

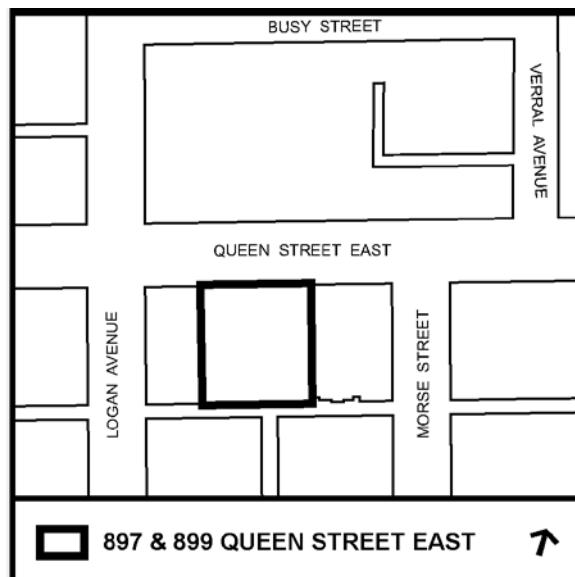
**897 & 899 Queen Street East - Zoning Amendment
Application - Preliminary Report**

Date:	October 5, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	15 214416 STE 30 OZ

SUMMARY

The applicant, Daniels Leslieville Corporation, has submitted a rezoning application to permit the development of a 6-storey mixed-use building, with a maximum height of 19.85 metres (23.1 metres to the roof of the mechanical penthouse) and a maximum density of 3.8 times the total area of the lot. The proposed building will maintain commercial uses at grade fronting Queen Street East, while three grade-related residential units will front onto the public laneway to the south. In total, 73 residential units are proposed, with a gross floor area of 5,353.5 square meters and 372 square metres of commercial at grade. The proposal includes 36 parking spaces in one level of below-grade parking and three surface parking spaces provided at grade, with access from the public laneway, for a total of 39 parking spaces. The proposal also includes 95 resident and visitor bicycle parking spaces located at grade.

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



A Community Consultation meeting is anticipated to be held in the winter of 2016. The final report is targeted for the second quarter of 2016. The target date assumes that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 897 and 899 Queen Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on June 18, 2015 to discuss complete application submission requirements and identify relevant planning issues. Among the issues that staff raised on a preliminary basis were the following:

- providing an adequate setback along the entirety of the building fronting Queen Street East;
- the provision of a building canopy proposed for the 2nd through 4th floors along Queen Street East, which may not comply with Leslieville Urban Design Guidelines (LUDG);
- transition to "Neighbourhood" properties to the rear (south of the subject lands);
- adequacy of the angular plane for the rear of the building;
- providing contextually appropriate improvements to the public realm along Queen Street East; including the provision of recessed entrances for retail units, maintaining smaller retail storefronts, and working with the Leslieville BIA to incorporate relevant Leslieville elements into the public realm, etc.); and
- concerns with the proposed residential units at grade at the rear of the building and their relationship with the existing public laneway.

ISSUE BACKGROUND

Proposal

The applicant proposes to demolish the existing buildings at 897 and 899 Queen Street East, which formerly held a vehicle repair shop and eating establishment, and develop a 6-storey mixed-use building with a total height of 19.85 metres (23.05 metres to top of mechanical penthouse). The proposed building consists of a total gross floor area (GFA) of 5,726.1 square metres, which includes 73 residential units, with a GFA of 5353.5 square metres, and 372.6 square metres of commercial GFA at grade. The proposed density for this development is 3.8 times the area of the lot.

The proposal includes 39 vehicle parking spaces and 95 bicycle parking spaces to be placed at grade and within a single level of below-grade parking. Access to vehicular parking is provided off of the laneway to the rear of the subject site, with the ramp to the below-grade parking located at the southwestern portion of the site. A loading area (type "G") for the collection of solid waste is proposed within the laneway, adjacent to the below-grade parking ramp. A 1.18 metre laneway widening is proposed through this development application.

