

**FOR ACTION**

1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control and Rental Housing Demolition and Conversion – Supplementary Report

Date: July 29, 2020

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 14 - Toronto-Danforth

Planning Application Number: 19 255597 STE 14 OZ; 19 262224 STE 14 RH; 20 145525 STE 14 PL

SUMMARY

This report recommends that City Council approve the recommendations in this supplementary report related to the report dated June 25, 2020 (TE16.5) 1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion Applications – Final Report. This report summarizes the adjustments to the recommendations and other minor refinements to the June 25, 2020 report from the Director, Community Planning, Toronto and East York District.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.5>

This application proposes revitalization of a Toronto Community Housing Corporation (TCHC) site including a 10 storey residential building ("the TCHC Building") and a 17 storey and 16 storey mixed-use building (the "Market Building"), collectively containing approximately 771 residential units with a variety of housing tenures including rent-geared-to-income, affordable rental, market rental, and condominiums.

The proposed development will include 100 net new affordable residential rental dwelling units and 120 replacement social housing units with rents geared-to-income. All 120 existing units will be replaced in the new development and tenant relocation and assistance will be provided. An application for Rental Housing Demolition and Conversion under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been submitted to permit the demolition of the 120 existing social housing units at 1555-1575 Queen Street East.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council amend the Official Plan for the lands at 1555-1575 Queen Street East substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to the supplementary report (July 29, 2020) from the Chief Planner and Executive Director, City Planning.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1555-1575 Queen Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the supplementary report (July 29, 2020) from the Chief Planner and Executive Director, City Planning.
3. City Council amend Zoning By-law 438-86 for the lands at 1555-1575 Queen Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the supplementary report (July 29, 2020) from the Chief Planner and Executive Director, City Planning.
4. Prior to the issuance of the Site Plan Statement of Approval for any development on the site, the owner is required to submit a revised Landscaping Plan to address Urban Forestry and Engineering requirements related to tree planting within the site and the public rights-of-way to the satisfaction of the Executive Director, Engineering and Construction Services, the General Manager, Parks, Forestry and Recreation, and the Chief Planner and Executive Director, City Planning.
5. City Council request the General Manager, Transportation Services to investigate the feasibility of introducing a mid-block pedestrian signal on Eastern Avenue, generally within the location as shown on Site Plan Drawing A010 on the submitted Architectural Plans, dated April 29, 2020, and report back to Toronto and East York Community Council on the outcome of the investigation, and the potential location of the requested pedestrian signal, prior to Site Plan Approval of the application, in consultation with the Ward Councillor. If approved by Council, the installation of the pedestrian signal is to be secured from the owner through the Site Plan Approval process, at no cost to the City of Toronto.
6. City Council request the General Manager, Transportation Services, in consultation with the Director of Community Planning, Toronto and East York District, to comprehensively review and take into consideration the outcomes and recommendations developed as part of the final Leslieville Traffic Management and Mitigation Plan (TMMP) on addressing any traffic issues associated with the proposed development at 1555-1575 Queen Street East and to bring forward any recommendations to Toronto and East York Community Council as required.
7. City Council direct the General Manager of Transportation Services in consultation with the Chief Planner and Executive Director, City Planning to report directly to the Infrastructure and Environment Committee at its first meeting of 2021 on:

- A. the date of an early installation of the extension of Woodfield Road from its current southern terminus south of Eastern Avenue to Lake Shore Boulevard East, adopted as part of the South of Eastern Transportation Official Plan Amendment (OPA 387) to implement various Council-approved directions related to the recommended roads, transit facilities, and right-of-way widths from the Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP) Environmental Assessment in the South of Eastern Area and bring forward any recommendations, to Infrastructure and Environment Committee as required in accordance with the Transportation Services, Capital Projects & Programs Unit schedule for the Woodfield extension, currently estimated to be completed by 2025. The report also will bring forward any recommendations, including consideration of traffic impacts and appropriate mitigation including potential traffic signals and other measures to address traffic infiltration into the neighbourhood north of Eastern Avenue along Woodfield Road, as required; and
 - B. report to the Infrastructure and Environment Committee during the first quarter of 2021 the date of the completion of the Eastern Avenue bike lane recommended through the Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP) Environmental Assessment in the South of Eastern Area in accordance with the Transportation Services, Capital Projects & Programs Unit.
8. City Council enact a Part Lot Control Exemption By-law with respect to certain lands located at 1555-1575 Queen Street East shown as Parts 2-6 on the Draft Part Lot Control Exemption Plan attached as Attachment No. 9 to this report (July 29, 2020) from the Chief Planner and Executive Director, City Planning, to be prepared to the satisfaction of the City Solicitor and to expire four years following enactment by City Council;
9. Prior to the enactment of the Part Lot Control Exemption Bill, City Council require the owner to:
 - A. Provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor;
 - B. Register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act, with priority, agreeing not to transfer or charge any part of the lands subject to the Part Lot Control Exemption By-law without the written consent of the Chief Planner and Executive Director, City Planning or their designate.
10. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title to the Subject Lands.
11. City Council authorize the City Solicitor to release, or partially release, the Section 118 Restriction from title to all or a portion of the lands in the City Solicitor's sole

discretion after consulting with the Chief Planner and Executive Director, City Planning.

12. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft Zoning By-law Amendments, and draft Part Lot Control Exemption By-law, as may be required.
13. Before introducing the necessary Bills to City Council for enactment, require the owner(s) to enter into an Agreement pursuant to Section 37 of the Planning Act and any other necessary agreement(s) satisfactory to the Chief Planner and Executive Director, City Planning, and the City Solicitor as follows:
 - A. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. The owner shall design and construct fifty (50) affordable rental housing units comprising approximately 2,826 square metres of residential Gross Floor Area in the new 16-storey mixed-use market rental building on the site, in accordance with the terms and conditions of the Memorandum of Understanding dated October 31, 2019, between the City of Toronto, Toronto Community Housing Corporation and Context (Summerville) Inc. and such agreements entered into pursuant to the Memorandum of Understanding (the "MOU") dated October 19, 2019, and such other terms as may be required, and shall provide such affordable rental housing dwelling units in accordance with such agreement(s) to be entered into with the City, all to the satisfaction of the Executive Director, Housing Secretariat, Chief Planner and Executive Director, City Planning and the City Solicitor.
 - ii. The fifty (50) affordable dwelling units referenced in A. i. above shall be provided and maintained as thirty-nine (39) one-bedroom units, five (5) two-bedroom units and six (6) three plus-bedroom affordable rental dwelling units in the new 16-storey mixed-use market rental building on the site, as follows:
 - a) Fifty (50) affordable rental dwelling units comprised of approximately two thousand eight hundred twenty-six (2,826) square metres of residential Gross Floor Area; and
 - b) The general configuration and layout of the fifty (50) affordable rental dwelling units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the Executive Director, Housing Secretariat and shall be in accordance with the terms and conditions of the Memorandum of Understanding dated October 31, 2019, between the City of Toronto, Toronto Community Housing Corporation and Context (Summerville) Inc. and such agreements entered into pursuant to the Memorandum of Understanding (the "MOU") dated October 19, 2019.

- iii. The owner shall provide and maintain the fifty (50) affordable rental dwelling units as rental dwelling units for a minimum of forty (40) years, beginning with the date each such unit is first occupied. No affordable rental dwelling unit shall be registered as a condominium or any other form of ownership such as life lease or co-ownership which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental dwelling unit shall be made for at least forty (40) years from the date of first occupancy. Upon the expiration of the forty (40) year period, the owner shall continue to provide and maintain the affordable rental dwelling units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise; and
- iv. The owner shall provide and maintain the fifty (50) long-term affordable rental dwelling units at affordable rents for at least forty (40) years, beginning with the date that each such unit is first occupied. The units shall be managed so that the monthly occupancy cost for any one unit during the first thirty (30) years of the affordability period, does not exceed 80% of Average Market Rent; and during the last ten (10) years of the affordability period, does not exceed 100% of average market rent, if a Unit is vacated and a new tenancy begins. During the first forty (40) years of occupancy, increases to initial rents charged to tenants occupying any of the affordable rental dwelling units shall be in accordance with the Residential Tenancies Act, 2006 and shall not exceed the Provincial rent guideline amount.

B. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

- i. The owner shall, at its sole cost and expense, design and construct sixty-seven (67) residential dwelling units for the purpose of providing seventeen (17) replacement rent-geared-to-income dwelling units and fifty (50) affordable rental dwelling units in accordance with the terms and conditions of the Memorandum of Understanding dated October 31, 2019, between the City of Toronto, Toronto Community Housing Corporation and Context (Summerville) Inc. and such agreements entered into pursuant to the Memorandum of Understanding (the "MOU") dated October 19, 2019, and such other terms as may be required and shall provide such residential dwelling units in accordance with such agreement(s) to be entered into with the City, and consideration shall be given for the management of the (67) units by a non-profit co-operative all to the satisfaction of the Executive Director, Housing Secretariat, Chief Planner and Executive Director, City Planning and the City Solicitor;
- ii. Thirty-two (32) of the sixty-seven (67) residential dwelling units shall be conveyed to the City and shall be managed as affordable housing for a period of ninety-nine (99) years and will include seventeen (17)

replacement rental dwelling units to be maintained on the site as rent geared-to-income and fifteen (15) affordable rental dwelling units. Of these thirty-two (32) rental dwelling units, six (6) shall be comprised of four (4) one-bedroom units and two (2) three-bedrooms units to be located in the new 17-storey market condominium building. Twenty-six (26) shall be comprised of sixteen (16) one-bedroom units, three (3) two-bedroom units, six (6) three-bedroom units and one (1) four-bedroom unit to be located in the new 16-storey market rental building on the site, and shall be managed so that the monthly occupancy cost of all units does not exceed 80% of average market rent on average and any one unit does not exceed 100% of average market rent, with annual rent increases not to exceed the Provincial rent guideline amount;

- iii. The remaining thirty-five (35) of the sixty-seven (67) residential dwelling units shall be managed as affordable rental dwelling units for a minimum period of ninety-nine (99) years all to be owned and operated by the TCHC, or a non-profit housing provider selected by the City, located in the new 10-storey Toronto Community Housing building on the site, and shall be managed so that the monthly occupancy cost of all units does not exceed 80% of average market rent on average and for any one unit does not exceed 100% of average market rent, with annual rent increases not to exceed the Provincial rent guideline amount;
- iv. None of the sixty-seven (67) affordable or replacement rental dwelling unit shall be registered as a condominium or any other form of ownership such as life lease or co-ownership which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental dwelling unit shall be made for at least 99 years from the date of first occupancy. Upon the expiration of the 99 year period, the owner shall continue to provide and maintain the dwelling units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;
- v. Should the location of any of the sixty seven (67) residential dwellings units be required to be altered, than as otherwise described in these Recommendations, City Council authorizes the Director, Housing Secretariat and Chief Planner and Executive Director, City Planning to provide direction, at their discretion, to secure same to the City Solicitor, so long as the minimum number of units, the minimum gross floor area and unit sizes are maintained on the site;
- vi. The number, size, type, and tenure of replacement residential rental units to be provided by the owner, as outlined in Recommendation 15;
- vii. An administrative office, of a minimum of 400 square feet, to be located on the ground floor or third floor in close proximity to the City

purchased units, to be conveyed to the City in accordance with the terms and conditions of the Memorandum of Understanding dated October 31, 2019, between the City of Toronto, Toronto Community Housing Corporation and Context (Summerville) Inc.;

- viii. The owner shall provide at least 30% two-bedroom units and 9% three-bedroom units within the proposed Market Site;
- ix. Prior to the issuance of the Site Plan Statement of Approval for the Market Site, the owner shall convey to the City for nominal consideration, a 2.1 metre publicly accessible pedestrian clearway between Queen Street East and Eastern Avenue across the 1555-1575 site, along the western property line adjacent to 1545 Queen Street East (McDonald's site), to provide public access for use by the general public, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
- x. Prior to the issuance of the Site Plan Statement of Approval for the Market Site, the owner shall convey to the City for nominal consideration, a Privately Owned, Publicly-Accessible Open Space (POPS) easement over not less than 647 square metres as generally shown on the attached site plan on Attachment No. 11 to the supplementary report from the Chief Planner and Executive Director, City Planning dated July 29, 2020, and to provide public access for use by the general public, which surface easements shall include provisions for rights of support if necessary, and insurance and indemnification of the City by the owner, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor. The owner shall own, operate, maintain and repair the POPS. The owner shall install and maintain a centralized sign on the proposed POPS, at its own expense, generally in accordance with the City of Toronto POPS Urban Design Guidelines. The POPS shall be designed and operated in the manner of a City park and shall include public art as part of the design. Members of the public shall be entitled to use the POPS 365 days a year, which shall include opportunities for public events, subject to temporary closures on terms and conditions being satisfactory to the Chief Planner and Executive Director, City Planning;
- xi. Prior to the issuance of the first above grade building permit, the owner shall satisfy the parkland dedication requirement for the development through a combination of fee simple conveyance of an off-site parkland dedication parcel and cash-in-lieu, to the satisfaction of the General Manager, Parks, Forestry and Recreation;
- xii. The owner shall convey to the City as off-site parkland dedication a minimum of 675 square metres located at the Toronto Community

Housing complex at 2 Phin Avenue, with the specific location and configuration of the 675 square meters to be to the satisfaction of the General Manager, Parks, Forestry and Recreation, in consultation with the Ward Councillor. The owner shall pay all costs associated with the conveyance of the off-site parkland to the City including all applicable taxes and fees, the cost of preparing all necessary plans, registering all relevant documents, and providing a Title Opinion demonstrating that the lands are being conveyed free and clear, above and below grade, of all easements, encumbrances, and encroachments, all to the satisfaction of the City Solicitor. The land shall be delivered in Base Park condition to the satisfaction of the General Manager, Parks, Forestry and Recreation, and meet the requirements in the Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act (January 2015). The off-site parkland dedication requirements shall be secured in the Section 37 Agreement;

- xiii. A total of \$1.2 million shall be paid in cash-in-lieu to satisfy the remaining parkland dedication requirement to be applied to improvements to Jonathan Ashbridge Park, Phin Park, or other local park that serves the area to be determined in consultation with the Ward Councillor and the local community and local community consultation for the parks to be implemented by Parks, Forestry & Recreation;
- xiv. The owner shall provide the following, to the satisfaction of the General Manager, Transportation Services, Executive Director, Engineering and Construction Services, the Executive Director, Corporate Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, in consultation with the Ward Councillor:
 - a) Prior to Site Plan Approval, enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that updates and road improvements are required to support the development, according to the Transportation Report accepted by the General Manager of Transportation Services and the Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services;
 - b) Prior to any Site Plan Approval, the owner shall submit a plan detailing improvements to the public realm to be implemented in support of the development, which will include, but not be limited to, details regarding hard and soft landscaping (including large shade trees), paving and curbing details, sidewalk treatment, outdoor seating, and cycling facilities, and TTC bus/streetcar shelters, located on both public and private lands;

