

**1045-1049 The Queensway - Zoning By-law Amendment  
Application - Preliminary Report**

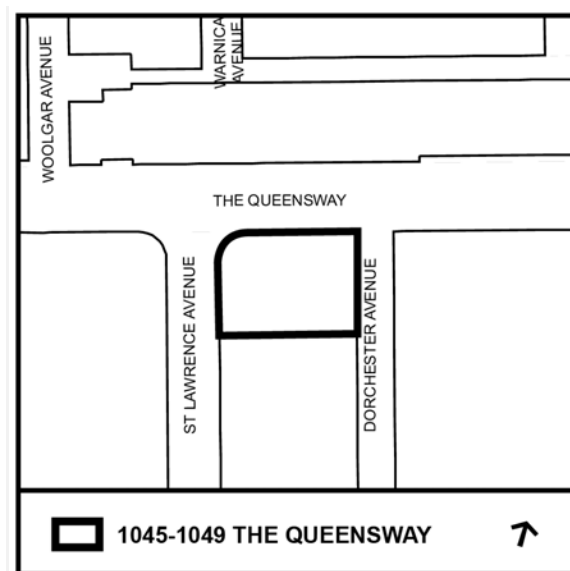
<b>Date:</b>	March 13, 2018
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	17 278454 WET 05 OZ

**SUMMARY**

This application proposes to amend the former City of Etobicoke Zoning Code and Site Specific By-law No. 514-2003 to permit a 12-storey (38.2 m in height, excluding mechanical equipment) mixed-use building containing 310 residential units at 1045-1049 The Queensway. The development would have a total gross floor area of 25,946 m<sup>2</sup>, including 504 m<sup>2</sup> of retail space at grade. A total of 212 vehicular parking spaces and 233 bicycle parking spaces are proposed.

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 second 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

---

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1045-1049 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 achieve the revitalization of 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, this 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

Pre-application meetings were held in April and August of 2017, to discuss complete application submission requirements and to identify issues with the proposal. Notwithstanding staff concerns regarding the proposed height, massing, setbacks and amenity space, the applicant submitted this application for a 12-storey mixed-use building on December 21, 2017.

## ISSUE BACKGROUND

### Proposal

The application proposes to amend the former City of Etobicoke Zoning Code and Site Specific By-law No. 514-2003 to permit a 12-storey (38.2 m in height, excluding mechanical penthouse) mixed-use building containing retail uses at-grade and 310 residential units. The proposal would have 504 m<sup>2</sup> of retail space and 25,442 m<sup>2</sup> of residential gross floor area, resulting in a density of 6.62 times the area of the lot (see Attachment 8: Application Data Sheet).

As proposed, the building would have a U-shape configuration and would have an approximate separation distance between the interior building faces of 30.6 m and a 27.8 m separation distance between balconies (see Attachment 1: Site Plan). The proposed building would be

setback approximately 2.8 m from the east property line, 3.1 m from The Queensway property line and 2.3 m from the west property line at-grade to accommodate boulevard widths of 6.8 m along Dorchester Avenue and 7 m along both The Queensway and St. Lawrence Avenue. The rear of the building would be setback 4.5 m from the south property line to accommodate a 4.5 m wide one-way private driveway.

The north elevation of the building would step back approximately 0.5 to 2.2 m above the 10<sup>th</sup> floor and another 4 m – 5.6 m above the 11<sup>th</sup> floor. The building would step back above the 10<sup>th</sup> floor approximately 0.5 m- 1.7m along the west elevation and 0.6 m – 2 m along the east elevation. The building would further step back above the 11<sup>th</sup> floor approximately 4.5 m – 5.8 m along the western elevation and 3.6 m – 5 m along the eastern elevation.

Two retail units are proposed at-grade at the northeast and northwest corners of the building. The residential lobby entrance would be accessible from The Queensway and 4 grade-related residential units are proposed along Dorchester Avenue.

The applicant is proposing 310 residential units, consisting of 187 (60%) 1-bedroom units, 92 (30%) 2-bedroom units and 31 (10%) 3-bedroom units. Approximately 620 m<sup>2</sup> (2.0 m<sup>2</sup> per unit) of indoor amenity space located on the ground floor and 620 m<sup>2</sup> (2.0 m<sup>2</sup> per unit) of outdoor amenity space located on the rooftop is proposed for this development.

