

**880-884 The Queensway – Zoning By-law Amendment  
Application - Preliminary Report**

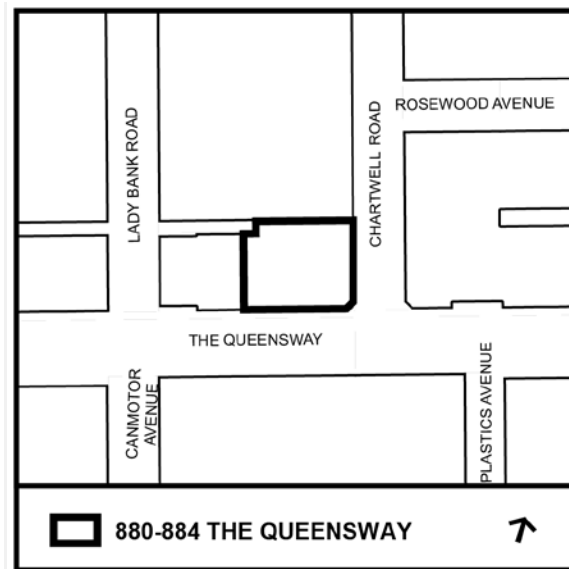
<b>Date:</b>	December 11, 2017
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	17 244663 WET 05 OZ

**SUMMARY**

This application proposes to amend the former City of Etobicoke Zoning Code to permit a mixed-use development at 880-884 The Queensway. The application proposes a 9-storey building containing 92 residential units and 416 m<sup>2</sup> of non-residential gross floor area at grade. The proposed development would have a Floor Space Index of 4.3. A total of 75 residential vehicular parking spaces are proposed in a two-level below-grade garage, and 8 visitor/commercial spaces and 2 car share parking spaces are proposed to be located at-grade at the rear of the site.

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 to be scheduled by staff in consultation with the Ward Councillor is intended to be held in the first quarter of 2018. In a non-election year, a Final Report and statutory public meeting under the *Planning Act* to consider this application would be targeted for the fourth quarter of 2018 (this target assumes the applicant would provide all required information in a timely manner). However,



it is anticipated that the statutory public meeting under the *Planning Act* will be held in the first quarter of 2019, once Etobicoke York Community Council reconvenes following the election.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at [880-884 The Queensway](#) 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.

## **DECISION HISTORY**

In 2002, the City conducted an Avenues Study for The Queensway between Kipling Avenue and Mimico Creek (The Queensway Avenue Study). The purpose of the study was to identify a vision and develop implementation strategies to revitalize The Queensway as an Avenue, consistent with the objective of the Official Plan to re-urbanize corridors along major streets in the City. In June 2003, City Council adopted The Queensway Avenues By-law (By-law No. 514-2003) to implement The Queensway Avenue Study vision. Generally, the Avenues Zoning By-law permits a mix of uses at a maximum density of 3.0 times the lot area and building heights of 6 and 8 storeys.

## **Pre-Application Consultation**

A pre-application consultation meeting was held on May 12, 2017, to discuss complete application submission requirements and to identify issues with the proposal.

Notwithstanding staff concerns regarding the proposed height and transition to the adjacent *Neighbourhoods* designated lands to the north, the applicant submitted this application for a 9-storey mixed-use building on October 6, 2017.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to amend the former City of Etobicoke Zoning Code to permit a 9-storey (31 m in height) mixed-use building containing retail uses at-grade and 92 residential units. The proposal would have a gross floor area of 6,595 m<sup>2</sup>, including the proposed 416 m<sup>2</sup> of retail uses, yielding an overall density of 4.3 times the area of the lot.

The proposed building would be setback 1.2 m from The Queensway property line and 1 m from the Chartwell Road property line at-grade to accommodate varying sidewalk widths of 4 m to 8 m and 5 m to 2.7 m, respectively. The southeast corner of the building would be setback 4 m from The Queensway property line and 5 m from the Chartwell Road property line to accommodate a recessed entrance for the proposed retail space. The rear of the building would be setback 7.5 m from the north property line to accommodate a 7.5 m wide two-way driveway to access the proposed below-grade parking garage.

