

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

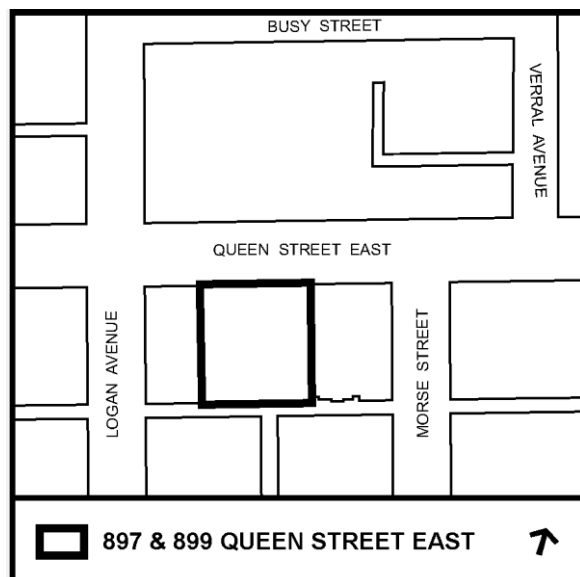
Date:	August 19, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	15-214416 STE 30 OZ

SUMMARY

This application proposes to demolish the existing buildings at 897 & 899 Queen Street East and develop a 6 storey mixed-use building, with a maximum height of 20.0 metres (23.5 metres to the roof of the mechanical penthouse) and a maximum density of 3.8 times the area of the lot. The proposed building will maintain at grade retail fronting Queen Street East, three grade-related residential units fronting onto the public laneway to the south and 5 storeys of residential units above. 59 residential units are proposed, with a gross floor area of approximately 5,500 square meters and 320 square metres of retail at grade.

The proposed building represents appropriate and incremental intensification along Queen Street East that conforms with the Official Plan and is consistent with the recently adopted Leslieville Urban Design Guidelines. The proposed building fits within the existing and planned context and character of Leslieville and contributes to the fine-grain retail rhythm of the area.

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



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 for the lands at 897 & 899 Queen Street East substantially in accordance with the draft Zoning By-law Amendment to be available at the September 7, 2016 meeting of Toronto and East York Community Council.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 897 & 899 Queen Street East substantially in accordance with the draft Zoning By-law Amendment to be available at the September 7, 2016 meeting of Toronto and East York Community Council.
3. 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 November 10, 2015, Toronto and East York Community Council (TEYCC) adopted a Preliminary Report recommending that staff schedule a community consultation meeting to discuss the proposal for 897 and 899 Queen Street East with area residents and to meet with representatives of Syndicate Sound (adjacent land user at 909 Queen Street East) to understand their issues and consider possible mitigation strategies.

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=2015.TE12.41>

ISSUE BACKGROUND

Proposal

A new 6-storey (20.0 metre) mixed-use building is proposed with approximately 320 square metres of commercial uses at grade fronting Queen Street East and a residential component at grade fronting the public laneway as well as on floors 2 through 6 (59 units, 5,500 square metres total residential GFA). The proposed density for this development is 3.8 times the area of the lot. The proposed unit mix for the residential units is thirty-two 1-bedrooms, seventeen 2-bedrooms and ten 3-bedrooms. 46% of the units provided in this development are two-bedroom or larger. To accommodate the proposed development, the existing buildings at 897 & 899 Queen Street East, a vehicle repair shop and a restaurant, will be demolished.

The proposal includes 37 vehicle parking spaces, including 4 visitor parking spaces, and 84 bike 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 southeastern portion of the site. A loading space (type "G") for the collection of solid waste is proposed, adjacent to the residential units, and partially protruding beyond the site and into the laneway. A 1.67 metre laneway widening is proposed through this development application and will increase the laneway width adjacent to the site from 3.66 metres to 5.33 metres.

The at-grade portion of the proposed building includes a maximum of 320 square metres of commercial uses along Queen Street East and residential uses along the public laneway. All residential units in the building, regardless of location, will gain access via the pedestrian residential access proposed to be located on Queen Street East.

The building will feature 118 square metres of indoor amenity area and 186.8 square metres of outdoor amenity area. The indoor amenity area is located at grade, while the outdoor amenity area is located on the roof of the proposed building. In addition to the outdoor amenity area included on the roof is 293.06 square metres of green roof, as well as several raised planter beds, 6 private outdoor terraces and the mechanical room. The roof is accessible via a single elevator and two staircases on the east and west sides of the 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 square metres in total area. The property is rectangular and has an approximate frontage of 37 metres and a depth of 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 East is 20 metres.

The surrounding context is as follows:

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 both the north and south sides 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). This site was subject to a development application (File #15 118233 STE 30 OZ) that had Official Plan and Zoning By-law Amendments adopted by City Council on February 4, 2016, for a 7-storey, mixed-use building that accommodates the retention of the Red Door Family Shelter. The Site Plan application (File #15 118236 STE 30 SA) is currently 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 are 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, by the *Planning Act*, 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, as the case may be, 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, 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 criteria to guide development and its transition between areas of different 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 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 has been 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 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.

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 limit 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.

Reasons for Application

The proposed development requires a Zoning By-law Amendment application, because the proposed height of 20 metres for the building, and density of 3.8 times the area of the lot, exceed 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.

