

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

Date: May 25, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 19 260968 WET 03 OZ

Notice of Complete Application Issued: January 10, 2020

Current Use on Site: The subject site is currently occupied by a vacant one-storey retail building and a surface parking lot.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of Etobicoke Zoning Code for the lands municipally known as 801 The Queensway. The application proposes an 11-storey (40.5 m in height, including mechanical penthouse) mixed-use building.

The proposed development would contain 1,185 m² of non-residential floor area on the first floor and 206 residential units above. The building would have a gross floor area of 17,390 m², resulting in a Floor Space Index (FSI) of approximately 6.1 times the area of the lot. A total of 214 parking spaces would be provided both at-grade and within a three-level below-grade parking garage. Vehicular access to the site would be provided via Taymall Avenue.

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 801 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

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

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held on April 25, 2019 between Planning staff and the applicant to discuss complete application submission requirements and to identify issues with the proposal. The applicant proposed a 12-storey mixed use building, including a 6-storey base building. Staff expressed concern regarding the proposed building's height and massing.

On December 13, 2019, the applicant submitted the subject application for an 11-storey building.

ISSUE BACKGROUND

Application Description

This application proposes to amend the former City of Etobicoke Zoning Code to permit a mixed-use development with a height of 11-storeys (40.5 m in height, including mechanical penthouse). The proposal would have a gross floor area of 17,390 m², of which 1,185 m² would be used for retail space. The retail space use would be located at-grade fronting The Queensway, while the residential lobby would be accessible from Taymall Avenue.

The applicant is proposing 206 residential units, of which: 124 (60%) would be 1-bedroom units; 74 (36%) would be 2-bedroom units; and 8 (4%) would be 3-bedroom units.

The building would have a front (north) yard setback of 0.8 m, an east and west side yard setback of 0 m, and a rear (south) yard setback of 6.0 m on the ground floor and 5.5 m from the 2nd to 10th floors. The building would be 'U'-shaped above the ground floor with outdoor amenity space and a green roof located above the 1st and 2nd floors respectively, adjacent to The Queensway. Above the 6th floor, the building would step back 1.5 m from the north, 5.5 m from the east and 3.0 m from the west. Above the 8th floor, the building would step back an additional 2.5 m from the north, and above the 9th

floor the building would stepback an additional 11.6 m from the north. Above the 10th floor, the building would stepback an additional 3.0 m from the north and an additional 4.5 m from the south.

Vehicular access would be provided via Taymall Avenue with the driveway to run perpendicular to Taymall Avenue adjacent to the south property line. The driveway would provide access to the loading/servicing area (containing one Type 'G' loading space) enclosed in the rear of the building, at-grade retail parking spaces and the ramp to the below-grade parking garage.

The applicant proposes 173 resident parking spaces, 30 visitor parking spaces and 11 parking spaces for retail uses. Resident and visitor parking would be located within a three-level below-grade parking garage while retail parking would be located at-grade under a 2nd storey cantilever. There would be 156 bicycle parking spaces provided at-grade and within the underground garage.

The proposed building would contain 412 m² (2 m² per unit) of indoor amenity space on the ground floor, second floor and 12th floor/mechanical penthouse and 412 m² (2 m² per unit) of outdoor amenity space located on the roof of first floor with access to the indoor amenity space on the 2nd floor, and on the roof of the 11th floor with access to the indoor amenity space on the 12th floor/mechanical penthouse.

See Attachments 1 and 2 for 3D views of the proposal and Attachment 3 for the proposed site plan.

Detailed project information can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Site and Surrounding Area

The subject site is located on the southeast corner of the intersection of The Queensway and Taymall Avenue (see Attachment 4: Location Map). The site is rectangular in shape and is currently occupied by a vacant building formerly used as an automotive service shop. The site is approximately 2,844 m² in size.

Surrounding land uses include:

North: On the north side of The Queensway is a 1-storey retail building and six 1 to 1.5-storey detached dwellings fronting The Queensway and Wadsworth Crescent. Further north is a residential area consisting of 1 to 2-storey detached dwellings, and the Queensway Park. To the northwest is a 2-storey office, a 3-storey apartment and 2-storey mixed-use buildings fronting The Queensway. To the northeast, is an 8-storey mixed-use building currently under construction.

- West: On the west side of Taymall Avenue is a 1-storey retail building (restaurant) with vehicular accesses onto The Queensway and Taymall Avenue. Further west are 1 to 2-storey retail buildings fronting The Queensway.
- East: A development consisting of two 4-storey mixed-use buildings with retail at grade and senior's residences above.
- South: Two 1-storey commercial/office buildings. Further south is a two-storey self-storage facility. To the southeast are 1-storey commercial/office buildings and to the southwest is a gas station and big-box retail store (Costco).

