

**1249 -1251 Queen Street East Zoning Amendment  
Application - Preliminary Report**

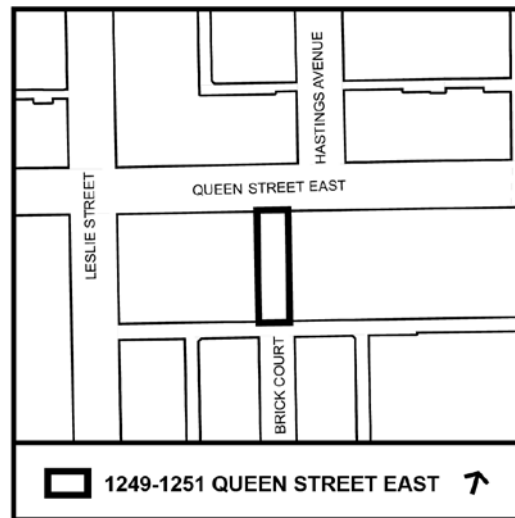
<b>Date:</b>	December 15, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 32 – Beaches-East York
<b>Reference Number:</b>	17-247432 STE 32 OZ

**SUMMARY**

This application proposes a six storey building with one retail store at grade and five storeys of residential containing 29 dwelling units at 1249 - 1251 Queen Street East. The proposal includes 21 vehicular parking spaces and 30 bike parking spaces located in two levels of below grade parking to be accessed from Memory Lane to the south of the site.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Consultation meeting is anticipated to be held in first quarter of 2018. The final report is targeted for the second quarter of 2018, subject to any required information being provided by the applicant in a timely manner.



## 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 1249 - 1251 Queen Street East 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.

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on July 19<sup>th</sup>, 2017 to discuss the proposal and the complete application submission requirements. Issues related to urban design and building materials were identified at that meeting.

## ISSUE BACKGROUND

### Proposal

The applicant proposes to construct a six storey mixed-use building with retail at grade and five storeys of residential containing 29 dwelling units. The overall height of the building is approximately 20 metres, excluding the mechanical penthouse, with a gross floor area (GFA) of 3,387 square metres. The retail portion of the building includes 248 square metres of GFA; the residential portion contains 3,139 square metres of GFA. The proposed density is 4.9 times the lot area.

The breakdown of the proposed 29 dwelling units is as follows:

Unit Type	Number of Units
1 Bedroom	18
2 Bedroom	11
<b>Total</b>	<b>29</b>

Indoor amenity space totalling 103.2 square metres is proposed to be located on the ground floor to the rear of the commercial space. No outdoor amenity space is proposed.

The proposal includes 21 vehicle parking spaces to be located within two levels of below-grade parking. Access to vehicular parking is provided via the public laneway (Memory

Lane) to the rear of the subject site. The proposal also includes 30 wall mounted bicycle parking spaces in the two levels of below grade parking. Eight visitor bike parking spaces are proposed using four ring and posts in the public right-of-way.

See Attachments Nos. 2 and 3 for drawings of the proposal and Attachment No. 6 for the application data sheet.

## **Site and Surrounding Area**

The site is located on the south side of Queen Street East, between Leslie Street to the west and Laing Street to the east. The site has an overall area of approximately 707 square metres and is currently occupied by a vacant one storey building and a surface parking lot to the rear of the site.

North: One- and two-storey mixed use buildings front onto Queen Street East.

East: Directly east of the site is a two-storey commercial building. Further east are one- to two-storey residential and commercial buildings.

South: A public laneway (Memory Lane) abuts the site to the south. Maple Leaf Forever Park is located southeast of the site and accessed via Memory Lane. Beyond the park are various low-rise residential and commercial buildings.

West: Directly west is a one-storey commercial garage. One- and two-storey commercial and residential buildings generally occupy the lots fronting onto Queen Street East further west, including a four-storey nursing home west of Leslie Street.