Along the western portion of The Queensway elevation (south elevation) the building would step back 2.2 m at the 7<sup>th</sup> floor. At the southeast corner of the building and along the southern portion of the Chartwell Road elevation (east elevation), the building would step back 1.5 m at the 8<sup>th</sup> floor. At the rear, the building would step back 2.5 m at the 4<sup>th</sup> and 5<sup>th</sup> floor and 2.3 m at the 6<sup>th</sup> floor.

The retail space would be located at-grade along The Queensway frontage and would be accessible from the southeast corner of the proposed building. The residential lobby entrance would be accessible from Chartwell Road.

The applicant is proposing 92 residential units, of which 1 would be a bachelor unit, 37 would be 1-bedroom units and 54 would be 2-bedroom units. No 3-bedroom units are proposed. Approximately 123 m<sup>2</sup> (1.3 m<sup>2</sup> per unit) of indoor amenity space and 270 m<sup>2</sup> (2.9 m<sup>2</sup> per unit) of outdoor amenity space would be located on the 9<sup>th</sup> floor for this development.

The application proposes a total of 85 vehicular parking spaces, of which 8 visitor/commercial spaces and 2 car share spaces would be located at-grade at the rear of the building and 75 residential spaces would be located in a 2 level below-grade parking garage. Both the below-grade parking garage and the proposed at-grade parking spaces would be accessible from the proposed driveway at the rear of the site via Chartwell Road. The existing lay-by located on The Queensway directly in front of the site would remain, and the applicant is proposing to introduce a new lay-by along Chartwell Road that would accommodate 2 parallel parking spaces. A road conveyance of 1.89 m along The Queensway frontage is also part of the proposal. A public lane runs along the rear property lines of the properties to the west and terminates at the northwest corner of the property. This lane provides vehicular access to Lady Bank Road.

A garbage pickup area and associated Type G loading space is proposed adjacent to the underground access ramp at the rear of the building. A total of 82 bicycle parking spaces are proposed within the underground garage and at-grade.

## **Site and Surrounding Area**

The subject site is located at the northwest corner of The Queensway and Chartwell Road. It is square in shape and is currently occupied by a vacant 3-storey medical office building. The site is approximately 1,553 m<sup>2</sup> in size with a frontage 42 m on The

Queensway and 34 m on Chartwell Road. The Queensway has a right-of-way width of 30 m in this location.

Surrounding land uses include:

North: Residential area with 1-2 storey detached dwellings.

West: Adjacent to the site along The Queensway are three 2-storey mixed-use buildings and a 6-storey building at the corner of The Queensway and Lady Bank Road.

East: Across Chartwell Road on The Queensway are 2-storey mixed-use buildings and detached dwellings directly north.

South: Across The Queensway there are two 1-storey buildings, one tenanted by Firestone Tire & Automotive Centre and Enterprise Vehicular Rental Centre and another occupied by The Queensway Carwash. There is currently an active development application to permit the construction of a 14-storey mixed-use building for the property at 859 The Queensway (Application # 17 237625 WET 05 OZ).

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impact on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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**

The subject site is designated *Mixed Use Areas* on Map 15- Land Use Plan (see Attachment 6: Official Plan) and is directly adjacent to lands designated *Neighbourhoods* in the Official Plan. The *Mixed Use Areas* designation provides for a range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing." However, not all *Mixed Use Areas* will experience the same scale of intensity of development.

Policy 4.5.2 of the Official Plan contains a number of criteria for development in *Mixed Use Areas* that refer to locating and massing new buildings to provide a transition between areas of different development intensity and scale while limiting impacts on neighbouring streets, parks, open space and properties. The development criteria are outlined in the Built Form policies in Section 3.1.2 and 3.1.3 of the Official Plan.

The Healthy Neighbourhoods policies of the Official Plan (Policy 2.3.1.2) provide guidance for development in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods*. Policy 2.3.1.2 states that development within *Mixed Use Areas* that are adjacent to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide gradual transition of scale and density, as necessary to achieve the objectives of the Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*; and
- c) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Built Form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and limit its impacts on neighbouring streets, parks, open spaces and properties. Among other things, this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing planned buildings, providing for adequate light and privacy and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets, properties and parks and open spaces.

Section 3.1.1 of the Official Plan contains Public Realm policies that recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

The subject site is located on an *Avenue* on Map 2 of the Official Plan. *Avenues* 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 appearance of the street, shopping opportunities and transit services for community residents.

