

689 The Queensway – Zoning By-law Amendment Application – Preliminary Report

Date: November 5, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 19 204533 WET 03 OZ

Notice of Complete Application Issued: September 11, 2019

Current Use(s) on Site: The development site is currently vacant and was formerly occupied by a one storey building containing an adult entertainment use.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of Etobicoke Zoning Code to permit a 9-storey (31.0 m in height, including mechanical penthouse and habitable 9th floor space) mixed-use building at 689 The Queensway. The building would contain 200 residential units and 500 m² of commercial at-grade floor area. The building would have a gross floor area of 17,870 m², yielding a Floor Space Index (FSI) of approximately 4.4 times the area of the lot. A total of 194 parking spaces would be provided within two levels of below grade parking. Vehicular access to the site would be provided via a private lane at the rear of the property.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 689 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Previous Site Plan Control Application

In July 2017 a Site Plan Control application (17 194307 WET 05 SA) was submitted for the subject property by a previous owner. The proposal consisted of 55 back-to-back townhouse dwelling units and street-related retail space along The Queensway with an FSI of 1.97 times the area of the lot. The last activity on the file occurred in November 2017. Staff have formally closed the file.

Pre-Application Consultation

Two pre-application consultation meetings were held between Planning staff and the applicant to discuss complete application submission requirements and to identify issues with the proposal. The first was held in January 2019 for a 10-storey mixed-use building, and the second was held on June 13, 2019 for the current 9-storey mixed-use building. At the June 13 pre-application meeting, staff expressed concern regarding the building height and transition between the tallest portion of the building and the adjacent *Neighbourhoods* designated lands to the south, east and west.

The applicant subsequently submitted the application for the 9-storey mixed-use proposal on August 13, 2019.

ISSUE BACKGROUND

Application Description

This application proposes to amend the former City of Etobicoke Zoning Code to permit a 9-storey (31.0 m in height, including mechanical penthouse and habitable 9th floor space) mixed-use building at 689 The Queensway. The site is approximately 4,033 m² and is bounded by The Queensway to the north, Penhurst Avenue to the west and Wesley Street to the east. The building would contain 200 residential units and 500 m² of commercial floor area. The proposal would have a gross floor area of 17,870 m², yielding a Floor Space Index (FSI) of approximately 4.4 times the area of the lot. A road widening approximately 1.9 m deep along The Queensway frontage would result in a small reduction in lot area and an FSI of 4.6 times the area of the lot after the widening is taken.

The retail space would be located at-grade along The Queensway frontage. The residential lobby entrance would be accessible from The Queensway. The applicant is proposing 200 residential units, of which: 93 (47%) would be 1-bedroom units; 87 (43%) would be 2-bedroom units; and 20 (10%) would be 3-bedroom units.

The building would step back 2.0 m above the 1st floor and a further 2.0 m above the 7th floor along The Queensway frontage. At the rear, the building would have a series of stepbacks beginning above the 2nd floor, aligned with a 45 degree angular plane taken from the south property line. See Attachments 1 and 2 of this report, for three dimensional representations of the proposal in context.

The front portion of the building is proposed to be located at the new lot line after the road widening is taken. The rear part of the building would have side yard setbacks of 1.5 m on both the east and west sides. The rear of the building would be setback approximately 8.0 m from the south property line to accommodate a pedestrian walkway and private laneway to access the enclosed loading/servicing area and below grade parking.

The application proposes 164 resident parking spaces and 30 parking spaces to be shared between visitors and the retail uses, totalling 194 vehicular parking spaces all located within a 2 level below-grade parking garage. Vehicular access to the parking garage would be provided via the private laneway which runs along the rear property line from Penhurst Avenue to Wesley Street. One-way vehicular access is proposed via Penhurst Avenue and two-way vehicular access is proposed from Wesley Street (see Attachment 4: Site Plan). The development would contain one Type 'G' loading space. There would be 228 bicycle parking spaces provided within the underground garage and at-grade within the 1st floor.

The proposed building would be 'U-shaped' with private outdoor amenity space being provided within an internal courtyard. Approximately 400 m² (2 m² per unit) of indoor amenity space and 597 m² (3 m² per unit) of outdoor amenity space would be provided at ground level. A dog wash facility is proposed on the first floor and stroller parking rooms would be provided on floors 1 through 6.

Site and Surrounding Area

The subject site is located on the south side of The Queensway between Penhurst Avenue and Wesley Street (see Attachment 3: Location Map). The site is square in shape and is currently vacant, formerly occupied by the "House of Lancaster Gentlemen's Club". The site is approximately 4,033 m² in size.

Surrounding land uses include:

North: On the north side of The Queensway there is one 3-storey mixed use building and one 1-storey commercial building. To the northeast are 2-storey mixed-use buildings and a gas station fronting The Queensway. To the northwest are 1 to 2-storey mixed-use buildings fronting The Queensway. Further north is a low-rise residential area designated *Neighbourhoods*.

