

**1285 Queen Street East - Zoning Amendment
Application - Request for Direction Report**

Date:	June 14, 2018
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	17 192555 STE 32 OZ

SUMMARY

This application proposes the construction of a 6-storey mixed-use building containing 72 residential units and 755 square metres of retail at grade. The proposed density is 3.9 times the lot area. The application includes 40 vehicular parking spaces in one level of below-grade parking to be accessed from Memory Lane. The applicant is proposing a total of 65 bicycle spaces.

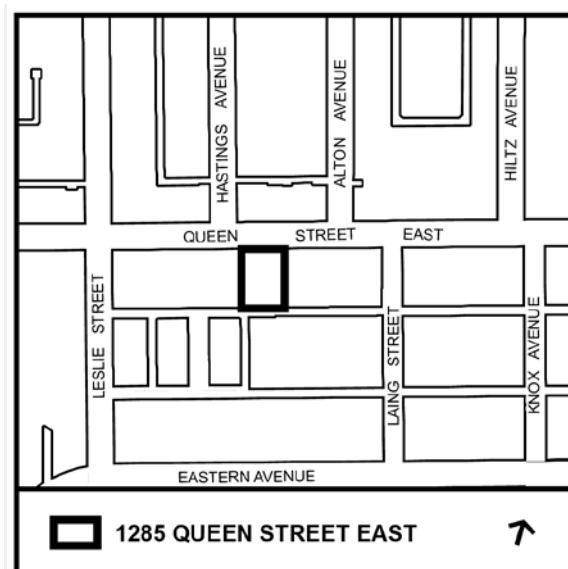
The applicant has appealed the application to the Local Planning Appeal Tribunal (LPAT) due to Council’s failure to make a decision within the time prescribed by the Planning Act. No hearing date has been scheduled.

The purpose of this report is to recommend that the City Solicitor, with appropriate staff, attend the LPAT in support of the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Local Planning Appeal Tribunal (LPAT) in support of the Official



Plan Amendment and Zoning By-law Amendment applications for 1285 Queen Street East subject to the submission and acceptance of revised plans that provide the required number and location of accessible parking spaces to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services and the Chief Planner and Executive Director, City Planning.

2. In the event that the LPAT allows the appeal in whole or in part, City Council direct the City Solicitor to request the LPAT to withhold the issuance of its final Order until:
 - a. a final form of the Official Plan Amendment and Zoning By-Law Amendment are prepared to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - b. submission and acceptance of a Functional Service Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - c. the owner enter into an agreement with the City to pay for and construct any necessary improvements to the municipal infrastructure in connection with the Functional Servicing Report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering & Construction Services.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a 6-storey mixed-use building with retail at grade and 5 storeys of residential containing 72 dwelling units, including three 2-storey townhouse units facing Memory Lane. The overall height of the building is 20 metres, excluding the mechanical penthouse, with a gross floor area of 7,090 square metres. The proposed density is 3.9 the lot area.

The breakdown of the proposed 72 dwelling units is as follows:

Unit Type	Number of Units
1 Bedroom	20
1 Bedroom + den	15
2 Bedroom	26
2 Bedroom + den	4
3 Bedroom	7
Total	72

The development proposes two retail units on the ground floor totalling 755 square metres, which will front onto Queen Street East.

Outdoor amenity space is proposed on the top floor, totalling 144 square metres (2.0 square metres per unit). Approximately 183 square metres of indoor amenity space is provided on the ground and second floor.

The proposal includes 40 vehicle parking spaces to be located within a single level of below-grade parking. Access to vehicular parking is provided off of the public laneway (Memory Lane) to the rear of the subject site. The proposal includes a Type "G" loading space to service the residential and retail component of the building.

See Attachment Nos. 1-5 for drawings of the proposal and Attachment No. 8 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 1,817 square metres and is currently occupied by a single-storey building (Beer Store) with surface parking located on the east side of the building.

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

East: Directly east of the site is an auto body shop. Further east there are 2-storey residential and mixed use buildings.

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

West: One- and two-storey commercial and residential buildings fronting onto Queen Street East.

Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

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.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017) The outcome of staff analysis and review are summarized in the Comments section of this Report.

Toronto Official Plan

The land use policy context anticipates and encourages intensification along this portion of Queen Street East, which is identified as an *Avenue* on Map 2 – Urban Structure in the Official Plan. The lands are designated *Mixed Use Areas* within the Official Plan. The lands surrounding the site to the south are designated as *Parks*.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors

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 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.

Planning studies on *Avenues* are intended to create a vision and implementation plan to show, among other matters:

- how the streetscape and pedestrian environment can be improved;
- where public open space can be created and existing parks improved;
- where trees should be planted;
- how use of the road allowance can be optimized and transit service enhanced.

Section 4.5 Mixed Use Areas

The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development 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 majority of the properties surrounding the study area 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 4.3 Parks and Open Space Areas

The *Parks and Open Space Areas* designation generally prohibits development within Parks and Other Open Space Areas except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. These areas generally include the parks and open spaces, valleys, watercourse and ravines, golf courses and cemeteries that comprise a green open space network in Toronto.

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.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The outcome of staff analysis and review of relevant Official Plan policies is summarized in the Comments section of the Report.