Community Consultation

Through the direction of Community Council, Planning staff hosted a Community Consultation Meeting (CCM) at Ralph Thornton Centre on March 8, 2016. The meeting was attended by approximately 30 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:

- Sidewalk improvements and spill-over/Café space: community members were interested in the potential of improving the streetscape and sidewalk condition. Specifically, community members were interested in exploring the creation of outdoor patio seating associated with a restaurant use;
- Construction timelines: community members and area business representatives expressed concern about the overall construction timeline and process required to develop the building;
- Access of service vehicles on the laneway: some community members raised concerns about the ability of service vehicles to manoeuvre through the existing laneway without damaging their property;
- 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;
- Amount of vehicular parking provided: community members raised concerns with the amount of vehicular parking provided as it was felt that there was already a parking shortage in the area and this would exacerbate the problem; and
- Laneway: some community members raised concerns with the use of the laneway as a service lane, rather than being promoted for use by pedestrians and children walking to Morse Street JR Public School. Traffic mitigation and safety should be considered on the laneway.

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.

In addition to the above, Community Council directed City Planning staff to meet with representatives of Syndicate Sound, a sound recording studio located at 909 Queen Street East in a building adjacent to the subject site, with a view to understanding their issues and consider possible mitigation strategies.

City Planning staff met with the applicant and representatives of Syndicate Sound to discuss this matter in detail and the following actions were taken:

- The applicant engaged their acoustical consultants (J.E. Coulter Associates) and requested that they provide preliminary recommendations on the best approach for construction activities to mitigate the activity from a sound perspective
- City Planning staff and the applicant maintained dialogue with representatives of Syndicate Sound following their deputation at Toronto and East York Community Council on November 10, 2015. The applicant informed representatives of Syndicate Sound directly of any upcoming site works for environmental testing, etc., so as to not disrupt their business
- The applicant scheduled a conference call on January 25th, 2016 with Syndicate Sound and Terrapex (the environmental consultants) and worked together to schedule site drilling to minimize any impacts (i.e. drilling work was scheduled to occur during gaps in their recording sessions so as to not interfere)
- On January 29th, 2016, a meeting between City Planning staff, the applicant, their acoustical consultant (J.E. Coulter Associates) and representatives from Syndicate Sound occurred in Syndicate's offices to discuss the upcoming development, the building plans, and potential construction schedule. At this meeting the applicant agreed to seek ways to arrange their construction site to keep noise- and vibration-causing equipment as far away from their studio as physically possible. The acoustical engineer from J.E. Coulter Associates inspected Syndicate Sound's studio in order to advise the applicant on how best to proceed. Following the meeting, the applicant provided architectural building plans and agreed to share their detailed construction schedule with Syndicate Sound once it was more finalized
- In light of the information gathering, the applicant has currently arranged to locate the materials hoist in the northwest corner of the site (opposite the building with Syndicate Sound); J.E. Coulter Associates advised the applicant that the hoist is the largest noise generating activity, so the applicant has agreed to place it as far away as possible
- In June 2016, the applicant shared their construction schedule with Syndicate Sound, which outlined key dates, specifically shoring and excavation activities that are anticipated to be the most disruptive period of construction

The applicant has stated that they will make all reasonable efforts to schedule all construction works to minimize conflicts with Syndicate Sound.

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.

Section 4.0 – Implementation and Interpretation of the PPS states that the municipal official plan is "the most important vehicle for implementation" of the PPS and that "comprehensive, integrated and long-term planning is best achieved through official plans."

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

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe by proposing intensification in a growth area on an Avenue served by mass transit.

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 fully 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 stepbacks 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, using building materials, such as brick, 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 12.3 metres at the 6th floor. The building maintains a rear angular plane of 45 degrees, with a minor penetration at the roof. This penetration will not be accessible to users of the building as the inaccessible Green Roof will be located here to prevent any overlook issues.

- 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 residential 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.

- 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 canopies.

- 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 4.5 metres, which is consistent with and matches the existing commercial ground floor heights in the area.

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 (excluding the mechanical penthouse) and will provide stepbacks above a height of 14 metres. The proposed building has a maximum height of 20 metres, excluding the mechanical penthouse (23.5 metres to the top of the mechanical penthouse) and provides stepbacks above a height of 14 metres.

The LUDG states that a minimum stepback of 2 metres will be provided at a height of 14 metres, and a minimum stepback of 5 metres will be provided between heights of 14 metres and 20 metres, applicable to the Queen Street East frontage. The proposed building will maintain a 3.5 metre stepback at both the 5th floor (14 metres) and the 6th floor (16.8 metres), which is consistent with the intent of the SASP 469 and the LUDG. This slight increase in stepback at the 5th floor, and slight decrease in the stepback at the 6th floor, does not have any negative impact on the streetscape of Queen Street East and ensures an appropriate streetwall is provided and clearly demarcated from the additional height of the building.