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 (2020) (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 can 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.

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 site as *Mixed Use Areas* (see Attachment 5: Official Plan Land Use Map) which 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. The Official Plan directs new development to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to existing and/or planned buildings. Further, development in *Mixed Use Areas* will locate and mass new buildings to provide appropriate transition towards areas of different intensity and scale.

The subject site abuts lands designated *Core Employment Areas* to the south and east. *Core Employment Areas* are places for business and economic activities. Uses permitted in *Core Employment Areas* include manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, waste management systems, industrial trade schools and vertical agriculture.

Toronto Official Plan policies can 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 guide the subsequent study of The Queensway between Kipling Avenue and Mimico Creek (The Queensway Avenue Study) and the resulting Urban Design 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 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 Buildings 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 can 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 as the proposal does not comply with the performance standards with respect to building height, density, building setbacks 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 Provincial Policy Statement (PPS 2020) 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 (PPS 2020) 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 maximum 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 prescribe these development standards which represent the existing and planned context for the area.

The policies of the Official Plan establish that sensitive land uses, including residential uses, proposed adjacent to *Employment Areas* should be planned to ensure they are appropriately designed, buffered and/or separated as appropriate from *Employment Areas* and/or major facilities. The *Employment Areas* policies of the Official Plan further establish that development will contribute to the creation of competitive, attractive, highly functional *Employment Areas* by providing a buffer and/or mitigating adverse effects such as noise, vibration and emissions, where appropriate, to *Mixed Use Areas* and not adversely affect sensitive land uses.

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.

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, providing a consistent streetwall, angular planes, setbacks and stepbacks; and
- Potential shadow impacts of the development (particularly on the north side of The Queensway public realm).

Staff have reviewed the submitted Shadow Study prepared by Bousfields Inc. and dated December, 2019 and have concerns about the shadowing impact on the sidewalk on the north side of The Queensway.

The Queensway Avenue Study establishes the subject lands as an appropriate location for a 6-storey mid-rise building. 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 subject site has a depth of approximately 43.8 m. The proposed building is a tall building as defined by the Tall Building Design Guidelines given that the proposed building height of 40.5 m is larger than the adjacent road right-

of-way (30 m). There is no indication in the City's Official Plan that a tall building is appropriate for these lands.

Although some setbacks from The Queensway are proposed, the proposed height of 11 storeys (40.5 m in height, including mechanical penthouse) is not in keeping with the surrounding area nor provides adequate transition in height to the surrounding properties, particularly the mix of 1 to 4-storey commercial and residential buildings within this block of The Queensway. Further, the proposed rear (south) yard setback does not meet the Mid-Rise Building Performance Standards for providing adequate transition from *Mixed Use Areas* to *Employment Areas*.

Planning staff are of the opinion the proposal in its current form does not conform with the Official Plan policies as the height, density, massing and built form are not consistent with the local, 6-8 storey mid-rise context of the area and present an inappropriate level of intensification. 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 and the existing character of the area.

City-Wide Tall Buildings Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Buildings 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 40.5 m.

Wind Assessment

The applicant submitted a Pedestrian Level Wind Assessment prepared by Novus Environmental/SLR Consulting Ltd. and dated December 13, 2019. The study demonstrates higher gusting conditions at the corners of the proposed building. The applicant will be requested to consider how the building massing, materials and canopy could be used to control wind impacts.

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 Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

Staff note that the proposed mix of unit types and the unit sizes of two and three-bedroom units does not adequately support the unit mix or unit size objectives of the Growing Up Guidelines to accommodate a broad range of households, including families with children, within new development. The applicant is encouraged to provide a minimum of 10% three-bedroom units and ensure that two and three-bedroom units meet the minimum size recommendations of approximately 90 m² and 106 m² in size, respectively.

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).

Additionally, City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) of the Official Plan states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant submitted an Arborist Report and a Tree Protection and Removal Plan both prepared by Ferris + Associates Inc. and dated December 13, 2019, which are under review by City staff. The Arborist Report indicates that the development proposes to remove 8 protected private trees and 2 trees on the City road allowance. Urban Forestry staff require an *Application to Injure or Destroy Trees* for the removal of City and privately owned trees.