West: On the west side of Penhurst Avenue are 2-storey mixed-use buildings fronting The Queensway and having a public laneway to the rear. St. Louis Catholic Elementary School is located south of the public laneway

and fronts Morgan Avenue to the west. The school parking area is located directly across Penhurst Avenue from the site.

East: On the east side of Wesley Street are 2-storey mixed-use buildings fronting The Queensway and having a public laneway to the rear. On the south side of the laneway is a parking lot and 1-2 storey detached dwellings fronting Wesley Street.

South: Low-rise residential area with 1-2 storey detached dwellings fronting Penhurst Avenue and Wesley Street.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) ("A Place to Grow") and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

The subject site is located on an *Avenue* as identified on Map 2 – Urban Structure. *Avenues* are identified as areas of growth and reurbanization.

Map 15 – Land Use Plan identifies the north half of the lands as *Mixed Use Areas* and the south half as *Neighbourhoods* (see Attachment 5: Official Plan Land Use Map). Policy 5.6(5) indicates that boundaries of land use designations are general, and in some instances will be determined by a review of existing zoning by-laws. In 2003, after completing an Avenues Study for The Queensway between Kipling Avenue and Mimico Creek (The Queensway Avenue Study), the City adopted The Queensway Avenue By-law (By-law No. 514-2003) which rezoned the entirety of the subject property to Limited Commercial – Avenues Zone (AV) (see Attachment 6: Zoning Map). Other factors identified by Policy 5.6(5) for the determination of land use designations include:

- a) prevailing lot depths;
- b) orientation of lot frontages;
- c) lot patterns; and
- d) land use patterns.

Mixed Use Areas are made up of a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development in *Mixed Use Areas* will locate and mass new buildings to provide appropriate transition towards areas of different intensity and scale, and particularly towards lower scale *Neighbourhoods*.

The subject site abuts lands designated *Neighbourhoods* to the south, southeast and southwest. *Neighbourhoods* are considered physically stable and made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The Queensway Avenue Study

In 2000, in anticipation of Toronto's first amalgamated Official Plan, the City commissioned the Concept Plan for the Study Area at The Queensway: Mimico Creek to Kipling Avenue (The Queensway Concept Plan). The Queensway Concept Plan made recommendations which would go on to guide the subsequent Study for The Queensway between Kipling Avenue and Mimico Creek (The Queensway Avenue Study) and resulting guidelines.

In 2002, The Queensway Avenue Study identified a vision and development implementation strategies to revitalize The Queensway as an Avenue, consistent with the objective of the Official Plan to re-urbanize corridors along major streets. In June 2003, City Council adopted The Queensway Avenue Zoning By-law (By-law No. 514-2003) to implement The Queensway Avenue Study vision. Generally, The Queensway Avenue 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. As part of The Queensway Avenue Study, The Queensway Design Guidelines and Streetscape Improvements were also developed and adopted by Council for the area where the site is located.

Zoning By-laws

The lands are subject to the former City of Etobicoke Zoning Code as amended by Site Specific Zoning By-law No. 514-2003 (The Queensway Avenue Zoning By-law). The entirety of the lands are zoned Limited Commercial – Avenues Zone (AV). The AV zoning permits retail, offices, apartments and townhouses. The existing development standards for the lands include a maximum height of 21 m (6-storeys) and a maximum permitted Floor Space Index of 3.0 times the lot area.

The lands are not subject to City-wide Zoning By-law No. 569-2013.

Design Guidelines

The following Design Guideline(s) will be used in the evaluation of this application:

- The Queensway Design Guidelines and Streetscape Improvements;
- Avenues and Mid Rise Buildings Study and Performance Standard Guidelines;
- City-Wide Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird Friendly Development Guidelines; and
- Toronto Green Standard.

The application may be subject to further design guidelines as the review of the application progresses.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has yet to be submitted.

COMMENTS

Reasons for the Application

An application to amend the former City of Etobicoke Zoning Code and The Queensway Avenue Zoning By-law No. 514-2003 is required to establish zoning standards to facilitate the development of the proposal such as building height, density, mechanical penthouse size and parking. Other areas of non-compliance may be identified through the review of the application.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS and conformity with The Growth Plan (2019), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed built form, housing options and whether the proposal complies with the municipal direction for growth.

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest are: (j) the adequate provision of a full range of housing, including

affordable housing; (p) the appropriate location of growth and development; (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and (r) the promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Provincial Policy Statement contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, and that planning authorities identify and promote opportunities for intensification and redevelopment, where this can be accommodated taking into account, among other things, the existing building stock and surrounding area.

While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment. Policy 4.8 states that zoning and development permit by-laws are important for implementation of the PPS and that planning authorities shall keep their zoning and development permit by-laws up-to-date with their Official Plan and the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) emphasizes the importance of complete communities where a range of housing options are to be provided, and that new development should provide high quality compact built form and an attractive and vibrant public realm. The Growth Plan (2019) provides municipalities the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Although growth is intended to occur on this particular site given its land use designation, the level of intensification of this site must reflect the existing and planned context as established by The Queensway Avenue Study, the implementing zoning by-law and Official Plan policies.

