

1151 Queen St E – Zoning Amendment Final Report

Date: November 28, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 14 - Toronto-Danforth

Planning Application Number: 18 149422 STE 30 OZ

SUMMARY

This application proposes a Zoning By-law Amendment to facilitate the redevelopment of a vacant retail and associated surface parking lot with a 6-storey (20 metres plus a 3.6 metre mechanical penthouse) mixed-use building containing 47 rental dwelling units with approximately 385 square metres of retail at grade and 3,546 square metres of residential gross floor area at 1151 Queen Street East.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

This report reviews and recommends approval of the application to amend the Zoning By-law. The application represents a sensitive and desirable intensification of Queen Street East that meets the intent of the Leslieville Urban Design Guidelines. The proposal incorporates a range of dwelling unit sizes appropriate for a variety of household configurations. The property directly abuts the Queen Street East streetcar line, which optimizes the use of existing transit infrastructure. These reasons form the basis for recommending this application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 for the lands at 1151 Queen Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (December 9, 2019) from the Director, Community Planning, Toronto and East York District.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1151 Queen Street East to substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report (December 9, 2019) from the Director, Community Planning, Toronto and East York District.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Prior to the introduction of Bills, the applicant is required to submit a revised Functional Servicing Report and Stormwater Management Report, and a Hydrogeological Investigation Report to address Engineering requirements.
5. The owner 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.
6. The owner is required, as a condition of approval of the Zoning By-law Amendment Application, to pay for and construct any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report, to be submitted for review and acceptance by the Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.
7. The owner agrees to submit, and thereafter implement, a construction management plan to address such matters as noise, dust, street closures, parking and laneway uses and access. Such plan shall be to the satisfaction of the General Manager, Transportation Services and the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor and Bruce Public School and shall be submitted prior to the commencement of any demolition, shoring or excavation work.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

A pre-application meeting was held on March 7, 2018. The current application was submitted on April 27, 2018 and the applicant was notified of a complete application on May 22, 2018. A Preliminary Report on the application was adopted by the Toronto and East York Community Council on June 12, 2018 authorizing staff to conduct a community consultation meeting with an expanded notification area. Community consultation is summarized in the Comments section of this Report.

The Preliminary Report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2018/te/bgrrd/backgroundfile-116808.pdf>

PROPOSAL

This application proposes a 6-storey (20 metres plus a 3.6 metre mechanical penthouse) mixed-use development with retail uses at grade and 47 rental residential dwelling units at 1151 Queen Street East. The proposed development includes a total of 3,930 square metres of gross floor area, including 385 square metres of retail space at ground level and 3,546 square metres of residential gross floor area. A total of 26 parking spaces and 51 bicycle parking spaces will be provided.

The site is located on the south side of Queen Street East between Larchmount Avenue and Berkshire Avenue. The site is a corner lot with frontages on Queen Street East and Larchmount Avenue. The property is generally rectangular in shape and flat, with a frontage of 32.91 metres along Queen Street East, a depth of approximately 30.49 metres, and a total lot area of 1,003.5 metres.

The property was formerly occupied by a convenience store which closed in 2018. The building is currently being used as a temporary event space.

The site is surrounded by the following uses:

North: On the north side of Queen Street East, across from the site, is the terminus of Coady Avenue. A row of 3-storey mixed use brick buildings with commercial uses at grade is located to the east of Coady Avenue at 1148-1156 Queen Street East. To the east of these properties is the 0.75 hectare Leslie Grove Park, which features a ball diamond, wading pool, and children's playground. A pattern of 2-storey mixed use buildings with retail at grade continues west of Coady Avenue.

East: Immediately east of the site is the 5-storey non-profit Birtch Place Co-op, located at 1153 Queen Street East, which is generally built to the lot line along Queen Street East. Further east is 1161 Queen Street East, a three-storey mixed use building with commercial uses at grade and residential uses in the upper levels. A general character of 3 to 5 storey residential and mixed use buildings continues, moving further east.

South: To the south of the site is an existing 4.98 metre laneway, which runs east-west (parallel to Queen Street). This lane was been expanded to 6 metres east of the subject site. South of the lane is a low rise residential area comprising detached and semi-detached dwellings. This built form typology extends south to Eastern Avenue. Bruce Public School is located within the fabric of the low-rise neighbourhood to the south of the site.

West: The site abuts Larchmount Avenue to the west. The street is a local two way street with a right-of-way of 20 metres. Moving west from Larchmount is a block of low rise fine-grained mixed use buildings with commercial at grade and residential above that are typical to this segment of Queen Street East.

Reasons for Application

A Zoning By-law Amendment is required because the proposed development does not comply with provisions of both Zoning By-laws 438-86 and 569-2013, as amended.