The framework for new development on each *Avenue* will be established through an *Avenues* Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The site is in The Queensway Avenue Study Area

for which an Avenues Study was completed and adopted by City Council in 2003. The Queensway Avenue Study was implemented through Zoning By-law No. 514-2003.

## **Zoning**

The subject site is zoned Limited Commercial – Avenues Zone (AV) (see Attachment 7: Zoning). The site is subject to the former City of Etobicoke Zoning Code as amended by Site Specific By-law No. 514-2003.

The AV zoning permits retail, office, apartments and townhouses. The existing development standards for the land include a maximum height of 21 m (6-storeys) and a maximum permitted Floor Space Index of 3.0 times the lot area.

On May 9, 2013 Toronto City Council enacted City-Wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. Zoning By-law No. 569-2013 does not apply to this site as site specific zoning was established through the Avenue Study.

## **Site Plan Control**

The proposed development is subject to site plan control. An application for Site Plan Control has not been submitted.

## **Mid-Rise Building Design Guidelines**

Toronto City Council on July 6, 7 and 8, 2010, adopted the recommendations of the Avenues and Mid-Rise Buildings Study and Action Plan, with modifications. The main objective of this City-wide Study is to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-Rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

These performance standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhoods* policies, maintaining a balance between reurbanization and stability. They are also intended to ensure quality and comfortable streetscapes along the *Avenues* framed and defined by buildings that provide for a minimum of 5 hours of sunlight on the sidewalk from March 21 to September 21, pedestrian perception stepbacks which mitigate the pedestrian perception of the building height along the *Avenues* and an acceptable relationship between mid-rise buildings and any adjacent *Neighbourhoods* or *Parks* and *Open Spaces* which the Official Plan policies are explicit in their intent to protect with appropriate transitions. The performance standards give guidance about the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1, Healthy Neighbourhoods, of the Official Plan.

The Queensway Avenue Study is the prevailing policy document. The applicability of the Avenues and Mid-Rise Buildings Study will be evaluated through the review of this application.

## **Tree Preservation**

The application proposes the removal of 6 trees located on site. The applicant has submitted an Arborist Report, which is currently under review by Parks, Forestry and Recreation staff.

## **Reasons for the Application**

Amendments to the former City of Etobicoke Zoning Code and Site Specific Zoning By-law No. 514-2003 are required as the proposal does not comply with the existing performance standards with respect to: building height; total density; required angular plane from the adjacent residential properties to the north; building setbacks; and number of vehicular parking spaces. An amendment is also required to establish appropriate development standards for the proposal. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning Code.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale
- Architectural Plans
- Civil and Utilities Plan
- Energy Efficiency Report
- Geotechnical Report
- Landscape and Lighting Plans
- Pedestrian Wind Assessment
- Shadow Studies
- Transportation Impact Study
- Toronto Green Standard Checklist
- Hydrogeological Report
- Public Consultation Strategy
- Functional Servicing and Stormwater Management Report
- Survey

A Notification of Complete Application was issued on November 3, 2017.

### **Issues to be Resolved**

Prior to presenting a Final Report to Etobicoke York Community Council, the following issues, as well as any other identified by staff and the public, will need to be reviewed and addressed:

1. Consistency with the Provincial Policy Statement and conformity to the Growth Plan for the Greater Golden Horseshoe;



2. Conformity with all applicable Official Plan policies, including in particular the *Mixed Use Areas* Development Criteria, Public Realm and Built Form policies in Chapter 3;
3. Appropriateness of the proposed 9-storey building within the context of The Queensway Avenue Study and the existing buildings in the surrounding area;
4. The height and massing of the proposed building;
5. Shadow impacts;
6. Consideration of the Avenues and Mid-Rise Buildings Design Guidelines performance standards;
7. Appropriate transition in scale to the *Neighbourhoods* lands to the north including setbacks, stepbacks and angular planes;
8. Adequacy of the proposed indoor amenity space;
9. Adequacy of existing infrastructure to support the proposed development and identification of any required improvements;
10. Transportation impacts arising from the proposed residential density;
11. Proposed mix of units and lack of family-sized units;
12. Compliance with the Tier 1 performance measures of the Toronto Green Standard;
13. Mitigation of potential wind conditions created by the proposed development;
14. Provision and location of vehicular parking, loading and bicycle parking;
15. Potential for the extension of the public lane that terminates at the rear of the lands;
16. Provision of a high-quality public realm, including landscaping design and appropriate sidewalk widths and streetscaping along The Queensway and Chartwell Road;
17. The introduction of a new lay-by along Chartwell Road;
18. Determination of parkland dedication requirements; and
19. Public art for the development and the application's participation in the Percent for Public Art Program and its Guidelines.