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 3.8 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 stepbacks 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 4.8 metres for the majority of the site along Queen Street East. The sidewalk width will decrease to 4.1 metres only in the location of the columns adjacent to the residential entrance, which add prominence to the residential entrance and match the location of the existing building to the west. The sidewalk width increases to 5.4 metres at the eastern side of the property. Further, Leslieville-specific benches are contemplated, and the application is proposing the installation of new street trees and city-standard bicycle ring and posts along Queen Street East. 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 average floor area of the existing non-residential uses is approximately 300 square metres. New development is encouraged to provide a variety of non-residential uses that support this existing character of Leslieville and that reflect the fine-grain rhythm of the area. The proposed building provides for flexible floor spaces and has a maximum retail GFA of 320 square metres, which is only 20 square metres larger than the average floor area of existing larger non-residential uses and is consistent with other larger retail floor spaces in Leslieville. 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 320 square metres is appropriate to continue the fine-grain, eclectic variety of buildings and the overall diversity of smaller businesses in this area.

Traffic Impact, Access, Parking and Loading

Vehicular access for the site is from the 3.66 metre wide public lane on its south side. According to the Urban Transportation Considerations report, prepared by BA Consulting Group Ltd., the proposed development will generate approximately 10 to 15

two-way vehicular trips during the weekday AM and PM peak hours, respectively. However, the new site traffic will be offset by the removal of existing site trips resulting in a net trip generation of zero two-way trips in the weekday AM peak hour and 6 two-way trips in the PM peak hour. In order to provide a conservative estimate of anticipated site-related traffic volumes, the gross number of trips generated by the site has been considered in the analyses, as opposed to the net generation of trips to and from the site. Engineering and Construction Services has concluded that the proposed development will have minimal traffic impacts at the intersections within the study area and accepts the traffic impacts of this proposal.

The proposal includes the provision of 37 vehicular parking spaces (including 4 visitor parking spaces) within a single-storey below grade parking garage, whereas the Zoning By-law standard requires 46 vehicular parking spaces. The proposed parking supply is deemed acceptable to Transportation Services.

The proposal also includes the provision of 73 total long-term bicycle parking spaces, whereby 13 of the total spaces will be located within the below grade parking garage and 60 of the total spaces will be located at grade at the southwestern portion of the building. 11 short-term (visitor) bicycle parking spaces will also be located at grade at the southwestern portion of the site, accessible by the public lane. In addition, the site plan application will secure City standard bicycle ring & posts within the City right-of-way along Queen Street East.

One Type G loading space will be provided on the site for the proposed building, which satisfies the minimum Zoning By-law requirement.

To address issues of safety within the public lane, City staff requested that the Owner provide additional safety measures on the public lane, including speed bumps and signage, to remind drivers to move at slower speeds. The Owner will either refurbish the existing speed bumps and signage within the laneway, or provide new speed bumps and signage 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.

Three at-grade residential units have pedestrian access onto the public laneway at the rear of the site. The units will provide an upgraded amenity to the laneway and the at grade laneway safety features will work in tandem with the pedestrian access to ensure the laneway will continue to function for a variety of purposes.

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.

Transportation Services staff have generally accepted the various laneway safety improvements provided by the Owner.

Site Servicing

The site will be serviced by a proposed 150mm sanitary service, which will be connected to the 300mm concrete sanitary sewer within the south boulevard of Queen Street East. A hydraulic grade line analysis by the applicant's consultant has concluded that the proposed development will not negatively impact the existing municipal infrastructure.

The stormwater from the site will be discharged to the existing 1650mm storm sewer on Queen Street by a 150mm storm service connection. The proposed water service connection for the site will be to the 300mm existing water main on Queen Street.

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 proposes to construct a 6-storey mixed use building that will consist of 69 dwelling units. The development will maintain at grade retail that fronts Queen Street East, which amounts to 320 square metres of non-residential gross floor area.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 920m² or 65% 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 143 square metres.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as the parkland dedication of 143 square metres is not of an appropriate size to develop a programmable on-site park that would be suitable within the existing context of the site. At the same time, the site does not abut an existing city park which could be expanded through this dedication. However, this site is located approximately 230 metres away from Jimmie Simpson Park, a 26,916 square metre park located at Queen Street East and Booth Avenue. The park amenities include a baseball diamond field, basketball court, soccer field, wading pool, playground as well as a picnic site.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the 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 TGS will improve air and water quality, reduce greenhouse 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:

- Water Quality, Quantity and Efficiency, such as collecting and storing all stormwater run-off in an underground storage tank and discharging to the existing storm sewer via a control orifice
- Cycling Infrastructure, such as the total number of bicycle parking spaces provided in a purpose-built secure bicycle locker room for 60 bicycle parking spaces at grade and 13 bicycle parking spaces in the P1 below grade parking garage
- Storage and Collection of Recycling and Organic Waste, such as the collection and sorting for a three-stream collection system providing garbage, recycling and organic collection and storage.

The applicant has indicated they will pursue Tier 2 of the TGS which includes possible refunds against Development Charges payable for the development. To comply with Tier 2, the applicant is proposing to meet all core requirements and has selected the following three optional requirements: enhanced bird friendly glazing; enhanced waste collection and sorting; and enhanced waste storage space.