The total permitted density for all uses is 2.5 times the lot area under Zoning By-law 438-86 as well as the harmonized By-law 569-2013. The maximum permitted height under both By-laws is 12 metres. The proposal requires a Zoning By-law amendment to permit a density of 3.9 times the existing lot area, a maximum height of 20 metres plus mechanical penthouse and stair access, and non-compliance with other zoning standards.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Toronto Green Standards Checklist
- Noise Impact Study
- Vibration Study
- Archaeological Assessment
- Stormwater Management Report
- Transportation Impact Study
- Servicing Report
- Geotechnical Study
- Arborist/Tree Preservation Report and/or declaration
- Application Form
- Mechanical Systems Outline
- Servicing Groundwater Review Summary
- Hydrogeological Review Summary
- Hydrogeological Investigation
- Survey Plans
- Architectural Plans
- Civil and Utilities Plans
- Landscape and Lighting Plans
- Project Data Cover Sheet
- Cover Letter
- Draft Zoning By-law Amendment 569-2013
- Energy Efficiency Report
- Fee Schedules
- Application Checklist
- Community Consultation Strategy Report

Digital copies of the above can be found on the Application Information Centre website:
<https://www.toronto.ca/city-government/planning-development/application-information-centre>.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

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

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

Provincial Plans

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

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and

- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

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

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

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

Chapter 2 - Shaping the City

Section 2.2.2 of the Official Plan describes how transportation and land use planning can be integrated to best utilize existing infrastructure and concentrate people and jobs in areas well served by transit. The site is located within an area identified as an Avenue as shown on Map 2 - Urban Structure of the Official Plan. Avenues are “important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents”, according to Section 2.2.3 of the Plan.

Chapter 3 - Building A Successful City

Section 3.1.2 Built Form: The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, new development will also be massed to define the edge of streets, parks and open spaces to ensure adequate access to sky views for the proposed and future uses. New development will provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings. The policies in Chapter 3 of the Plan complement and support the City's growth strategy by integrating social, economic and environmental perspectives in decision-making to create an attractive City, with a strong economy and liveable communities. The application has been evaluated using the built form policies of Section 3.1.2 of the Plan which address how the development improves the public realm, is organized to provide joint access and underground parking, and is massed to fit harmoniously into the planned context of the neighbourhood and the City. New development will be massed to define the edges of streets, parks and open spaces at good proportions.

Chapter 4 - Land Use Designations

The site is designated Mixed Use Areas on Map 21 - Land Use Plan. This designation permits a broad range of commercial, residential and institutional uses in single use or mixed use buildings. The Mixed Use Areas are designated for growth and are expected to 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. Mixed Use Areas will build out in varying scales that are appropriate to the local context.

The development criteria that guide land use planning in Mixed Use Areas are:

- Creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- Providing for new jobs and homes for Toronto's growing population on underutilized lands;
- Locating and massing new buildings to provide a transition between areas of different development intensity and scale, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;
- Locating and massing new buildings to frame the edges of streets and parks;
- Providing an attractive, comfortable and safe pedestrian environment;
- Providing good site access and circulation and an adequate supply of parking for residents and visitors;
- Locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and

- Providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

Official Plan Amendment 320

The Local Planning Appeals Tribunal issued an Order on December 7, 2018 to approve and bring into force OPA 320. The approved policies reflect the policies endorsed by Council at its meetings of June 26 to 29, 2018 and July 23 to 30, 2018 in response to mediation and settlement offers from OPA 320 Appellants.

OPA 320 was adopted as part of the Official Plan Five Year Review and contains new and revised policies on Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods. The approved amendments uphold the Plan's goals to protect and enhance existing neighbourhoods that are considered stable but not static, allow limited infill on underutilized Apartment Neighbourhood sites and help attain Tower Renewal Program goals.

In its Order that approves OPA 320, the LPAT found that the OPA 320 policies are consistent with the Provincial Policy Statement (2014) and conform with the Growth Plan for the Greater Golden Horseshoe (2017).

Site and Area Specific Policy #469

In June 2013, City Council directed City Planning staff to initiate a study of Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street. The culmination of this study was the adoption of Official Plan Amendment 248 and Site and Area Specific Policy #469 (SASP 469) by Toronto City Council in July 2014, and the adoption of new Leslieville Urban Design Guidelines (LUDG). SASP 469 is in full-force and effect.

The policies of SASP 469 are intended to guide and manage moderate, incremental development; respect and reinforce the existing mixed-use character and physical scale of Queen Street East in Leslieville; and ensure an appropriate transition between new development and existing Neighbourhoods north and south of Queen Street East.

New development is encouraged to accommodate the retention of existing community services and facilities in the area. As well, and in addition to the policies and development criteria for Mixed Use Areas mentioned above, new development along Queens Street East in Leslieville will:

- Respect and reinforce the existing character of the area;
- Provide a transition in scale towards existing buildings in Neighbourhoods through appropriate setbacks and a rear angular plane;

- Include building articulation, windows and entrances on the first 14 metres of the building façade that are generally consistent with the prevailing building characteristics;
- Include building materials that are complementary to the materials used on existing buildings on Queen Street East in Leslieville; and
- Have a ground floor height that generally matches existing commercial ground floor heights in the area to reinforce the existing horizontal articulation of building facades.
- New development along Queen Street East in Leslieville will have a maximum building height of 20 metres (excluding mechanical penthouse) and will provide stepbacks above a height of 14 metres, which shall apply to the building facades on Queen Street East and any flanking streets.
- The planning analysis and resulting site and area specific policy has precluded the need for a separate Avenue Study, or Avenue Segment Study, for the Leslieville area. Therefore, an Avenue Segment Study was not required to be submitted by the applicant in association with the development proposal.
- Finally, the associated Leslieville Urban Design Guidelines (LUDG), discussed below, are being used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan.