The application proposes a total of 212 vehicular parking spaces, of which 176 would be residential spaces, 5 car share spaces and 19 visitor spaces located in a 2 level below-grade parking garage and 12 visitor spaces located at-grade at the rear of the building. Proposed is a total of 31 visitor/commercial vehicular parking spaces. A total of 233 bicycle parking spaces are proposed that would be located both within the below-grade garage and at the rear of the building at-grade. A Type B/G loading space is also proposed for this development and would be accessed directly off Dorchester Avenue. Access to the below-grade parking garage, 12 visitor parking spaces and 22 short term bicycle parking spaces are all located at the rear of the building and would be accessible from a proposed one-way driveway at the rear of the site with ingress via Dorchester Avenue and egress onto St. Lawrence Avenue.

## **Site and Surrounding Area**

The subject site is located on the south side of The Queensway, between St. Lawrence Avenue and Dorchester Avenue. The site is rectangular in shape and is currently occupied by 2 one-storey commercial buildings. The site is approximately 3,981 m<sup>2</sup> in size with a frontage of 65.5 m along The Queensway, 55 m along St. Lawrence Avenue and 54 m along Dorchester Avenue. The Queensway has a right-of-way width of 36 m in this location.

Surrounding land uses include:

North: On the north side of The Queensway is a two-storey mixed-use plaza. To the east of the plaza is a one-storey retail building, and to the west are two-storey mixed-use buildings.

South: Directly south are one-storey industrial buildings located within an *Employment Areas* designation.

West: Directly west of the site, at the southwest corner of St. Lawrence Avenue and The Queensway is a vacant parcel of land, which is subject to an Official Plan Amendment application to amend Site and Area Specific Policy 6 (SASP 6) of the Official Plan to permit high density residential uses at 2 St. Lawrence Avenue (also known as Parcel 4 in SASP 6)(Application # 16 2584434 WET 05 OZ). The lands to the west of the subject property, between The Queensway, the Gardiner Expressway, Zorra Street and St. Lawrence Avenue are subject to Site and Area Specific Policy 6 and are not within the boundaries of The Queensway Avenues Study Zoning By-law No. 514-2003.

A three phased mixed-use development (as approved by Official Plan Amendment 281 and Zoning By-law No.1314-2015) at 1193 The Queensway and 7-45 Zorra Street would contain a total of 1,742 units within two 12-storey buildings fronting The Queensway (presently constructed), two 24-storey buildings setback behind (under construction) and three condominium buildings with heights of 19, 27 and 42 storeys abutting Zorra Street and The Gardiner Expressway (not yet constructed).

East: On the east side of Dorchester Avenue is a large site that is occupied by the Cineplex Odeon Queensway Cinemas, several restaurants and a bank. This site is subject to a Zoning By-law Amendment application to permit a four building mixed-use development at 1001, 1007, 1011 and 1037 The Queensway (Application # 15 264792 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 City 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). 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 or 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 spaces and properties. The development criteria contained in the *Mixed Use Areas* policies are also supplemented by development criteria outlined in Built Form policies in Sections 3.1.2 and 3.1.3 of the Official Plan.

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.

Public art installations, both publicly and privately owned, make the City's streets, open spaces and parks interesting. Section 3.1.4 of the Official Plan contains policies related to Public Art and encourages the inclusion of public art in significant private sector developments across the city. Section 3.2.2 contains policies regarding Community Services and Facilities that ensures an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth.

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 employment 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, By-law No. 191-2006 and By-law No. 1288-2013.

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 *Avenues* Study.

## **Site Plan Control**

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

## **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Tall buildings are defined as buildings having a height that is greater than the width of the adjacent street right-of-way. The Queensway has a right-of-way width 36 m at this location and the proposed building height is 38.2 m (excluding mechanical penthouse).

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

City Council adopted Mid-Rise Building Performance Standards in 2010 and an Addendum to these Standards in 2016, which are to be used together during the evaluation of mid-rise development applications in locations where the Performance Standards are applicable. Although the Queensway Avenue Study is the prevailing policy document and the Mid-Rise Performance Standards do not apply where an Avenue Study has been completed, the Mid-Rise Performance Standards may serve to guide the review of the application. These guidelines are available at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>

The main objective of Avenues and Mid-Rise Buildings Study was to encourage future intensification along [Toronto's Avenues](#) that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The 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.