Official Plan Conformity

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. "Development along the *Avenues* will generally be at a much lower scale than in the Downtown and most often at a lower scale than in the *Centres*".

Avenues are identified as areas of growth and reurbanization in the Official Plan. However, each Avenue is different in terms of the level of anticipated growth with respect to lot sizes and configuration, street width, existing uses, neighbouring uses,

transit service and streetscape potential. As such, each Avenue will require a vision and implementation plan. The framework for new development on each Avenue will be established through an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community.

As previously noted, The Queensway Avenue Study established the framework for new development along The Queensway. The Queensway Avenue Study and implementing Zoning By-law No. 514-2003 established the segment of The Queensway Avenue where the site is located as being appropriate for a 6-storey mixed-use development with a density of 3 times the area of the lot. The 6-storey height would allow the Avenue to develop a building mass along the street edge that would foster the evolution of the avenue into a beautiful, improved and comfortable pedestrian experience. The Queensway Avenue Study and Zoning By-law No. 514-2003 prescribes these development standards which represent the existing and planned context for the area.

Providing built form transition and minimizing shadow impacts from areas designated *Mixed Use Areas* to areas with different development intensity and scale are key objectives of the Official Plan. New buildings should be located and massed with appropriate setbacks and/or stepping down of heights, particularly to lower scale *Neighbourhoods*. Other *Mixed Use Areas* development criteria establish that new development should provide good site access, circulation and parking as well as provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents.

As previously noted, the subject site is designated as *Mixed Use Areas* on the north part of the site, and *Neighbourhoods* on the south part of the site. Staff will be evaluating the designation of the site in consideration of Official Plan Policy 5.6(5) and will work with the applicant to achieve the intent of the Official Plan, The Queensway Avenue Study, and key strategic actions of the City of Toronto.

Built Form, Planned and Built Context

The suitability of the proposed height and massing or other built form issues will be assessed based on Section 2 of the *Planning Act*, particularly Sections 2 (p), (q) and (r) and Section 2 of *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (2019). The built form will also be assessed based on the City's Official Plan policies, The Queensway Avenue Study, The Queensway Design Guidelines, The Queensway Concept Plan and other City Urban Design Guidelines. An evaluation will be made to confirm whether the proposal fits within its planned and built context. In particular, staff will be evaluating:

- Appropriateness of the proposed building height;
- Appropriateness of the proposed building density;

- Appropriateness of the proposed building massing including transition to lower scale adjacent lots, angular planes, setbacks and stepbacks; and
- Potential shadow impacts of the development (particularly on the north side of The Queensway public realm, the *Neighbourhoods* designated lands to the south, east and west, and on the proposed outdoor amenity area on the subject site).

Staff note that The Queensway Design Guidelines indicate that The Queensway Concept Plan provides for a building height of 6-storeys based on a lot depth of 35 m, and in cases where there are deeper lots, buildings heights may be increased. The Queensway Concept Plan identifies certain cases that where lots have depths of over 60 m (the subject site has a lot depth of 61.0 m; 59.0 m after road widening), taller buildings may be acceptable if all the following criteria are met:

- The street scale of 6 storeys or less is achieved on the Avenue frontage by setting back building elements above this height;
- Heights can be greater when the increased height is a product of providing consolidated open space effectively;
- Taller building elements are set back from street frontages;
- Taller buildings are not close to low-rise residential buildings on adjacent residential streets. In addition, in order to provide a good transition to low rise residential areas, lower rise buildings or portions of buildings or significant landscape buffers may also be required on adjacent parts of the mixed-use site;
- Micro-climate impacts, shade and wind conditions are proven acceptable on public streets; and
- Slab form buildings higher than the 6 storeys are not permitted.

Staff have reviewed the submitted Shadow Study prepared by Quadrangle Architects Limited and have concerns about the shadowing impact on the sidewalk on the north side of The Queensway and on the proposed amenity space on the site.

Although some stepbacks from The Queensway are proposed and the applicant has provided a 45 degree angular plane from the south property line, the proposed height of 9 storeys (31.0 m) carries across the majority of The Queensway frontage. The proposed scale of the development fronting The Queensway would result in a taller building appearance which would not fit in with the surrounding area nor provide adequate transition in height to the surrounding properties, particularly the 2-storey mixed-use buildings to the east and west. There is no indication in the City's Official Plan, The Queensway Avenue Study, The Queensway Design Guidelines and The Queensway Concept Plan, that a tall building is appropriate for these lands.

Staff will continue working with the applicant to achieve a redevelopment proposal that meets the intent of City policies and is more in keeping with the vision of The Queensway Avenue Study, The Queensway Design Guidelines, The Queensway Concept Plan and the existing character of the area.

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 planned right-of-way width of 30.0 m at this location and the proposed building height is 31.0 m.