The outcome of staff analysis and review of relevant Official Plan policies, designations, Site and Area Specific Policies are summarized in the Comments section of the Report.

Zoning

The site is zoned Main Streets Commercial Residential (MCR T2.5 C1.0 R2.0) in the former City of Toronto By-law 438-86, as amended. MCR zone permits a range of non-residential and residential uses including apartment buildings, retail stores, service shops, and offices. The zoning provision permits a maximum total density of 2.5 times the area of the lot, with a maximum residential density of 2.0 times the area of the lot and a maximum non-residential density of 1.0 times the lot area. The maximum height allowable on the lot is 14.0 metres.

In May 2013, the City enacted harmonized Zoning By-law 569-2013. The subject lands are zoned Commercial Residential (CR 2.5 c1.0; r2.0). The CR zone permits a range of non-residential and residential uses and building types, including apartment buildings and townhouses, retail stores, service shops, offices, financial institutions and other uses. The zoning that applies to the subject lands is substantially the same with regard to use, density and height as Zoning By-law 438-86.

Leslieville Urban Design Guidelines

Council adopted the Leslieville Urban Design Guidelines (LUDG) in July 2014. The LUDG provide part of the planning framework for redevelopment along Queen Street

East in Leslieville, and are meant to be read in conjunction with the policies in the Official Plan and SASP 469. The purpose of LUDG is to implement the Official Plan policies; provide an understanding of the area's local character; explain how the development will respect and reinforce the local character; promote an animated public realm; provide built form guidelines and identify buildings of potential heritage interest.

New development should contribute to the achievement of the development principles within the LUDG; which include, but are not limited to, the following:

- Public realm: Queen Street East in Leslieville should continue to be vibrant and inviting for all users. The street should provide active at-grade uses that are safe, accessible and interconnected;
- Built form: Buildings should contribute to the streetscape through high quality design, and appropriate transitions between buildings and surrounding area;
- Diversity: Queen Street East will continue to support a diverse range of compatible and integrated retail, residential, employment, institutional and open space land uses. These uses will contribute to an active, walkable street that is accessible to all users year-round;
- Heritage and culture: Block and lot patterns, built form and street character should be maintained and enhanced to support the future vision of Queen Street East in Leslieville. In addition, qualitative cultural heritage elements such as sense-of-place and character should be maintained and enhanced to add to the character of Leslieville; and
- Sustainability: Development along Queen Street East will be sustainable with regard to movement, energy use, building technology and "green" infrastructure.

Staff are using the LUDG as a tool to evaluate the proposed development application and to ensure that the proposed development is consistent with the Official Plan.

Growing Up Guidelines

In 2015, the City Planning Division initiated a study entitled, Growing Up: Planning for Children in New Vertical Communities (the Study). The Study produced draft guidelines to direction how new development can better function for larger households at three scales: the unit, the building and the neighbourhood. The objective is that developments deliver tangible outcomes to increase liveability for larger households at each scale.

The draft guidelines outline a structure that provides guidance on the neighbourhood, the building and the unit. Specific guidance for larger units is provided to support a variety of household compositions, including a minimum 25% for larger units with additional guidance for size and unit breakdown.

Site Plan Control

The property is subject to Site Plan Control. An application for Site Plan approval has been submitted (File No 18 149431 STE 30 SA) and is being reviewed concurrently with this application.

Community Consultation

City Planning staff, in consultation with the Ward Councillor, hosted a community consultation meeting on February 28th, 2019 at Bruce Public School to discuss the proposal. Approximately 35 members of the public attended the meeting. City Planning staff presented on the policy framework and an overview of the initial proposal and preliminary planning issues. The applicant provided further details with respect to the proposal.

Discussion touched on a variety of perspectives. Overall, the architecture and design of the building was well received and seen as an improvement to an underutilized lot. Many participants supported the proposed purpose-built rental nature of the building. Some members of the public voiced concerns around the potential for short term rentals and the need for more family-friendly units.

Much of the latter half of the meeting focussed on parking. Many different perspectives were raised on the issue, as some felt the parking was insufficient and others felt it was an over-provision for a lot fronting a streetcar route. A common concern was the on-street parking permit supply and the perception that new residential units would further restrict existing residents' access to on-street parking. Many participants agreed that stricter enforcement and signage was required to help address the on-street parking pressures. Staff from Transportation Services were present to consider these concerns and introduced the Leslieville Traffic Management and Mitigation Study that is currently underway as the study will affect the subject site. This study features a project website that is available online. A second Public Open House is currently being scheduled.

Safety was also a dominant theme of the discussion. The proximity of the site to Bruce Public School was seen to have potential impacts to safety of young children walking to school, both from the construction process and from new vehicle trips generated by the development along the laneway to the south. Members from the Bruce Public School Parent Council and staff were in attendance and expressed an interest to be closely involved with the construction management process. Ideas included school-specific provisions in the construction management plans, the potential for a hotline and involving Bruce Public School in solutions to cross the laneway at peak school commute times.