The 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 sidewalks from March 21 to September 21, pedestrian perception setbacks which mitigate the pedestrian perception of the building height along the *Avenues* and an acceptable relationship between mid-rise buildings and adjacent lots or *Neighbourhoods* and *Parks and Open Space* 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 of the Official Plan.

### **Growing Up: Planning for Children in New Vertical Communities**

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

### **Tree Preservation**

There are 12 existing trees on or within 6 m of the subject property. The applicant has submitted an Arborist Report, prepared by Kuntz Forestry Consulting Inc., 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; number of parking spaces; and the building setbacks. 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 former City of Etobicoke Zoning Code and Site Specific Zoning By-law No. 514-2003.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale, including a Community Services and Facilities Study
- Survey
- Architectural Plans
- Landscape and Lighting Plans
- Tree Preservation Plan
- Arborist Report
- Geotechnical Report
- Draft Zoning By-law
- Noise Impact Study
- Pedestrian Wind Assessment
- Functional Servicing and Stormwater Management Report
- Shadow Studies
- Transportation Impact Study
- Public Consultation Plan
- Hydrogeological Report
- Letter of Opinion - Odour Review
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on January 18, 2018.

### **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 12-storey building within the context of The Queensway Avenue Study Zoning By-law and the existing buildings in the surrounding area;
4. The projections of the building into the required 45 degree angular plane at the 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> storeys;
5. The proposed building setbacks, including front yard, side yard and rear yard setbacks;
6. The location and projection of proposed balconies into the building setbacks;
7. Shadow impacts on the site and on the surrounding context as well as on the north sidewalk along The Queensway;
8. The proposed height and massing of the development, including the applicability of the Tall Building Design Guidelines performance standards;
9. Adequacy and location of the proposed amenity spaces;
10. Adequacy of existing infrastructure to support the proposed development and identification of any required improvements;
11. Transportation impacts arising from the proposed development;
12. Mitigation of potential wind conditions created by the proposed development;
13. Compliance with the Tier 1 performance measures of the Toronto Green Standard;
14. Provision and location of vehicular and bicycle parking, in particular the location and alignment of the at-grade visitor parking spaces;
15. The proposed location of the servicing area directly off Dorchester Avenue;
16. Determination of parkland dedication requirements;
17. The separation distances between the proposed residential and existing employment uses;
18. Potential impacts on the continued viability of adjacent employment uses;
19. Incorporating potential mitigation measures that arise from the Peer Review of both the Noise Impact Study and Odour Review Letter of Opinion;
20. Provision of a high-quality public realm, including landscaping design and appropriate sidewalk width and streetscaping along The Queensway, St. Lawrence Avenue and Dorchester Avenue;
21. Tree preservation and the planting of new trees on the subject property;

22. Adequacy of community services and facilities in the area;
23. Public art for the development and the applicant's participation in the Percent for Public Art Program and its Guidelines; and
24. Should the application be recommended for approval, identification of appropriate community benefits under Section 37 of the *Planning Act* as a result of the proposed increase in height and density of the proposal.

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

## **CONTACT**

Jennifer Renaud, Planner  
Tel. No. 416-394-2608  
Fax No. 416-394-6063  
E-mail: Jennifer.Renaud@toronto.ca