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 proposed two-bedroom and three-bedroom unit sizes do not adequately support the unit size objectives of the Growing Up Guidelines. The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The applicant has submitted an Arborist Report, prepared by Amy Turner Landscape which has been reviewed by City staff. The Arborist Report indicates the development proposes to remove 3 protected private trees and 1 City-owned tree. Urban Forestry staff require an *Application to Injure or Destroy Trees* and the required applicable fees for permission to remove the 4 trees in question.

The applicant has submitted a Planting Plan that proposes 12 new trees on the City road allowance and 7 new trees on private property. Staff will work with the applicant to address the provision of trees and the requirement to add to the City's tree canopy.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process. The site was not identified as having archaeological resource

potential. As such, an archaeological assessment was not submitted and is not required.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The subject site is located in the CS&F Study Area of 2150 Lake Shore Boulevard West and as such the information from that Study will be used to evaluate CS&F in the area. This Study Area includes the neighbourhoods of Mimico (including Humber Bay Shores) and Stonegate Queensway.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal meets the Official Plan minimum size threshold of 10,000 m² for consideration of Section 37 benefits. Should the application be considered for approval, Section 37 contributions could be secured towards specific benefits for the surrounding local community including daycare, improvements to Humber Bay Library, local parks, an outdoor artificial ice rink, new outdoor basketball and multi-sports courts as well as affordable housing or by securing purpose-built rental housing at mid-range or affordable rent level categories. Other facilities and/or service needs may arise during the review of the application and in consultation with the Ward Councillor.

Wind Assessment

The applicant submitted a Qualitative Pedestrian Level Wind Assessment prepared by Gradient Wind Engineers & Scientists. The study indicates that the proposed building is not expected to significantly influence pedestrian wind comfort at neighbouring areas beyond the development site. Staff are reviewing the submitted report.

Infrastructure/Service Capacity

The applicant submitted a Hydrogeological Investigation and a Supplementary Geotechnical Investigation prepared by EXP Services Inc., and a Functional Servicing Report and Stormwater Management Report prepared by WSP. The purpose of these reports is to evaluate the condition of existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. Staff are reviewing the submitted reports and plans.

The applicant submitted a Phase II Environmental Site Assessment (Phase II ESA) prepared by EXP Services Inc. to identify and assess areas of potential site contamination. Staff are reviewing the submitted report.

The applicant submitted a Transportation Impact Study prepared by Spotlight Development Inc., the purpose of which is to evaluate the effects of the proposal on the transportation system and suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development. The study determined that the proposed development would generate a total of 77 net new two-way trips in the morning hours and a total of 99 net new two-way trips in the afternoon. Transportation Services staff have reviewed the submitted study and plans and advise that revisions are required to address various updates and to provide additional information. A Traffic Operations Analysis is also required.

The proposed supply of 194 parking spaces is deficient with respect to the minimum parking space requirements of both the former City of Etobicoke Zoning Code, as amended by By-law No. 514-2003, and City-wide Zoning By-law No. 569-2013. Since Zoning By-law No. 569-2013 parking standards are based on more recent information, staff require parking for the proposal to be provided in accordance with Zoning By-law No. 569-2013 "Policy Area 4". As such, the proposal is deficient by 17 spaces. The applicant provided a vehicle parking justification in the Transportation Impact Study which staff do not find acceptable. Further, staff note that some of the parking spaces, including the accessible parking spaces, appear to be under sized. The applicant is requested to revise the parking layout to address parking issues and provide the minimum number of parking spaces required in Zoning By-law No. 569-2013. Additionally, staff request clarification on how many of the shared spaces underground may be reserved for visitor parking versus parking for the retail units.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant submitted the TGS Checklist for compliance with the Tier 1 performance measures. Staff are reviewing the submitted checklist.

Other Matters

Staff have identified the additional following issues:

- The tenure proposed in the current application is condominium. Staff will discuss the provision of affordable and/or mid-range purpose-built rental units within this proposed development to support the City's and Growth Plan's housing policy objectives to provide for a full range of housing by tenure and affordability within new developments.
- Given the current increase in dog-owning populations, the applicant is strongly encouraged to provide dog amenities on-site with proper disposal facilities such as dog relief stations to accommodate future residents' needs. This would alleviate pressure on neighbourhood parks.
- Parks, Forestry and Recreation staff advise that the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu.