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

The Provincial Policy Statement (2014) (the "PPS") 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 impacts 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 other 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 PPS. The PPS identifies the Official Plan as the most important vehicle for its implementation.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") 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 builds upon the policy foundation provided by the PPS 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 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 application for consistency with the PPS and conformity with the Growth Plan.

## **Official Plan**

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. They will change 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.

The Official Plan designates the property as *Mixed Use Areas*, which are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Plan provides development criteria for *Mixed Use Areas* that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods particularly during the spring and fall equinoxes;

- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The properties directly to the south are designated *Neighbourhoods* in the Official Plan, which are considered to be physically stable areas. Policy 2 of Section 2.3.1 – "Healthy Neighbourhoods" states that developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will:

- Be compatible with those *Neighbourhoods*;
- Provide a gradual transition of scale and density through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- Maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*;

Section 3.1.2 – "Built Form" states that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

The Official Plan must be read as a whole. Staff will review the proposed development for consistency with the City of Toronto Official Plan with respect the policies noted above and all other pertinent policies.

### **Queen Street East/Ashbridge Precinct Planning Study**

In June 2014, City Council directed City Planning staff to determine if either the existing Urban Design Guidelines for Queen Street East or the Leslieville Urban Design Guidelines should be extended to apply to the portion of Queen Street between Leslie Street and Coxwell Avenue. The result of this study was the adoption of Site and Area

Specific Policy (SASP) No. 501 and the Queen Street East: Ashbridge Precinct Urban Design Guidelines by Toronto City Council on February 3, 2016. SASP No. 501 is in force and applies to the subject lands.

The policies of SASP No. 501 are intended to guide and manage moderate, incremental development; respect and reinforce the existing mixed-use character and physical character of Queen Street East between Leslie Street and Coxwell Avenue. SASP No. 501 allows new development to achieve a maximum height of six-storeys excluding the mechanical penthouse provided that: the site has sufficient lot depth and width; the proposed building steps back above a 14 metre streetwall; angular planes to provide transition are adhered to; and appropriate access for parking and servicing is provided.

In addition to other development criteria of the Official Plan, all new development in Mixed Use Areas within the Precinct will:

- respect and reinforce the existing character of the area;
- provide a transition in scale towards existing buildings in *Neighbourhoods, Parks and Open Space Areas* through appropriate setbacks and a rear angular plane;
- include building articulation, windows and entrances on the building façade(s) 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 the Ashbridge Precinct; and
- have a ground floor height between 3.5 and 4.5 metres, which is in keeping with existing commercial ground floor heights and will reinforce the existing horizontal articulation of building façades.

This planning analysis and resulting SASP has precluded the need for a separate Avenue Segment Study, which the applicant was therefore not required to submit.

The Ashbridges Precinct Urban Design Guidelines will be used as a tool to evaluate proposed development in the area and ensure that 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 not zoned under City of Toronto Zoning By-law 569-2013.

## **Site Plan Control**

The development is subject to Site Plan Control. An application for Site Plan Control has not yet been submitted.

## **Tree Preservation**

An Arborist Report has been submitted with the applications and is under review by Urban Forestry.

## **Reasons for the Application**

The proposed six storey mixed-use building is within an MCR zone with a maximum permitted density of 2.5 times the area of the lot and a height limit of 14 metres. The proposed density is 4.9 times the area of the lot and the proposed height is approximately 20 metres (excluding mechanical), which exceeds the maximum permitted density and height in Zoning By-law 438-86. A zoning by-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Survey;
- Architectural Plans;
- Sun/Shadow Study;
- Planning Rationale;
- Draft Zoning By-law Amendments;
- Public Consultation Strategy;
- Phase One and Two Environmental Site Assessment;
- Stage One Archaeological Assessment;
- Toronto Green Development Standards Checklist;
- Preliminary Subsurface Investigation
- Transportation Impact Assessment;
- Functional Servicing Report;
- Soil Quality Investigation Report
- Arborist report; and
- Digital Building Massing Model.