The applicant submitted a Landscape Plan that proposes 6 new large canopy trees on the City road allowance and 14 small/ornamental trees proposed on private property. Urban Forestry staff have advised that the proposed planting is not acceptable. The proposed 14 small trees do not meet the requirements of the Toronto Green Standard (TGS) Version 3 or the City's Tree By-laws. A minimum of 3 large growing shade trees planted with access to the required volume of soil are required to compensate for the loss of each protected private tree. Alternatively, the Manager of Parks, Forestry & Recreation may accept cash-in-lieu payment in an amount equal to 120% of the cost of replanting and maintaining the trees for a period of two years. Staff would 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 is identified as having archaeological resource potential. The applicant has submitted an Archaeological Review Letter prepared by ASI Archaeological & Cultural Heritage Services and dated May 10, 2019. Staff are reviewing the submitted letter.

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 applicant has submitted a Planning & Urban Design Rationale prepared by Bousfields Inc. and dated December 2019 which includes a section on community services and facilities. Staff are reviewing the submitted materials.

Land Use Compatibility

The applicant submitted a Land Use Compatibility, Environmental Air Quality Assessment prepared by Novus Environmental/SRL Consulting Ltd. and dated December 13, 2019 to determine potential air quality and odour impacts on the proposed development and compliance with provincial regulations and guidelines. The applicant also submitted an Environmental Noise and Vibration Assessment prepared by Novus Environmental/SRL Consulting Ltd. and dated December 13, 2019 to determine noise impacts on and from the proposal. City staff will retain a third party consultant to undertake a peer review of these studies, at the cost of the applicant, upon receiving a revised resubmission that addresses staff's concerns related to built form.

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. Other facilities and/or service needs may arise during the review of the application and in consultation with the Ward Councillor.

Infrastructure/Servicing Capacity

The applicant submitted a Geohydrology Assessment Report, a Hydrological Review Summary and a Geotechnical Study, all prepared by McClymont & Rak Engineers Inc. and dated December, 2019 and a Functional Servicing Report prepared by Counterpoint Engineering and dated December 13, 2019. The purpose of these reports is to evaluate 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 an Urban Transportation Considerations report prepared by BA Group and dated December, 2019 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 55 net new two-way trips in the morning peak hours and a total of 80 net new two-way trips in the afternoon peak hours. Transportation Services staff have reviewed the submitted study and advise that additional information is required.

The applicant provided a vehicle parking justification as part of the Urban Transportation Considerations report which Transportation Services staff are reviewing. Although the proposed supply of 214 parking spaces is deficient with respect to the minimum parking space requirements of the former City of Etobicoke Zoning Code, as amended by By-law No. 514-2003, it appears to meet the minimum parking requirements of City-wide Zoning By-law No. 569-2013. Staff note however that one accessible parking space must be removed to provide a turnaround area at the end of the proposed driveway at the southeast corner of the site. The applicant must ensure that sufficient accessible parking is provided.

Additionally, Transportation Services staff require more information prior to accepting the proposed sharing of the Type 'G' loading space.

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 or Registered Plan of Subdivision.

The applicant submitted a TGS Checklist with this application and it is currently being reviewed by staff. The applicant will be encouraged to meet Tier 2 or higher performance measures.

Other Matters

Staff have identified the additional following issues:

- The tenure proposed in the current application is unclear. Staff will strongly encourage the applicant to provide purpose-built rental units at mid-range or affordable rent levels and/or affordable ownership 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. This would alleviate pressure on neighbourhood parks.
- Parks, Forestry and Recreation staff advise that the applicant would be 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.

Staff have discussed the issues outlined in this report with the applicant. Given the nature and extent of the issues raised, staff have advised the applicant to revisit the design of the site and submit a revised concept more in keeping with the Official Plan vision for the *Avenue*.

CONTACT

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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