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

CONTACT

Rory McNeil, Planner, Community Planning
Tel. No. (416) 394-5683
E-mail: Rory.McNeil@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context, Looking Southeast

Attachment 2: 3D Model of Proposal in Context, Looking Northwest

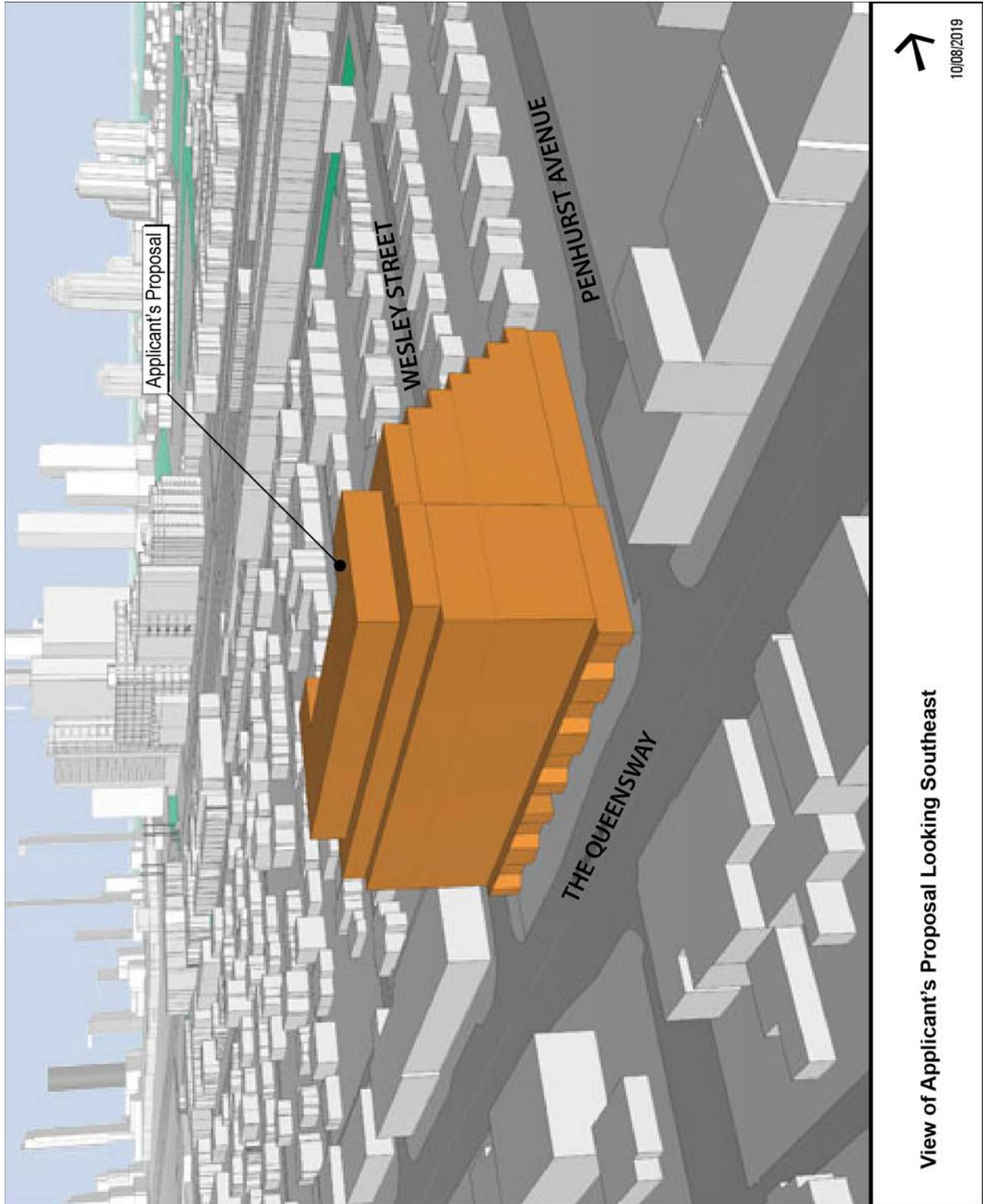
Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Land Use Map