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

## **CONTACT**

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## **SIGNATURE**

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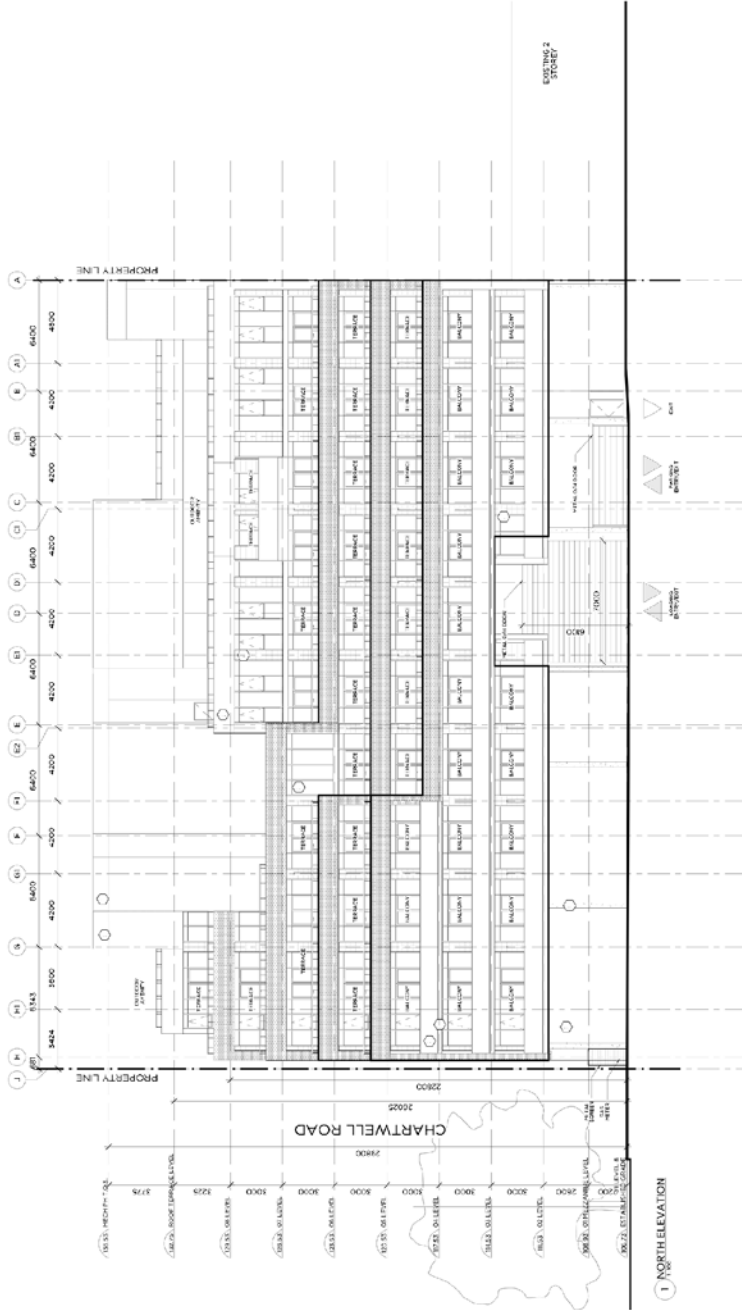
Neil Cresswell, MCIP, RPP  
Director of Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: East Elevation  
Attachment 5: West Elevation  
Attachment 6: Official Plan  
Attachment 7: Zoning  
Attachment 8: Application Data Sheet