## **SIGNATURE**

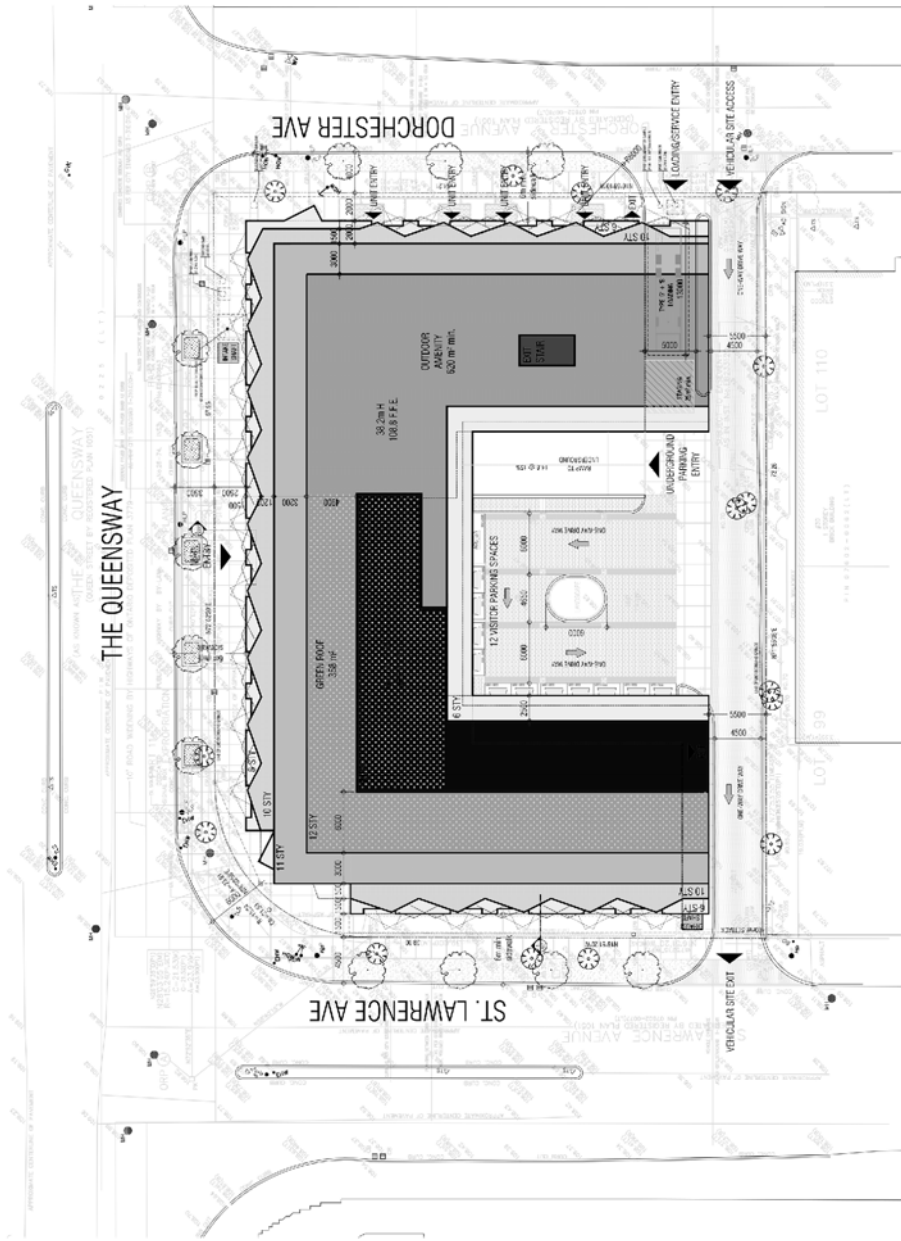
---

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 1: Site Plan



**1045-1049 The Queensway**

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/24/2018

File # 17 278454 WET 05 0Z

**Attachment 2: North Elevation**



**1045-1049 The Queensway**

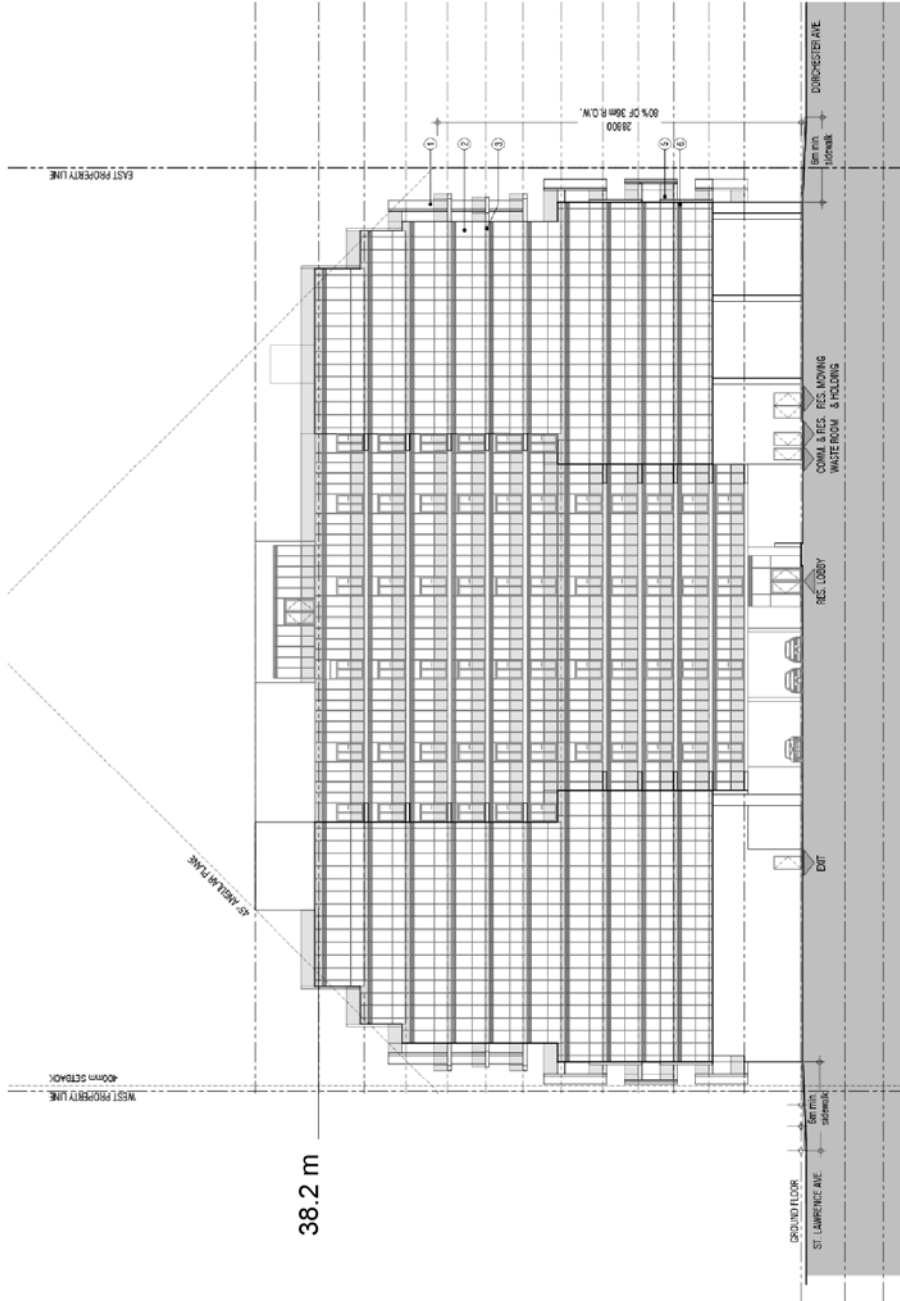
**North Elevations**

Applicant's Submitted Drawing

Not to Scale  
01/24/2018

File # 17 278454 WET 05 0Z

**Attachment 3: South Elevation**



**1045-1049 The Queensway**

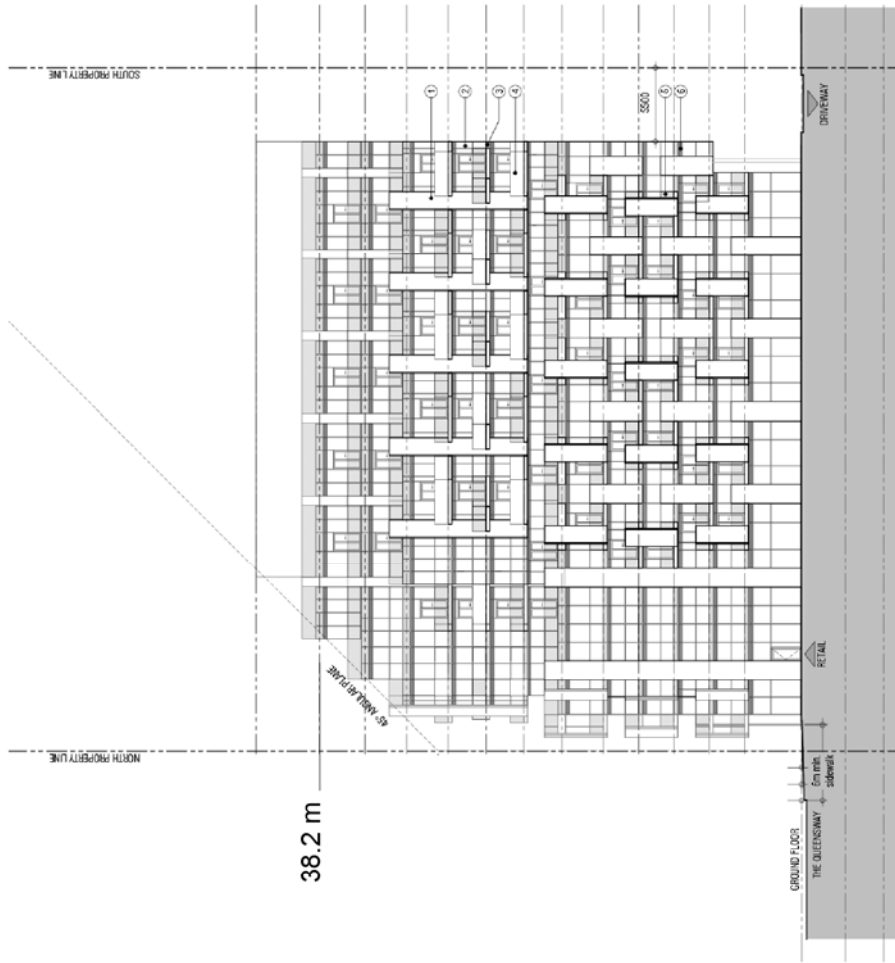
**South Elevations**

Applicant's Submitted Drawing

Not to Scale  
01/24/2018