A Notification of Complete Application letter was issued on November 9<sup>th</sup>, 2017.



## **Issues to be Resolved**

### **Height, Massing, Density and Urban Design**

The applicant proposes to construct a six-storey building with a height of approximately 20 metres (excluding mechanical) and a proposed density of 4.9 times the lot area. Staff will review the proposed height, density and massing and overall fit within the existing and planned context of the neighbourhood to ensure it adheres to the built form polices of the Official Plan and the Ashbridges Precinct Urban Design Guidelines.

The proposed development is adjacent to Maple Leaf Forever Park. Consideration will be given to the relationship between the proposed building, Memory Lane, Brick Street and Maple Leaf Forever Park which will include considerations of pedestrian access and overall function of the laneway.

### **Ground Floor Height and Retail Uses**

The Queen Street East/Ashbridge Precinct Guidelines Urban Design Guidelines and associated SASP No. 501 require the height of the ground floor should be a minimum of 3.5 metres and a maximum of 4.5 metres in order to provide opportunities for smaller retailers and to maintain the area's physical character. The application proposes a ground floor height of 4.0 metres. The applicant will be required to provide additional details regarding the type of retail contemplated.

### **Unit Mix**

The proposed unit mix includes 18 one bedroom units and 11 two bedroom units. Staff will review both the mix and size of units to determine if the Official Plan housing objectives are being met.

### **Shadow Impact**

The Official Plan states that new buildings will be located and massed to adequately limit shadow impacts on the low-density *Neighbourhoods*. The applicant submitted a sun/shadow study and staff will review to determine if the proposed development creates any unacceptable shadow impacts.

### **Public Realm**

The public realm comprises streets, sidewalks and open spaces, which are shared assets that contribute to the character of the city. The streetscape and pedestrian environment will be reviewed against the Ashbridges Precinct Urban Design Guidelines and the City's Urban Design Streetscape Manual with respect to landscaping, outdoor amenity and sidewalk width. Particular consideration will be given to the relationship of the building to Memory Lane to the rear.

## **Parking, Servicing and Loading**

Staff will review the Traffic Impact Study, prepared by Lea Consulting Ltd., submitted with the application. The application and applicable studies have been circulated to Transportation Services staff who will assess the proposal's traffic, access, loading and parking plan. The location of long term and visitor bike parking will also be addressed.

## **Toronto Green Standard**

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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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Lynda H. Macdonald  
Acting Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: North Elevation

