

1684, 1698, 1700, 1702 Queen Street East – Zoning Amendment Application – Preliminary Report

Date: December 9, 2019

To: Toronto and East York Community Council

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

Ward 19 - Beaches-East York

Planning Application Number: 19 242696 STE 19 OZ

Notice of Complete Application Issued: October 29, 2019

Anticipated City Council Meeting Date: January 29, 2019

Current Uses on Site: 2-storey hotel (Days Inn); 1-storey carwash building; 2-storey mixed-use building containing an ice cream shop at grade and residential uses above; 2-storey commercial building containing a restaurant with surface parking lot. Surface parking is located in the centre of the site between the hotel and carwash and behind the restaurant.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 6-storey mixed-use building located at 1684, 1698, 1700, and 1702 Queen Street East. 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 1684, 1698, 1700, and 1702 Queen Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law for the property at 1684, 1698, 1700, and 1702 Queen Street East to permit a 6-storey mixed-use building (20 metres excluding mechanical penthouse) with 1,058 square metres of non-residential gross floor area on the ground floor, 110 residential dwelling units above, 85 parking spaces within two levels of below grade parking, and 114 bicycle parking spaces. The proposed density is 3.28 times the lot area with a total proposed gross floor area of 10,911 square metres.

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

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

See Attachment 1 of this report, for a three dimensional representation of the project in context.

Provincial Policy Statement and Provincial Plans

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

Toronto Official Plan Policies and Planning Studies

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

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as Avenues on Map 2 of the Official Plan and is designated Mixed Use Areas on Map 21.

The application is subject to Site and Area Specific Policy 466.

Zoning By-laws

The former City of Toronto General Zoning By-law 438-86, as amended, currently zones the subject site MCR T2.0 C1.0 R2.0 with a maximum permitted height of 12 metres. This zone permits a maximum gross floor area of 2.0 times the lot area for a combination of residential and non-residential uses, a maximum gross floor area of 1.0 times the lot area for non-residential uses and 2.0 times the area of the lot for residential uses.

The zoning permits a wide range of residential and non-residential uses including apartment buildings, triplexes, row houses, live-work units, retail stores, restaurants, offices and a range of institutional and commercial uses.

Area-specific zoning by-law 607-2013 amended the former City of Toronto Zoning By-law 438-86, with respect to the lands located on both the north and south sides of Queen Street East, between Coxwell Avenue and Nursewood Road. This by-law put in place a set of regulations pertaining to properties within the MCR zones regarding setbacks from Queen Street, additional setbacks for corner lots, and ground floor heights.

The site is not included within the City's Zoning By-law 569-2013.

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Queen Street East: Coxwell Avenue to Nursewood Road Urban Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities

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

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

An amendment to the Zoning By-law is required to permit the proposed height (20 metres) and proposed density (3.28 FSI) of the development, and for non-compliance with certain standards of the By-law.

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

Section 2 of the Planning Act requires municipalities to have regard for matters of provincial interest, including the promotion of a 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 Growth Plan establishes minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, cultivate a culture of conservation, and promote compact built form and better-designed communities with high quality built form, and an attractive and vibrant public realm established through site design and urban design standards.

The application proposes to replace a site currently developed with a 1- and 2-storey commercial buildings and surface parking lots on Queen Street East with a compact mixed-use development in a built-up area of the City that is located along a transit corridor and transit priority segment.

Official Plan Conformity

Built form policy 3.1.2.3 in the Official Plan states that "New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by, c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan."

The site is also subject to Site and Area Specific Policy 466 (SASP 466), which provides additional direction for new development in Mixed Use Areas along Queen Street East between Coxwell Avenue to Nursewood Road. SASP 466 contains policies and development criteria which require new development to respect and reinforce the existing and planned character of the three distinct precincts in the area and directs that the Urban Design Guidelines for Queen Street East, Coxwell Avenue to Nursewood

Road be used as a tool to evaluate proposed development in the area. The subject site is located within the Woodbine Beach Precinct.

Built Form, Planned and Built Context

The subject site is located within the Woodbine Beach Precinct, which is characterized as the western gateway into the area in the Queen Street E: Coxwell Avenue to Nursewood Road Urban Design Guidelines. The guidelines recognize that there are a number of possible redevelopment sites to the west of Kingston Road in this precinct, which includes the subject site. The focal point for the public realm in this area is Woodbine Park, which is located across the street and behind the Greenwood Teletheatre and Alliance Cinemas.