- c) Prior to the earlier of any residential occupancy or registration of a condominium on any part of the subject site, including interim occupancy associated with such condominium, design and construct the pedestrian crosswalk located between the subject site and the south side of Eastern Avenue, as generally identified on the attached Site Plan, Attachment No. 11, in this report from the Chief Planner and Executive Director, City Planning, at its sole expense, all to the satisfaction of the General Manager, of Transportation Services;
 - d) Complete the construction of the approved streetscape improvements required in Recommendation 13 B.xiv. (b) above by no later than 1 year following the first residential or commercial occupancy of the Market Site; and
 - e) Prior to the issuance of the first above grade building permit for the Market Site, the owner shall provide a letter of credit in the amount of the cost of all works required in Recommendation 13 B.xiv (b) – (c) above. The letter of credit shall be indexed in accordance with Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Publication 3270058, or its successor;
- xv. The owner shall provide and maintain new indoor amenity space to the satisfaction of the Chief Planner and Executive Director, City Planning in order to provide for at least the following: a common room with at least one boardroom table within the TCHC and Market Building; a fitness and exercise room within the Market Building; and a party room that will include a kitchenette and access to a washroom within the TCHC Building and Market Building;
- xvi. The owner shall make available all indoor and outdoor amenity spaces generally as illustrated on the attached Site Plan, Attachment No. 11, in the supplementary report, July 29, 2020 from the Chief Planner and Executive Director, City Planning for the TCHC Building and Market Building to their respective residents without the need to pre-book or pay a fee, unless specifically required as customary practices for private bookings or as required by TCHC policy from time to time;
- xvii. Prior to the issuance of the first above-grade building permit for any development, the owner shall design and construct, at no cost to the City, any required improvements to municipal infrastructure identified in the Transportation Report and the Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering, dated November 27, 2019, and revised May 29, 2020, to the satisfaction of the Executive Director of Engineering and Construction Services and the General Manager of Transportation Services;

- xviii. Prior to the issuance of any building permit, including shoring, piling, excavation, foundation or demolition permit for either the TCHC or Market Site, the owner shall submit a Construction Management Plan and Mitigation Strategy, to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager, Transportation Services, and the Chief Building Official and Executive Director, Toronto Building, in consultation with the Ward Councillor and thereafter in support of the development, will implement the plan during the course of construction. The Construction Management Plan will include, but not be limited to the following:
- details regarding size and location of construction staging areas;
 - plan to address noise, dust, street closures, parking and laneway uses and access;
 - dates and significant concrete pouring activities;
 - mitigation strategies to reduce the impact on adjacent residents including negative effects of safety lighting, construction vehicle parking locations, refuse storage, site security, site supervisor contact information; and
 - any other matters deemed necessary.
- xix. The owner shall provide and maintain, at its sole expense, on-site pet amenities on the Market Site with proper disposal facilities for the building residents including relief stations, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- xx. The owner shall be financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above or below-grade public or private utility resulting from the development of this property to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- xxi. The owner shall construct and maintain the development of the TCHC Building in accordance with Tier 2 performance measures of the Toronto Green Standard, and the owner will be encouraged to achieve Toronto Green Standard, Tier 3 or higher, where appropriate; and
- xxii. The owner shall construct and maintain the development of the Market Building in accordance with Tier 1 performance measures of the Toronto Green Standard, and the owner will be encouraged to achieve Toronto Green Standard, Tier 2 or higher, where appropriate.
14. City Council approve the application for the Rental Housing Demolition Application (File No. 19 262224 STE 14 RH) in accordance with Toronto Municipal Code Chapter 667 and pursuant to Section 111 of the City of Toronto Act, 2006 to allow the demolition of one hundred and twenty (120) existing rental housing apartment units at 1555-1575 Queen Street East, subject to the following conditions:

- A. The owner(s) shall provide one hundred and twenty (120) replacement rental dwelling units to be maintained on the subject site as social housing residential rental units with rents geared-to-income for a period of at least 99 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement during the, at minimum, 99 year period; the one hundred and twenty (120) replacement rental dwelling units shall be comprised of thirty-eight (38) one-bedroom units, thirty-four (34) two-bedroom units, and forty-eight (48) three-bedroom units as generally illustrated in the Architectural Plans submitted to the City Planning Division dated April 29, 2020. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - B. The owner(s) shall provide one hundred and three (103) replacement rental dwelling units within the new 10-storey Toronto Community Housing building, and seventeen (17) replacement rental dwelling units within the new condominium and market buildings;
 - C. The owner shall provide tenant relocation assistance to all Eligible Tenants of the one hundred and twenty (120) existing rental dwelling units proposed to be demolished at 1555 and 1575 Queen Street East, including the right to return to occupy a replacement social housing unit to the satisfaction of the Chief Planner and Executive Director, City Planning and as further detailed in the Tenant Relocation and Assistance Implementation Plan; and
 - D. The owner shall enter into, and register on title at 1555 and 1575 Queen Street East, one or more agreement(s), to secure the conditions outlined in Recommendations 14.A. through 14.C. above, including an agreement pursuant to Section 111 of the City of Toronto Act, 2006, and as detailed in the draft Zoning By-law Amendment attached as Attachment No. 7 and No. 8 to the supplementary report dated July 29, 2020 from the Chief Planner and Executive Director, City Planning, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
15. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the one hundred and twenty (120) existing social rental dwelling units located at 1555 and 1575 Queen Street East after all the following have occurred:
- A. Satisfaction or securing of the conditions in Recommendations 13 and 14 above;
 - B. The Zoning By-law and Official Plan Amendments and Part Lot Control Exemption referred to in Recommendations 1, 2, 3, has come into full force and effect;

- C. The issuance of the Notice of Approval Conditions for the TCHC Building site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate, pursuant to Section 114 of the City of Toronto Act, 2006;
 - D. The issuance of excavation and shoring permits for the TCHC Building (conditional or full permit) for the approved development on the TCHC site;
 - E. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant; and
 - F. The execution and registration of an agreement pursuant to Section 37 of the Planning Act securing Recommendations 14. A to 14. D above.
16. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 15 above.
17. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 1555 and 1575 Queen Street East after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 15 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:
- A. The owner removes all debris and rubble from the site immediately after demolition;
 - B. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
 - C. The owner erects the proposed mixed-use buildings on site no later than four (4) years from the date that the demolition of such building commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and
 - D. Should the owner fail to complete the proposed buildings within the time specified in Recommendation 17. C above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.
18. Request the Chief Planner and Executive Director, City Planning to include in any agreements or planning approvals for the site, the requirement that the application

state in all marketing materials, condominium disclosure documents, and sales agreements that the future owner, tenant, or sublet tenant or any other additional occupant will be prohibited from applying for an on-street parking permit and the building will be excluded from any on-street permit specified area.

19. That the General Manager, Transportation Services, Toronto and East York District exclude the lands that are subject to this application located at 1555-1575 Queen Street East and any future addresses applicable to these lands from permit parking.
20. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement, Section 37 Agreement, and any other necessary agreement(s).

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

DECISION HISTORY

On October 31, 2019, the City entered into a Memorandum of Understanding with the Toronto Community Housing Corporation and Context (Summerville) Inc. on terms and conditions with respect to redevelopment of the site as outlined in Attachment 1 to the supplementary report (July 12, 2019) from the Deputy City Manager, Community and Social Services. <https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135993.pdf>

The current application was submitted on November 29, 2019 and the applicant was notified of a complete application on December 23, 2019. A Preliminary Report on the application was adopted by the Toronto and East York Community Council on February 25, 2020.

The Preliminary Report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-146569.pdf>

At its meeting on July 16, 2020 Toronto and East York Community Council moved the report dated June 25, 2020 (TE16.5) 1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion Applications – Final Report without recommendation.

A supplementary report, 1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control and Rental Housing Demolition and Conversion, from the Director of Community Planning, Toronto and East York District, was submitted to revise recommendations related to the Growing Up Guidelines and other stylistic

matters related to the report dated June 25, 2020 (TE16.5) 1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion Applications – Final Report.

The Final Report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-148523.pdf>

The Supplementary Report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-151494.pdf>

COMMENTS

The purpose of this report is to provide City Council with the final set of recommendations and additional information with respect to the June 25, 2020 (1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion Applications – Final Report. The revised recommendations and Section 37 considerations that have been refined by staff with input from the Ward Councillor. A summary of the revisions are explained below.

Parkland

In the June 25, 2020 report from the Director, Community Planning, Toronto and East York District, general details regarding three parkland dedication options were outlined as part of the Section 37 package. However, the specifics regarding cash-in-lieu and other details were undetermined at the time of the staff report.

Parkland dedication has been a challenging issue in the development approval process. The original development proposal identified an onsite park on top of an existing Toronto Water sewer easement. At that time no major issues were identified related to the onsite park other than those related to the conveyance of encumbered parkland to the City with the existing easement. The onsite park was accepted by staff and the Ward Councillor. However, the owner then identified that the parkland area is contaminated and there may be groundwater contamination and associated vapour issues that may affect the proposed park block, which have not yet been fully explored.