File # 17 278454 WET 05 0Z

**Attachment 4: East Elevation**



**1045-1049 The Queensway**

**East Elevations**  
Applicant's Submitted Drawing

Not to Scale  
01/24/2018

File # 17 278454 WET 05 0Z

**Attachment 5: West Elevation**



**West Elevations**

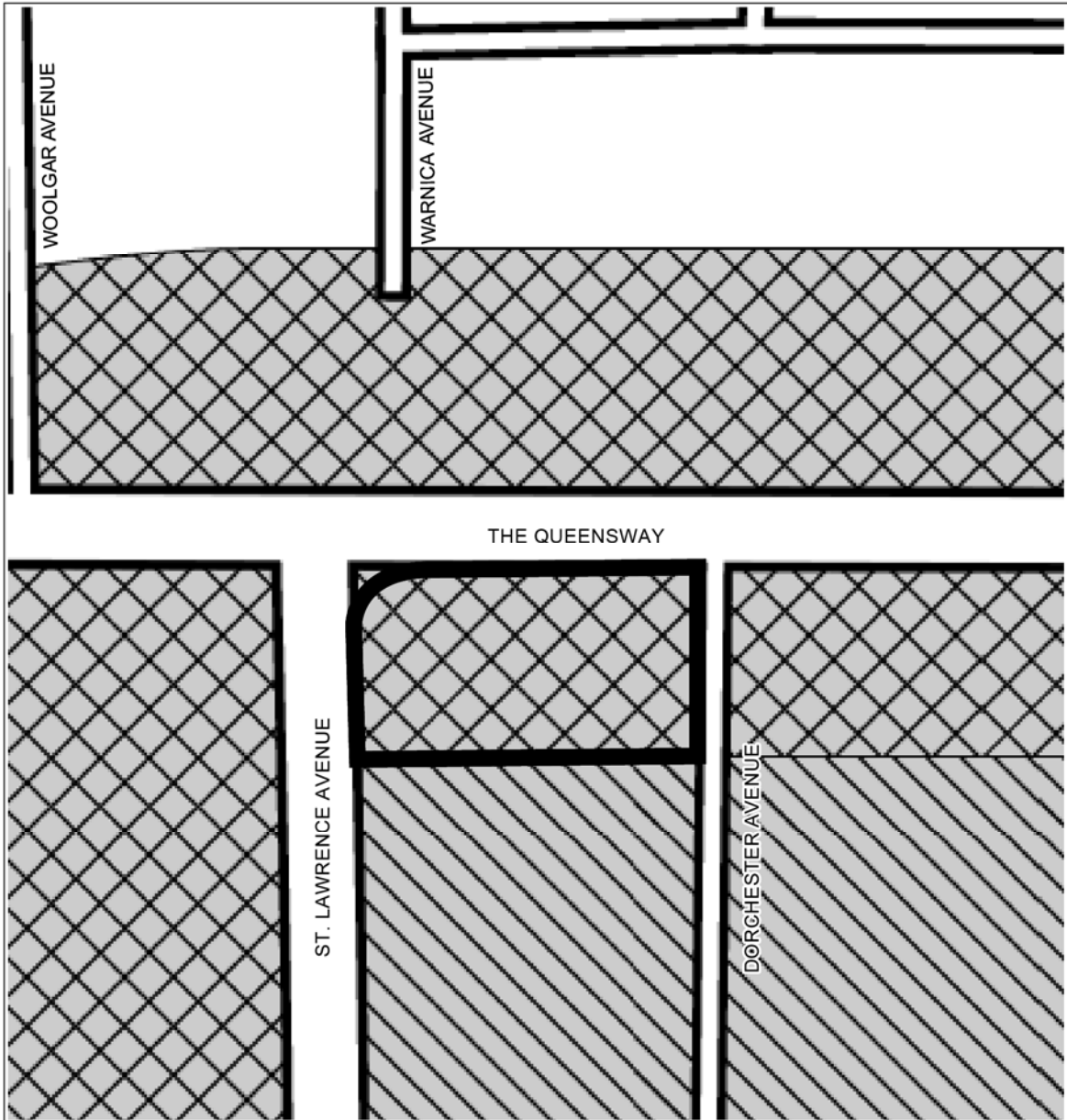
Applicant's Submitted Drawing

Not to Scale  
01/24/2018

**1045-1049 The Queensway**

File # 17 278454 WET 05 0Z

Attachment 6: Official Plan



Extract from Official Plan

1045-1049 The Queensway

File # 17 278454 WET 05 02

- Site Location
- Neighbourhoods
- Mixed Use Areas

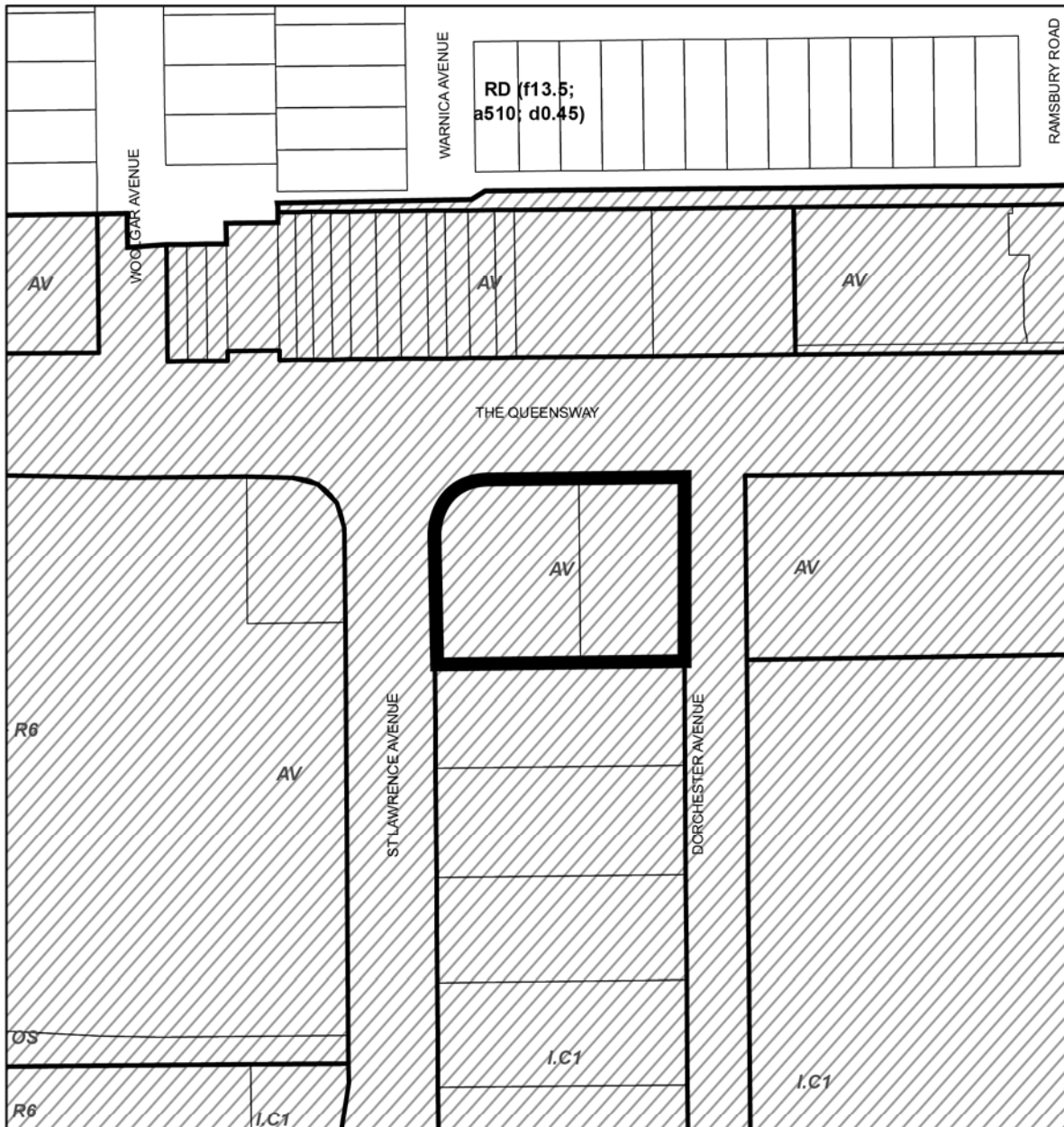
- Employment Areas



Not to Scale  
01/26/2018