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 East between Leslie Street and Coxwell Avenue. The result of this study was the adoption of Site and Area Specific Policy (SASP) #501 and the Queen Street East: Ashbridge Precinct Urban Design Guidelines (APUDG) by Toronto City Council on February 3, 2016, which are in force and apply to the subject lands.

The policies of SASP 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; and ensure appropriate transition between new development and existing *Neighbourhoods, Parks and Open Space Areas* north and south of Queen Street East.

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 APUDG will be used as a tool to evaluate proposed development in the area and ensure that such 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 of 14.0 metres in the harmonized, city-wide City of Toronto Zoning By-law 569-2013, which is currently

under appeal. This zoning permits a wide range of residential and non-residential uses at 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 and the height limit is 14 metres.

Site Plan Control

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

Reasons for the Application

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 14 to 20 metres, to increase the maximum permitted density from 2.5 times the area of the site to 3.9 times the area of the site, and to establish appropriate development standards.

Community Consultation

City Planning hosted a community consultation meeting on November 23, 2017 which was attended by approximately 12 members of the public and the local Councillor.

A summary of issues raised at the Community Consultation Meeting are as follows:

- Massing of development – concern about the proposed encroachment into the 45-degree angular plan and the relationship between the proposed building and the adjacent Maple Leaf Forever Park.
- Materiality of the building – many felt the building façade as rendered was too dark and heavy in appearance.
- Laneway traffic: Some community members raised concerns with the increased use of Memory Lane as it pertains to pedestrian safety.
- Construction impact and timelines: Concerns regarding the overall construction timeline and impacts to develop the building.

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.

This application is consistent with the PPS direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure as noted in Section

1.1.3. The application also complies with other policies in Section 1.1.3 of the PPS that require new development to be directed to appropriate locations for growth.

The proposal conforms with the Growth Plan for the Greater Golden Horseshoe by proposing intensification in a growth area on an Avenue well served by transit as noted in Policy 2.2.1.2 and 2.2.1.3 of the Growth Plan. This application accommodates intensification, and provides an acceptable transition of built form to adjacent areas, supporting the complete community objectives in Policy 2.2.1.3 and 2.2.1.4 of the Growth Plan.

Site and Areas Specific Policy #501 and Queen Street East: Ashbridge Precinct Urban Design Guidelines

SASP 501 and the APUDG 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 between Leslie Street and Coxwell Avenue.

The proposed development generally conforms to SASP 501 and satisfies many of the development principles found within the Urban Design Guidelines. The building maintains a maximum building height of 20 metres, with stepbacks being provided above 14 metres. In addition, the proposed development provides a mix of uses consistent with the character of this section of Queen Street East.

SASP 501 outlines a series of development criteria for new development along this section of Queen Street East. 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 Ashbridge Precinct area by conforming with the policies below.

- ii. Provide a transition in scale towards existing buildings in *Neighbourhoods*, *Parks and Opens Spaces* 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 stepbacks at the 4th storey that increase to the 6th floor.

The building has a rear angular plane of approximately 53 degrees. This rear angular plane has been accepted in this proposal as the increased angular plane does not result in any additional shadows on the adjacent Maple Leaf Forever Park. The increased angular plane also allows for larger 2 and 3 bedroom suites.

- 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 retail entrances) on the first 14 metres of the building façade, consistent with the prevailing building character in the Ashbridge Precinct. The design of the building articulation, windows and entrances will be further refined through the Site Plan Application to reflect the fine grain patterns along this section of Queen Street East.

- iv. Include building materials that are complementary to the materials used on existing buildings on Queen Street East in the Ashbridge Precinct.

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 the Ashbridge Precinct. This includes the use of brick and partial glass facades to be secured through Site Plan Approval

- v. 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.

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 to the west of the building, including the heritage building at 993 Queen Street East.

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. 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

Front Transition

The APUDG states that new development on lots that have sufficient width, depth and appropriate access for parking and servicing will have a maximum height of 20 metres.

Stepbacks are required above a height of 14 metres to reduce the overall appearance of the building and to provide appropriate transition to adjacent properties. In addition to the front stepbacks, a 45 degree angular plane is to be applied to the front façade from the 14 metre streetwall height in order to provide further transition and to mitigate shadow impacts.

The proposed building has a maximum height of 20 metres excluding the mechanical penthouse, which has been set back a sufficient distance to minimize its impact. The building fits within a front 45 degree angular plane measured from a height of 14 metres. The proposed building has been massed and designed to fit harmoniously within the existing and planned context for Queen Street East. The building is sculpted with a series of stepbacks to address shadow and privacy impacts. A number of vertical elements have been introduced to break up the massing and to provide a vertical rhythm along Queen Street. The ground floor height has been reduced so that the proposed building appropriately frames the street. The building provides appropriate materiality, including the use of brick and glazing to minimize the massing of the building.

Rear Transition

The APUDG states that new development will provide a transition to properties at the rear that are designated as *Neighbourhoods* and *Parks and Open Space*. The Guidelines recommend that buildings meet a 45-degree angular plane from a setback of 7.5 metres in order to mitigate shadow and overlook impacts.

