

**875 and 887 Queen Street East – Official Plan
Amendment, Zoning Amendment Applications –
Supplementary Report**

Date:	January 12, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	15 118233 STE 30 OZ

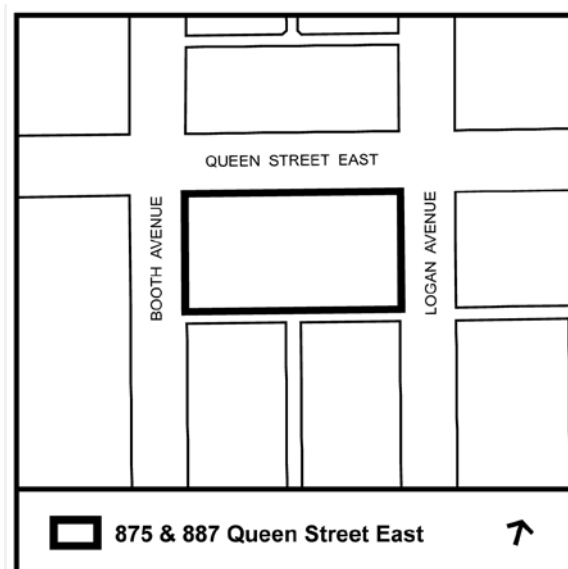
SUMMARY

This supplementary report provides the Draft Zoning By-law Amendments, discusses the community benefits to be secured under Section 37 of the *Planning Act* and reviews the remaining issues for the proposed development at 875 and 887 Queen Street East. The subject application is also addressed in the Final Report from the Director, Community Planning, Toronto and East York District dated December 17, 2015.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 875 and 887 Queen Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to the report (January 12, 2016) from the Director, Community Planning, Toronto and East York District.



2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 875 and 887 Queen Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2 to the report dated January 12, 2016 from the Director, Community Planning, Toronto and East York.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner of the Lands (the "Owner") to enter into an agreement pursuant to Section 37 of the *Planning Act* to secure the following community benefits on such terms and conditions as deemed satisfactory to the Chief Planner in a form acceptable to the City Solicitor:
 - a. The Owner will convey to the City fee simple title to no less than 1,827.31 square metres of indoor space suitable for use as a shelter, no less than 104.05 square metres of outdoor amenity space associated with the shelter, with such conveyance to include the construction and finishing of those spaces to the satisfaction of the General Manager, Shelter, Support and Housing Administration and the City Solicitor;
5. City Council require that the following matters are also to be secured in the Section 37 Agreement in support of the development:
 - a. The Owner will submit a hydrogeological report to the satisfaction of the Executive Director, Engineering and Construction Services, prior to the issuance of any building permit. For greater clarity, a building permit shall also include conditional building permit. The hydrogeological report will provide detailed groundwater conditions, indicate whether or not groundwater will have to be pumped and discharged to a City sewer on a temporary or permanent basis, and include a design of a permanent dewatering system for the site if groundwater is required to be pumped and discharged to a City sewer.
 - b. The Owner will reconstruct the north and east building façades of 887 Queen Street East (former Woodgreen Pharmacy) as a design element of the proposed development, using original materials to maintain the scale and appearance of the existing building, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

A detailed review of the application is provided in the report from the Director, Community Planning, Toronto and East York District dated December 17, 2015 and headed: "875 and 887 Queen Street East – Official Plan Amendment, Zoning Amendment Applications – Final Report" found at <http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-87095.pdf>

The draft zoning by-laws, found in Attachments 1 and 2 of this report, are provided primarily based on the detailed review and recommendations of the Final Report noted above, as well as the further review of the application found below. The draft zoning by-law includes the community benefits to be secured in the Section 37 Agreement as detailed in the report below.

COMMENTS

As discussed at the conclusion of the report from the Director, Community Planning, Toronto and East York District dated December 17, 2015, a supplementary report is necessary to discuss and address various issues that were not previously resolved due to the timing of a revised submission from the Owner. The following addresses the outstanding issues, and supplements the earlier review of the proposal as found in the report dated December 17, 2015.

Traffic Impact, Access, Parking and Loading

Vehicular access for the site is from the lane on the south side of the property. According to the Urban Transportation Considerations Report, prepared by BA Consulting Group Ltd., the proposed development will generate approximately 80 and 120 two-way trips during the weekday morning and afternoon peak hour periods, respectively.

The proposal includes the provision of 227 vehicular parking spaces, consisting of 150 residential parking spaces and 77 commercial parking spaces to operate on a pay and display, shared basis for the residential visitors, the retail component and the crisis care shelter. All parking spaces will be located within a 3-level below-grade parking garage.

The proposal includes the provision of 112 long-term bicycle parking spaces, located within the first level of below grade parking, and 17 short-term, or visitor, bicycle parking spaces, located within the first level of below grade parking. In addition, the site plan application will secure City standard bicycle ring & posts within the City right-of-way along Queen Street East. The proposal meets the Zoning By-law standard for long-term bicycle parking spaces.

One Type-G loading space is proposed, which is located adjacent to the public lane at the rear (south) of the site. The proposed Type-G loading space would accommodate the requirement for a Type-B loading space. Zoning By-law 569-2013 permits the sharing of the two loading space types in the CR zone for a mixed-use building, which includes the proposed building and site.

City Transportation Services staff have generally accepted the proposed traffic generation, vehicular access, and parking and loading supply.