Attachment 6: Zoning Map

Attachment 1: 3D Model of Proposal in Context, Looking Southeast

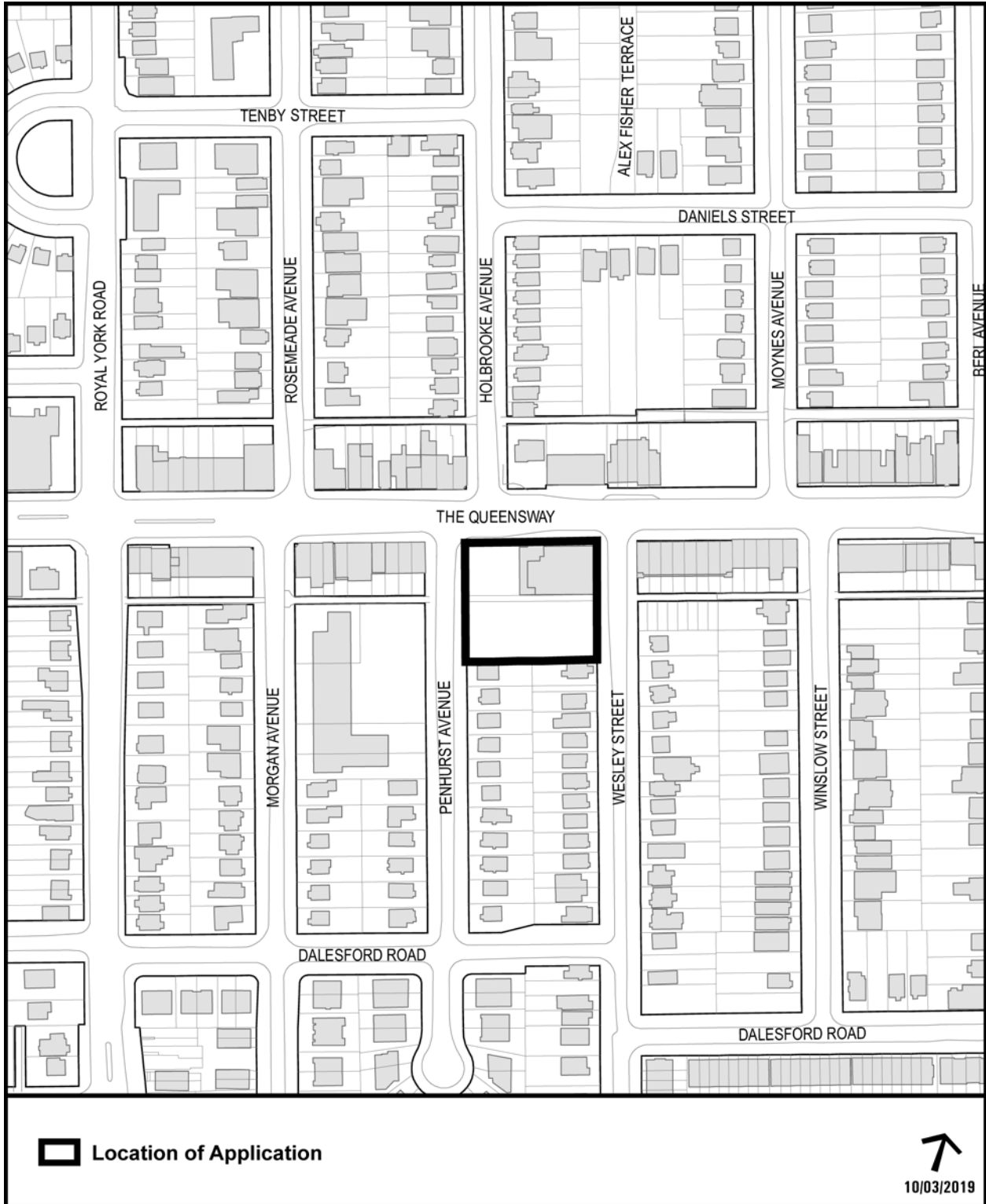


View of Applicant's Proposal Looking Southeast

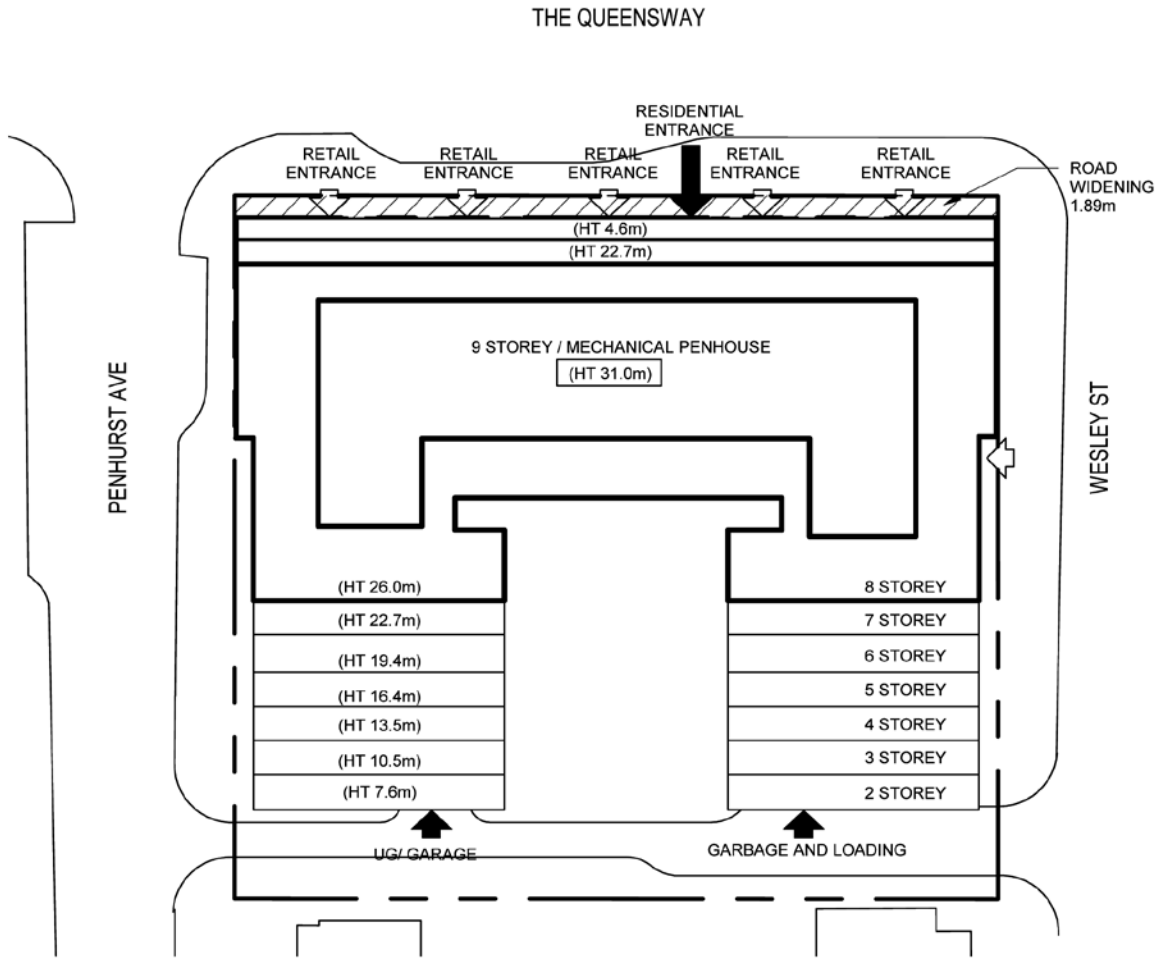
Attachment 2: 3D Model of Proposal in Context, Looking Northwest