CONTACT

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SIGNATURE

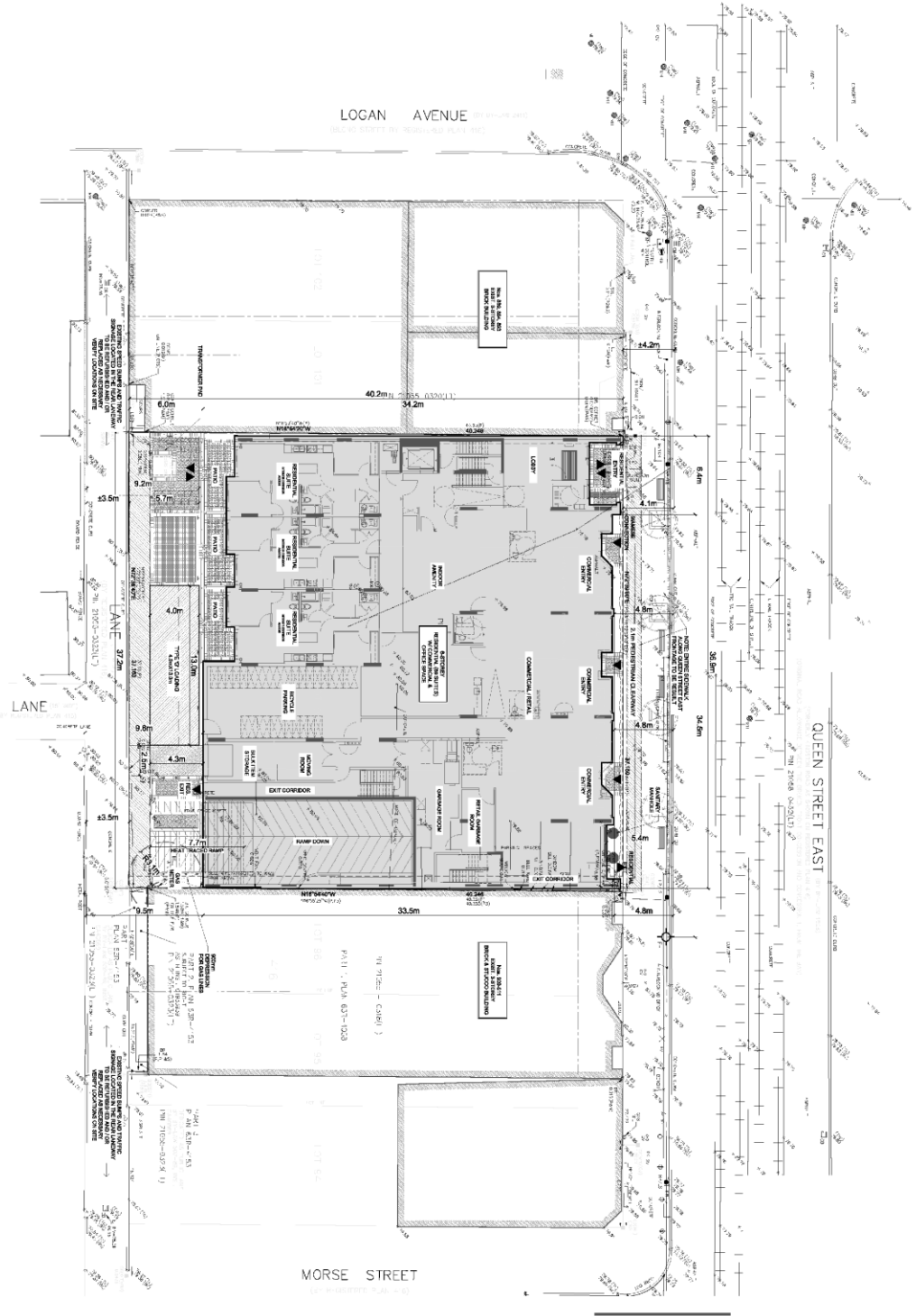
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: North Elevation (Queen Street East)
- Attachment 3: South Elevation (Public Laneway)
- Attachment 4: West Elevation
- Attachment 5: East Elevation
- Attachment 6: Zoning
- Attachment 7: Official Plan
- Attachment 8: Application Data Sheet
- Attachment 9: Draft Zoning By-law Amendment (438-86)
- Attachment 10: Draft Zoning By-law Amendment (569-2013)