The City cannot accept conveyance of contaminated parkland and in particular, lands where there is the potential of groundwater contamination that would require ongoing monitoring. Lands that are conveyed to the City for parkland purposes must meet "Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act, January 2015" and environmental remediation to the Ministry of Environment, Conservation and Parks (MECP) standards as per Ontario Regulation 153/04. As a result, Parks would instead require that Section 42 of the Planning Act be fulfilled in its entirety through cash-in-lieu

Given the existing sewer and possible groundwater contamination of the proposed onsite park, Parks along with Planning staff discussed various parkland provision alternatives with the owner. Staff and the owner ultimately agreed to an offsite dedication along with the provision of cash-in-lieu. Staff are of the opinion that this

solution is the preferred option. This preferred option along with two other options were included as part of the recommendations of the final staff report.

Since June 25, staff have had further discussions with the owner and the Ward Councillor to identify specific issues with respect to parkland conveyance process as well as the design and location of the off-site parkland dedication. The owner has elected to satisfy the parkland dedication through a combination of off-site parkland dedication and cash-in-lieu. A minimum of 675 square metres will be conveyed as off-site parkland dedication at 2 Phin Avenue for the expansion of the adjacent Phin Park.

The exact configuration of the future park parcel has not yet been determined. Parks with Toronto Community Housing Corporation staff have reviewed the site, but will further consult with the current occupants of 2 Phin Avenue to ensure the parcel selected will benefit both the existing tenants and Phin Park.

The value of the remaining cash-in-lieu of approximately \$1.2 million will be applied to improvements within Jonathan Ashbridge Park, Phin Park or other parks in the vicinity of 1555 – 1575 Queens Street East. Parks, Forestry & Recreation will implement any improvements in consultation with the Ward Councillor and the local communities.

Transportation

In the June 25, 2020 report from the Director, Community Planning, Toronto and East York District, the Leslieville Traffic Management and Mitigation Plan, as well as the Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP) Environmental Assessment were identified as key transportation studies for the area. These studies implement a number of objectives for improving traffic and transportation in the area. The TSMP specifically identifies the Woodfield Road extension from its current terminus connecting through to Lake Shore Boulevard East as a future project for implementation.

During TEYCC's consideration of this item on July 16, 2020, the Ward Councillor had a number of questions regarding timing details related to implementation of transportation improvements, including providing anticipated timelines for the implementation of the Woodfield Road extension, the Eastern Avenue bike lane, and the pedestrian crossing proposed as part of the 1555-1575 development. Upon further discussion staff have confirmed that the current schedule for the Woodfield extension includes estimated timing for functional design options in 2021 with construction between 2024-2025. The recommendations in this report have been revised to acknowledge this timing in consultation with the Ward Councillor.

POPS

Additional details regarding the governance and long-term management of the POPS were requested by the Ward Councillor during the July 16, 2020 Community Council meeting. These included specifying additional details in order to allow for expanded public access and opportunities for public events similar to what a City park would permit.

An additional issue regarding the future coordination of works related to the existing Toronto Water sewer under the POPS was identified by the Ward Councillor. Given the

current location of the sewer, the Councillor requested that in the event that Toronto Water requires access to the existing sewer and associated easement under the proposed POPS, Toronto Water shall reconstruct the POPS at its expense, and in the case of major works to the existing sewer the soil shall be remediated at the expense of Toronto Water.

The additional details regarding governance and expanded public use of the POPS have been reflected in the recommendations of this report.

Growing-Up Guidelines

In the June 25, 2020 report from the Director, Community Planning, Toronto and East York District, the proposed provision of 36% two bedroom units and 10% three-plus bedroom units (three bedroom and four bedroom units) was identified as implementing the intent of the Growing-Up Guidelines. However, since the June 25 report it was clarified that the percentage of three bedroom units is calculated at 9.8%, and would be considered 9% by the City as a result of rounding down. As there may be limited fluctuation in the number of residential units constructed on site given the existing development agreement, it is recommended that the percentage of three bedroom units be set to 9% to ensure consistency with the submitted site plan drawings. In addition, approximately 33% three bedroom units and 25% two bedroom units will be provided on the TCHC site .

The provision of 9% three bedroom units on the Market Site is acceptable to staff.

Other technical matters

Other revisions to the recommendations of the June 25, 2020 report have been included in this report to address minor technical, stylistic and mapping issues.

CONTACT

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E-mail: Paul.Mule@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Site and Area Specific Policy 501
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment (569-2013)
- Attachment 8: Draft Zoning By-law Amendment (438-86)
- Attachment 9: Draft Part Lot Control Exemption Plan
- Attachment 10: Draft Part Lot Control By-law

Applicant Submitted Drawings

- Attachment 11: Site Plan
- Attachment 12: Elevations
- Attachment 13: Perspective Views

Attachment 1: Application Data Sheet

Municipal Address: 1555 QUEEN ST E **Date Received:** November 29, 2019

Application Number: 19 255597 STE 14 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment Application to facilitate the development of a 10-storey residential building (TCHC) and a 17-storey mixed-use building. A total of 771 residential units are proposed, of which, 220 are designated Affordable Housing units. 1,700 square metres of non-residential floor area is proposed.

Applicant	Agent	Architect	Owner
RICK SOLE		Teeple Architects	TORONTO COMMUNITY HOUSING CORPORATION

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: R4.0 Z1.0 Heritage Designation:

Height Limit (m): 12 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 13,422 Frontage (m): 198 Depth (m): 100

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,768		8,460	8,460
Residential GFA (sq m):	10,608		57,483	57,483
Non-Residential GFA (sq m):			1,657	1,657
Total GFA (sq m):	10,608		59,140	59,140
Height - Storeys:	6		17	17
Height - Metres:			56	56

Lot Coverage Ratio (%): 63.03 Floor Space Index: 4.41

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 57,483

Retail GFA: 1,657

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	120		403	403
Freehold:				
Condominium:			363	363
Other:				
Total Units:	120		766	766

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		24	367	264	111
Total Units:		24	367	264	111