The area to the rear of the site, immediately to the north, is designated as Neighbourhoods and consists of 2- and 2.5-storey detached and semi-detached dwellings and row houses.

Planning staff will further assess the following:

- Appropriateness of the streetwall height and front setbacks of upper stories;
- Adequate transition to the abutting Neighbourhoods-designated properties;
- Appropriate conservation of heritage resources;
- Location and amount of proposed indoor and outdoor amenity space;
- Adequate noise mitigation from Greenwood Teletheatre and Alliance Cinemas across the street;
- Unit mix and whether there is a sufficient number of family-sized units to attract a range of residents to the area; and
- Impact on the public realm with respect to the quality of the building's design and materials, consideration of its corner location at Queen Street East and Orchard Park Boulevard and further opportunities for streetscape improvements as directed in the development criteria outlined in SASP 466 and the Queen Street East, Coxwell Avenue to Nursewood Road Urban Design Guidelines.

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 proposal intends to remove 3 street trees along Orchard Park Boulevard, 1 private tree on the Queen Street E frontage, and 3 private trees along the rear property line.

The applicant has submitted an Arborist Report and Tree Removal Plan which is currently under review by Urban Forestry - Tree Protection and Plan Review.

Housing

The proposal includes 110 dwelling units. The proposed unit mix comprises 54 one-bedrooms, 44 two-bedrooms, and 11 three-bedrooms. The Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines direct that new development should provide at least 15% two bedrooms and 10% three bedrooms to ensure housing options for families with children are available. The proposal currently proposes a proportion of 40% two bedrooms and 10% three bedrooms.

Staff will further evaluate unit sizes and additional building and site design features to support a broad range of households, including families with children.

Heritage Impact & Conservation

The Queen Street East: Coxwell Avenue to Nursewood Avenue Urban Design Guidelines indicate that the existing 2-storey commercial building at 1702 Queen Street E (Murphy's Law Pub & Kitchen) is an important building with heritage character in the Woodbine Beach precinct. However, the property is not listed or designated on the Heritage Register.

The applicant proposes to retain the front Queen Street East elevation and the east elevation. The proposed building will be set back 3 metres from the existing south and east building faces.

A Heritage Impact Assessment (HIA) Report was submitted with the application. Staff are reviewing the report and evaluating whether the application will have an impact on cultural heritage resources and whether a conservation strategy will need to be implemented.

Noise and Vibration Impact

A Noise and Vibration Impact Study has been submitted with the proposal due to the location of the Greenwood Teletheatre and Alliance Cinemas across the street, as well as to address any potential vibration issues from the streetcar traffic along Queen Street East and Kingston Road.

Staff are reviewing this study to ensure appropriate mitigation measures are taken to minimize noise and vibration impacts.

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 application of community benefits in the form of capital facilities. Section 37 may be used for development with more than 10,000 square

metres of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres and/or significantly increases the permitted height.

Should the application proceed to approval in some form, and meet the Section 37 threshold, staff will secure a Section 37 contribution.

Infrastructure/Servicing Capacity

The applicant has submitted a Geotechnical Study, Hydrogeological Assessment, Functional Servicing and Stormwater Management Report, and Transportation Impact Study, all of which are being reviewed by Engineering staff.

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro) to accommodate the proposed development.

The Transportation Impact Study submitted by the applicant is being reviewed for the purpose of evaluating the effects of the development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Toronto Green Standard

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.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. The applicant will be encouraged to achieve Tier 2 or higher measures as part of the review.

Other Matters

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

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 Drawings

Attachment 1: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Application Data Sheet