## Attachment 2: North Elevation

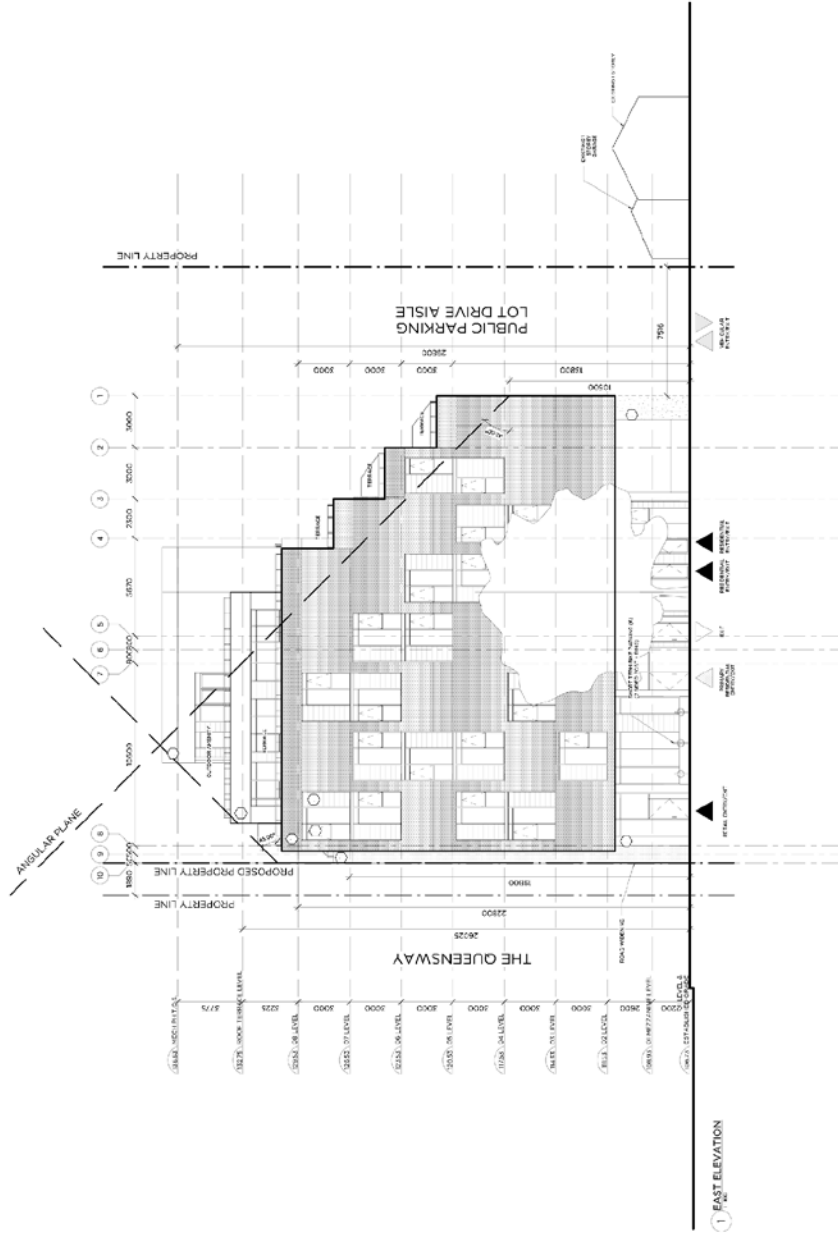


880-884 The Queensway

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale



# Attachment 4: East Elevation



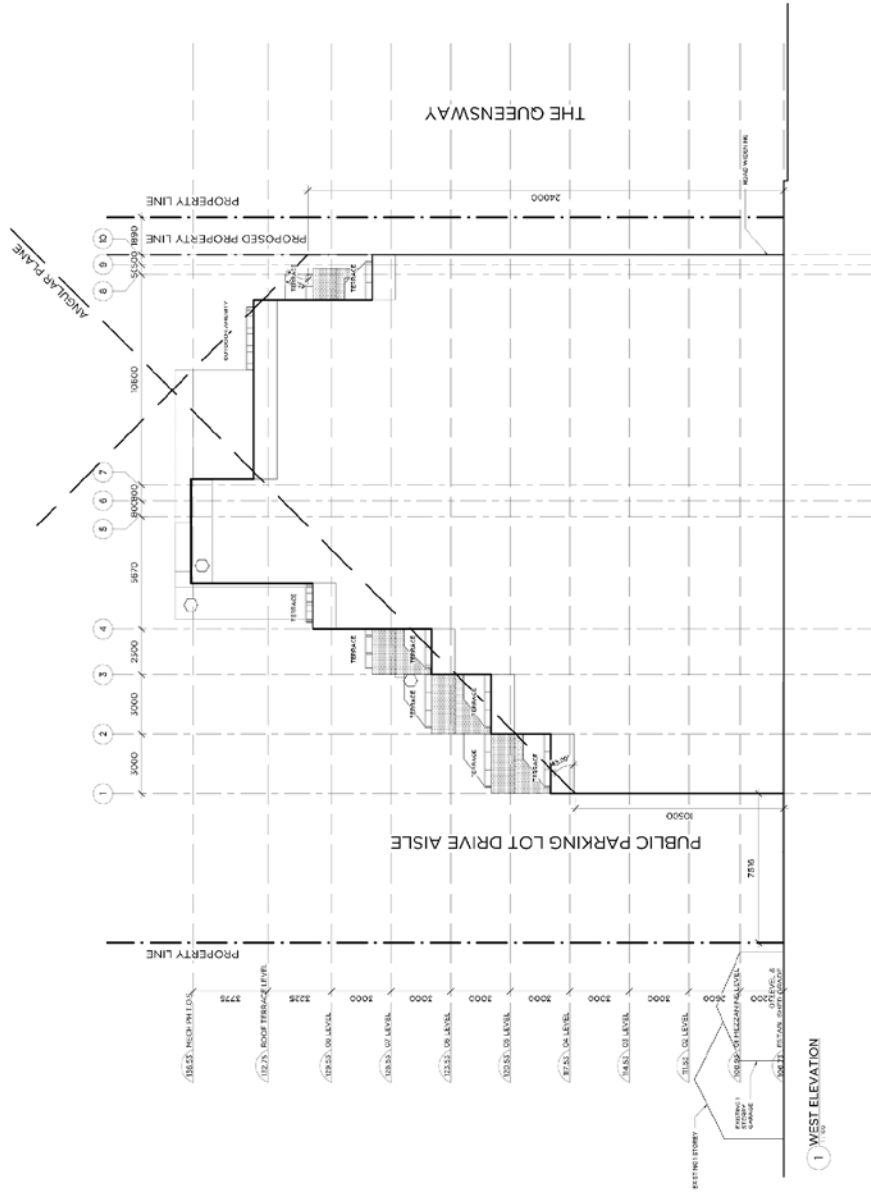
**880-884 The Queensway**

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 11/09/2017

File # 17 244633 WET 05 02

# Attachment 5: West Elevation



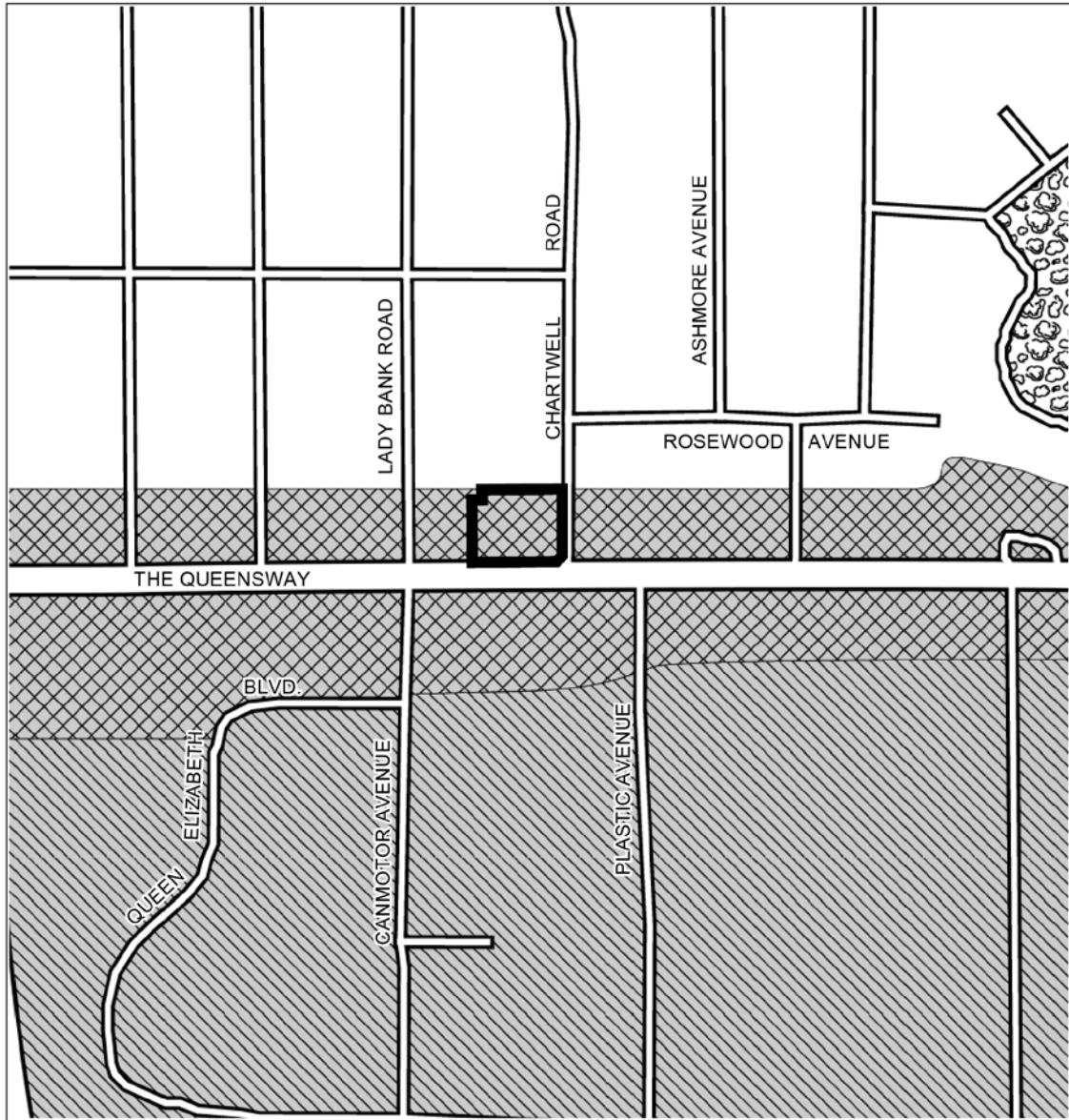
880-884 The Queensway

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 11/09/2017

File # 17 244633 WET 05 0Z

## Attachment 6: Official Plan



**Toronto**  
 Extract from Official Plan

880-884 The Queensway

File # 17 244663 WET 05 02



  
 Not to Scale  
 11/13/2017





## Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	17 244663 WET 05 OZ