Attachment 1: Site Plan



Site Plan

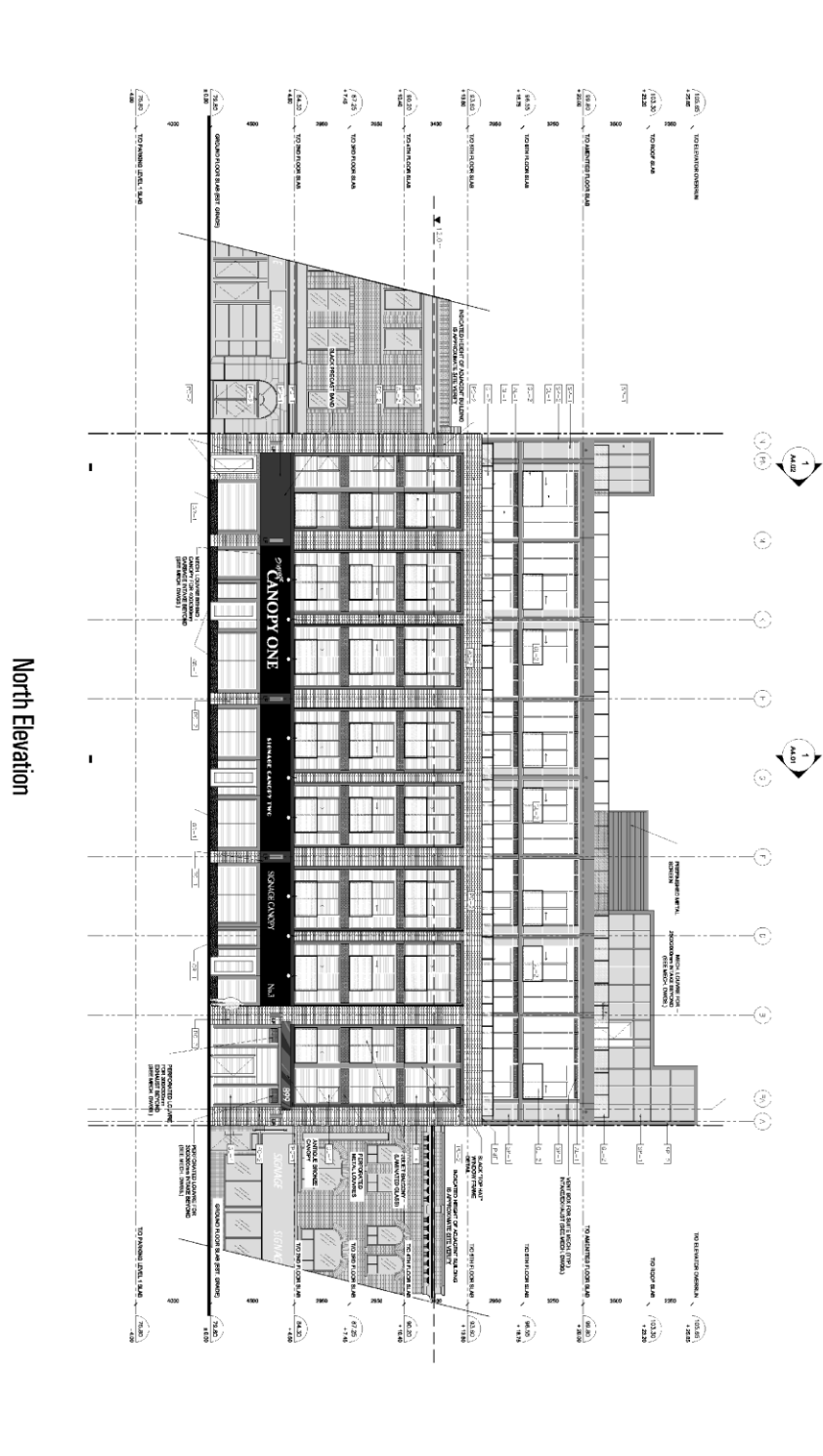
Applicant's Submitted Drawing

Not to Scale
08/19/2016

897 & 899 Queen Street East

File # 15 214416 STE 30 0Z

Attachment 2: North Elevation (Queen Street East)