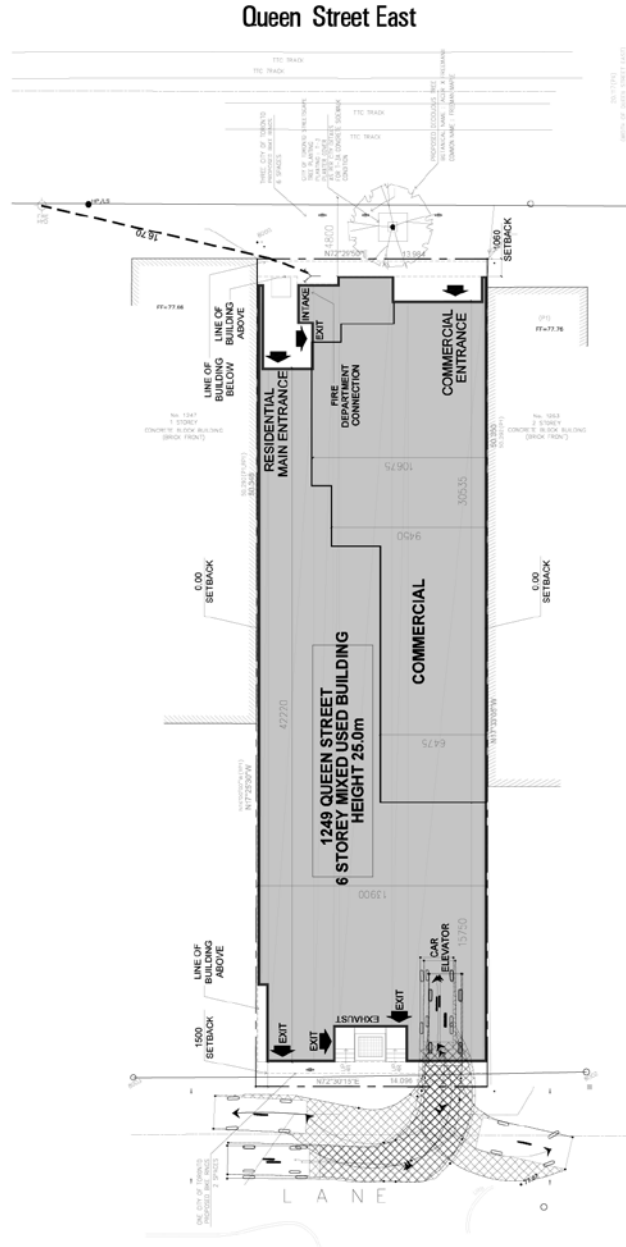
Attachment 3: South Elevation

Attachment 4: Official Plan Land Use

Attachment 5: Zoning By-law

Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

## 1249-1251 Queen Street East

Applicant's Submitted Drawing

Not to Scale 

File # 17 247432 STE 32 OZ

## Attachment 2: North Elevation



### Elevation

1249-1251 Queen Street East

Applicant's Submitted Drawing

Not to Scale  
11/30/17

File # 17 247432 STE 32 OZ

### Attachment 3: South Elevation



## Elevation

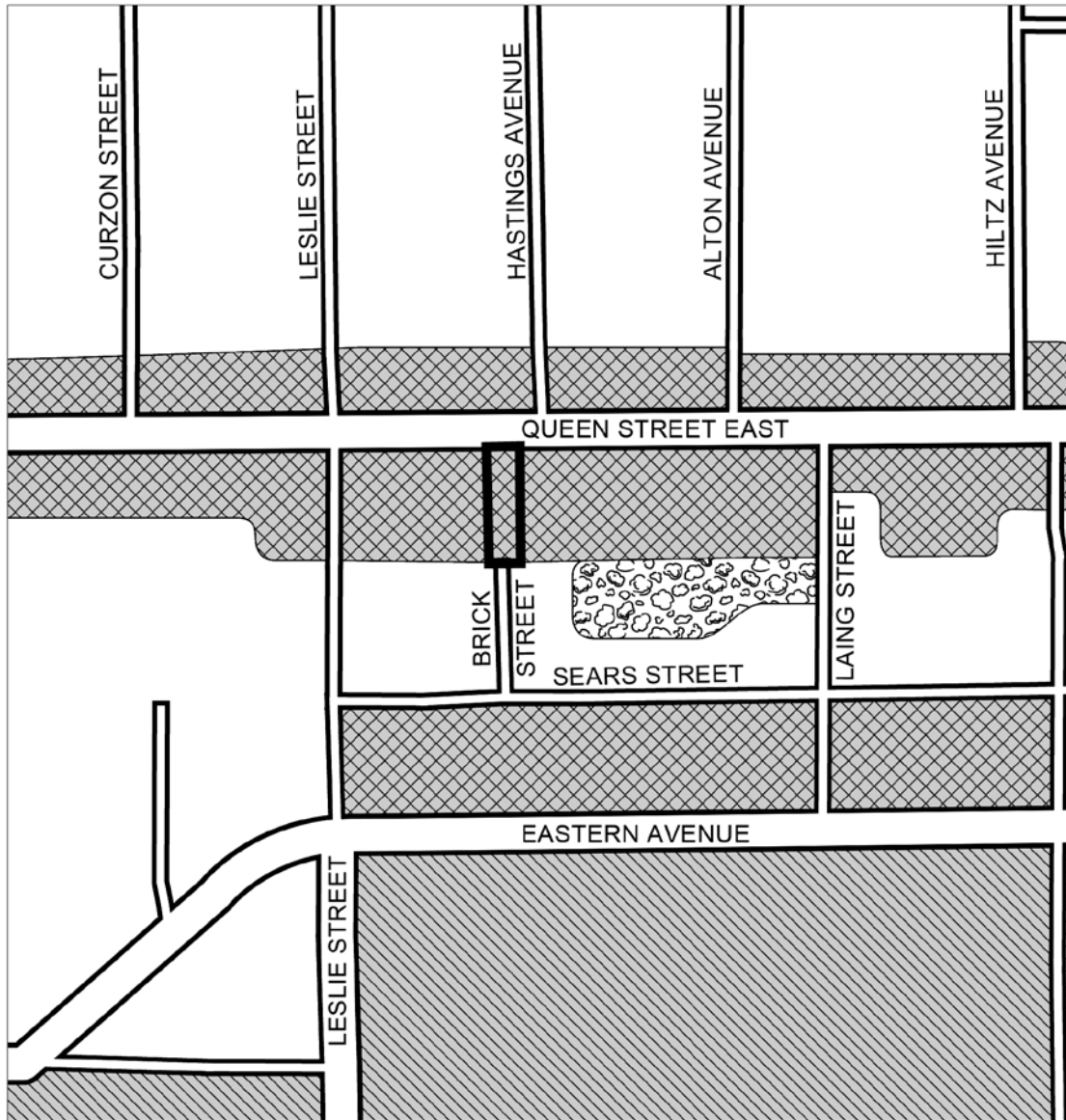
1249-1251 Queen Street East

Applicant's Submitted Drawing

Not to Scale  
11/30/17

File # 17 247432 STE 32 0Z

### Attachment 4: Official Plan Land Use



**TORONTO**  
Official Plan

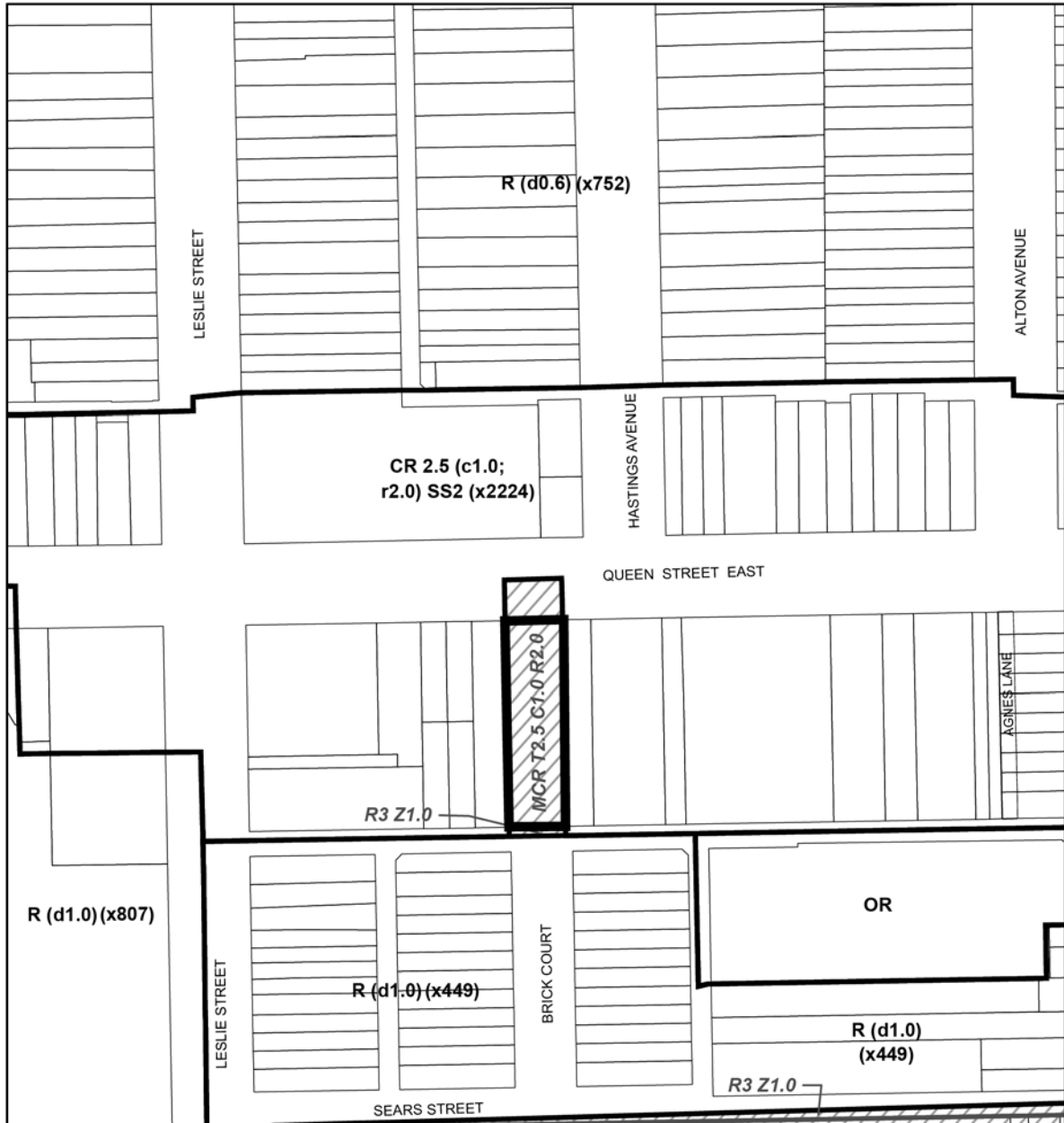
1249-1251 Queen Street East

File # 17 247432 STE 32 OZ

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Employment Areas