The building has a rear angular plane of approximately 53 degrees. The increased angular plane also allows for larger 2 and 3 bedroom suites. This rear angular plane has been accepted in this proposal as the increased angular plane does not propose any additional shadows on the adjacent Maple Leaf Forever Park.

The application includes 3 two-storey townhouse-type units that front onto Memory Lane, which are appropriately massed and frame the lane to accommodate main entrances and a rear walkway. These units provide for an active frontage and presence along Memory Lane and facing the park. The proposed rear massing and setbacks are appropriate and meet the intent of the APUDG.

Sun and Shadow

The Official Plan requires that the proposed development demonstrate that a minimum of 5 hours of sunlight will be provided on the opposite sidewalk. This is reinforced in the APUDG which further states that any new development must not result in shadow impacts on adjacent parks and open spaces.

Planning staff have reviewed the applicant's shadow studies. The proposed building will not result in any negative shadow impact on Queen Street East or the adjacent Maple Leaf Forever Park.

Streetscape

An important consideration for new development within the Ashbridge Precinct is its interface with the public realm and existing pedestrian network. The width, design and condition of sidewalks play an important role in the walkability of the area. The APUDG require a minimum sidewalk width of 4.8 metres to accommodate a 2.1 metre pedestrian clearway, and to provide opportunities for public amenities such as street trees, bicycle racks, street furniture and lighting. The proposed development provides the required 4.8 metre setback from the front façade along Queen Street East which will allow for an improved streetscape. Appropriate streetscape elements will be secured through Site Plan approval.

The APUDG encourages a fine grain of retail to enhance the pedestrian experience. SASP 501 requires the ground floor height be a minimum of 3.5 metres and a maximum of 4.5 metres in order to provide opportunities for smaller retailers and to reinforce the area's existing physical character. The original application proposed a ground floor height of 5.1 metres. The application has been revised to a maximum 4.5 metre ground floor-to-ceiling height.

There are two retail units proposed. The first is approximately 241 square metres, which is below the average floor area of 300 square metres for existing larger non-residential uses and will reinforce the fine-grain retail fabric of the area. The second retail unit is larger in size at 521 square metres and will allow the existing Beer Store the option to relocate within the proposed building. The proposed retail space will result in the elimination of the existing surface parking and curb cut on Queen Street East and would enhance the public realm.

Unit Mix

Among the principles noted in Chapter 1 of the Official Plan is the provision of housing choices for people of all stages of their lives which involves providing larger family oriented units. City Planning generally seeks to achieve a unit-mix that includes 10% of units as 3-bedroom units in new multi-residential development. The proposed application meets this guideline.

Traffic Impact, Access and Parking

Transportation Services staff have reviewed the traffic study prepared by LEA Consulting Ltd. The study estimates that the proposed development would generate approximately 27 two-way trips during the weekday AM and PM peak hours, respectively. However, the study notes the existing Beer Store use generates a net total of 7 and 66 two-way trips during the AM and PM peak hours, respectively. This will result in a net increase of 21 two-way trips during the AM peak hour and a net decrease of 39 two-way trips during the PM hour. Transportation Services staff agree with the study's conclusion that the traffic impacts from the proposal are minimal and acceptable.

Vehicular access to the site is provided off of the public laneway (Memory Lane). Transportation Services have found the proposed access to be acceptable.

City Planning staff and local residents raised concerns regarding potential vehicular and pedestrian conflict with the proposed access. In response to these concerns, the applicant has provided a walkway along the rear of the site, abutting Memory Lane.

The applicant is proposing a total of 41 vehicular parking spaces within a one-level underground parking garage accessed via Memory Lane. No visitor parking spaces have been provided. The Zoning By-law requires a total of 42 residential spaces and four visitor parking spaces. In addition the Zoning By-law requires a minimum of three accessible parking spaces, whereas two have been provided. Transportation has reviewed the submitted Transportation Impact Assessment, which concludes that the deficiency of four visitor spaces can be accommodated by the on-street parking supply. Transportation Services agrees with the conclusion that the proposed parking supply will satisfy the anticipated parking demand generated by proposed development. However, the proposed development does not currently provide the required number or correct location for accessible parking spaces as required by both the Zoning By-law and the Accessibility for Ontario with Disabilities Act (AODA). The applicant will be required to provide revised drawings indicating they are able to comply with this requirement. City Planning will be required to review any revisions required to any plans to accommodate the AODA requirement to ensure that they are otherwise substantially in accordance with the current plans.

Loading

Loading is provided in accordance with By-law 569-2013 which requires that one shared Type G/B space be provided for the proposed development. The loading space is located at the southwest corner of the site. It has been demonstrated that City garbage vehicles can access the loading space in an acceptable manner.

Servicing

Engineering and Construction Services have requested that the applicant submit a revised Functional Servicing Report to confirm whether existing municipal infrastructure is adequate to service the development.

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 site is located across the street from Maple Leaf Forever Park, which is 3,365 square metres in size and contains the Maple Leaf Cottage, drinking fountain, pathways and passive recreation.

In accordance with the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu, the amount of which will be determined at the time of building permit issuance.

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 Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS. Applicable TGS performance measures will be secured through the Site Plan Approval process.