### Attachment 7: Zoning



Zoning By-Law No. 569-2013

1045 - 1049 The Queensway

File # 17 278454 WET 05 0Z

Location of Application  
 RD Residential Detached

See Former City of Etobicoke By-Law No. 11,737  
 I.C1 Class 1 Industrial Zone  
 AV Limited Commercial-Avenues Zone

Not to Scale  
 Extracted: 01/24/2018

### Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	17 278454 WET 05 OZ
Details	Rezoning, Standard	Application Date:	December 21, 2017

Municipal Address: 1045-1049 THE QUEENSWAY  
 Location Description: PLAN 1051 PT LOTS 105-109 EXCEPT PLAN 7900 PT LOT 9 \*\*GRID W0507  
 Project Description: Proposal for a 12-storey mixed-use building with 504 m<sup>2</sup> of at-grade retail space and 25,442 m<sup>2</sup> residential space. A total of 310 residential units are proposed.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Queenlaw Developments 2828 Bathurst St, Suite 300 Toronto, Ontario M6B 3A7		Graziani & Corazza Architects 1320 Shawson Drive Mississauga, Ontario L4W 1C3	Peter Papadakis 108 Charmichael Avenue Toronto, Ontario M5M 2W9

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: Y
Zoning:	Limited Commercial - Avenues	Historical Status: N
Height Limit (m):	21m , 6-storeys	Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq. m):	3,981	Height:	Storeys:	12
Frontage (m):	65.5		Metres:	38.2 (excluding mechanicals)
Depth (m):	55			
Total Ground Floor Area (sq. m):	1,442			<b>Total</b>
Total Residential GFA (sq. m):	25,442		Parking Spaces:	212
Total Non-Residential GFA (sq. m):	504		Loading Docks	1
Total GFA (sq. m):	25,946			
Lot Coverage Ratio (%):	37			
Floor Space Index:	6.62			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	25,442	0
Bachelor:	0	Retail GFA (sq. m):	504	0
1 Bedroom:	187	Office GFA (sq. m):	0	0
2 Bedroom:	92	Industrial GFA (sq. m):	0	0
3 + Bedroom:	31	Institutional/Other GFA (sq. m):	0	0
Total Units:	310			

**CONTACT: PLANNER NAME: Jennifer Renaud, Planner EMAIL: Jennifer.Renaud@toronto.ca**  
**TELEPHONE: 416-394-2608**