Details	Rezoning, Standard	Application Date:	October 6, 2017

Municipal Address: 880-884 THE QUEENSWAY  
 Location Description: PLAN M616 PT BLK A \*\*GRID W0507  
 Project Description: Proposal to permit a 9-storey mixed-use building, containing 416m<sup>2</sup> retail space at-grade and 6,179m<sup>2</sup> residential gross floor area. A total of 92 residential units are proposed.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Bousfield Inc. 3 Church St, Suite 200 Toronto, Ontario M5E 1M2		RAW Architects 317 Adelaide St W, Suite 405 Toronto, Ontario M5V 1P9	Queenswell Ltd. 331 Cityview Blvd, Suite 300 Vaughan, Ontario L4H 3M3

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	By-law No. 514-2003
Zoning:	Limited Commercial - Avenues	Historical Status:	N
Height Limit (m):	21 m	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1,553	Height:	Storeys:	9
Frontage (m):	42		Metres:	31
Depth (m):	34			
Total Ground Floor Area (sq. m):	633			<b>Total</b>
Total Residential GFA (sq. m):	6,179		Parking Spaces:	85
Total Non-Residential GFA (sq. m):	416		Loading Docks	1 Type "G"
Total GFA (sq. m):	6,595			
Lot Coverage Ratio (%):	77			
Floor Space Index:	4.3			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	1
1 Bedroom:	37
2 Bedroom:	54
3 + Bedroom:	0
Total Units:	92

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		6,179	0
Retail GFA (sq. m):		416	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Jennifer Renaud, Planner</b>
	<b>TELEPHONE:</b>	<b>416-394-2608</b>