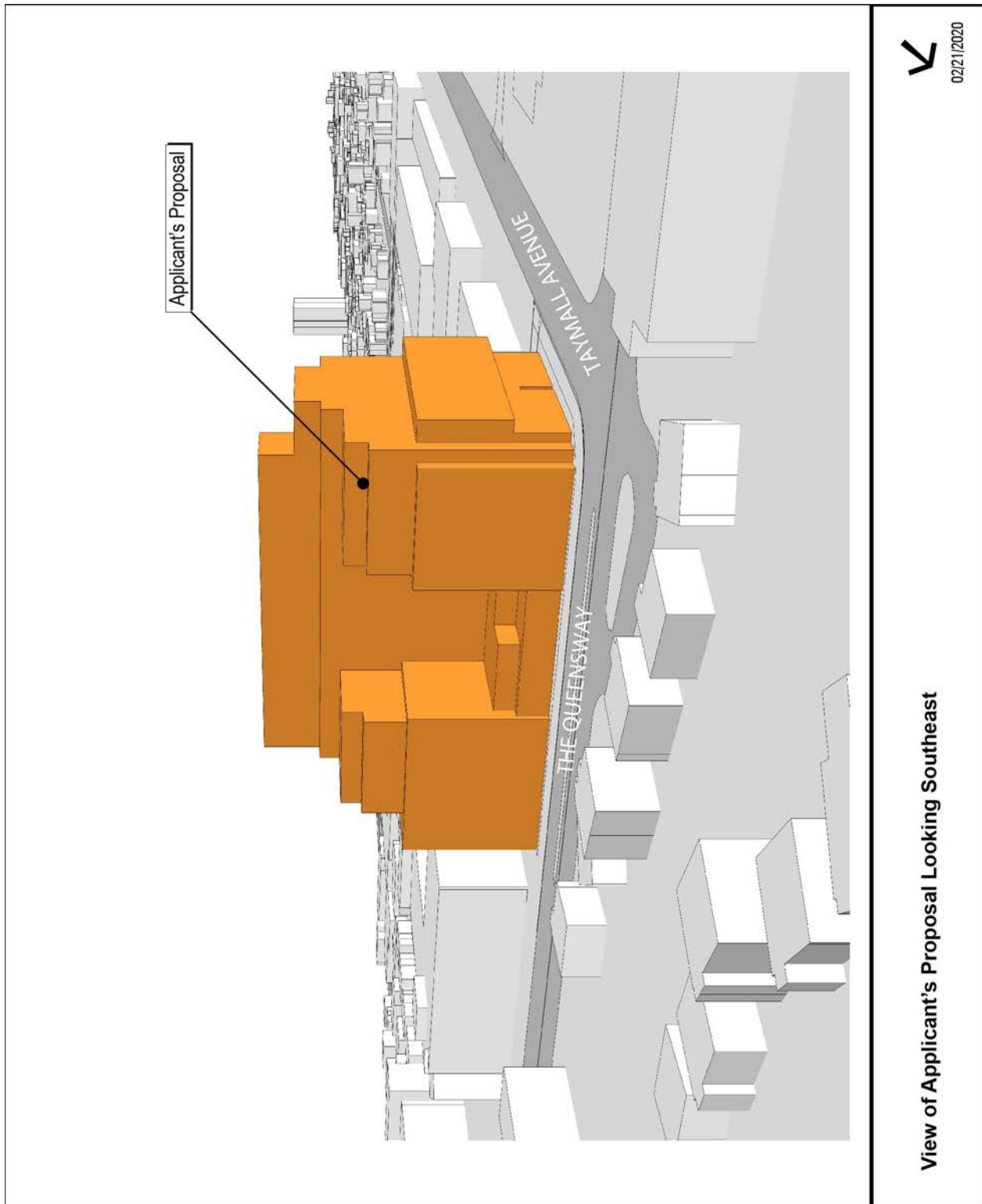
Attachment 3: Site Plan

Attachment 4: Location Map

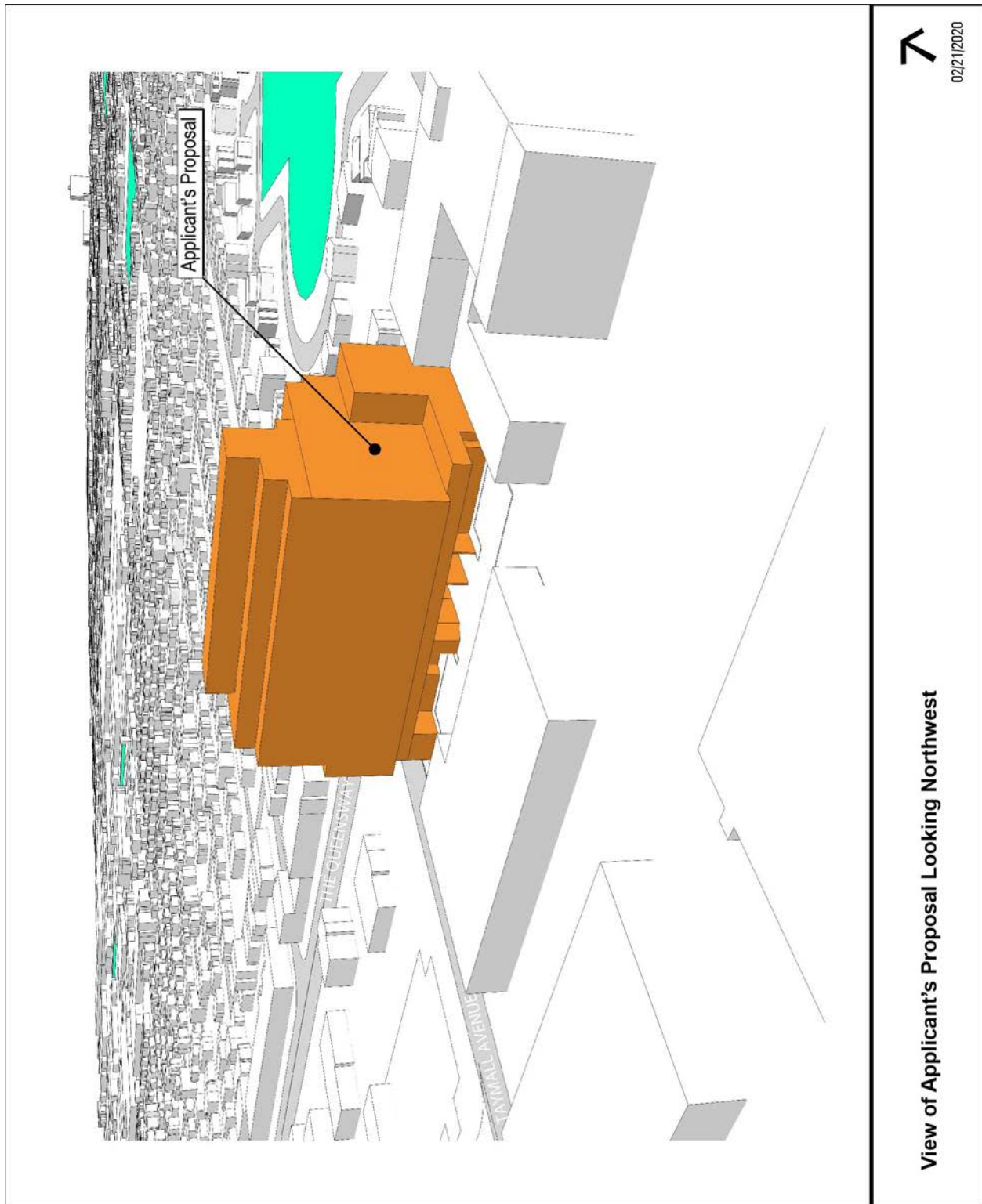