CONTACT

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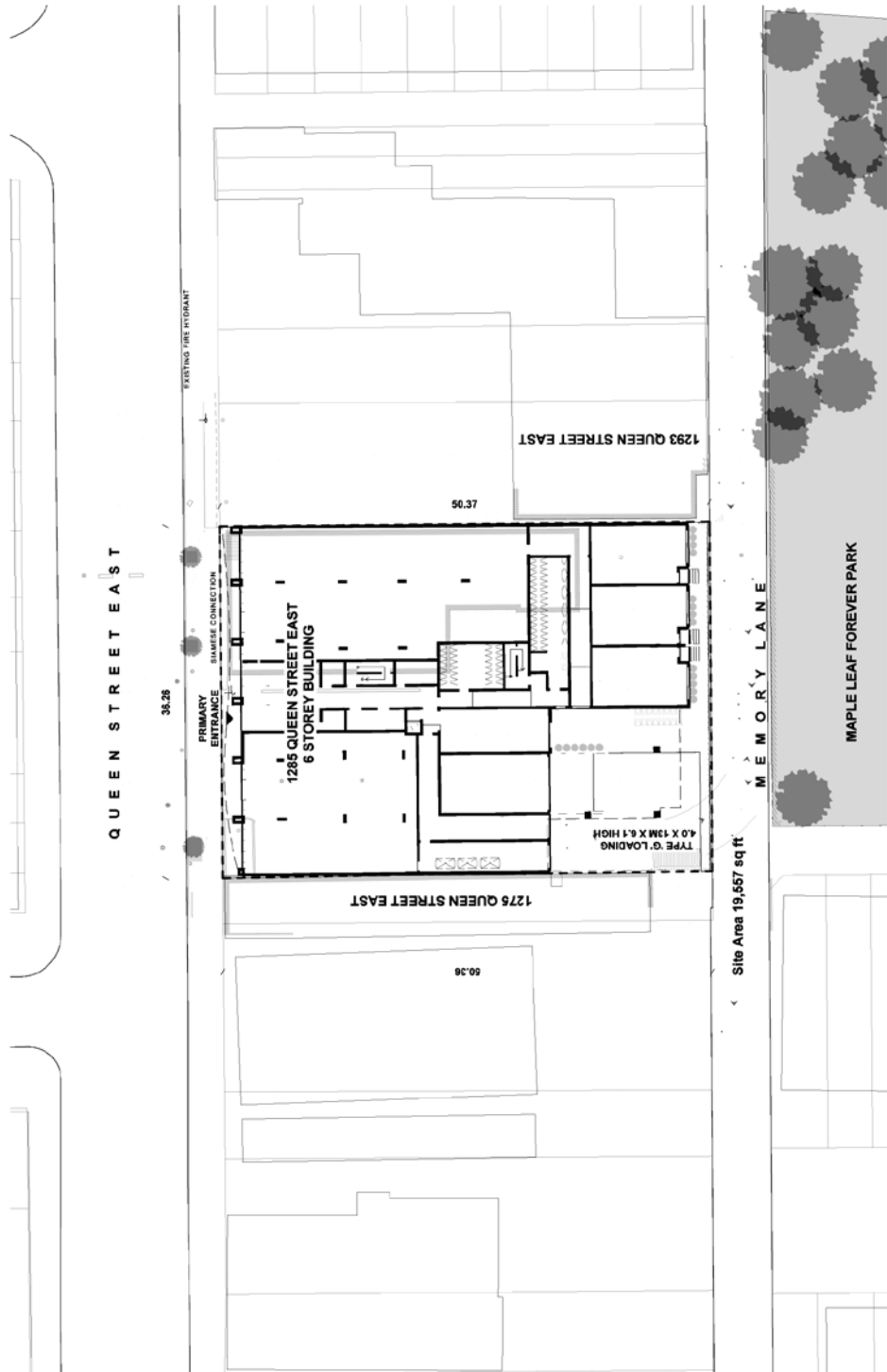
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



