



REPORT FOR ACTION

Queen Street West Planning Study (Bathurst Street to Roncesvalles Avenue) – Official Plan Amendment – Supplementary Report

Date: September 29, 2020
To: City Council
From: Chief Planner and Executive Director, City Planning
Wards: Ward 4 - Parkdale-High Park
Ward 9 - Davenport
Ward 10 - Spadina-Fort York

SUMMARY

At its meeting of March 12, 2020, Toronto and East York Community Council held a statutory public meeting, and adopted the recommendations of “Queen Street West Planning Study (Bathurst Street to Roncesvalles Avenue) - Official Plan Amendment - Final Report”.

This Supplementary Report assesses the proposed Official Plan Amendment for consistency with the new Provincial Policy Statement (PPS 2020) and conformity with Amendment 1 to the Growth Plan (Growth Plan 2020), which have come into force since that time. Staff have determined that the Official Plan Amendment is consistent with the PPS 2020 and conforms with the amended Growth Plan.

In addition, this Report recommends revisions to draft Official Plan Amendment No. 445 as attached to the previously submitted Final Report from the Director, Community Planning, Toronto and East York District, dated February 25, 2020, in response to written and oral submissions.

Finally, this Report provides an update regarding the Parkdale Main Street and West Queen West Heritage Conservation District Plans and Multiple Listing report, which will be presented to the Toronto Preservation Board, Toronto and East York Community Council, and City Council in Q1 2021, rather than Q3 2020 as previously noted.

RECOMMENDATIONS

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

1. City Council delete Toronto and East York Community Council's recommendation 1 and replace it with the following:

City Council amend the Official Plan, for the lands generally fronting Queen Street West between Bathurst Street and Roncesvalles Avenue, substantially in accordance with the draft Official Plan Amendment No. 445, at Attachment 1 to the Supplementary Report (September 28, 2020) from the Director, Community Planning, Toronto and East York District.

2. City Council delete Toronto and East York Community Council's recommendation 3 and replace it with the following:

City Council request the General Manager, Transportation Services, in consultation with the Chief Planner and Executive Director, City Planning Division and other appropriate City Divisions, to initiate a review of the Queen Street West right-of-way located generally between Bathurst Street and Roncesvalles Avenue, including consultation, and develop recommendations to improve the safe and efficient movement of pedestrians, cyclists, and transit along the West Queen Street West corridor.

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 November 18, 2013, City Council requested the Chief Planner and Executive Director, City Planning Division to undertake a planning study of Queen Street West between Bathurst Street and Roncesvalles Avenue. This decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE27.66>

On August 12, 2014, Toronto and East York Community Council received a Preliminary report on the "West Queen West, Bathurst Street to Roncesvalles Avenue, Planning Study" which set out a framework and community consultation strategy for the study, and directed City Planning to review the policy context, built-form and heritage value of the properties on Queen Street West, between Bathurst Street and Roncesvalles Avenue. This decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.77>

On March 12, 2020, Toronto and East York Community Council held a statutory public meeting and recommended City Council to adopt the proposed amendments to the City's Official Plan in the form of a new Site and Area Specific Policy No. 566 to guide development and public initiatives. This decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.5>

On June 29 and 30, 2020, City Council deferred consideration of Item 2020.TE14.5 to the September 30 and October 1, 2020 meeting of City Council.

COMMENTS

A Statutory Public Meeting was held on March 12, 2020 in relation to proposed Official Plan Amendment No. 445 (the "OPA"). At that time, the OPA had been reviewed by City Planning for consistency with the 2014 PPS and conformity with the 2019 Growth Plan, and recommendations by City Planning to Toronto East York Community Council were made on that basis.

The new PPS 2020 and an Amendment to the Growth Plan have come into effect, superseding the versions against which the proposed OPA was previously reviewed. Staff have now assessed the proposed OPA for consistency with the PPS 2020 and for conformity with the Growth Plan 2020.

Provincial Policy Statement 2020

On May 1, 2020, the new PPS 2020 came into effect, replacing the 2014 PPS. Section 3 of the Planning Act requires that all decisions of a municipality in respect of the exercise of any authority that affects a planning matter must now be consistent with the PPS 2020.

The PPS 2020 continues to provide province-wide policy direction on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. Policy revisions in the PPS 2020 relevant to the OPA include:

- An increased emphasis on the range and mix of market-based and affordable housing options to be provided through residential intensification
- An increased emphasis on achieving transit-supportive land use patterns and densities in proximity to transit

The proposed OPA facilitates the conservation of the historic main street character of Queen Street West, while promoting sensitive, incremental development in the form of a tailored mid-rise built form typology appropriate for this Avenue. The proposed maximum height of 6 storeys, along with the prescribed setbacks and streetwall requirements provides for a compact transit-supportive development form that promotes opportunities for intensification and the reuse of existing building stock, provides for new housing and commercial space, and relates appropriately to the area's built heritage resources.

The proposed OPA is consistent with the PPS 2020.

Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (2019)

On August 28, 2020, Amendment 1 to the Growth Plan for the Greater Golden Horseshoe 2019 came into effect, amending and superseding the 2019 Growth Plan. Section 3 of the Planning Act requires that all decisions of a municipality in respect of the exercise of any authority that affects a planning matter must now conform with, or not conflict with, as the case may be, the Growth Plan 2020.

The Growth Plan 2020 builds upon the policy foundation provided by the PPS 2020 and provides more specific land use planning policies to address growth management issues facing the Greater Golden Horseshoe 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.

The amendments to the Growth Plan primarily involve:

- Harmonization of terminology with the PPS 2020
- Extension of population and employment forecasts to 2051
- The conversion of employment areas located within major transit station areas

The proposed OPA conforms with the Growth Plan 2020.

Recommended changes to the Official Plan Amendment

In response to the agency and divisional comments and public submissions regarding the draft Official Plan Amendment No. 445 contained in Attachment 5 to the Final Report dated February 25, 2020, staff recommend minor revisions to enhance clarity, address concerns raised, and better align policy language with that used elsewhere in the Official Plan. Formatting and numbering changes have also been made.

- "The Existing Context" section has been relocated to the start of the Site and Area Specific Policy document and its section number deleted, as it not intended to be policy text;
- Paragraphs in the "Vision and Planning Character" section have been divided into discrete individually numbered policies;
- Clarified the continued importance of the servicing function of lanes;
- Added local community associations to lists of stakeholders relating to public space installations;
- Clarified that modifications to Cowan Avenue do not necessarily involve its full reconfiguration;
- Clarified the intent of street tree planting policy;
- Revised policy relating to construction activity to better align with City procedures;
- Revised vehicle parking policies to better support objective of facilitating additions to existing buildings and small-scale infill development;
- Redevelopment of Toronto Parking Authority lots are encouraged to incorporate specified facilities;
- Clarified Built Form policies intent relating to lot consolidation;

- Revised phrasing of policies relating to building height, setbacks and stepbacks to improve clarity and better align with policy language in other planning documents;
- Reordered and clarified policies relating to the Parkdale Hub;
- Revised unit mix policy to align with 80 unit threshold used elsewhere;
- Clarified policies relating to storefronts;
- Added policy regarding adaptive reuse and embodied energy; and
- Added definition of "heritage building".

Revised Recommendation for Transportation Study of Queen Street Right-of-Way

Transportation Services has requested that Recommendation 3 in the Final Report from the Director, Community Planning, Toronto and East York District, dated February 25, 2020, be revised to specify that a review of the Queen Street West right-of-way will provide recommendations to *improve*, rather than *prioritize*, the safe and efficient movement of pedestrians, cyclists and transit, as determining the specific prioritization of these transportation modes will not be finalized until the study is complete.

Status Update for Heritage Conservation District Plans

The OPA was developed through a collaborative consultation process alongside the West Queen West Heritage Conservation District (HCD) Study, to ensure that the OPA and future HCD Plans function in a co-ordinated manner to support a vibrant, livable, walkable and sustainable main street in the West Queen West and Parkdale areas.

Heritage Planning staff continue to review and refine the draft Parkdale Main Street HCD Plan and West Queen West HCD Plan, and now anticipate the HCD Plans and a Multiple Listing report identifying heritage properties in the Study Area will be presented to the Toronto Preservation Board, Toronto and East York Community Council, and City Council in Q1 2021, rather than Q3 2020 as previously advised.

This ongoing work has included additional research and review of potential heritage properties where development applications have been submitted, resulting in the deletion of properties at 663, 665 & 667 Queen Street West and 835 & 837 Queen Street West from the Context Supporting Properties list and map contained in Attachments 5 and 6 of the Final Report from the Director, Community Planning, Toronto and East York District, dated February 25, 2020. An updated West Queen West Built Heritage Resources Map incorporating these deletions forms Attachment 2 to this Report.

Conclusion

The recommended revisions to the draft Official Plan Amendment are consistent with the PPS 2020, and conforms with the Growth Plan 2020. Furthermore, the recommended revisions conform to and maintain the intent of the Toronto Official Plan

and the Downtown Plan and the relevant Secondary Plans, Site and Area Specific Policies, and Design Guidelines.

This Supplementary Report contains a revised Official Plan Amendment which is to replace the draft contained in the February 25, 2020 Final Report. The revised Official Plan Amendment reflects changes which are minor in nature and do not alter the general intent of the draft Official Plan Amendment attached to the February 25, 2020 Final Report.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Revised Draft Official Plan Amendment No. 445
Attachment 2: Revised West Queen West Built Heritage Resources Map

Attachment 1: Revised Draft Official Plan Amendment No. 445

Under Separate Cover

Attachment 2: Revised West Queen West Built Heritage Resources Map



West Queen West & Parkdale Main Street Planning Study
 Map 1 West Queen West Built Heritage Resources

- Study Area
- Properties on the City's Heritage Register
- Properties identified through the Heritage Study

Not to Scale

September 04, 2020