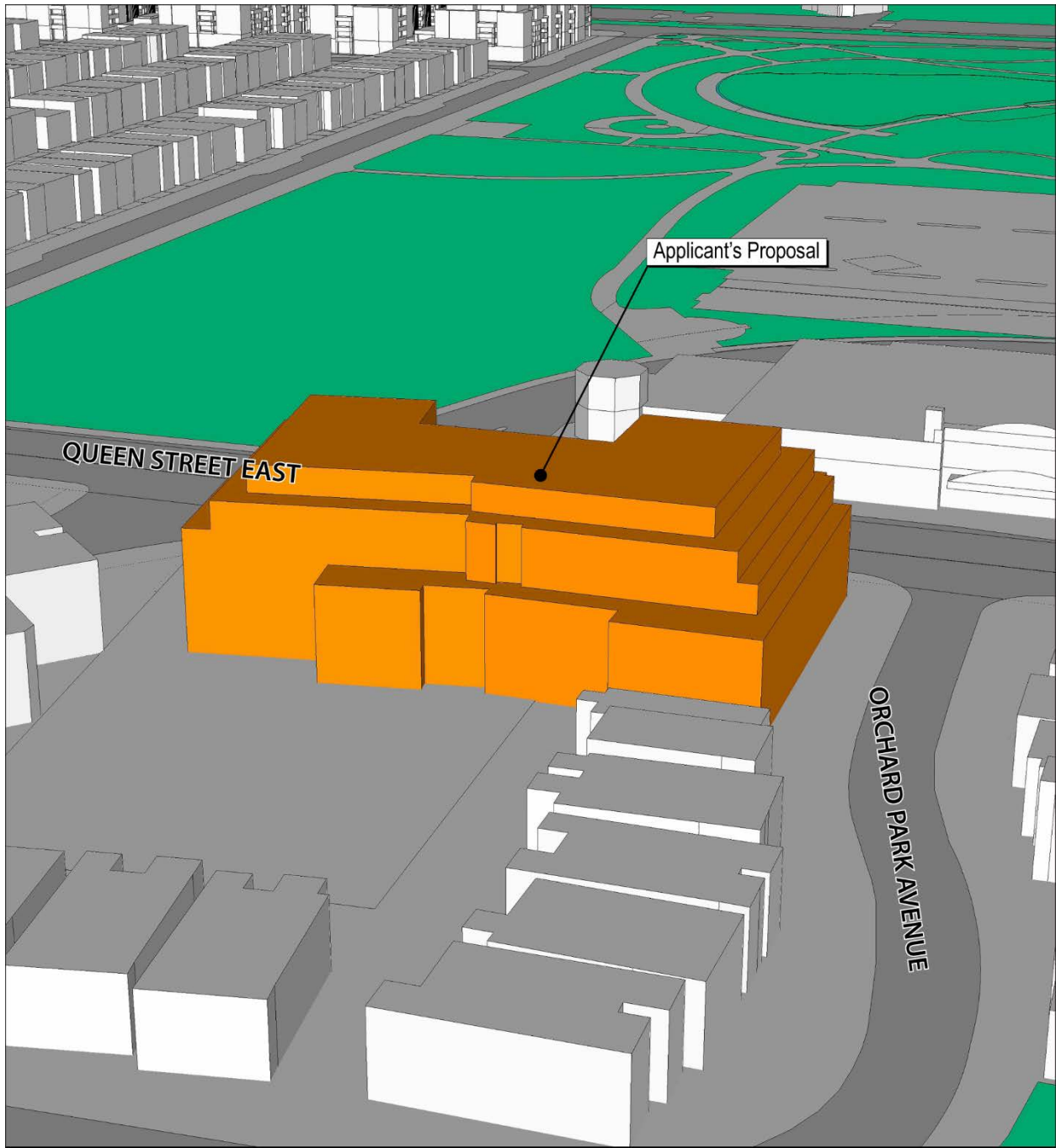
Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northwest