The at-grade portion of the proposed building includes commercial uses along Queen Street East, with a total GFA of 372.6 square metres, and residential uses along the public laneway, for a total of three at-grade rear residential units; the rear residential units include a private parking space. A pedestrian residential access is proposed to be located along Queen Street East (for the use of all unit owners) and the public laneway (exclusively for the use of the rear residential units).

The applicant is proposing 154.3 square metres of indoor amenity area and 148.01 square metres of outdoor amenity area. The majority of the indoor amenity area is located at grade, while a portion of the indoor amenity area and the entirety of the outdoor amenity area are located on the roof of the proposed building.

Attachments 1 to 5 contain drawings of the proposed development. Attachment 7 is the Application Data Sheet, which contains further detailed statistical information for the proposal.

Site and Surrounding Area

The site is located on the south side of Queen Street East, between Logan Avenue to the west and Morse Street to the east. The site is approximately 1,495.36 square metres in total area. The lands are rectangular in shape and have a frontage of 37.16 metres and a depth of approximately 40 metres. The site abuts a public laneway to the south. The site is currently occupied by a single-storey building. The right-of-way width on Queen Street is 20 metres.

North: To the direct north and northeast of the site are various 2 to 3-storey mixed-use buildings with commercial uses at grade and residential uses above. This built fabric of Queen Street East extends east of the site, on the north and south side of Queen Street East. To the northwest of the site is the Jimmy Simpson Park and Recreation Centre (a large public park and recreation facility that abuts a CNR railway corridor to the north and west).

East: East of the site are a series of 1 to 3-storey mixed-use buildings, predominantly with commercial uses at-grade and residential uses above, typical of the Leslieville area.

South: South of the site are various low-rise residential buildings. The character of the area south of the site is predominantly residential, with some commercial and employment uses.

West: To the west of the site is the Woodgreen Church and Red Door Shelter and Woodgreen Pharmacy building (located at 875 & 887 Queen Street East), which are currently subject to a development application (File #15 118233 STE 30 OZ) that is under review. Further west is the WoodGreen Community Centre (located at 835 and 841 Queen Street West). The Community Centre site is currently subject to a rental housing demolition application, which is under review. West of this site and the Jimmy Simpson Park is a CNR railway corridor and bridge.

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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe

Official Plan

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors

The site is located within an area identified as an Avenue as shown on Map 2 – Urban Structure of the Official Plan.

Section 2.2.3 of the Official Plan addresses lands located on *Avenues*, which are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The *Avenues* will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each *Avenue* will be established through a local *Avenue* study, created in consultation with the local community. However, according to Policy 3.a) within Section 2.2.3, "development may be permitted on the *Avenue* prior to an *Avenue* study and will be considered on the basis of all the policies of this plan." In addition, according to Policy 3.b), where an *Avenue* study has not taken place, development that has the potential to set a precedent for future development applications on an *Avenue* will require the submission of an *Avenue* segment study to be completed by the owner/applicant. The segment study shall address the requirements of Policy 3.b) of Section 2.2.3.

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.

Section 4.5 Mixed Use Areas

The site is designated *Mixed Use Areas* and is subject to the land use policies contained within Section 4.5 of the Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

Among the development criteria for *Mixed Use Areas* are:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Official Plan is to be read as a comprehensive and cohesive whole. This application will be reviewed against all policies of the Official Plan. The Official Plan is available here: www.toronto.ca/planning/official_plan/introduction.htm

Site and Area Specific Policy #469

In June 2013, City Council directed City Planning staff to initiate a study of Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street. The culmination of this study was the adoption of Site and Area Specific Policy #469 (SASP

469) by Toronto City Council in July 2014, and the creation and adoption of new Leslieville Urban Design Guidelines (LUDG), which will be discussed in greater detail below. SASP 469 is in full-force and effect.