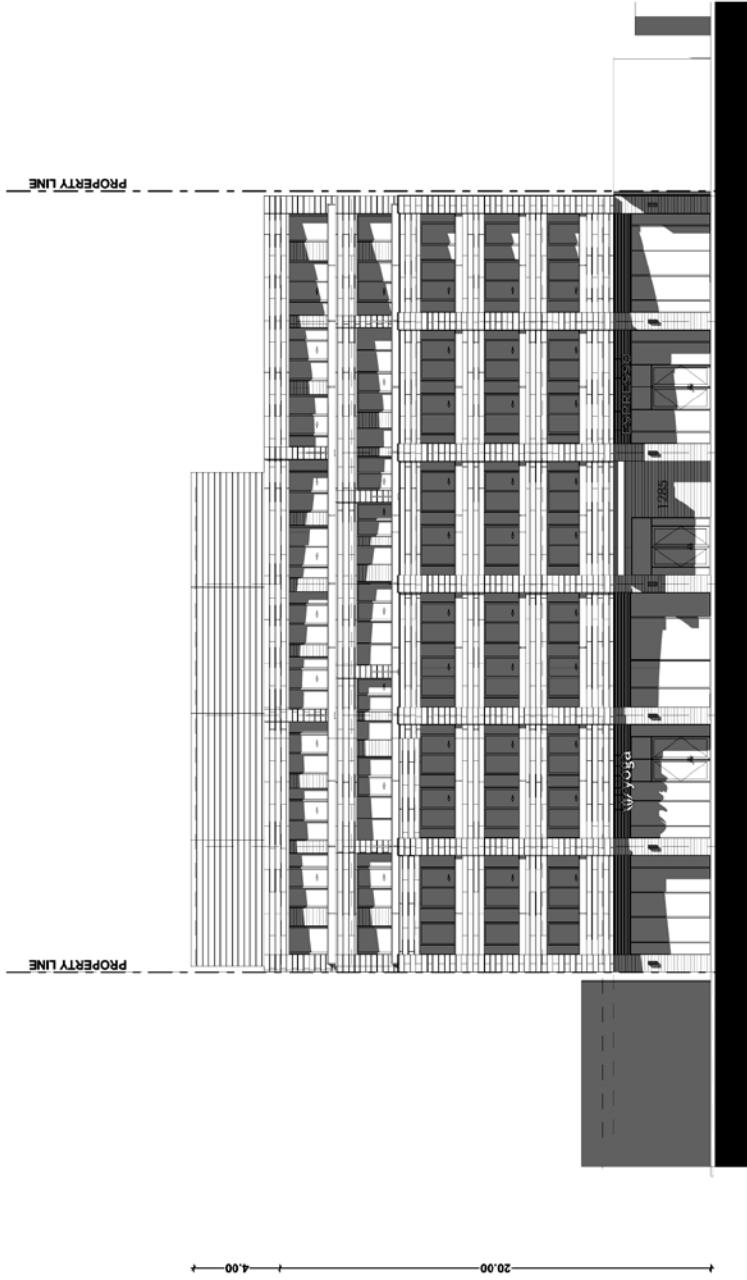
1285 Queen Street East

Site Plan
Applicant's Submitted Drawing

Not to Scale
05/25/2018

File # 17 192555 STE 32 0Z

Attachment 2: North Elevation



1285 Queen Street East

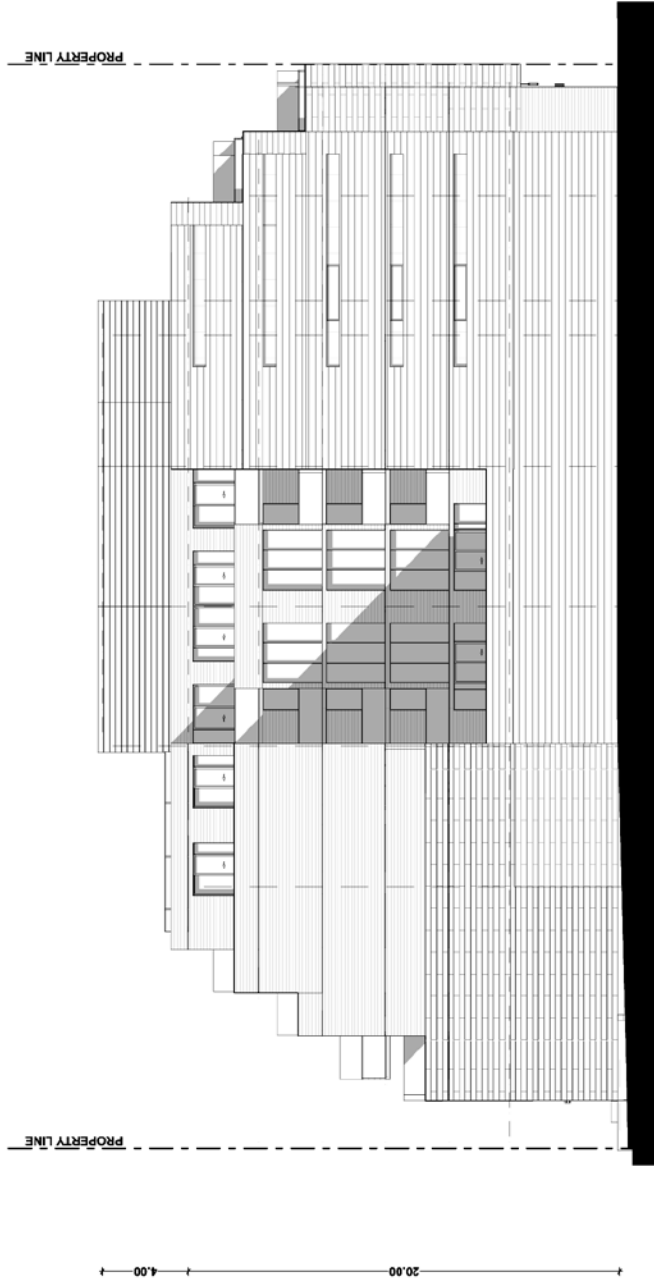
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North Elevation