12/09/2019

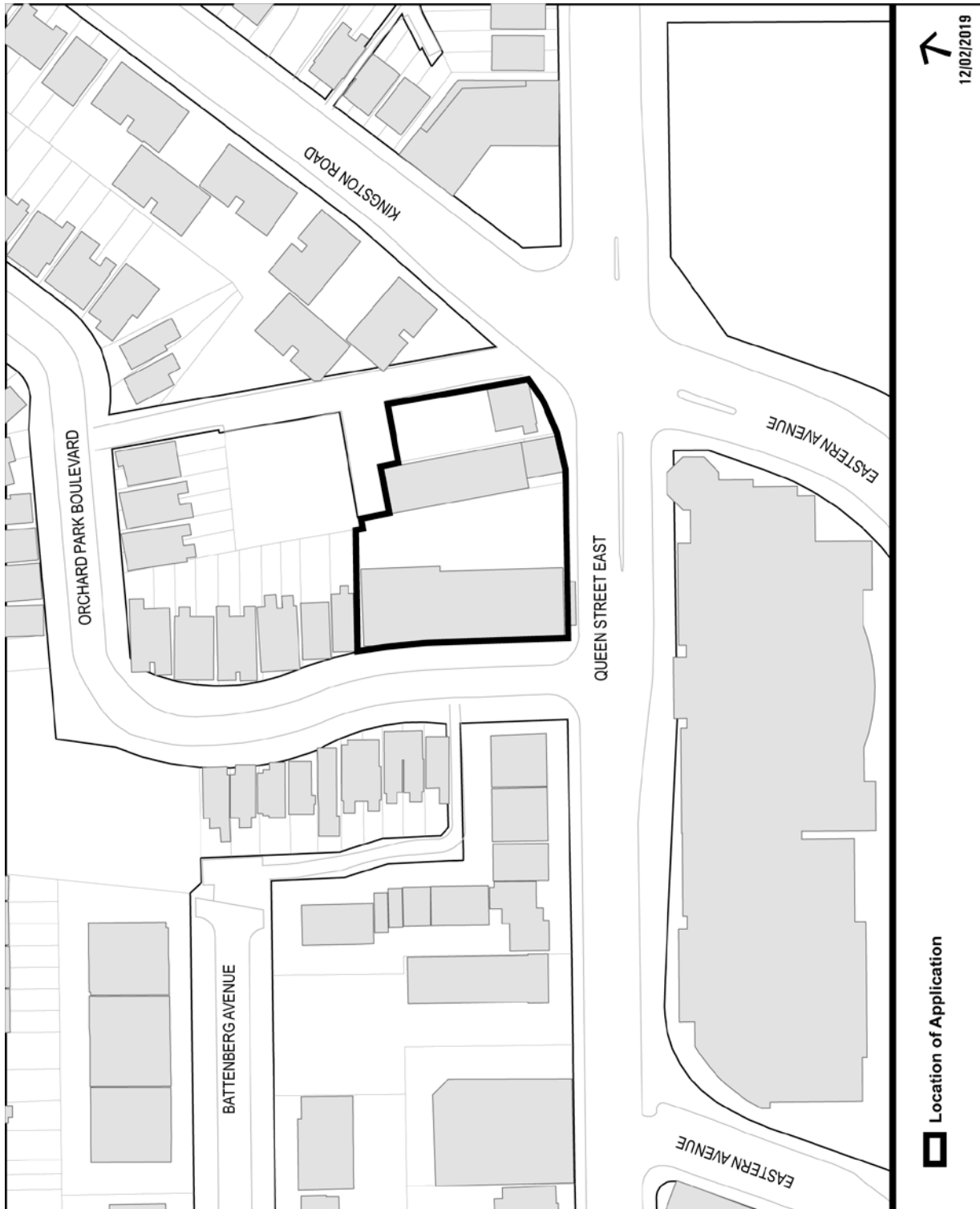


View of Applicant's Proposal Looking Southeast

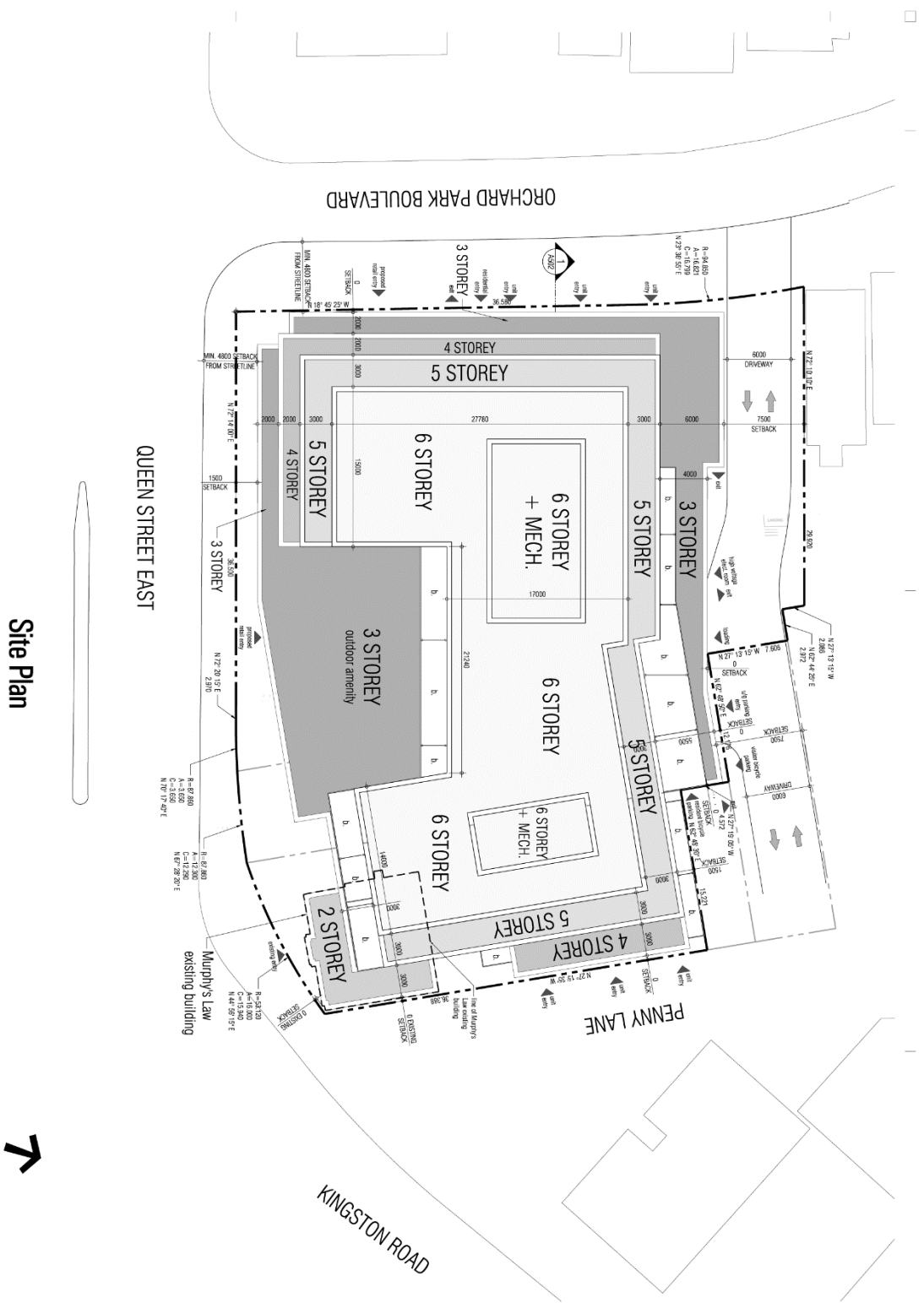


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Attachment 2: Location Map



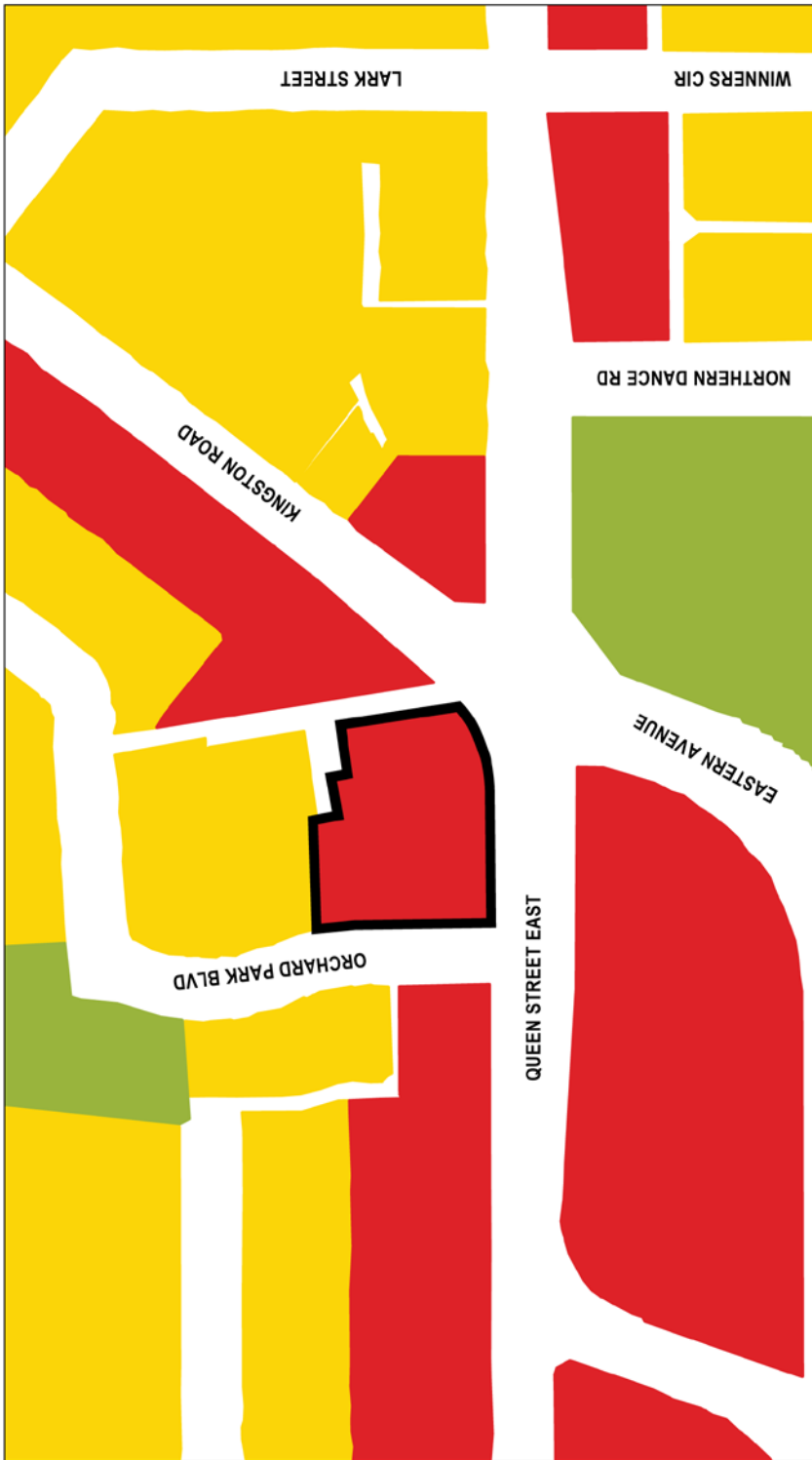
Attachment 3: Site Plan



Site Plan



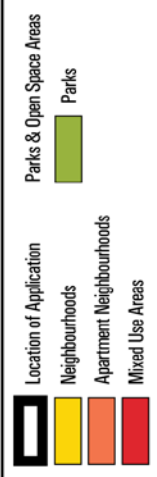
Attachment 4: Official Plan Map



Address

TORONTO
Official Plan Land Use Map #21

File # 19 242696 STE 19 0Z



↑
 Not to Scale
 12/02/2019

Attachment 5: Application Data Sheet

Municipal Address: 1684 QUEEN ST E **Date Received:** October 29, 2019

Application Number: 19 242696 STE 19 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning by-law amendment application for a proposed 6-storey mixed-use building containing 110 residential dwelling units, 1058 square metres of non-residential gross floor area and 85 parking spaces within two levels of below grade parking.

| Applicant | Agent | Architect | Owner |
