



REPORT FOR ACTION

655-663 Queen Street West and 178 Bathurst Street – Zoning Amendment Application – Preliminary Report

Date: February 24, 2020

To: Toronto and East York Community Council

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

Ward 10 - Spadina-Fort York

Planning Application Number: 19 264479 STE 10 OZ

Notice of Complete Application Issued: January 20, 2020

Listed Heritage Building(s) on Site: Properties within West Queen West Heritage Conservation District Study

Current Use(s) on Site: One and two-storey commercial buildings.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for an 8-storey mixed-use building located at 655-663 Queen Street West and 178 Bathurst Street. 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 655-663 Queen Street West and 178 Bathurst Street 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 that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law to permit an 8-storey mixed use building with ground floor commercial uses and 68 residential units on floors 2 through 8 at the southwest corner of Bathurst street and Queen Street West. A total of 80 bicycle parking spaces are proposed and no vehicle parking spaces are proposed.

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 and Attachment 2 for a location map of the site.

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, includes A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan (2019) 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 a 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 Greater Golden Horseshoe 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 (2019). The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas ("MTSAs") along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2019) requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

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 subject application is located on lands shown as Avenues on Map 2 of the Official Plan and Mixed Use Areas on Map 18 - Land Use (Attachment 4). The application is also located within the Garrison Common North Secondary Plan area.

Queen Street West Planning Study

On November 18, 2013, City Council requested that the Chief Planner and Executive Director, City Planning, undertake a planning study of Queen Street West between Bathurst Street and Roncesvalles Avenue. City Planning will report on the outcome of the Queen Street West Planning Study in the first quarter of 2020. The report will include amendments to the Official Plan to guide the future of Queen Street West between Roncesvalles Avenue and Bathurst Street. The proposed policies are intended to conserve and enhance historic and culturally significant attributes of Queen Street West, allow opportunities for contextually appropriate growth and change, guide public and private investment in public spaces, and encourage sustainable choices in new buildings and additions. The subject application is within the Queen Street West Planning Study area boundary.

Heritage Preservation Services Background

On June 22, 2017, the Toronto Preservation Board endorsed the preparation of the West Queen West Heritage Conservation District Plan. The Plan is intended to align with the objectives of the Queen Street West Planning Study and will be presented to City Council later in 2020.

The subject site is within the West Queen West Heritage Conservation District ("HCD") study area. The site contains a late 19th century commercial row house structure at 663 Queen Street West, a component of a contiguous row of three such structures. The proposal would demolish the structure in order to construct the mixed use development at the site.

The property at 663 Queen Street West has been identified as a "Contributing" property within the West Queen West HCD study area. Based on a preliminary evaluation, Heritage Planning staff consider that this site contains a cultural heritage resource that appears to comply with the criteria for designation under O.Reg 9/06. As such it is considered that this site likely contains a significant heritage resource that should be conserved.

Zoning By-laws

The site is zoned CR 3.0 (c1.5; r2.5) SS2 by Zoning By-law 569-2013, as amended. The CR zoning classification permits a mix of commercial and residential uses. The total permitted density on this site is 3.0 times the area of the lot, of which a maximum of 1.5 times the area of the lot is permitted to be commercial and 2.5 times the area of the lot is permitted to be residential. The maximum permitted building height for the site is 16.0 metres. The site is subject to site specific exception 1770 which establishes a minimum required ratio of parking spaces based on the number of dwelling units within a building and the size of the site.

The site is zoned MCR 3.0 (c1.5; r2.5) SS2 by Zoning By-law 438-86, as amended. The MCR zoning classification permits a mix of commercial and residential uses. The permitted density of commercial and residential uses and the maximum permitted

building height are identical to that permitted on this site by By-law 569-2013, noted above. The site is subject to site specific exceptions that limit the amount of commercial space on site to that which existed on July 20, 1993 plus an additional 1,800 square metres, with an overall limit of 8,000 square metres.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The Mid-Rise Building Performance Standards and Addendum and the Growing Up: Planning for Children in New Vertical Communities Draft Urban Design Guidelines will be used in the evaluation of this application. The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

The Pet Friendly Design Guidelines guide new developments in supporting the growing pet population, considering opportunities to reduce the burden on public space, and provide needed pet amenities in residential communities. The Pet Friendly Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/pet-friendly-design-guidelines-for-high-density-communities/>

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

The proposed development requires amendments to Zoning By-laws 438-86 and 569-2013 for the subject properties to change the permitted floor area, height, setbacks, parking requirements and other amendments.