Applicant's Submitted Drawing

Not to Scale
05/25/2018

Attachment 3: East Elevation



1285 Queen Street East

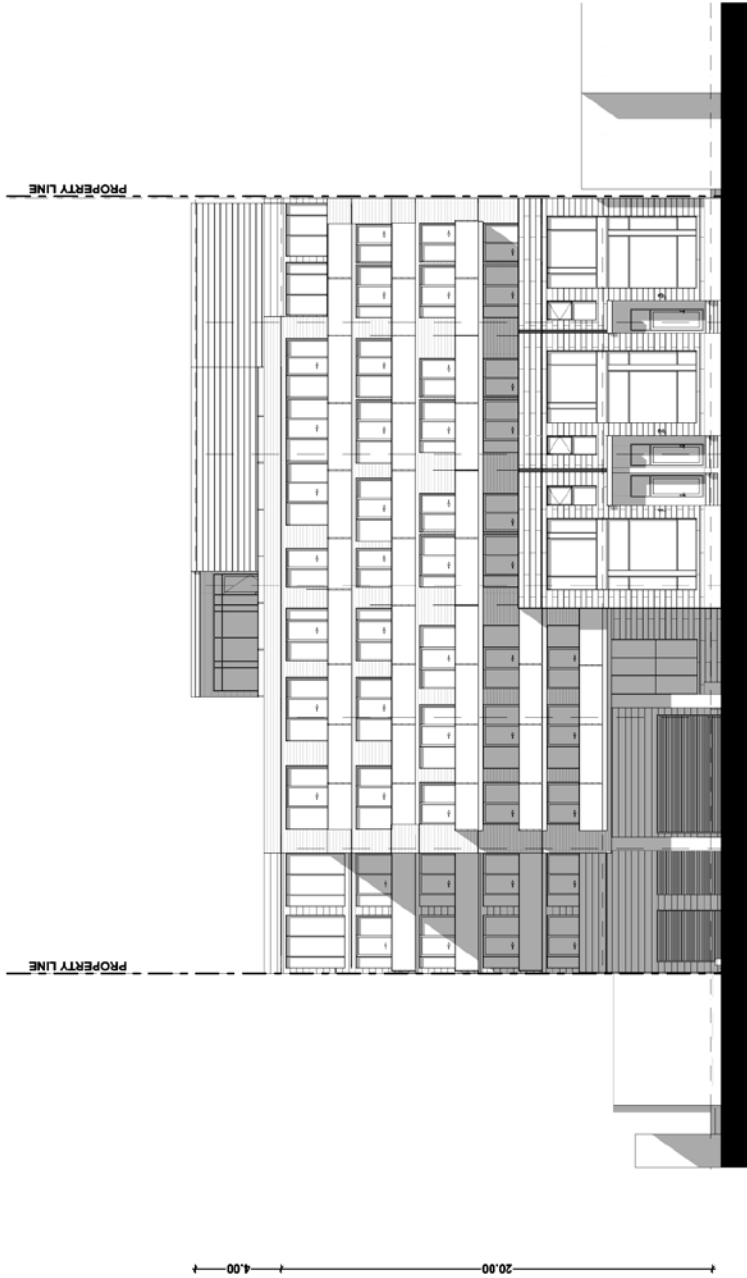
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East Elevation

Applicant's Submitted Drawing

Not to Scale
05/25/2018

Attachment 4: South Elevation



South Elevation

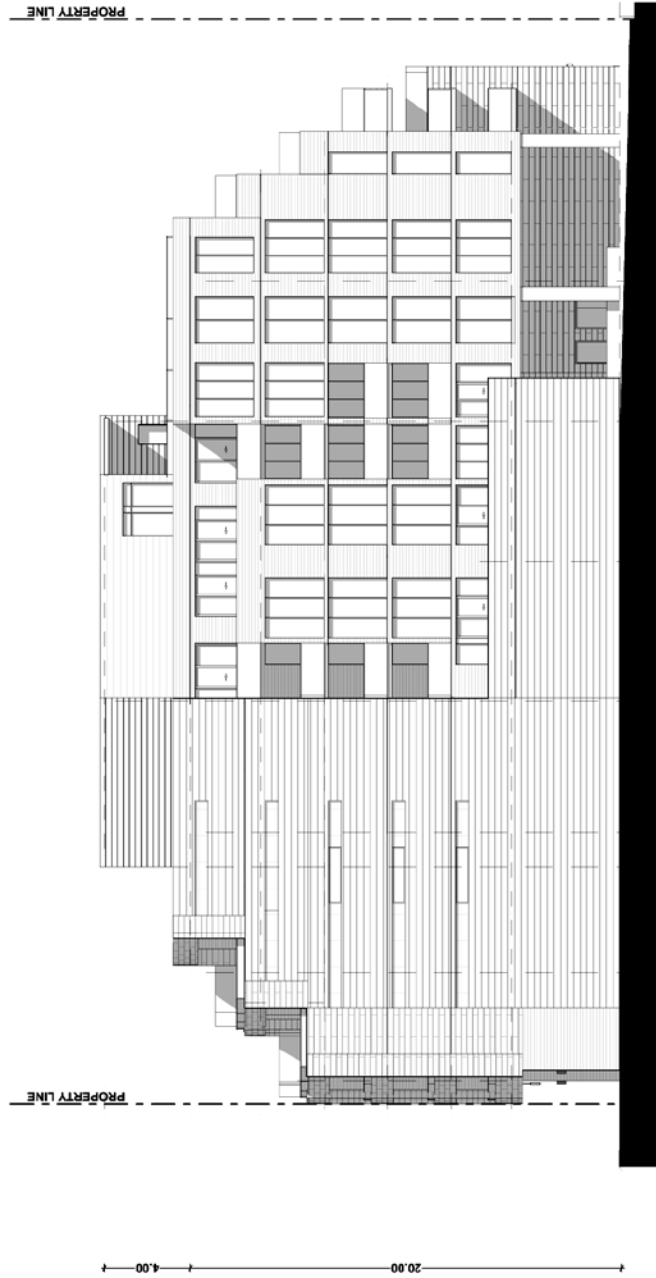
Applicant's Submitted Drawing

Not to Scale
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File # 17 192555 STE 32 0Z