The policies of SASP 469 are intended to guide and manage moderate, incremental development; respect and reinforce the existing mixed-use character and physical character of Queen Street East in Leslieville; and ensure an appropriate transition between new development and existing Neighbourhoods north and south of Queen Street East.

New development is encouraged to accommodate the retention of existing community services and facilities in the area. As well, and in addition to the policies and development criteria for Mixed Use Areas mentioned above, new development along Queen Street East in Leslieville will:

- respect and reinforce the existing character of the area;
- provide a transition in scale towards existing buildings in Neighbourhoods through appropriate setbacks and a rear angular plane;
- include building articulation, windows and entrances on the first 14 metres of the building façade that are generally consistent with the prevailing building characteristics;
- include building materials that are complementary to the materials used on existing buildings on Queen Street East in Leslieville; and
- have a ground floor height that generally matches existing commercial ground floor heights in the area to reinforce the existing horizontal articulation of building facades.

New development along Queen Street East in Leslieville will have a maximum building height of 20 metres (excluding mechanical penthouse) and will provide setbacks above a height of 14 metres, which shall apply to the building facades on Queen Street East and any flanking streets.

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

Finally, the associated Leslieville Urban Design Guidelines (LUDG) will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan.

Leslieville Urban Design Guidelines

Council adopted the Leslieville Urban Design Guidelines (LUDG) in July 2014. The LUDG provide part of the planning framework for redevelopment along Queen Street East in Leslieville, and shall be read in conjunction with the policies in the Official Plan and SASP 469. The purpose of LUDG is to implement the Official Plan policies; provide an understanding of the area's local character; explain how development will respect and reinforce the local character; promote an animated public realm; provide built form guidelines; and identify buildings of potential heritage interest.

New development should contribute to the achievement of the development principles within the LUDG, which include, but are not limited to, the following:

- **public realm:** Queen Street East in Leslieville should continue to be a vibrant and inviting street for all users. The street should provide active at-grade uses that are safe, accessible and interconnected;
- **built form:** buildings should contribute to the streetscape through high quality design, and appropriate transitions between buildings and the surrounding area;
- **diversity:** Queen Street East will continue to support a diverse range of compatible and integrated retail, residential, employment, institutional and open space land uses. These uses will contribute to an active, walkable street that is accessible to all users year-round;
- **heritage and culture:** block and lot patterns, built form and street character should be maintained and enhance to support the future vision of Queen Street East in Leslieville. In addition, qualitative cultural heritage elements such as sense-of-place and character should be maintained and enhanced to add to the character of Leslieville; and
- **sustainability:** development along Queen Street East will be sustainable with regard to movement, energy use, building technology and "green" infrastructure.

The LUDG will be used as a tool to evaluate the proposed development application and to ensure that the proposed development is consistent with the Official Plan.

Zoning

The site is zoned MCR T 2.5, C 1.0, R 2.0 by the former City of Toronto Zoning By-law 438-86, which permits a wide range of commercial and residential uses with a maximum density of 2.5 times the area of the lot, of which a maximum density of 1.0 times may be non-residential and a maximum of 2.0 times may be residential. The zoned height limit is 14.0 metres.

The site is also zoned CR 2.5 (C 1.0, R 2.0) SS2 (x2224) with a height of 14.0 metres by the City of Toronto Zoning By-law 569-2013, which is currently under appeal and is not in-effect for the subject lands. The permissions in Zoning By-law 569-2013 are largely

the same as those in Zoning By-law 438-86, as amended. Further, the lands at 897 and 899 Queen Street East are subject to exception x2224, which implements the parking standards applicable to the MCR zone of the former City of Toronto Zoning By-law 438-86.

Site Plan Control

The proposed development is subject to Site Plan Control. A concurrent Site Plan application has been submitted by the owner as File #15 214418 STE 30 SA.

Tree Preservation

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

Reasons for the Application

The proposed development requires a Zoning By-law Amendment application, because the proposed height of 19.85 metres for the building, and density of 3.8 times the area of the lot, exceeds the current height limit of 14.0 metres and permitted density of 2.5 times the area of the lot as prescribed in Zoning By-law 438-86.