Elevations

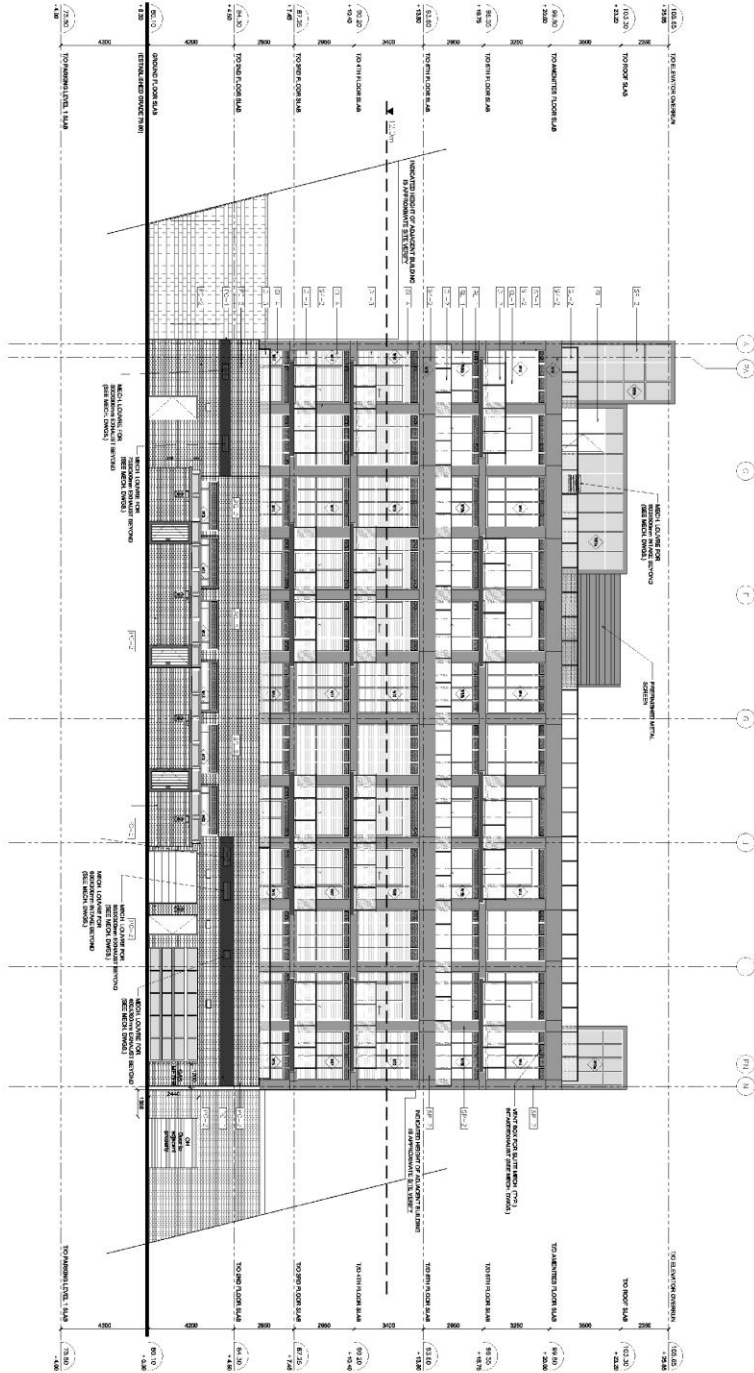
Applicant's Submitted Drawing

Not to Scale
07/29/2016

897 & 899 Queen Street East

File # 15 214416 STE 30 0Z

Attachment 3: South Elevation (Public Laneway)