Parking and Loading

Parking Spaces: 335 Bicycle Parking Spaces: 803 Loading Docks: 6

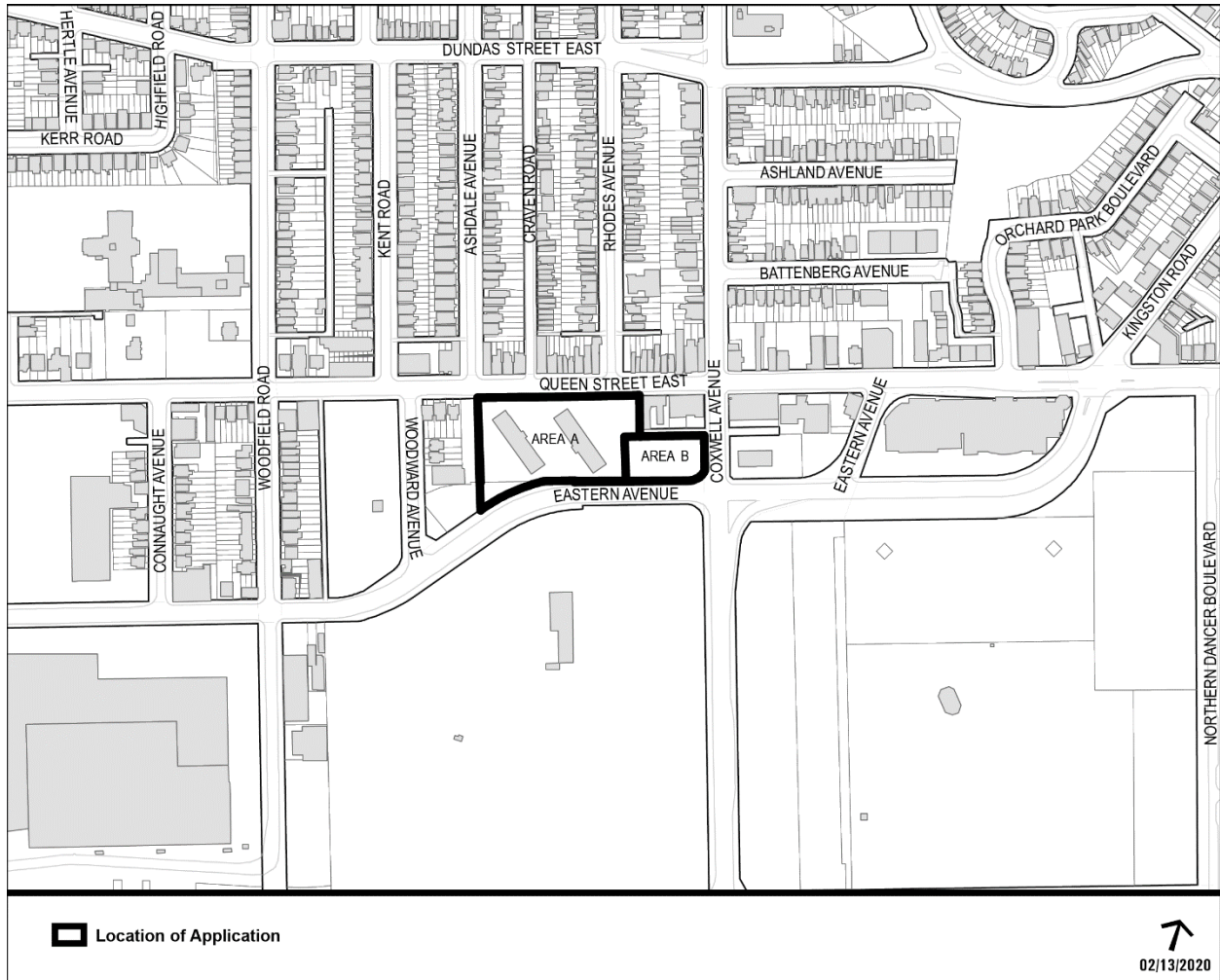
CONTACT:

Paul Mule, Senior Planner

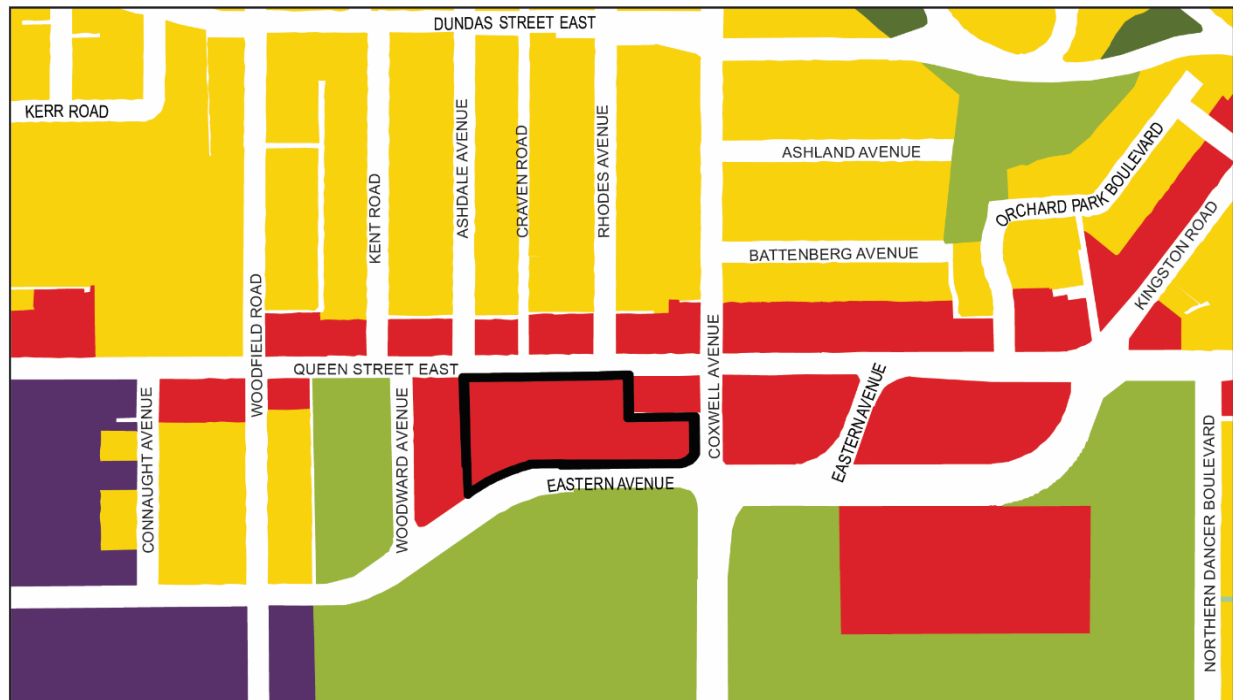
416.392.1306

Paul.Mule@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map

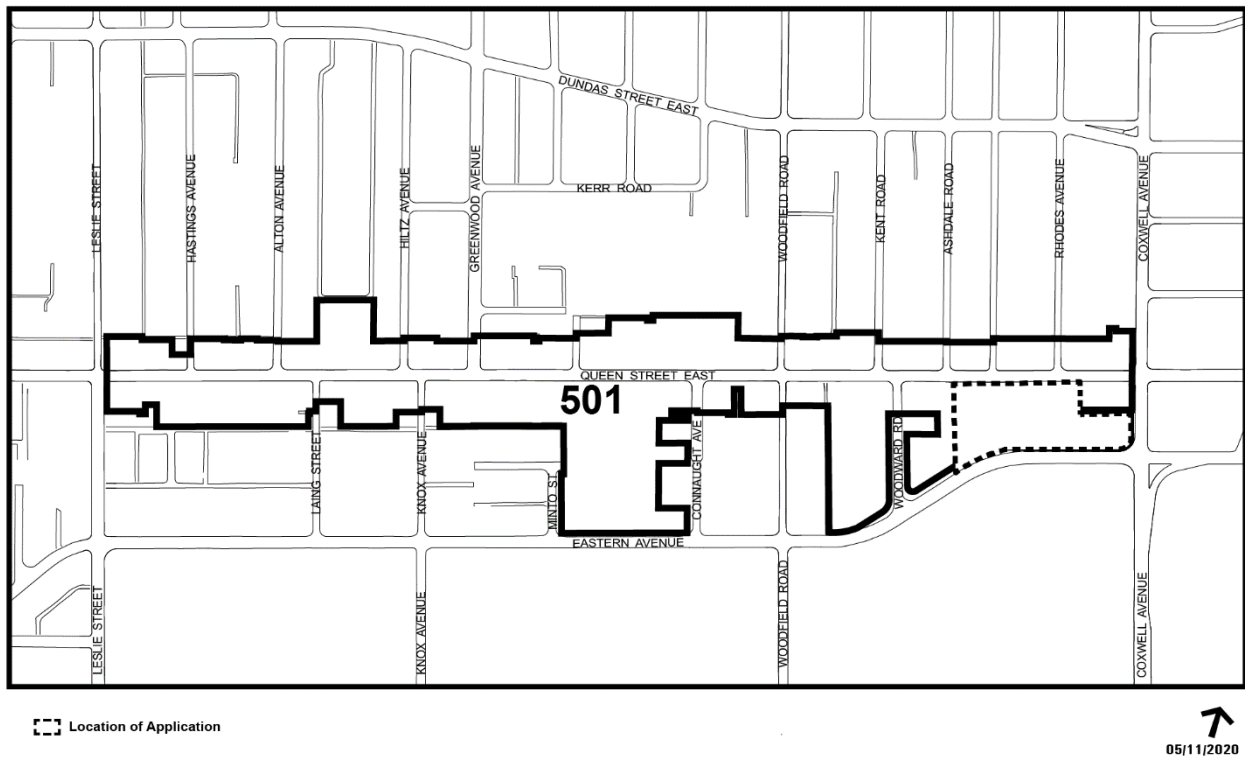
1555 - 1575 Queen Street East

File # 19 255597 STE 19 0Z

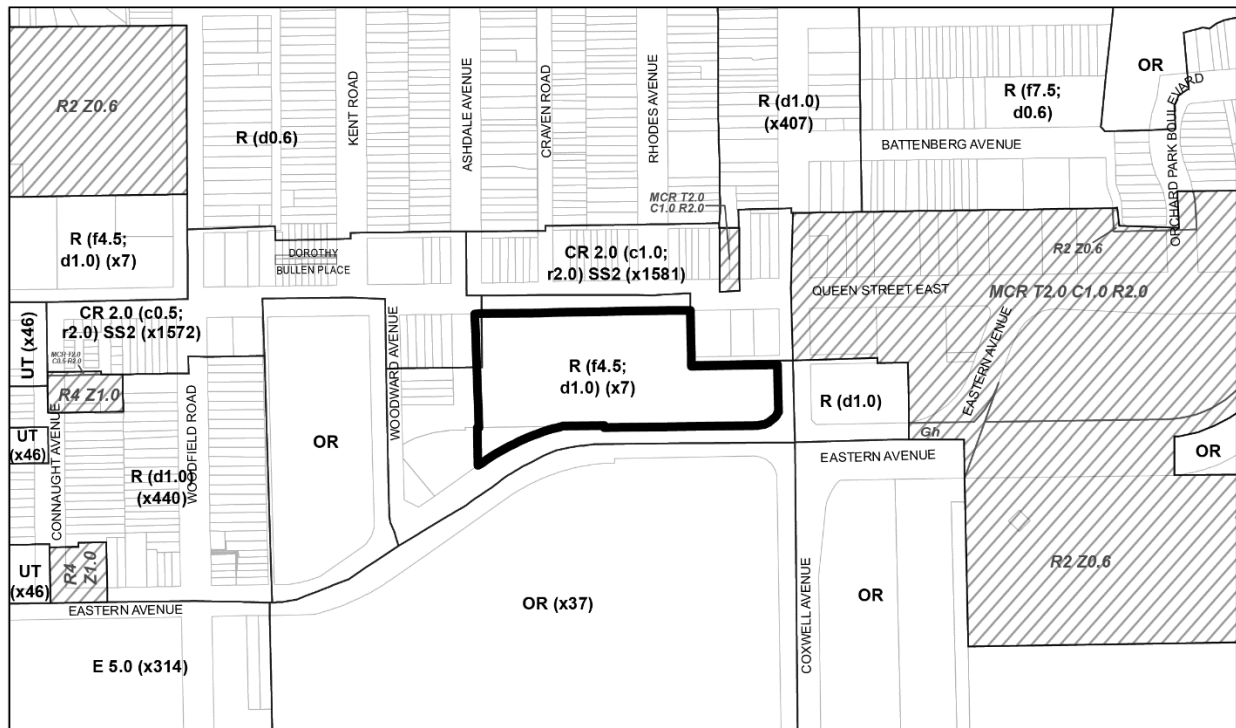


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02/13/2020

Attachment 4: Site and Area Specific Policy 501



Attachment 5: Draft Official Plan Amendment



Zoning By-law 569-2013

1555-1575 Queen Street East

File # 19 255597 STE 19 0Z



Location of Application

R Residential
CR Commercial Residential
E Employment Industrial
OR Open Space Recreation
UT Utility and Transportation



See Former City of Toronto By-law No. 438-86

R2 Residential District
R4 Residential District
MCR Mixed-Use District
Gh Parks District



Not to Scale
Extracted: 02/24/2020

Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2020, as
1555-1575 Queen Street East**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. xxx to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.
2. The text and maps attached are adopted as an amendment to the Official Plan.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

ULLI S. WATKISS,
City Clerk

(Seal of the City)

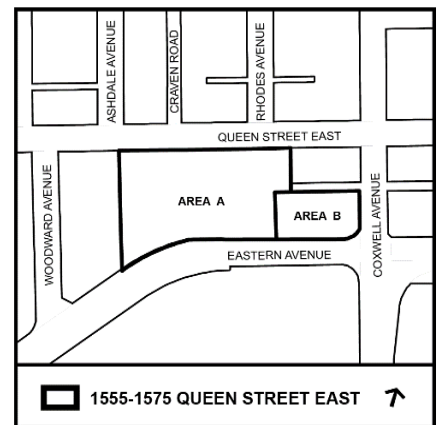
**AMENDMENT NO. 504 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2020 AS
1555-1575 Queen Street East**

The Official Plan of the City of Toronto is amended as follows:

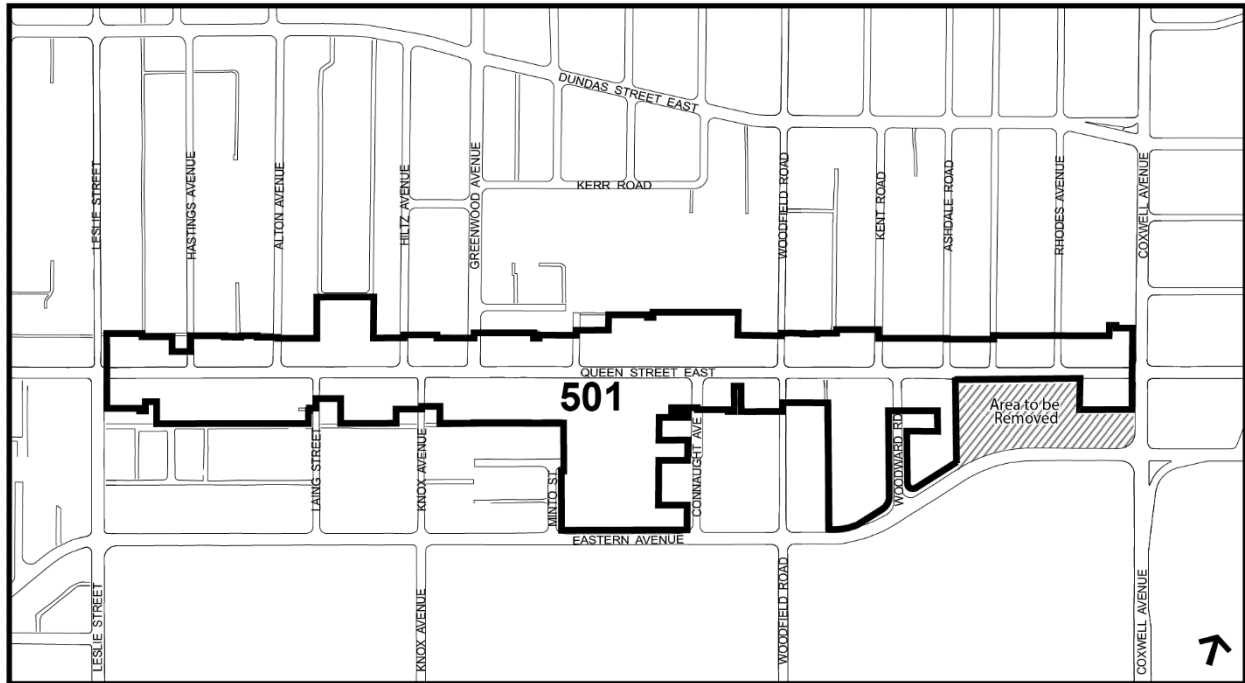
1. Chapter 7, Site and Area Specific Policy 501 is amended by removing the lands known municipally in 2020 as 1555-1575 Queen Street East, as shown on Schedule 1, attached; and
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 587 for the lands known municipally in 2020 as 1555-1575 Queen Street East, as follows:

587. 1555-1575 Queen Street East

- a) Development will provide step-backs generally within a 45 degree angular plane measured from a height of 14 metres parallel to the front lot line abutting Queen Street East.
- b) Ground floor heights of up to 8 metres are permitted along the Queen Street East frontage provided the vertical articulation of building facades are designed to reference the composition of the prevailing commercial ground floor heights of generally 3.5 metres to 4.5 metres along Queen Street East.
- c) A maximum height of 17 storeys, excluding mechanical penthouse, is permitted on the lands identified as Area A.
- d) A maximum building height of 10 storeys, excluding mechanical penthouse, is permitted on the lands identified as Area B.