Attachment 5: West Elevation



West Elevation

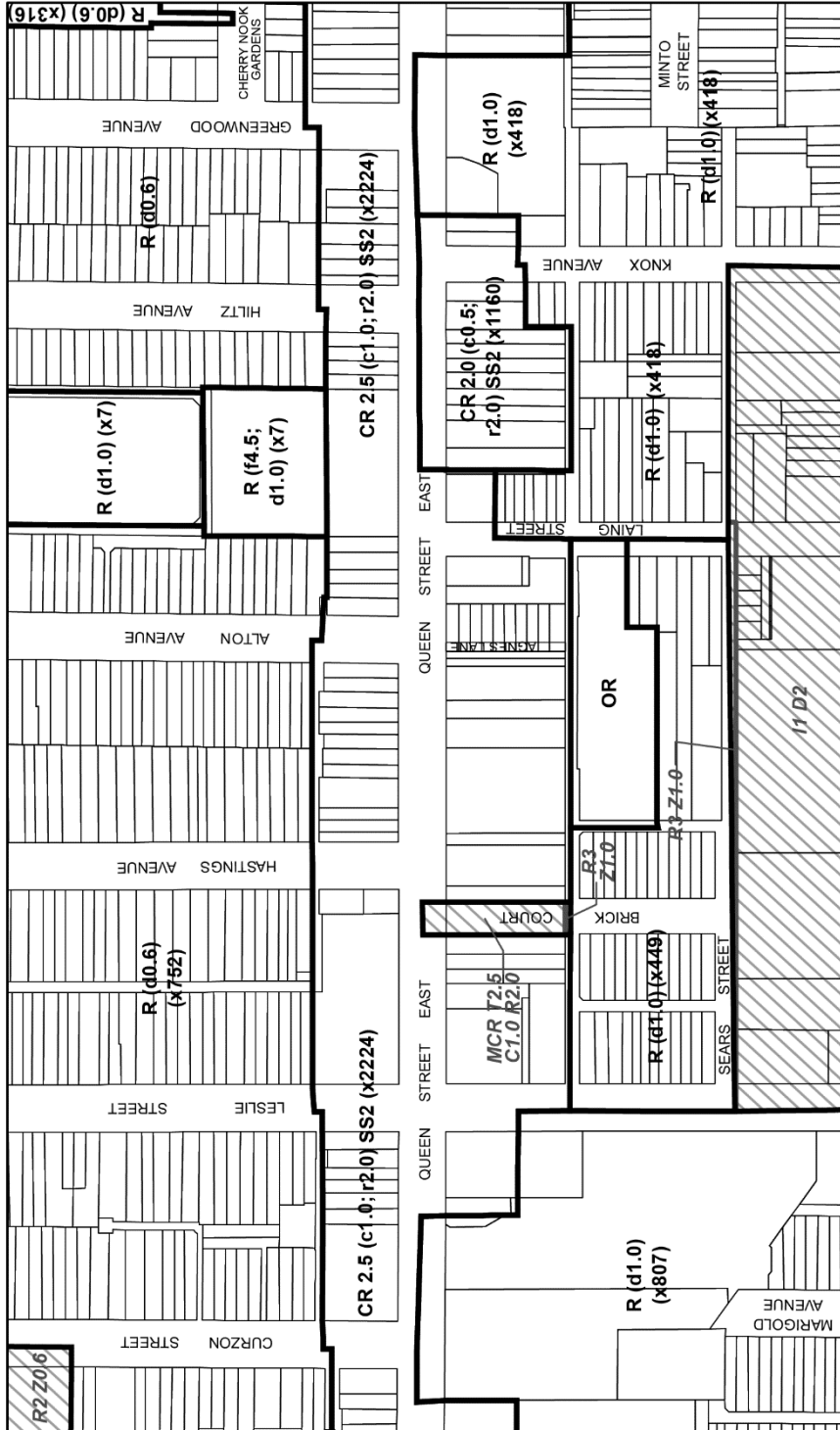
Applicant's Submitted Drawing

Not to Scale
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1285 Queen Street East