South Elevation

Elevations

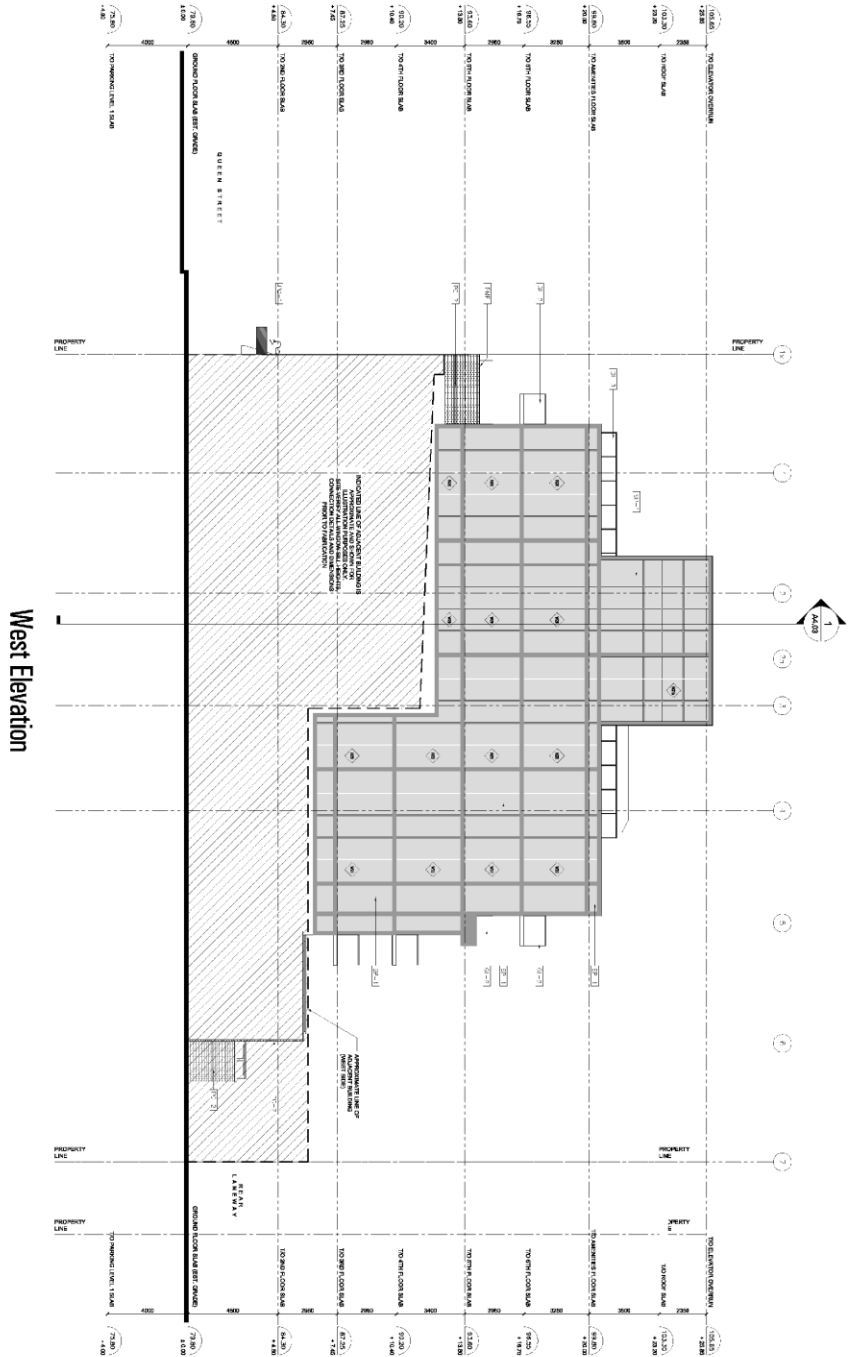
Applicant's Submitted Drawing

Not to Scale
07/29/2016

897 & 899 Queen Street East

File # 15 214416 STE 30 0Z

Attachment 4: West Elevation



Elevations

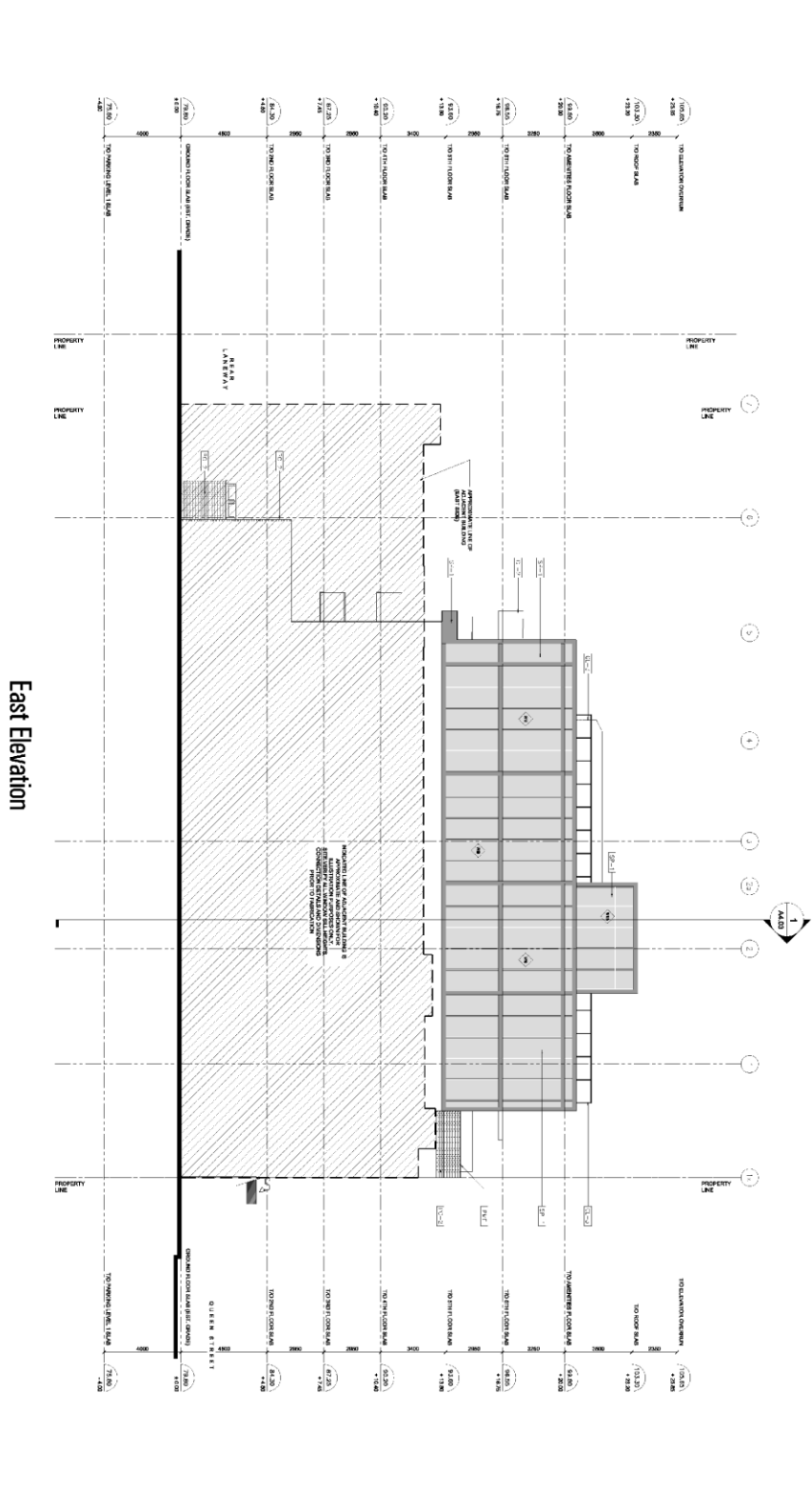
Applicant's Submitted Drawing

Not to Scale
07/28/2016

897 & 899 Queen Street East

File # 15 214416 STE 30 0Z

Attachment 5: East Elevation



Elevations

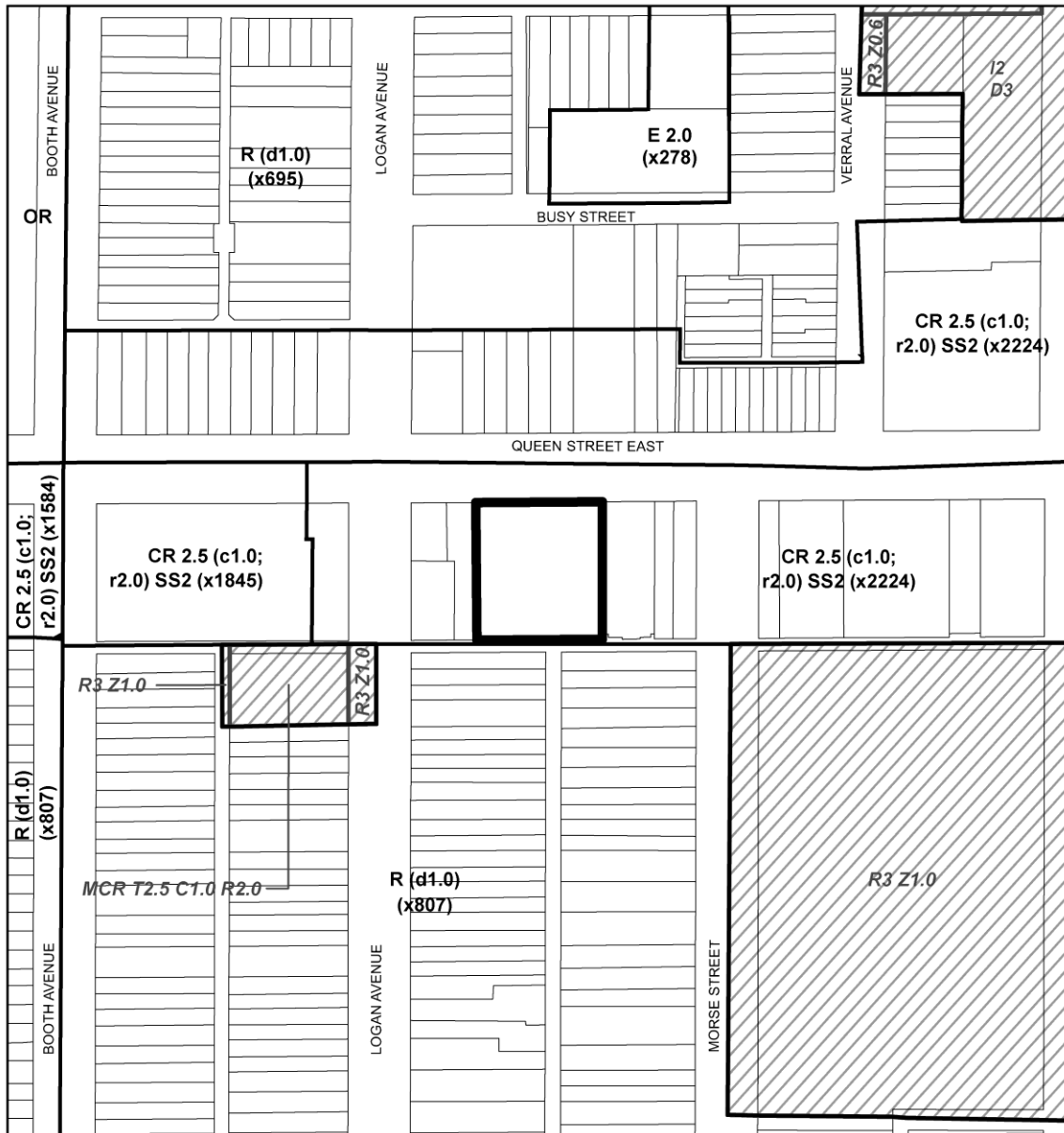
Applicant's Submitted Drawing

Not to Scale
07/28/2016

897 & 899 Queen Street East

File # 15 214416 STE 30 0Z

Attachment 6: Zoning



Zoning By-Law No. 569-2013

897 & 899 Queen Street East

File # 15 214416 STE 30 0Z



Location of Application

R Residential
CR Commercial Residential
E Employment Industrial
OR Open Space Recreation



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: 07/27/2016

Attachment 7: Official Plan



Extract from Official Plan

897 & 899 Queen Street East

File # 15 214416 STE 30 0Z

- | | | | |
|-----------------|--------------------------|------------------|-------------------|
| Site Location | Parks & Open Space Areas | Employment Areas | Utility Corridors |
| Neighbourhoods | Parks | | |
| Mixed Use Areas | | | |

↑
Not to Scale
07/28/2016

