



**STAFF REPORT
INFORMATION ONLY**

**897 & 899 Queen Street East – Zoning Amendment
Application – Supplementary Report**

Date:	October 5, 2016
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	P:/2016/Cluster B/PLN/City Council/CC16130 15-214416 STE 30 OZ

SUMMARY

This information report responds to the request from Toronto and East York Community Council to report to the October 5, 2016 meeting of City Council on the following two matters related to the rezoning proposal for 897 & 899 Queen Street East:

- a. clarification of the parking requirement and the requirement for laneway loading; and
- b. the outcome of discussions with pertinent stakeholders to develop a construction mitigation plan.

This supplemental report responds to this request.

DECISION HISTORY

At its meeting on September 7, 2016, Toronto and East York Community Council (TEYCC) requested the Chief Planner and Executive Director, City Planning to report to the October 5, 2016 meeting of City Council on the following:

- clarification of the parking requirement based on the current unit mix for the development proposal, as well as the city requirement for laneway loading; and
- the outcome of discussions with Syndicate Sound, the appropriate City staff, including representatives from the Film, Television and Digital Media Office and the Ward Councillor’s office, to develop a construction mitigation plan that is fair

and satisfactory to all parties and which recognizes the role of Syndicate in Toronto's video game development industry.

The minutes of the Toronto and East York Community Council for Item TE18.5 can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.5>.

COMMENTS

Parking and Loading

The applicant is proposing a unit mix for the residential units as follows:

- thirty-two 1-bedrooms units;
- seventeen 2-bedrooms units; and
- ten 3-bedrooms units

In total, 59 residential dwelling units are proposed, in which 46% of the units provided are two-bedroom or larger.

The proposal includes the provision of 37 vehicular parking spaces (including 4 visitor parking spaces) within a single-storey below grade parking garage. Based on the proposed uses and residential unit mix, Zoning By-law 438-86 would require 40 vehicular parking spaces (36 parking spaces are required for the dwelling units and 4 parking spaces are required for the visitors of the dwelling units), whereas Zoning By-law 569-2013 would require 43 vehicular parking spaces (36 parking spaces are required for the dwelling units, 4 parking spaces are required for the visitors of the dwelling units and 3 parking spaces are required for the retail use). The proposed parking supply is deemed acceptable to Transportation Services, including the provision of zero parking spaces for the retail use.

In addition, the proposal includes the provision of a single Type-G loading space. This loading space is being provided on the subject site, adjacent to the public laneway, as a requirement stipulated by Transportation Services and Solid Waste Management staff. To accommodate this requirement, the applicant revised the proposal to remove three at-grade parking spaces that abutted the public laneway. The loading space on site will allow for the residential portion of the site to be serviced by Solid Waste Management through bulk lift compacted garbage, recycling and organic collection services. The proposed loading scenario is deemed acceptable to Transportation Services and Solid Waste Management and allows for the most appropriate and safest waste truck movement through the laneway.

Construction Mitigation Plan

Construction in the City of Toronto is regulated by the Ontario Building Code and the City of Toronto Municipal Code, and the Ontario *Planning Act* does not provide

provisions for regulating construction. City Planning staff were asked to report back on the outcome of discussions involving Syndicate Sound, appropriate City staff, the applicant and the Ward Councillor's Office to develop a construction mitigation plan that is fair and satisfactory to all parties and which recognized the role of Syndicate Sound in Toronto's video game development industry.

On September 20, 2016, City staff from City Planning, Toronto Building and the Film, Television and Digital Media Office met with the applicant, representatives of Syndicate Sound and representatives from the Ward Councillor's office to discuss a Construction Mitigation Plan that is fair and satisfactory to all parties. On September 29, 2016, a follow-up meeting was held with City staff, the applicant and representatives from Syndicate Sound and the Ward Councillor's Office.

The purpose of both meetings was to review issues from both parties, discuss construction process and potential mitigation strategies and to positively facilitate an in-person discussion with the applicant and Syndicate Sound. Both the applicant, and Syndicate Sound, have positively participated in this process and have made appreciated efforts to resolve the outstanding issues. The discussions were generally positive and led to the development of a draft construction mitigation plan, prepared by the applicant, which details estimated timelines, construction practices and staging procedures, among other matters.

The applicant and Syndicate Sound have remained in further discussions and will continue to work to resolve any outstanding issues to a satisfactory resolution to both parties. Construction activities will need to comply with the Ontario Building Code and the Municipal Code. This is secured with the applicant submitting construction related plans, detailing aspects of their construction proposal and staging plan, to the City's Transportation Services Division for consideration and approval.

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SIGNATURE

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