The proposed development also does not comply with Zoning By-law 569-2013, for the same reasons listed above.

Through the review of the Zoning By-law Amendment application, staff may identify additional areas of non-compliance with the Zoning By-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Context Plan
- Plan of Survey
- Site Plan
- Architectural (elevations, sections, floor, parking level, and renderings) Plans
- Landscape Plans
- Planning Rationale
- Toronto Green Standards Checklist
- Sun and Shadow Study
- Urban Transportation Considerations Report
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- Site Grading and Servicing Plan
- Arborist Report
- Archaeological Assessment

A Notice of Complete Application was issued on September 24, 2015.

Issues to be Resolved

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

- consistency/conformity with applicable Provincial Plans, including the Provincial Policy Statement, 2014 and the Growth Plan for the Greater Golden Horseshoe, 2005;
- conformity with the policies of the Toronto Official Plan, including Site and Area Specific Policy #469 (SASP 469) and the Leslieville Urban Design Guidelines;
- the proposed scale and intensity of the development in the context of SASP 469 and any impact to the adjacent *Neighbourhoods*;
- the overall impacts of the building height, massing and density of the proposal, including specific impacts on both Queen Street East, the transition to the adjacent *Neighbourhoods*, and the potential for specific design and built form initiatives to ensure an appropriately developed mid-block site;
- the impacts related to shadowing on adjacent sidewalks and residential neighbourhoods;
- the proposal of a canopy condition on the 2nd through 4th floors;
- the proposed improvements to the existing streetscape of Queen Street East, and how the development complements/enhances the existing character of Leslieville;
- the provision of an adequate sidewalk width along Queen Street East;
- the appropriate size of retail units at-grade to ensure the continuance of fine grain retail along Queen Street East;
- the placement of residential uses at grade fronting the public laneway and any potential impacts and/or safety concerns;
- the overall accessibility of the development;
- the potential impact on adjacent buildings identified in the Leslieville Urban Design Guidelines as properties with potential heritage value;
- the access, servicing, loading and parking layouts proposed, including a determination of the need for a lane widening and the location of the loading space along within the public laneway;

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

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation (Queen Street East)

Attachment 3: South Elevation (Public Laneway)

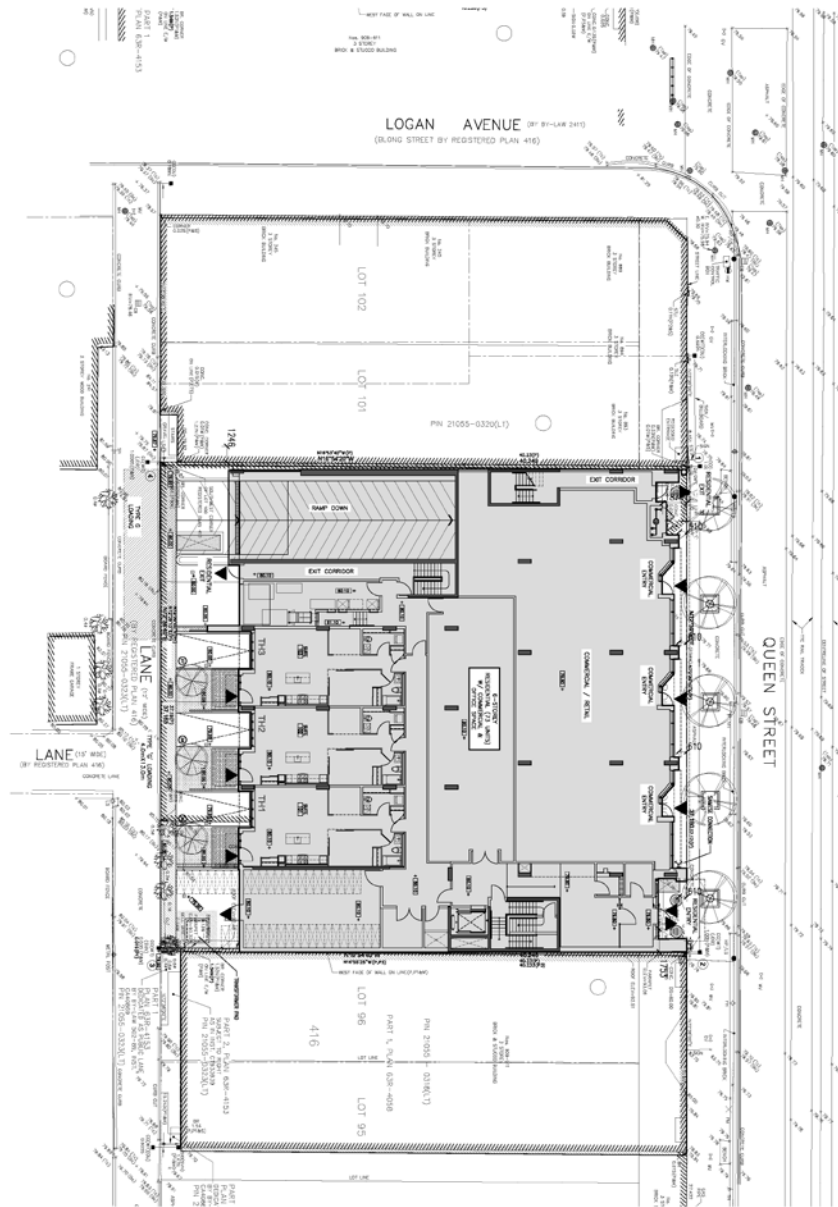
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