Attachment 5: Official Plan Land Use Map

Attachment 6: Zoning Map

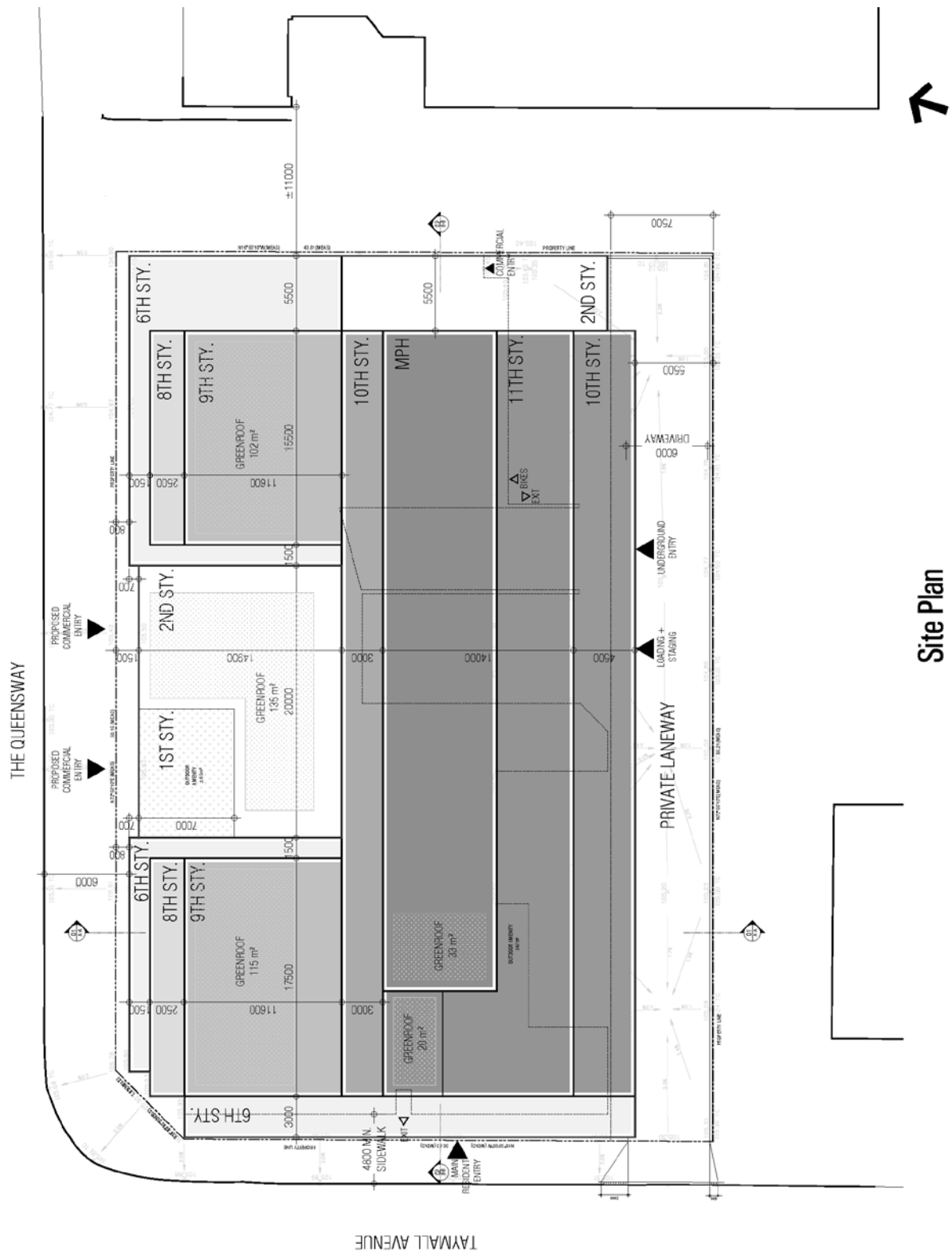
Attachment 1: 3D Model of Proposal in Context, Looking Southeast