Schedule 1

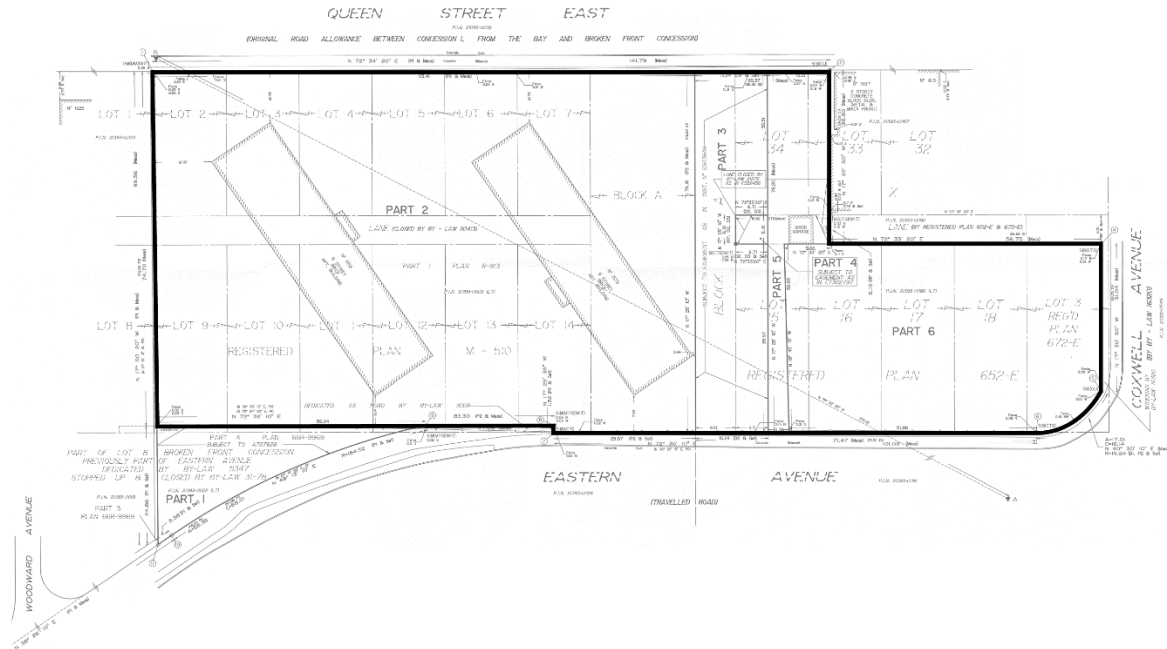


Attachment 7: Draft Zoning By-law Amendment 569-2013

Provided under a separate attachment

Attachment 8: Draft Zoning By-law Amendment 438-86

Attachment 9: Draft Part Lot Control Exemption Plan



 Lands Subject to Part Lot Control

Part Lot Control Exemption Plan



Attachment 10: Draft Part Lot Control Exemption By-law

Authority: Toronto and East York Community Council Report No., as adopted
by City of Toronto Council on , 2020

Enacted by Council:

CITY OF TORONTO

BY-LAW No. -201-

To exempt lands municipally known as 1555-1575 Queen Street East, from Part Lot Control.

WHEREAS authority is given to Council by subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Subsection 50(5) of the Planning Act does not apply to the lands described in the attached Schedule "A".
2. This By-law expires four years from the date of its enactment by Council.

ENACTED AND PASSED this day of , 2020

FRANCES NUNZIATA,
Speaker

ULLI S. WATISS,
City Clerk

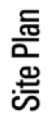
(Corporate Seal)

Schedule "A"

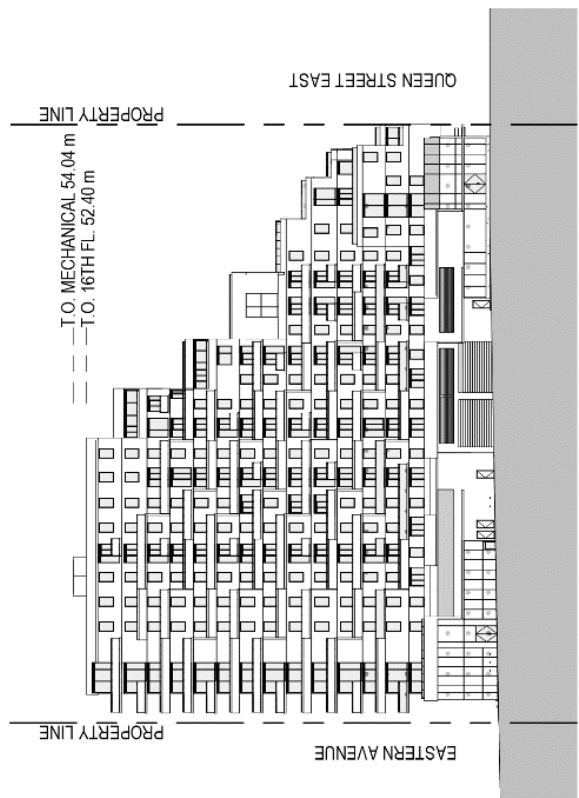
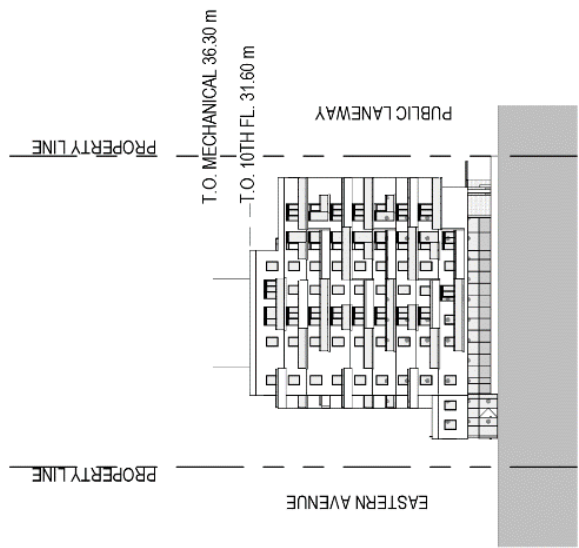
LEGAL DESCRIPTION OF 1555-1575 Queen Street East

Block A, Plan 652E Toronto; Lots 15 – 18 and 34 on Plan 652E Toronto; Part of Lot 33, Plan 652E Toronto; Part Lane, Plan 652E Toronto closed by ES52456; Part of Lot 3, Plan 672E Toronto as in CA755093; subject to Instrument No. CT302797; subject to Instrument No. ES43646, City of Toronto