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 protection of ecological systems, including natural areas, features and functions; conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the appropriate location of growth

and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that area of high quality, safe and accessible, attractive and vibrant.

The application will be evaluated against the Provincial Policy Statement (PPS) and the Growth Plan (2019) to establish the application's consistency with the PPS and conformity to the Growth Plan, including but not limited to whether the proposal: makes efficient use of land and resources, infrastructure and public facilities; is directed at an appropriate location; creates appropriate development standards which facilitate compact form; adequately conserves significant built heritage resources and cultural heritage landscapes; and represents an appropriate type and scale of development and transition of built form to adjacent areas.

Official Plan Conformity

Staff will continue to evaluate this planning application against the Official Plan to determine the application's conformity to the Official Plan including the Garrison Common North Secondary Plan.

Built Form, Planned and Built Context

Staff will continue to assess the suitability and appropriateness of the proposed height, massing, and other built form issues based on Section 2 of the Planning Act; the PPS (2014); the Growth Plan (2019); the City's Official Plan policies; and the City's Design Guidelines. The following preliminary issues have been identified:

- The suitability of the proposed height and massing, including setbacks and stepbacks, in relation to the area's existing and planned built form character and scale;
- The suitability of the proposed overall height and streetwall height with regard to the draft Queen Street West Planning Study Policies;
- Alignment of the proposal with the draft Queen Street West Planning Study Policies and the contents of the draft West Queen West Heritage Conservation District Plan;
- The extent of the mechanical penthouse;
- The appropriateness of the blank wall on the south elevation;
- The appropriateness of the proposed cantilevered portions of the building over the ground floor;
- The provision of adequate amenity space
- The appropriate mix and size of dwelling units;
- The opportunity to provide more public pedestrian space at the corner of Bathurst Street and Queen Street West;
- The impacts of new shadowing and sky view on public spaces; and,

- The impacts of any changes to the pedestrian level wind conditions along adjacent and nearby streets, as well as the proposed amenity spaces of the building and impacts on surrounding properties.

Additional issues may be identified through the review of the application, including further review from City divisions and agencies and the public consultation process.

Heritage Impact & Conservation

The property at 663 Queen Street West was identified as being a "Contributing" property in the context of the West Queen West Heritage Conservation District Study. This property will be evaluated by heritage staff for its cultural heritage value under Ontario Regulation 09/06 of the Ontario Heritage Act.

If the property is determined to contain a significant heritage resource that complies with the criteria for designation it will be included upon the City's Heritage Register and is likely to be designated under the provisions of the Ontario Heritage Act. The project scope would then be required to be modified in order to conserve the heritage property in keeping with provisions of the Planning Act, the Provincial Policy Statement, the Growth Plan and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

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 Arborist Report and Tree Preservation Plan submitted in support of the application indicate that two trees are located on the subject site and that one is proposed to be retained. Staff will evaluate tree protection and injury mitigation measures as a result of the proposal and opportunities for new tree planting on Bathurst Street and Queen Street West.

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. City Planning Staff are reviewing the CS&F Study that was submitted with the application.

Section 37 Community Benefits

The application is not subject to Section 37 contributions as the development does not exceed the minimum 10,000 m² of gross floor area required to qualify for these contributions under Policy 5.1.1.4 of the Official Plan.

Infrastructure/Servicing Capacity

City staff are reviewing the Servicing Report and Transportation Impact Study provided by the applicant with the submission to evaluate the impact of the proposed development on City services and the transportation network.

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. Performance measures for the Tier 1 development features to be secured through the zoning by-law process include: automobile infrastructure; cycling infrastructure; and storage and collection of recycling and organic waste. The applicant will be encouraged to achieve Tier 2 or higher through the review process.