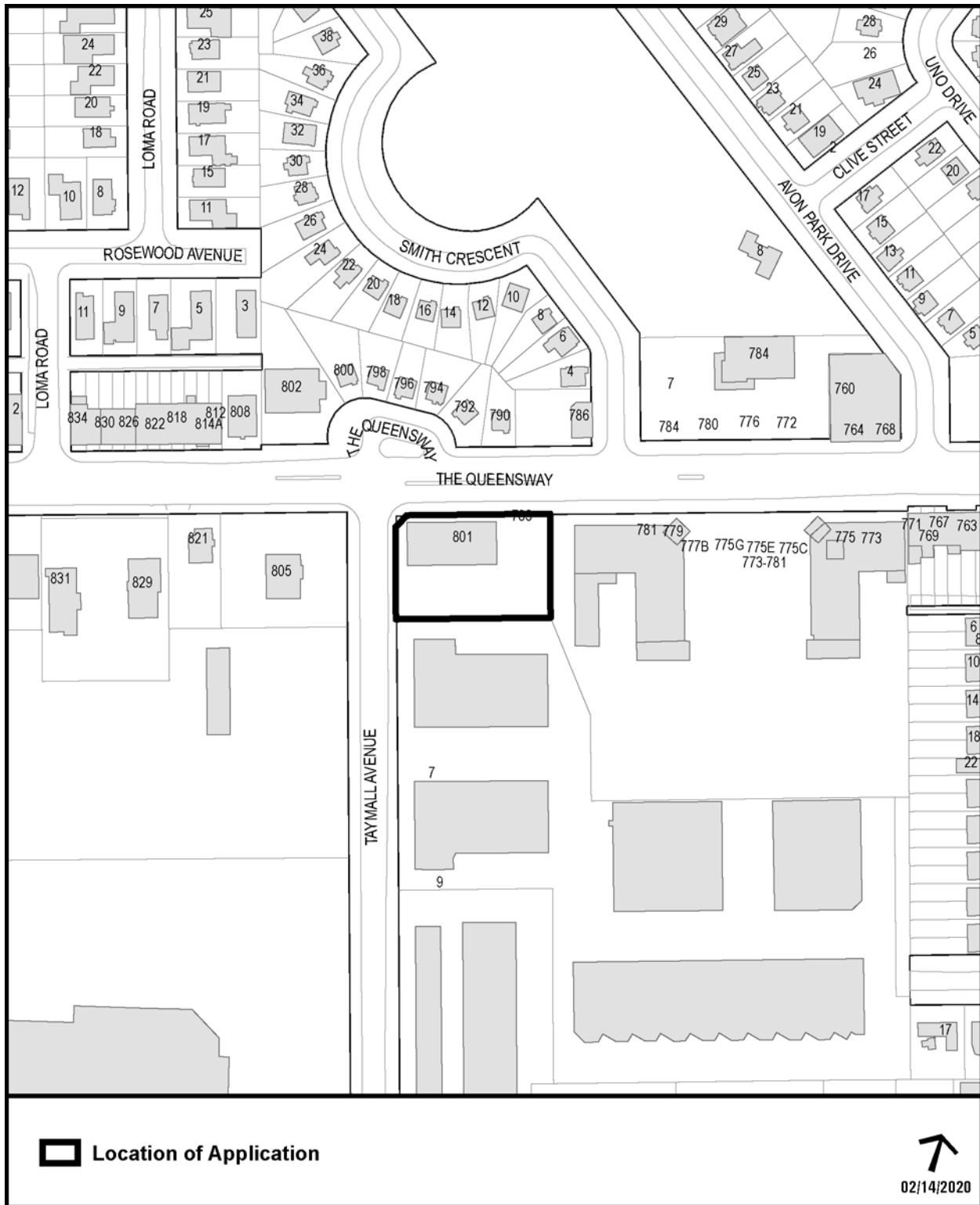
Attachment 2: 3D Model of Proposal in Context, Looking Northwest