To address issues of safety within the public lane, City staff requested the Owner to provide additional safety measures on the public lane, in the form of speed bumps, and signage to remind drivers to move at slower speeds. The Owner will provide these additional safety measures, to be constructed and installed to City standard, and these safety measures will be secured through site plan approval. As well, the Owner is also required to provide a system near or at the top of the ramp leading to the public lane that will warn exiting motorists to watch for pedestrians in the area. This system will include convex mirrors.

In addition to the at-grade safety measures mentioned above, to facilitate the safe movement of two-way traffic entering and within the below-grade parking garage and to help minimize conflict points, convex mirrors are required to be provided at the bottom of the access ramp and at all turns within the underground garage, positioned in such a manner as to give all motorists clear views of oncoming traffic.

City Transportation Services staff have generally accepted the various laneway safety improvements provided by the Owner, subject to minor amendments that will be updated on the site plan and the required safety additions mentioned above.

Site Servicing

The development proposes a storm connection to the storm sewer on Booth Avenue. This sewer does not have the capacity to accommodate flows from the development, and would need to be upgraded to accommodate these flows. The Owner would be required to pay for and construct the upgrades to the storm sewer on Booth Avenue. Alternatively, there is a larger storm sewer on Queen Street East that has capacity to receive storm flows from the site. The Owner's consulting engineer has been advised to investigate the option of connecting to this sewer and revise the servicing drawing.

The sanitary sewer on Queen Street East where a sanitary service is proposed has capacity to accommodate the anticipated sewage flows from the development. The watermain on Queen Street East is available to provide water supply to the development.

Properties with Potential Heritage Value

As discussed in the report from the Director, Community Planning, Toronto and East York District dated December 17, 2015, the proposal includes the full demolition of both existing buildings on site (at 875 and 887 Queen Street East). Heritage conservation is not proposed for the Woodgreen Pharmacy building at 887 Queen Street East and the property will not be added to the City's Heritage Register. Instead, the façade will be reinstated into the development at the corner of Queen Street and Logan Avenue using the original materials of the building at 887 Queen Street East. City staff and the Owner have agreed to a stepback provided above the façade that will capture the existing scale of the Queen Street East and Logan

Avenue intersection and will ensure the façade is a prominent feature of the proposed building. The process of reconstruction of the façade will be secured through the section 37 portion of the zoning by-law, with construction and design details to be determined in the site plan approval process.

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 0.78 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 priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 1,626 square metres or 75% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 223 square metres.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as there is a large park at 870 Queen Street East (Jimmie Simpson Park) that is less than 50 metres away from this development. There are two further parks close by, but both would be very difficult to expand due to road frontages and railway lines.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. Should the uses on site be adjusted, the required cash-in-lieu will be revised.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard ("TGS"). 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. The site specific zoning by-law, and future site plan agreement, will secure performance measures for various Tier 1 development features, including, but not limited to the following: automobile infrastructure, such as roughed-in conduits, cycling infrastructure, such as the total number of bicycle parking spaces at and below grade, and the provision of a minimum 2.1 metre wide pedestrian clearway provided along all street frontages (i.e. Queen Street East, Booth Avenue and Logan Avenue).

Section 37

The community benefit to be secured with this development is a new, purpose-built 1,827.31 square metre (19,669.00 square feet) crisis care shelter (shelter), to be fully constructed as a component of the mixed-use building discussed above. The 3-storey shelter, with a single-storey of usable GFA below-grade, will be located on the southwest corner of the site. The Owner will construct the shelter, to specifications agreed to by the City, to be conveyed to the City through a Purchase and Sale Agreement for eventual lease to the Woodgreen Red Door Family Shelter ("Red Door").

The intent for the City to purchase the shelter space, and enter into negotiations for a lease of the completed shelter space with Red Door, was adopted by City Council at its meeting on May 5, 2015. Minutes of the decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX5.12>.

The City will purchase the completed shelter space and Red Door will be responsible to outfit the final building with furniture and equipment, as needed. Red Door has agreed with the proposal to incorporate the shelter into the new mixed-use building at a service level of 94 beds. This small reduction from their current level of 106 beds will reflect vastly improved living standards in the new, modernized shelter.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. The Owner will reconstruct the north and east building façades of 887 Queen Street East (former Woodgreen Pharmacy) as a design element of the proposed development, using original materials to maintain the scale and appearance of the existing building, all to the satisfaction of the Chief Planner and Executive Director, City Planning. Prior to Site Plan approval the Owner will enter into a Documentation, Dismantling, Storage and Reconstruction Plan for the façade at 887 Queen Street East, to the satisfaction of the Chief Planner and Executive Director, City Planning;
2. The Owner will submit a hydrogeological report to the satisfaction of the Executive Director, Engineering and Construction Services, prior to the issuance of any building permit. The hydrogeological report will provide detailed groundwater conditions, indicate whether or not groundwater will have to be pumped and discharged to a City sewer on a temporary or permanent basis, and include a design of a permanent dewatering system for

the site if groundwater is required to be pumped and discharged to a City sewer.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment (569-2013)

Attachment 2: Draft Zoning By-law Amendment (438-86)

Attachment 1: Draft Zoning By-law Amendment (569-2013)

Draft By-law Amendments will be available prior to the Toronto and East York Community Council Meeting on January 19, 2016.

Attachment 2: Draft Zoning By-law Amendment (438-86)

Draft By-law Amendments will be available prior to the Toronto and East York Community Council Meeting on January 19, 2016.