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

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Director Community Planning,
Toronto and East York District

ATTACHMENTS

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 Northeast

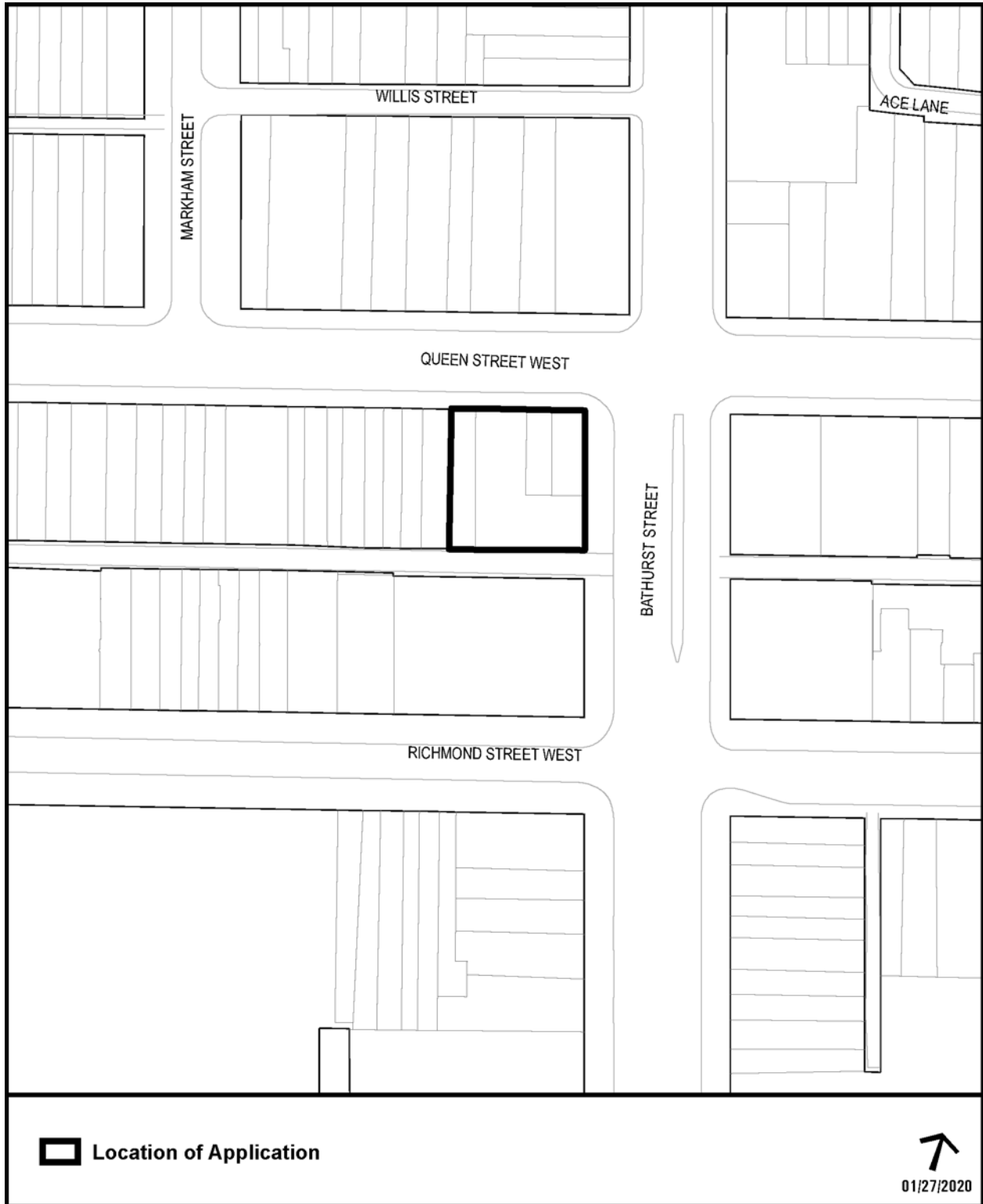
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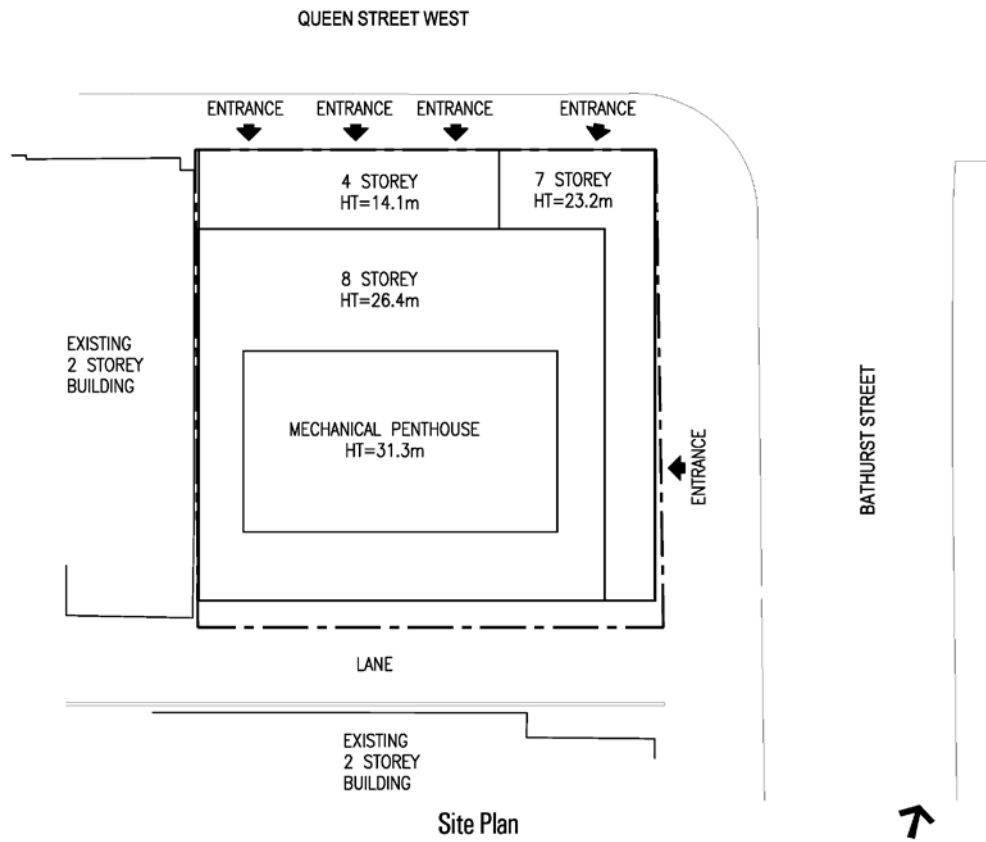
View of Applicant's Proposal Looking Southwest