Other concerns included comments that the height of the mechanical penthouse should be reduced and that a more sensitive design was required to the rear of the site to meet the lower-scale houses abutting the laneway.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report. Staff has determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

The Provincial Policy Statement (PPS) requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This policy for healthy, livable and safe communities is achieved, amongst other means, by accommodating a range of residential, employment, institutional and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of public transit.

This application is consistent with the PPS direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure as noted in Section 1.1.3. The application also complies with other policies in Section 1.1.3 of the PPS that require new development to be directed to appropriate locations for growth.

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

The application generally conforms to the planning instruments that implement the provincial policies outlined above, with particular regard for Site and Area Specific Policy #469 and the associated Leslieville Urban Design Guidelines.

Site and Area Specific Policy #469 and the Leslieville Urban Design Guidelines

The proposal has been reviewed against the Site and Area Specific Policy #469 (SASP 469) and the Leslieville Urban Design Guidelines (LUDG), which provide more direct guidance to manage moderate, incremental development and respect and reinforce the existing mixed-use character and physical character of Queen Street East in Leslieville.

The proposed development generally conforms to SASP 469 and satisfies many of the development principles found within the LUDG. The building provides a mix of uses consistent with the character of Leslieville, ensures the continuation of fine-grain retail that is typical to Leslieville, and establishes the maximum building height of 20 metres while providing stepbacks above a height of 14 metres.

The building generally meets the 45 degree rear angular plane to accommodate the transition to the abutting neighbourhood, with the exception of minor balcony and

screening penetrations as well as a small projection of the 6th floor into the angular plan. These projections are minor and acceptable as any small overlook impacts are mitigated through design (e.g. balcony guards and privacy screens).

The balcony projection currently shown on the front of the building at the 5th floor on the Queen Street East frontage will not be incorporated into the Zoning By-law, as this condition is inconsistent with the LUDG direction to incorporate recessed balconies on this frontage. Drawings will be further refined through the Site Plan Approval process.

The proposed building contains various forms of articulation (windows and retail entrances) on the first 14 metres of the building façade, consistent with the prevailing building character in Leslieville. The retail entrances will be recessed into the building, which maintains a consistent feel for the active retail uses at grade along Queen Street East in Leslieville. The design of the building articulation, windows and entrances will be further refined through the Site Plan Application to reflect the fine grain patterns along the street.

Land Use

This application has been reviewed against the official plan policies and urban design guidelines described in the Issue Background Section of the Report as well as the policies of the Toronto Official Plan as a whole.

The Official Plan states that lands designated as Mixed Use Areas are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. Mixed Use Areas are intended to be areas which allow residents to live, work and shop in the same area, giving individuals an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated, attractive, and safe. The subject property is located in an area with a mix of residential and commercial uses in single or mixed-use buildings. As such, the proposed mix of residential and commercial uses at grade is consistent with the land use provisions of the Official Plan, the Zoning By-law and existing land uses in the area.

Density, Height, Massing

As per Site and Area Specific Policy #469 (SASP 469), and the associated Leslieville Urban Design Guidelines (LUDG), new development on lots that have sufficient width, depth and appropriate access for parking and servicing will have a maximum height of 20 metres and will provide stepbacks above a height of 14 metres. The proposed building has a maximum height of 20 metres, plus a 3.6 metre mechanical penthouse and provides stepbacks above a height of 14 metres.

The LUDG states that a minimum stepback of 2 metres will be provided at a height of 14 metres, and a minimum stepback of 5 metres will be provided between heights of 17 metres and 20 metres, applicable to the Queen Street East frontage. New buildings on corner lots will include stepbacks above a height of 14 metres for both the Queen Street East and flanking street frontages

The proposed building will have a stepback of 2 metres at a height of 14 metres along Queen Street East, and 1.9 metres at a height of 14 metres along Larchmount Avenue. Above 17 metres of height, the setback increases to 3 metres along Queen Street East and 2.4 metres at a height of 17 metres along Larchmount Avenue. Along the Larchmount Avenue frontage, a portion of the building at the southwest corner provides a stepback of 1.9 meters above 17 metres. This reduced stepback condition for a portion of the Larchmount frontage is acceptable to allow for amenity space play areas and units with more bedrooms on the sixth floor. Further, this section of the building is located to the southwest, allowing for stepbacks from the corner of Queen Street East and Larchmount Avenue that are generally consistent with the LUDG.

The proposal shows a 1 metre overhanging condition along the Queen Street East frontage. This condition is acceptable and is limited to a maximum of 1 metre to reduce public realm impact.

Sun and Shadow

As discussed in the Official Plan, and reinforced by the SASP 469 and LUDG, new development in this location is required to demonstrate that a minimum of 5 hours of sunlight will be provided on the opposite sidewalk.

Through review of the sun and shadow studies prepared by the applicant in support of their application, the standard as indicated in the LUDG is maintained. The proposed building will not provide any negative shadowing impact on Queen Street East. The proposal complies with the specific sun and shadow guidelines contained within the LUDG.