Attachment 3: Location Map



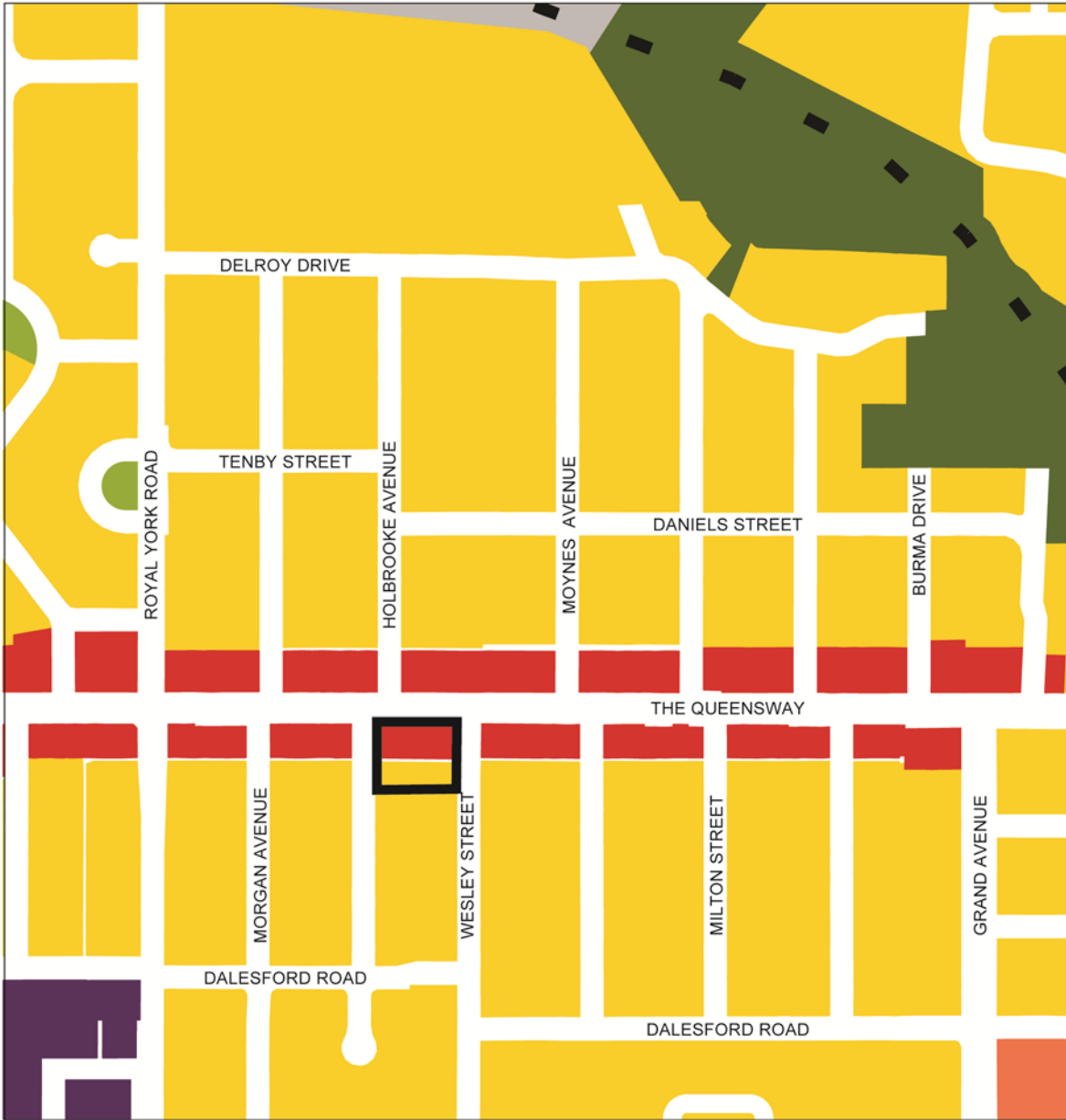
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #15