897-899 Queen St. East

Applicant's Submitted Drawing

Not to Scale →
05/10/2015

File # 15_214416 STE 30 0Z

Attachment 2: North Elevation (Queen Street East)



North Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
05/10/2015

897-899 Queen St. East

File # 15 214416 STE 02

Attachment 3: South Elevation (Public Laneway)



South Elevation

Elevations

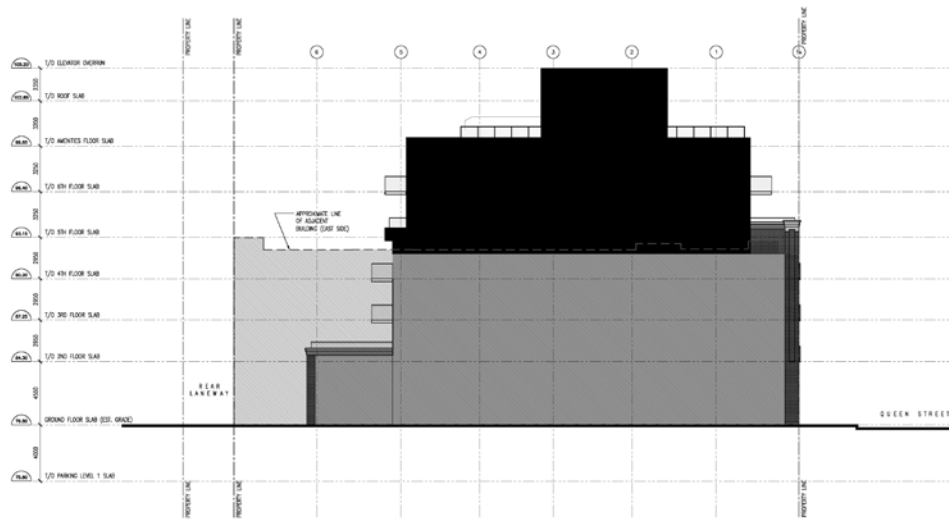
Applicant's Submitted Drawing

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05/10/2015

897-899 Queen St. East

File # 15 214416 STE 02

Attachment 4: East Elevation



East Elevation

Elevations

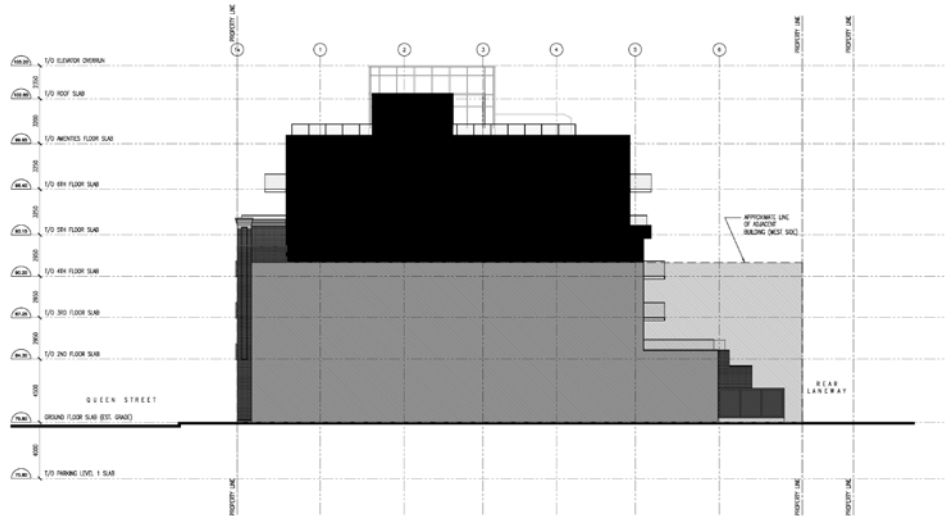
Applicant's Submitted Drawing

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897-899 Queen St. East

File # 15 214416 STE 02

Attachment 5: West Elevation



West Elevation

Elevations

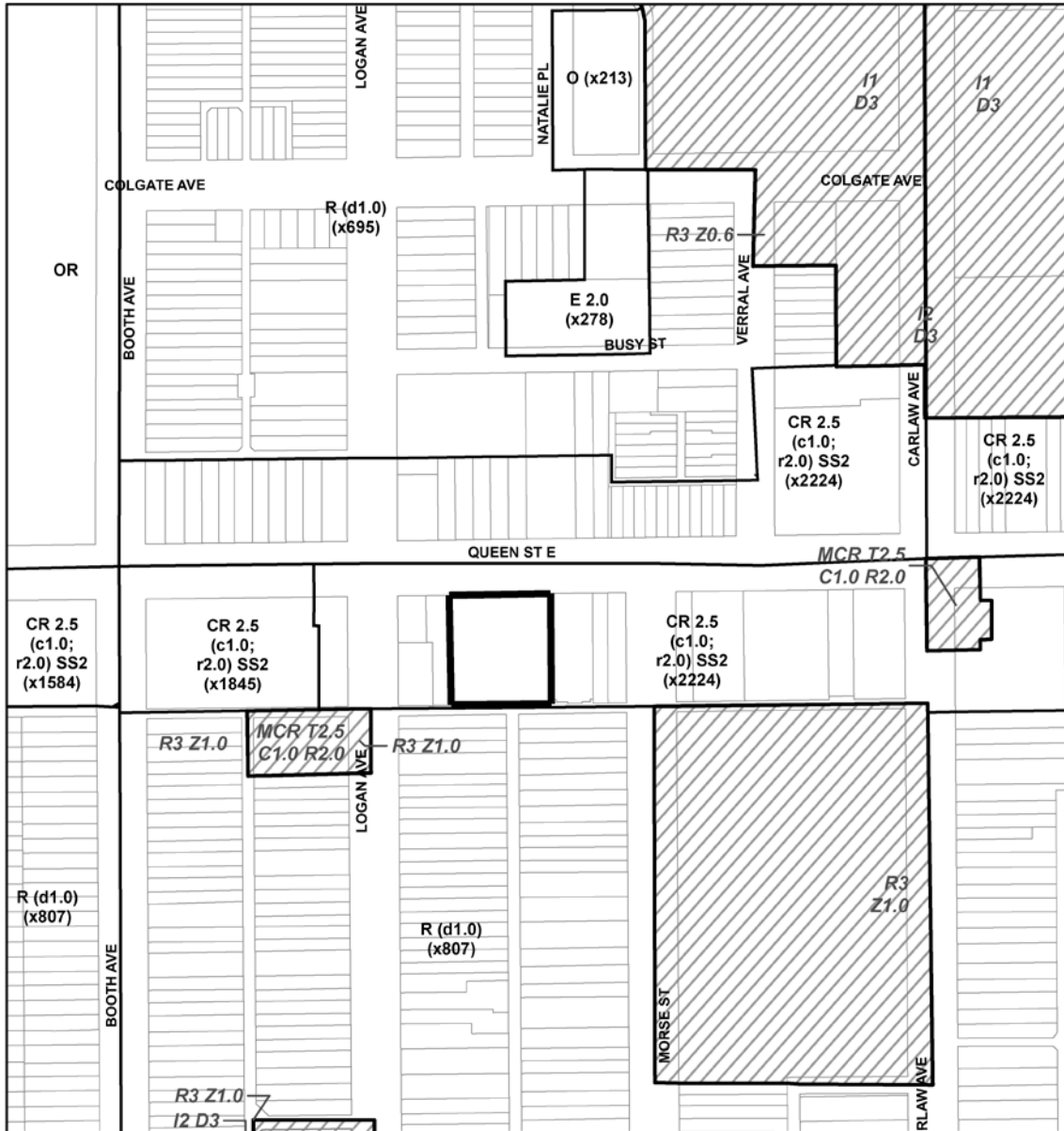
Applicant's Submitted Drawing

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897-899 Queen St. East







File # 15 214416 STE 02






Attachment 6: Zoning



Zoning By-law 569-2013

897-899 Queen Street, East