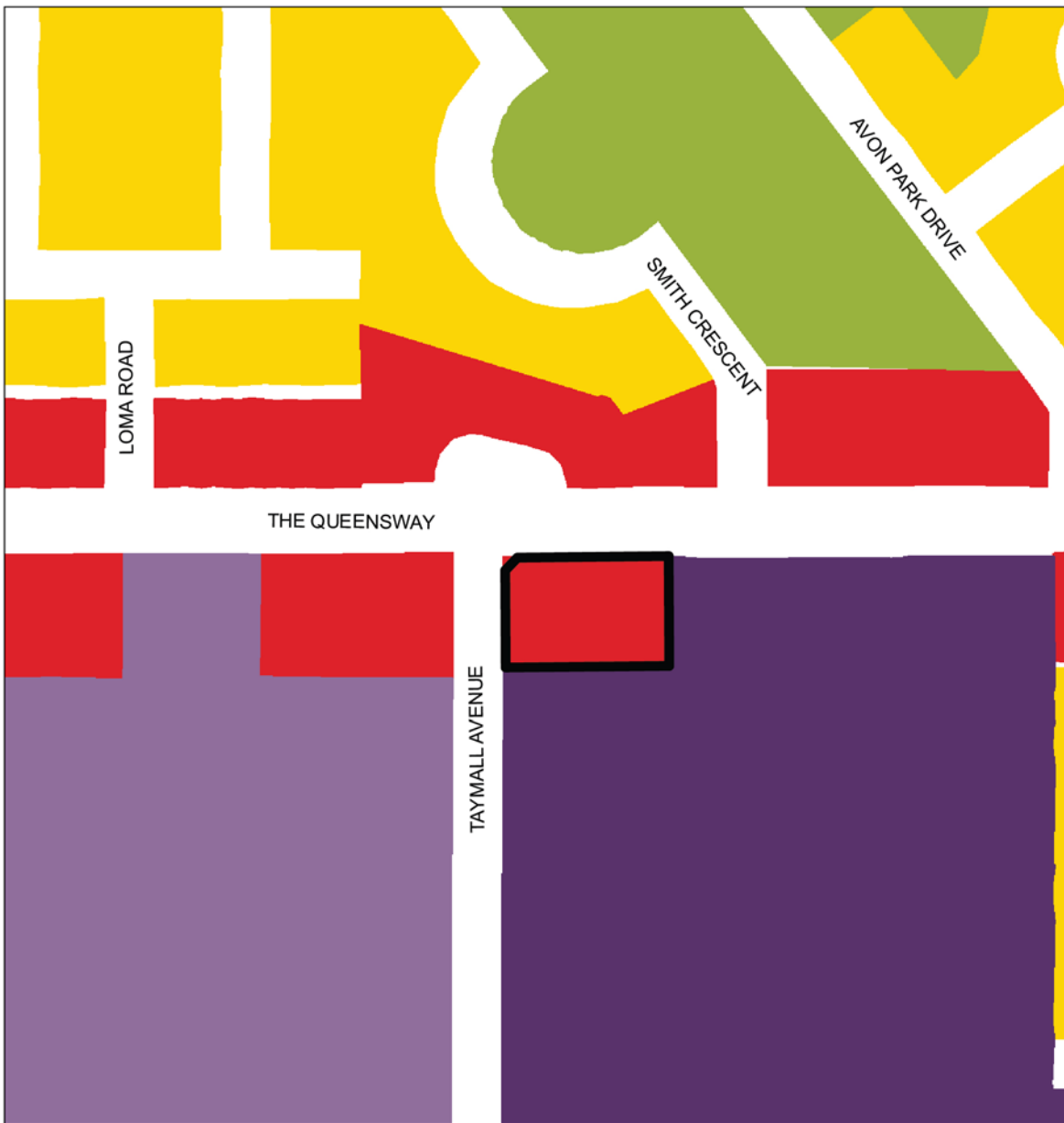
Staff Report for Action - Preliminary Report - 801 The Queensway