|------------------|--------------|------------------|-----------------------------|
| BOUSFIELDS INC | | | QUEEN KINGSTON HOLDINGS INC |

EXISTING PLANNING CONTROLS

| | | |
|----------------------------|---------------------|---------------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: |
| Zoning: | MCR2.0 (C1.0; R2.0) | Heritage Designation: |
| Height Limit (m): | 12 | Site Plan Control Area: Y |

PROJECT INFORMATION

Site Area (sq m): 3,325 Frontage (m): 65 Depth (m): 53

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|-----------------|-----------------|-----------------|---------------|
| Ground Floor Area (sq m): | 1,621 | | 1,058 | 1,058 |
| Residential GFA (sq m): | | | 9,853 | 9,853 |
| Non-Residential GFA (sq m): | 2,801 | | 1,058 | 1,058 |
| Total GFA (sq m): | 2,801 | | 10,911 | 10,911 |
| Height - Storeys: | 2 | | 6 | 6 |
| Height - Metres: | 10 | | 20 | 20 |

Lot Coverage Ratio (%): 31.82 Floor Space Index: 3.28

| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA: | 9,853 | |
| Retail GFA: | 1,058 | |
| Office GFA: | | |
| Industrial GFA: | | |
| Institutional/Other GFA: | | |

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental: | | | | |
| Freehold: | | | | |
| Condominium: | | | 110 | 110 |
| Other: | | | | |
| Total Units: | | | 110 | 110 |

Total Residential Units by Size

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|---------------------|--------------|-----------------|------------------|------------------|-------------------|
| Retained: | | | | | |
| Proposed: | | 1 | 54 | 44 | 11 |
| Total Units: | | 1 | 54 | 44 | 11 |

Parking and Loading

| | | | | | |
|-----------------|----|-------------------------|-----|----------------|---|
| Parking Spaces: | 85 | Bicycle Parking Spaces: | 114 | Loading Docks: | 1 |
|-----------------|----|-------------------------|-----|----------------|---|

CONTACT:

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