File # 15 214416 STE 30 0Z

- | | | | |
|---|-------------------------|---|-----------------------|
|  | Location of Application |  | Open Space |
|  | Residential |  | Open Space Recreation |
|  | Commercial Residential | | |
|  | Employment Industrial | | |

- | | |
|---|---|
|  | See Former City of Toronto Bylaw No. 438-86 |
|  | Industrial District |
|  | Industrial District |
|  | Mixed-Use District |
|  | Residential District |



Not to Scale
Extracted: 10/05/2015

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	15 214416 STE 30 OZ
Details	Rezoning, Standard	Application Date:	August 28, 2015
Municipal Address:	897 & 899 QUEEN STREET EAST		
Location Description:	PLAN 416 LOTS 97 TO 100 PT LOT 96 **GRID S3013		
Project Description:	<p>The applicant, Daniels Leslieville Corporation, has submitted a rezoning application to permit the development of a 6 storey mixed-use building, with a maximum height of 19.85 metres (23.1 metres to the roof of the mechanical penthouse) and a maximum density of 3.8 times the total area of the lot. 73 residential units are proposed, with a gross floor area of approximately 5,353.5 square meters and 372 square metres of commercial at grade. The proposal includes 39 parking spaces and 95 bicycle parking spaces.</p>		

Applicant:	Agent:	Architect:	Owner:
DANIELS CM CORPORATION			DANIELS LESLIEVILLE CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Site and Area Specific Policy #469
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x2224)	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1495	Height:	Storeys:	6
Frontage (m):	37		Metres:	23
Depth (m):	40			
Total Ground Floor Area (sq. m):	1215			Total
Total Residential GFA (sq. m):	5354		Parking Spaces:	39
Total Non-Residential GFA (sq. m):	373		Loading Docks	1
Total GFA (sq. m):	5727			
Lot Coverage Ratio (%):	91			
Floor Space Index:	3.8			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	4
1 Bedroom:	52
2 Bedroom:	17
3 + Bedroom:	0
Total Units:	73

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	5354	5354	0
Retail GFA (sq. m):	373	373	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Daniel Woolfson, Planner
	TELEPHONE:	416-392-7574