Attachment 4: Location Map



Attachment 5: Official Plan Land Use Map



801 The Queensway

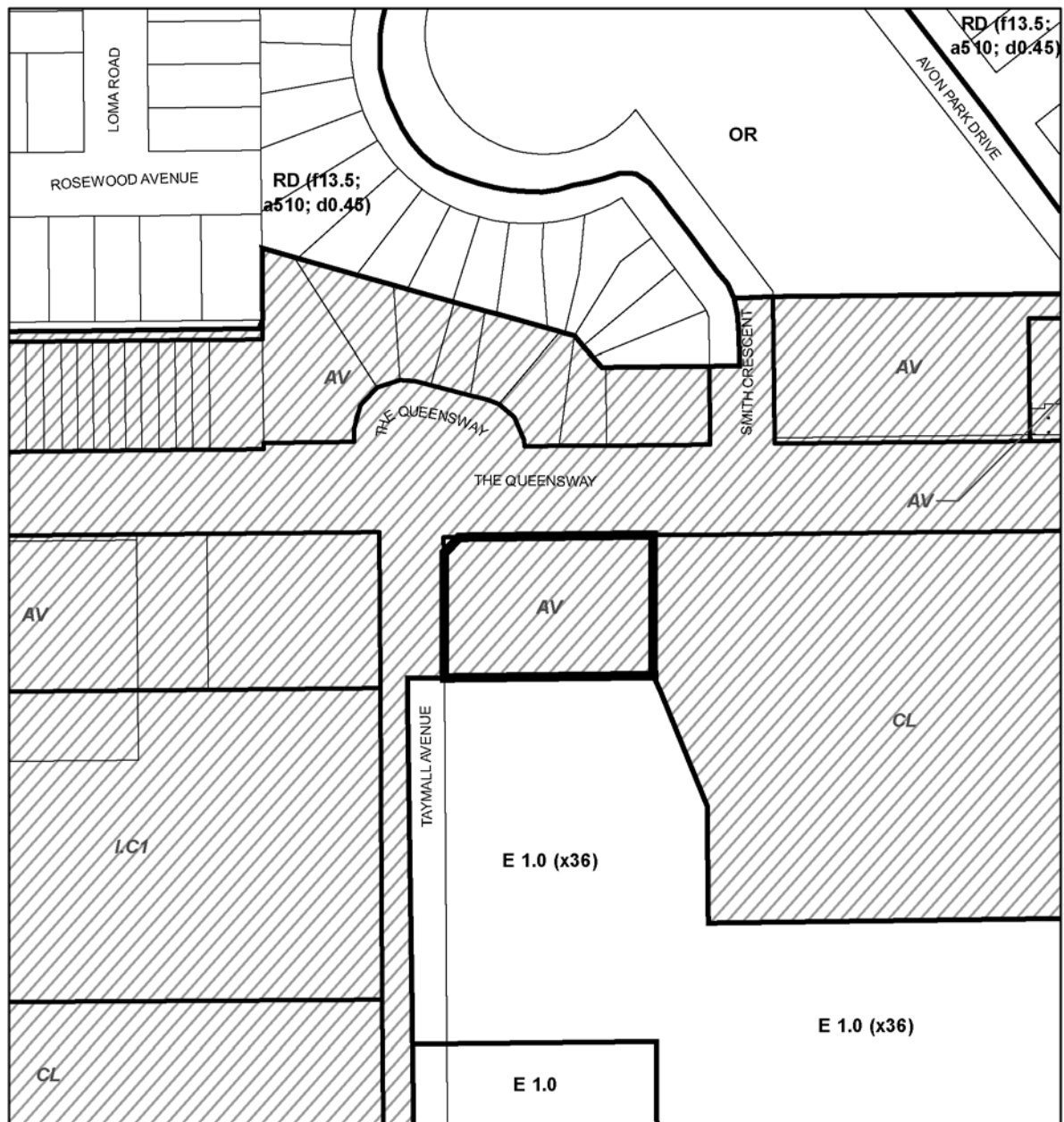
Official Plan Land Use Map #15

File # 19 260968 WET 03 02



↑
Not to Scale
02/14/2020

Attachment 6: Zoning Map



Zoning By-law 569-2013

801 The Queensway

File # 19 260968 WET 03 02



Location of Application

RD Residential Detached

E Employment Industrial
OR Open Space Recreation



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

LC1 Class 1 Industrial Zone
AV Limited Commercial-Avenues Zone
CL Limited Commercial Zone



Not to Scale
Extracted: 02/14/2020