to Scale
05/12/2014

Attachment 2: Zoning – Land Use



Queen Street East/Leslieville Planning Study

Toronto City Planning Extract from Zoning By-law 569-2013

File # 13 205563

	Study Area		Bylaw No. 569-2013		See Former City of Toronto Bylaw No. 438-86		Not to Scale 05/20/2014
	R Residential		Residential		CR Mixed-Use District		
	CR Commercial Residential		Commercial Residential		MCR Mixed-Use District		
	EL Employment Light Industrial		Employment Light Industrial		R2 Residential District		
	E Employment Industrial		Employment Industrial		R3 Residential District		
	O Open Space		Open Space		R1 Industrial District		
	OR Open Space Recreation		Open Space Recreation		I2 Industrial District		
	UT Utility and Transportation		Utility and Transportation		I1 Industrial District		

Attachment 3: Zoning - Height



Queen Street East/Leslieville Planning Study

TORONTO City Planning
 Height Limits - Zoning By-law 569-2013

File # 13.205563

See Former City of Toronto Bylaw No. 438-86

Study Area



Attachment 4: Draft Official Plan Amendment (Area-Specific Policy No. 469)

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 adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2014, as
884-1156, 1160-1220 and 807-1227 Queen Street East**

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

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held four public meetings in accordance with the *Planning Act*;

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

1. The attached Amendment No. 248 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

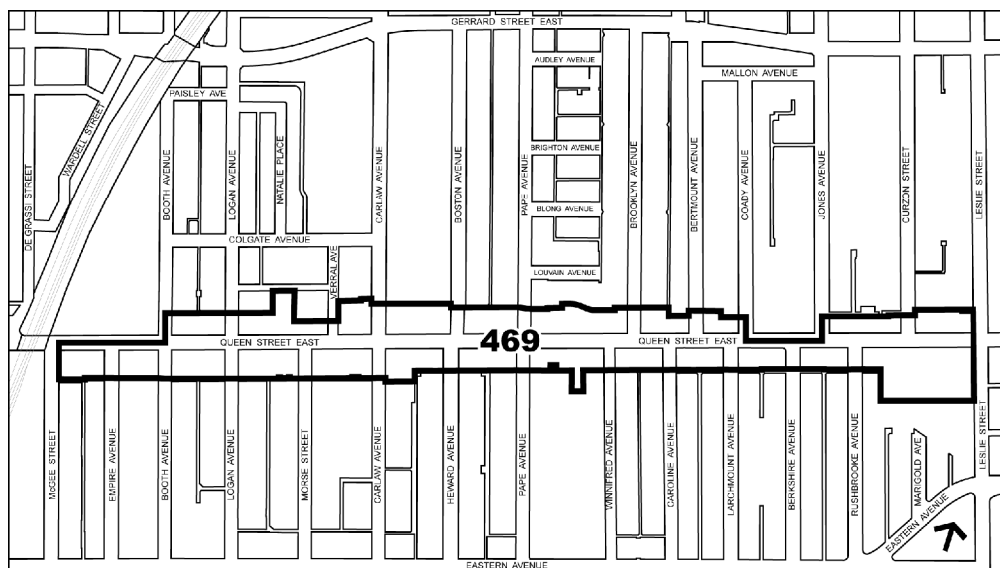
AMENDMENT NO. 248 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS
884-1156, 1160-1220 AND 807-1227 QUEEN STREET EAST**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 469 for the lands known municipally in 2014 as 884-1156, inclusive, 1160-1220, inclusive, and 807-1227, inclusive, Queen Street East, as follows:

[469]. Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street



2. The policies in this Official Plan Amendment are intended to guide and manage moderate, incremental development; respect and reinforce the existing mixed-use character and physical character of Queen Street East in Leslieville; and ensure an appropriate transition between new development and existing *Neighbourhoods* north and south of Queen Street East.
3. Queen Street East in Leslieville is a mixed-use area that generally contains non-residential uses at grade with residential uses above and parking at the rear of the properties. Most buildings are typically two to three storeys and many date from the late 19th and early 20th century. Their age, materials and details contribute to

the area character. The ground floor uses generally have larger floor-to-ceiling heights than upper storey residential uses, recessed entrances; and horizontal articulation emphasizing the prominence of the ground floor. The prevailing lot fabric generally consists of narrow lots, which contributes to the fine-grain retail rhythm of the area.

4. Non-residential uses at grade will be encouraged in order to respect the existing character and pedestrian amenity of the area.
5. New development is encouraged to accommodate the retention of existing community services and facilities in the area.
6. In addition to Official Plan Policy 4.5.2, all new development in *Mixed Use Areas* along Queen Street East in Leslieville will:
 - a. respect and reinforce the existing character of the area;
 - b. provide a transition in scale towards existing buildings in *Neighbourhoods* through appropriate setbacks and a rear angular plane.
 - c. include building articulation, windows and entrances on the first 14 metres of the building façade(s) that are generally consistent with the prevailing building characteristics;
 - d. include building materials that are complementary to the materials used on existing buildings on Queen Street East in Leslieville; and
 - e. have a ground floor height that generally matches existing commercial ground floor heights in the area to reinforce the existing horizontal articulation of building façades.
7. Development that exceeds the permitted height in the Zoning By-law is only appropriate on lots with sufficient width, depth and appropriate access for parking and servicing. Such development proposals will demonstrate that the site is adequate to accommodate the proposal and will be reviewed through a Zoning By-law Amendment or Minor Variance process, as applicable. Such development will:
 - a. have a maximum height of 20 metres (excluding mechanical penthouse); and
 - b. provide setbacks above a height of 14 metres, which shall apply to the building façades on Queen Street East and any flanking street.
8. Urban Design Guidelines for Queen Street East in Leslieville will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan. To this purpose, Urban Design Guidelines will:
 - a. implement Official Plan policies;
 - b. provide an understanding of the area's local character;
 - c. explain how development can respect and reinforce local character;
 - d. articulate planning priorities for new development in the area;
 - e. promote an animated public realm;

- f. provide built form guidelines including setbacks, stepbacks, height and massing for development appropriate within Leslieville's local context; and
- g. identify buildings of heritage interest that could be studied for the inclusion on the City's heritage inventory.

Attachment 5: Draft Urban Design Guidelines

***** To be provided on or before the June 17, 2014
Toronto & East York Community Council Meeting *****