01/28/2019

Attachment 2: Location Map



Attachment 3: Site Plan



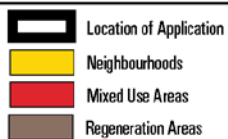
Attachment 4: Official Plan Map



655-663 Queen Street West and 178 Bathurst Street

Official Plan Land Use Map #18

File # 19 264479 STE 10 02



Attachment 5: Application Data Sheet

Municipal Address: 655-663 Queen Street West,
178 Bathurst Street

Date Received: December 23, 2019

Application Number: 19 264479 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment to facilitate redevelopment of the site with a new 8-storey, mixed-use building (30.8 metres including mechanical penthouse): 919 square metres of retail space at grade and 4,841 square metres of residential space

Applicant

PETER
SMITH

Agent

Architect

Teeple Architects

Owner

TIMBERTRIN
(QUEEN
BATHURST) LP

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N/A

Zoning: MCR T3.0 C1.5
R2.5 Heritage Designation:

Height Limit (m): 16 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 878 Frontage (m): Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	614		688	688
Residential GFA (sq m):	136		4,841	4,841
Non-Residential GFA (sq m):	614		919	919
Total GFA (sq m):	749		5,760	5,760
Height - Storeys:			8	8
Height - Metres:			26	26
Lot Coverage Ratio (%): 78.4			Floor Space Index: 6.56	

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

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1			
Freehold:	1			
Condominium:			68	68
Other:				
Total Units:	2		68	68

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		30	13	18	7
Total Units:		30	13	18	7

Parking and Loading

Parking Spaces: Bicycle Parking Spaces: 80 Loading Docks: 1

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