Growing Up Guidelines

This application has been reviewed against the draft guidelines described in the Issue Background Section of the Report.

This application meets the intent of the guidelines by providing 36% of units as larger units, which exceeds the guidelines recommendation of 25%. While the proposed unit mix of 2 bedroom units (34%) of and 3 bedroom units (2%) does not conform to the recommended 10% for 3 bedroom units and 15% percent for 2 bedroom units, the overall provision of larger units exceeds the recommended 25% and staff is of the opinion that this implements the intent of the guidelines.

Community Consultation

City Planning staff considered consultation comments and worked with the applicant to redesign the mechanical penthouse to conform to the 45 degree angular plane to the rear of the site set out in the LUDG. The mechanical penthouse was also further set back from Queen Street East to the north by 8.1 metres (6.5 metres previously).

Transition to the *Neighbourhood* to the south has been improved from earlier submissions by ensuring that all floorplates fit within the 45 degree angular plane set

out in the LUDG. Earlier submissions show the fifth floor projecting into the angular plane.

Public realm impacts of the initially proposed 1.7 metre overhang on floors 2,3 and 4 are now reduced to 1.0 metres along Queen Street East and the corner of Larchmount Avenue.

Safety concerns regarding construction impact and traffic will continue to be explored through subsequent construction management processes and the site plan approval review

Parking

Parking is to be provided within a mechanical vehicle elevator system with access to the public lane to the south of the site. A total of 26 parking spaces are proposed, which is deficient of the required 30 parking spaces in Zoning By-law 569-2013. Transportation Services staff have reviewed the proposed parking supply and supporting study and have deemed the proposed parking supply to be generally acceptable for a host of reasons including proximity to frequent transit and cycling infrastructure.

A total of 51 bicycle parking spaces will be provided, including 8 short term and 43 long term spaces, which meet the requirements set out in Zoning By-law 569-2013.

Loading and Solid Waste

A total of one modified Type C loading space is proposed on-site. As per Zoning By-law 569-2013, a minimum of one Type G is required. In support of the proposed loading supply, the applicant's transportation consultant submitted a justification in the Urban Transportation Considerations report and additional memorandum, which notes that due to site constraints and vehicle turning considerations, a modified Type C loading space is appropriate.

Transportation Services have reviewed the submitted justification and accept the provision of a modified Type C loading space, with a length of 6.4 metres. Truck manoeuvring diagrams have been provided and are acceptable for this site.

Solid Waste Management staff have also reviewed the submitted justification and accept the proposal.

Road Widening

The Official Plan sets a planned width of 6 metres for the abutting public lane. A 1.11 metre road widening dedication along the laneway abutting the south property line of the subject site is required and will to be conveyed to the City.

Servicing

The site will be serviced by a new water connection to the existing local 300 mm diameter watermain on Queen Street East and by an existing local 300 mm sanitary connection on Larchmount Avenue. The stormwater from the site will be discharged by

a 150 mm storm service connection to the 600 x 1500 mm storm sewer on Queen Street East.

Before the introduction of Bills, the applicant is required to submit a revised Functional Servicing Report, a Stormwater Management Report and a Hydrogeological Investigation Report to address Engineering requirements.

Streetscape

An important component of the LUDG is the provision of streetscape improvements, particularly the provision of a minimum total sidewalk width of 4.8 metres. Further, the LUDG states that new development should promote the pedestrian amenity area with landscaping, benches and bicycle racks. These elements will be determined in consultation with the Leslieville Business Improvement Area (BIA) to ensure the improvements are consistent with Leslieville-specific streetscape elements.

The proposal incorporates a 4.8 metre total sidewalk width from curb to building face along Queen Street East, which is consistent with the LUDG. A 5.0 metre corner rounding is also provided at the corner of Queen Street East and Larchmount Avenue for sidewalk/pedestrian clearway purposes at an intersection. Plans show the required minimum 2.1 metres pedestrian clearways along Queen Street East and Larchmount Avenue.

The streetscape will be improved in this location from its current configuration, providing a wider sidewalk width and appropriate Leslieville-specific streetscaping elements to be secured through Site Plan approval.

Another character-defining aspect of Leslieville, as noted in the LUDG, is the provision of recessed retail store entrances. The LUDG recommends that new development should continue this characteristic along the retail frontage. The proposed building provides recessed retail store entrances.

The LUDG also identifies the eclectic variety of buildings and the overall diversity of smaller and independent businesses as part of the area's character. The LUDG discourages larger, non-residential uses at grade, as they would be generally inconsistent with the character of the area. The total floor area of the proposed retail space is approximately 385.3 square metres and is designed to accommodate a variety of unit configurations. The maximum retail GFA of 385.3 square metres is appropriate.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.75 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The non-residential component of this proposal is subject to a 2% parkland dedication while the residential component is subject to a cap of 10% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be determined at the time of the first above grade building permit. Payment will be required prior to the issuance of the first above grade permit.