Attachment 8: 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: Daniels Leslieville Corp. have submitted revised rezoning (File #15 214416 STE 30 OZ) and site plan (File #15 214418 STE 30 SA) applications to permit the development of a 6 storey mixed-use building, with a maximum height of 20.0 metres (23.5 metres to the roof of the mechanical penthouse) and a maximum FSI of 3.8.

Applicant:	Agent:	Architect:	Owner:
Daniels CM Corporation		Giovanni A. Tassone Architect Inc.	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):	1495.36	Height:	Storeys:	6	
Frontage (m):	37		Metres:	20.0	
Depth (m):	40				
Total Ground Floor Area (sq. m):	1217.1				Total
Total Residential GFA (sq. m):	5372.8		Parking Spaces:	37	
Total Non-Residential GFA (sq. m):	320		Loading Docks	1	
Total GFA (sq. m):	5693.5				
Lot Coverage Ratio (%):	81.4				
Floor Space Index:	3.8				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	5372.8	0
Bachelor:	0	Retail GFA (sq. m):	320.7	0
1 Bedroom:	32	Office GFA (sq. m):	0	0
2 Bedroom:	17	Industrial GFA (sq. m):	0	0
3 + Bedroom:	10	Institutional/Other GFA (sq. m):	0	0
Total Units:	59			

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

Attachment 9: Draft Zoning By-law Amendment (438-86)

To be available at the September 7, 2016 meeting of Toronto and East York Community Council

Attachment 10: Draft Zoning By-law Amendment (569-2013)

To be available at the September 7, 2016 meeting of Toronto and East York Community Council