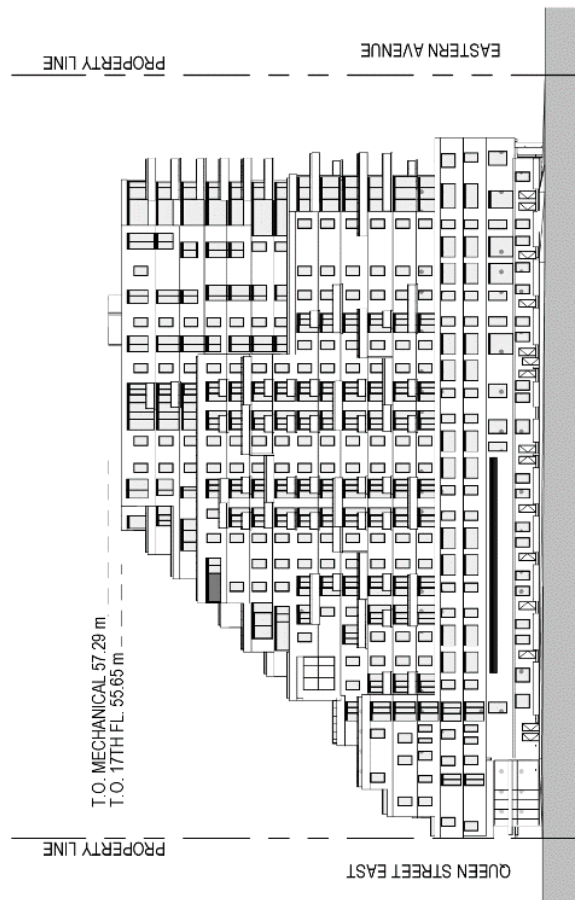
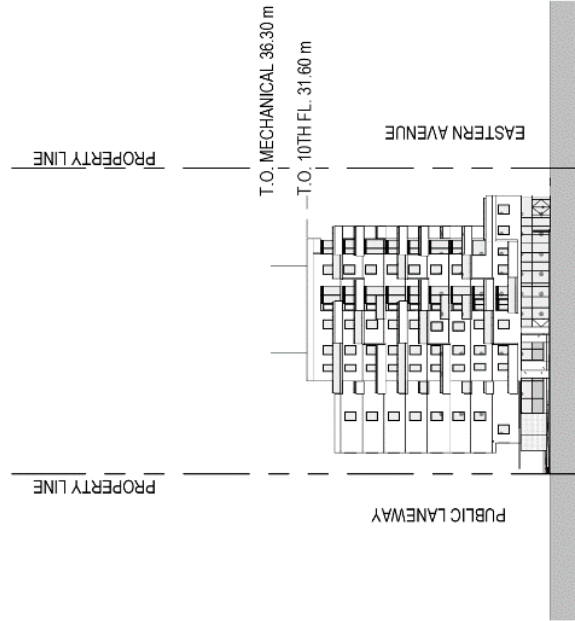
Parcel 2-1, Section M510; Block A, Plan M510 Toronto; Lot 3, Plan M510 Toronto; Lot 4, Plan M510 Toronto; Lot 5, Plan M510 Toronto; Lot 6, Plan M510 Toronto; Lot 7, Plan M510 Toronto; Part of Lot 2, Plan M510 Toronto; Part of Lot 9, Plan M510 Toronto; Part of Lot 10, Plan M510 Toronto; Part of Lot 11, Plan M510 Toronto; Part of Lot 12, Plan M510 Toronto; Part of Lot 13, Plan M510 Toronto; Part of Lot 14, Plan M510 Toronto; Part Public Lane, Plan M510 Toronto closed by City of Toronto By-Law 20413, being designated as Part 1 on Plan R913; Toronto, City of Toronto



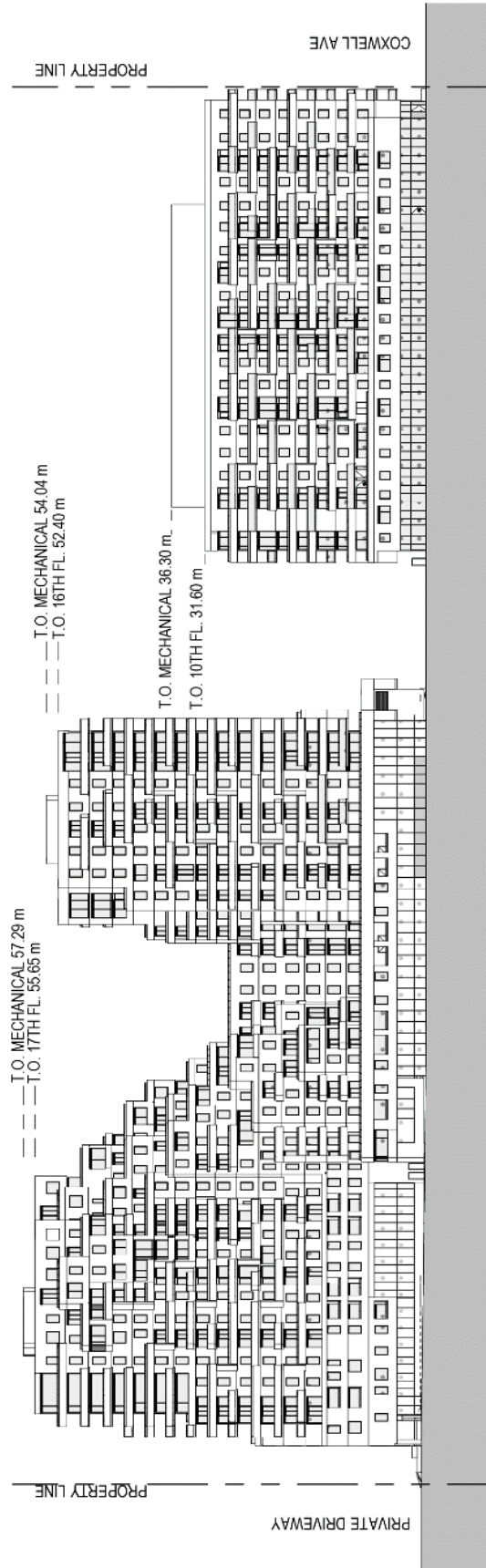
Attachment 12: Elevations



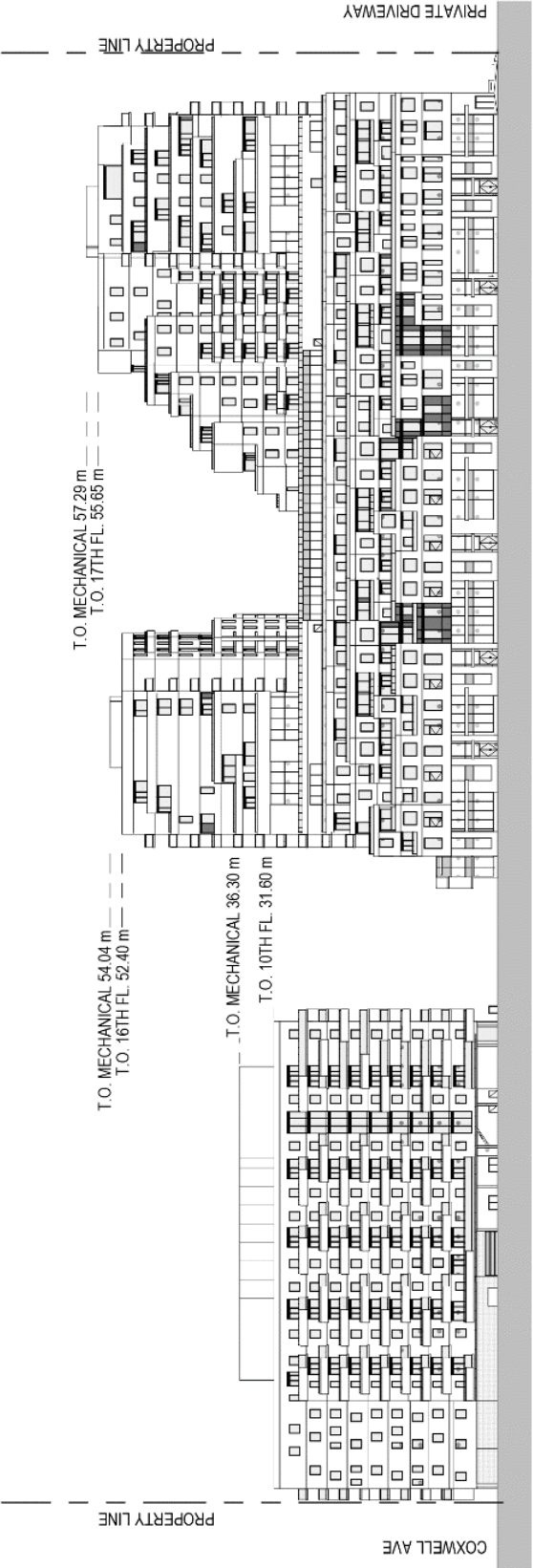
East Elevation



West Elevation



South Elevation



North Elevation

Attachment 13: Perspective Views



Eastern Avenue



Queen Street East

Perspective View