The site is approximately 50 metres from Leslie Grove Park, a 7,608 square metre park which contains a baseball diamond, fieldhouse, playground, wading pool and other active and passive recreation.

Tree Preservation

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

The applicant is to submit a tree planting deposit to ensure the planting and survival of 7 new City trees. In addition, Urban Forestry is currently reviewing an application to destroy 3 private trees. Details regarding, spacing, species, soil volume and planter details will be refined through the ongoing Site Plan Approval review.

Toronto Green Standard

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 is required to meet Tier 1 of the TGS. Tier 1 development features including automobile infrastructure, cycling infrastructure and the storage and collection of recycling and organic waste will be secured through the draft zoning by-law amendment and the site plan approval process.

Other applicable TGS performance measure will be secured through the Site Plan Approval Process. Other applicable TGS performance measure will be secured through the Site Plan Approval Process. The applicant will be encouraged to meet Tier 2 or higher standards through the Site Plan Approval process.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2019), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014) and conforms with the Growth Plan (2019).

Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the development criteria for Mixed Use Areas outlined in Policy 4.5.2. The proposal meets the intent of Site and Area Specific Policy 469 and the associated Leslieville Urban Design Guidelines.

Staff worked with the applicant and the community to resolve issues relating to rear transition and implemented design solutions to limit the impact of the mechanical penthouse. The application meets the intent of the Leslieville Urban Design Guidelines and provides a range of unit sizes for a variety of household configurations. Staff recommend approval of the application.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment 438-86
Attachment 6: Draft Zoning By-law Amendment 569-2013

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: Elevations

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1151 QUEEN ST E **Date Received:** April 26, 2018

Application Number: 18 149422 STE 30 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment to facilitate redevelopment of the site with a 6-storey mixed-use building containing 47 rental dwelling units with approximately 385 square metres of retail at grade and 3,546 square metres of residential gross floor area. Associated SA file 18 149431 STE 30 SA

Applicant	Agent	Architect	Owner
HULLMARK (1151 QUEEN EAST) LTD		Superkul	HULLMARK (1151 QUEEN EAST) LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 469
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x2224)	Heritage Designation:	No
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 1,004 Frontage (m): 33 Depth (m): 31

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	229		694	694
Residential GFA (sq m):			3,545	3,545
Non-Residential GFA (sq m):	229		385	385
Total GFA (sq m):	229		3,930	3,930
Height - Storeys:	1		6	6
Height - Metres:	5		20	20

Lot Coverage Ratio (%)	69.15	Floor Space Index:	3.92
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Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 3,545

Retail GFA: 385

Office GFA:

Industrial GFA:

Institutional/Other GFA:

**Residential Units
by Tenure**

Existing

Retained

Proposed

Total

Rental:

47

47

Freehold:

Condominium:

Other:

Total Units:

47

47**Total Residential Units by Size**

Rooms

Bachelor

1 Bedroom

2 Bedroom

3+ Bedroom

Retained:

Proposed:

4

26

16

1

Total Units:

4

26

16

1

Parking and LoadingParking
Spaces:

26

Bicycle Parking Spaces: 51

Loading Docks: 1

CONTACT:

Colin Wolfe, Planner

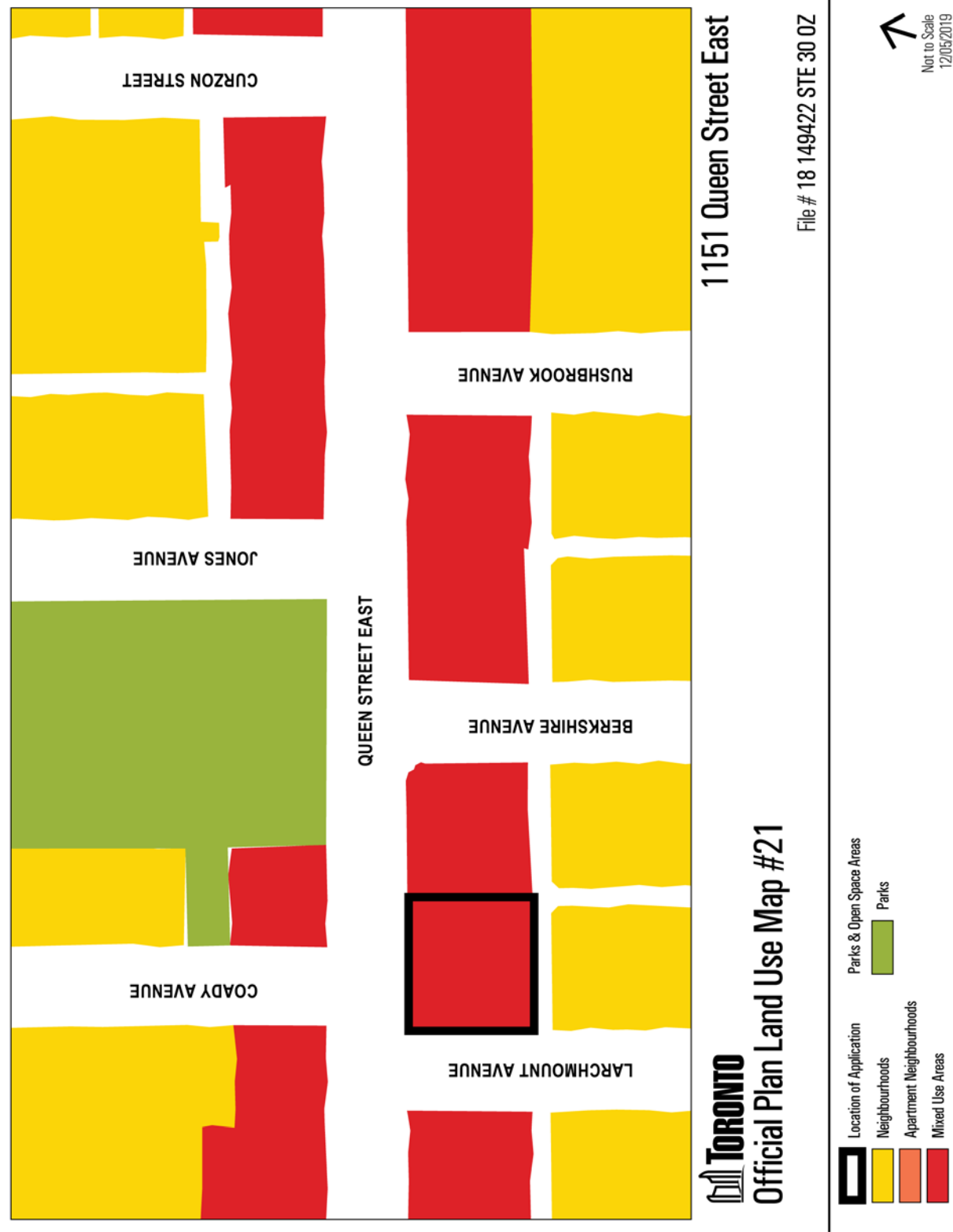
(416) 338-1857

Colin.Wolfe@toronto.ca

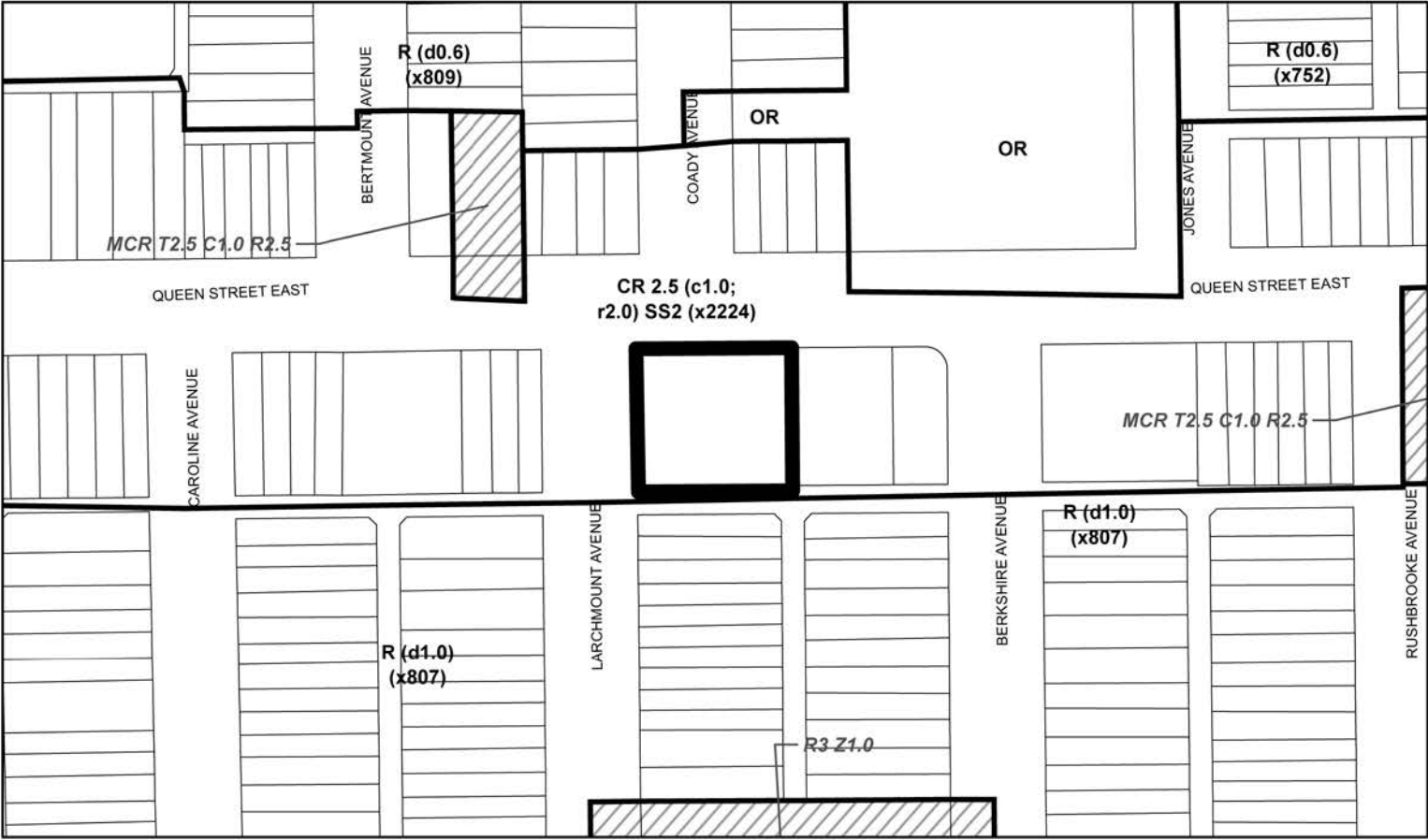
Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1151 Queen Street East