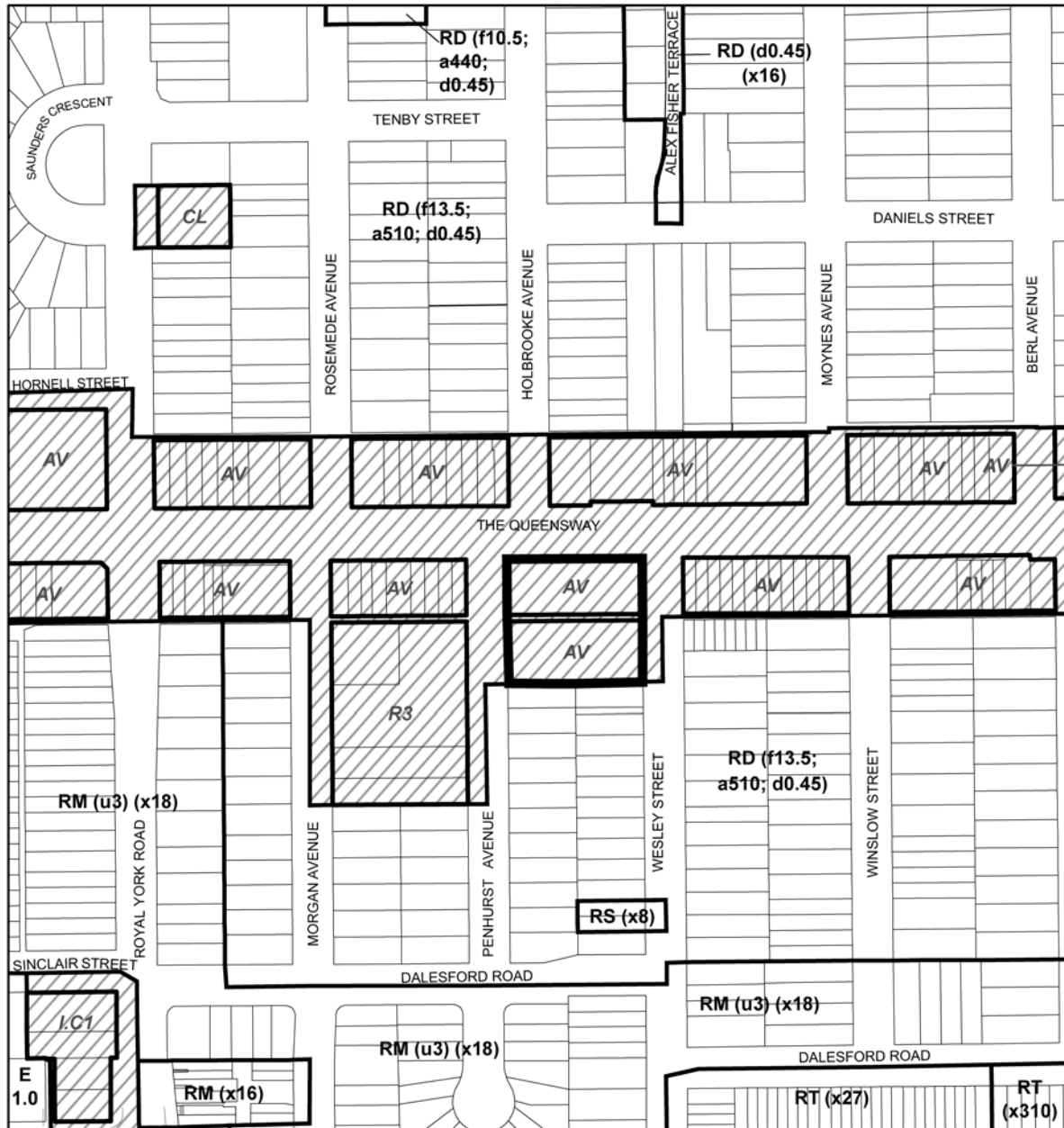
689 The Queensway

File # 19 204533 WET 03 0Z

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|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |
|  Mixed Use Areas |  Utility Corridors |

↑
Not to Scale
10/03/2019

Attachment 6: Zoning Map



Zoning By-law 569-2013

689 The Queensway

File # 19 204533 WET 03 02

Location of Application

RD Residential Detached
RS Residential Semi-Detached

RT Residential Townhouse
RM Residential Multiple
E Employment Industrial

See Former City of Etobicoke By-law No. 11,737

R3 Third Density Residential Zone
I.C1 Class 1 Industrial Zone
AV Limited Commercial-Avenues Zone
CL Limited Commercial Zone



Not to Scale
Extracted: 10/08/2019