-  Parks

↑  
Not to Scale  
11/30/17

## Attachment 5: Zoning By-law



**Zoning By-Law No. 569-2013**

**1249-1251 Queen Street East**

File # 17 247432 STE 32 0Z

Location of Application

**R** Residential    **CR** Commercial Residential  
**OR** Open Space Recreation

See Former City of Toronto By-Law No. 438-86  
**R3** Residential District  
**MCR** Mixed-Use District



Not to Scale  
 Extracted: 11/28/2017

**Attachment 6: Application Data Sheet**

Application Type	Rezoning	Application Number:	17 247432 STE 32 OZ
Details	Rezoning, Standard	Application Date:	October 13, 2017
Municipal Address:	1249 QUEEN ST E		
Location Description:	PLAN 214 W PT LOT 33 **GRID S3212		
Project Description:	Proposal for rezoning for a mid-rise 6 storey mixed-use building containing 29 dwelling units and commercial space at grade with two levels of below grade parking.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Galbraith & Associates		Icon Architects	Condoman Developments Inc.

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 501, SASP 178
Zoning:	MCR T2.5, C1.0, R2.0	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	706.9	Height:	Storeys:	6
Frontage (m):	13.98		Metres:	25
Depth (m):	50.34			
Total Ground Floor Area (sq. m):	630			<b>Total</b>
Total Residential GFA (sq. m):	3139		Parking Spaces:	21
Total Non-Residential GFA (sq. m):	248		Loading Docks	0
Total GFA (sq. m):	3387			
Lot Coverage Ratio (%):	89.1			
Floor Space Index:	4.9			

**DWELLING UNITS**

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

	Condo		Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	3139	0
Bachelor:	0	Retail GFA (sq. m):	248	0
1 Bedroom:	17	Office GFA (sq. m):	0	0
2 Bedroom:	12	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	29			

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