File # 17 192555 STE 32 0Z

Attachment 6: Zoning



Toronto
1285 Queen Street East

File # 17 192555 STE 32 0Z

Toronto
Zoning By-Law No. 569-2013

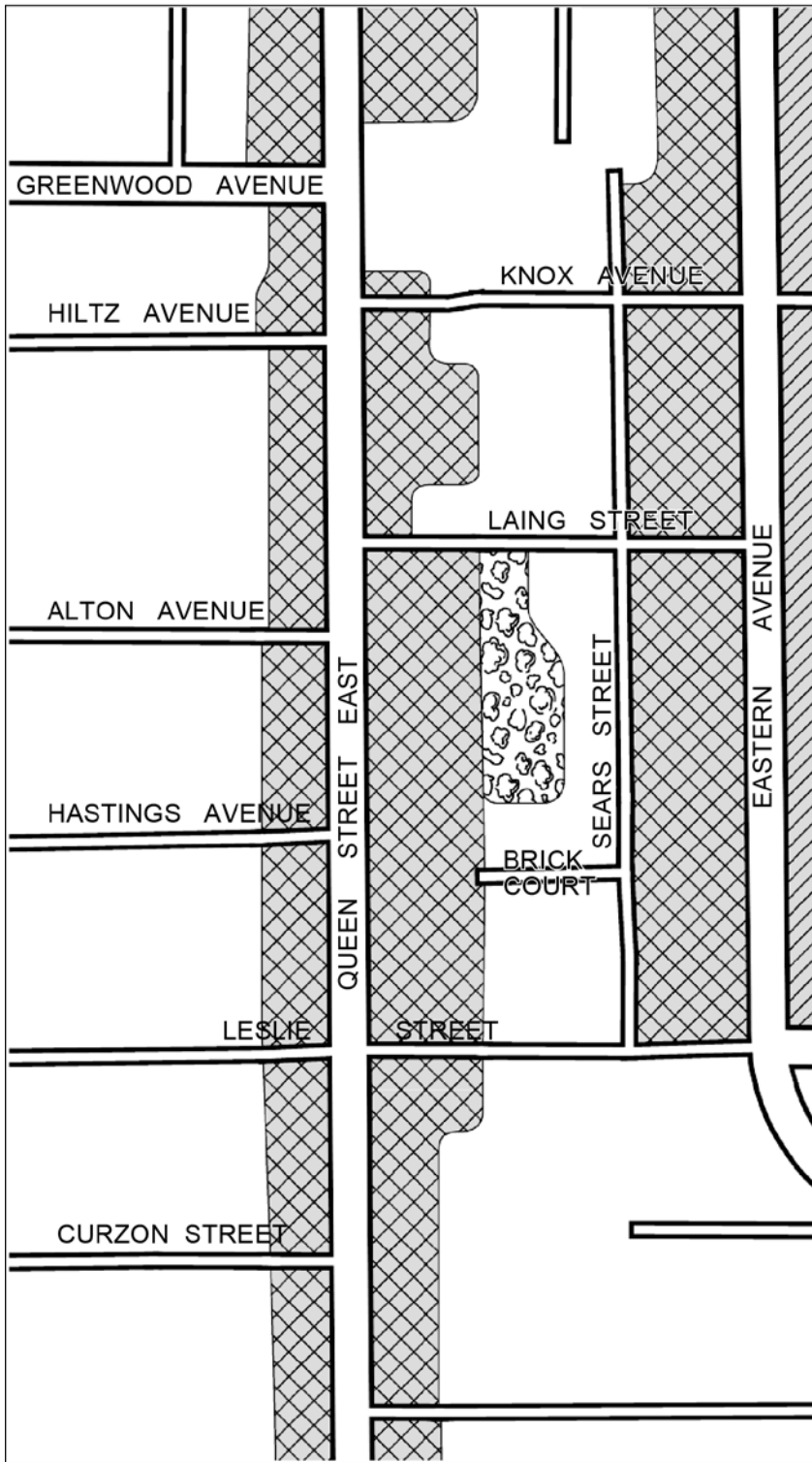
 Location of Application
 Residential
 Commercial Residential
 Open Space Recreation
 Residential District
 Mixed-Use District
 Industrial District

See Former City of Toronto By-Law No. 438-86
 R2 Residential District
 R3 Residential District
 MCR Mixed-Use District
 I1 Industrial District



Not to Scale
 Extracted: 08/23/2017

Attachment 7: Official Plan



1285 Queen Street East



File # 17_192555 STE32 OZ

- Site Location
- Neighbourhoods
- Mixed Use Areas
- Parks & Open Spaces Areas
- Parks
- Employment Areas

↑
Note to Scale
08/24/17

Attachment 8: Application Data Sheet

Municipal Address: 1285 QUEEN ST E **Date Received:** July 5, 2017

Application Number: 17 192555 STE 32 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: This application proposes a 6-storey mixed-use building containing 72 dwelling units and retail at grade. The proposed density is 4.0 times the lot area. The application includes 41 vehicular parking spaces in one level of below-grade parking to be accessed from Memory Lane. The applicant is proposing a total of 73 bicycle spaces.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC		TACT ARCHITECTURE INC.	BREWERS RETAIL INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 501
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x2224)	Heritage Designation:	
Height Limit (m):	14	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq m): 1,817 Frontage (m): 36 Depth (m): 51

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,401	1,401
Residential GFA (sq m):			6,335	6,335
Non-Residential GFA (sq m):			755	755
Total GFA (sq m):			7,090	7,090
Height - Storeys:			6	6
Height - Metres:			20	20
Lot Coverage Ratio (%):	77	Floor Space Index:	3.9	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	6,335	
Retail GFA:	755	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			72	72
Other:				
Total Units:			72	72

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:			35	30	7

Parking and Loading

Parking Spaces:	41	Bicycle Parking Spaces:	73	Loading Docks:	1
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CONTACT:

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