File # 18 149422 STE 30 0Z



Location of Application

R Residential CR Commercial Residential
OR Open Space Recreation



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

R3 Residential District
MCR Mixed-Use District



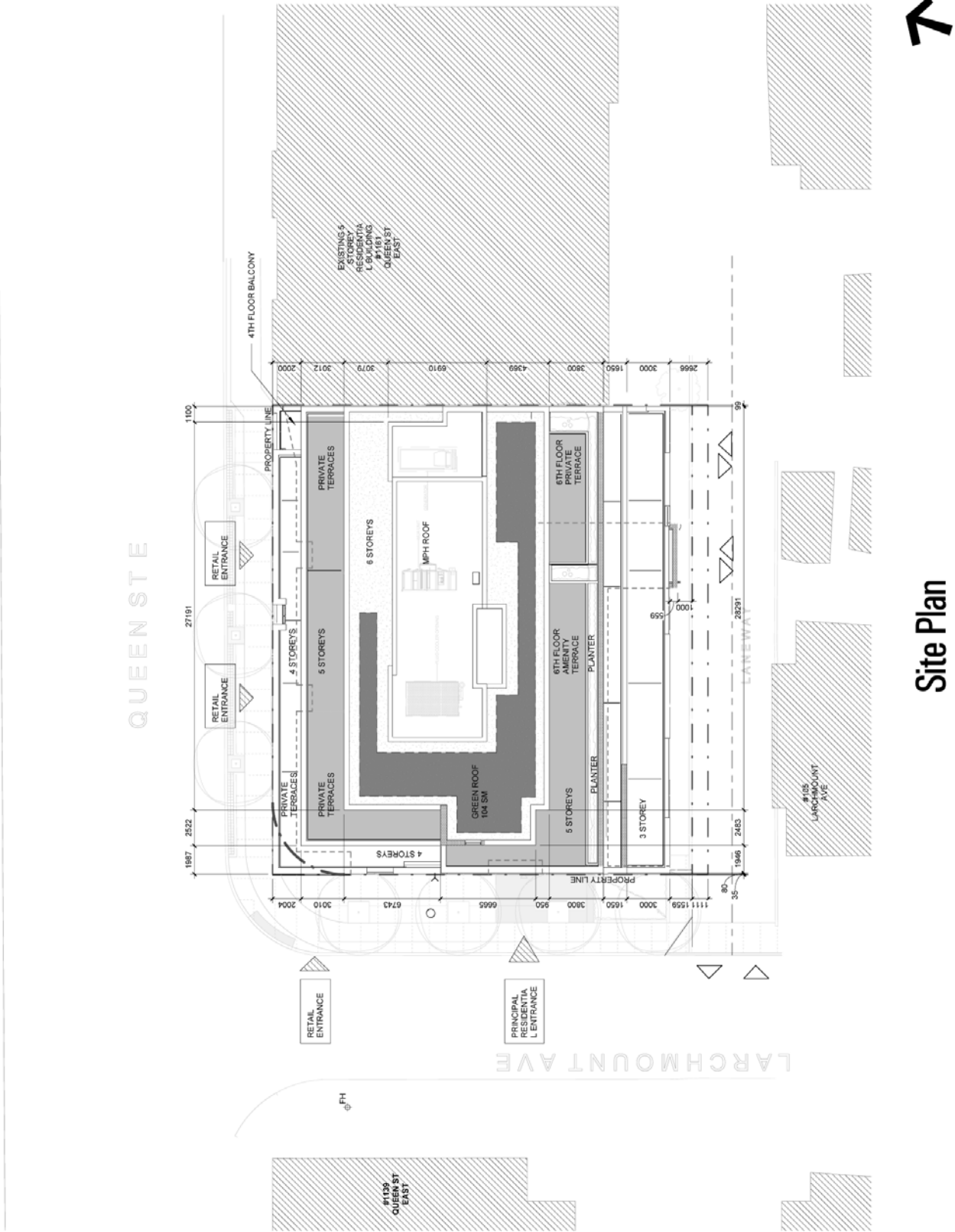
Not to Scale
Extracted: 12/02/2019

Attachment 5: Draft Zoning By-law Amendment 438-86

~The Draft By-law will be made available on or before the January 8, 2020 Toronto and East York Community Council~

Attachment 6: Draft Zoning By-law Amendment 569-2013

~The Draft By-law will be made available on or before the January 8, 2020 Toronto and East York Community Council~



Attachment 8: Elevations

