

1555-1575 Queen Street East – Official Plan and Zoning Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: February 25, 2020

To: Toronto and East York Community Council

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

Ward 14 - Toronto-Danforth

Planning Application Number: 19 255597 STE 14 OZ; 19 262224 STE 14 RH

Notice of Complete Application Issued: January 3, 2020

Anticipated City Council Meeting Date: June 24, 2020

Current Use(s) on Site: Two 6-storey residential apartment buildings with surface parking at the rear.

SUMMARY

This application proposes revitalization of a Toronto Community Housing Corporation (TCHC) site including a 10-storey residential building and a 17-storey and 15-storey mixed-use building, containing approximately 771 residential units with a variety of housing tenures including rent-g geared-to-income, affordable rental, market rental, and condominiums.

This report provides information and identifies a preliminary set of issues regarding the application. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff have scheduled the community consultation meeting for the application for March 3, 2020, in consultation with the area Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community Council receive this report for information.

FINANCIAL IMPACT

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

DECISION HISTORY

On January 30, 2019, through report EX1.1 - Implementing the "Housing Now" Initiative, City Council directed the Deputy City Manager, Community and Social Services to report back to Planning and Housing Committee by the second quarter of 2019 on a framework that provides that TCHC includes net new affordable rental units as part of all new development projects on its lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

On April 30, 2019, the Planning and Housing Committee deferred report PH5.5 - A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects to the July 3, 2019 meeting of the Planning and Housing Committee in recognition of the Auditor General's report on TCHC revitalizations.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH5.5>

On May 14, 2019, through report AU2.1 - Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations, City Council requested that the Executive Director, Housing Secretariat, in consultation with CreateTO, report to the July 3, 2019 meeting of the Planning and Housing Committee on any options for city-building objectives that may be included on revitalizations that have yet to obtain planning approvals.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.AU2.1>

On July 3, 2019, through report PH7.4 -A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects, the Planning and Housing Committee directed the Deputy City Manager, Community and Social Services, to report directly to City Council at the meeting of July 16 and 17, 2019 on a revised development proposal for the Don Summerville revitalization.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.4>

On July 16, 2019, City Council adopted item PH7.4, with respect to conditions related to the revitalization of the Don Summerville site.

On October 31, 2019, the City entered into a Memorandum of Understanding with the Toronto Community Housing Corporation and Context (Summerville) Inc. on terms and conditions with respect to redevelopment of the site as outlined in Attachment 1 to the supplementary report (July 12, 2019) from the Deputy City Manager, Community and Social Services. <https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135993.pdf>

ISSUE BACKGROUND

Site Context and Background

The Don Summerville site is a TCHC property located at 1555 and 1575 Queen Street East at Coxwell Avenue: containing two six-storey apartment buildings built in 1969. The buildings contain a total of 120 units with a mix of one-bedroom (32%), two-bedroom (28%) and three-bedroom (40%) units. The community is located in the Leslieville/Beach area with good access to transit, retail, parks and Lake Ontario.

In July 2018, TCHC selected Context (Summerville) Inc. ("Context") as the developer partner for the revitalization of Don Summerville through a public procurement process. The revitalization plan recommends replacing the existing 120 rent-geared-to-income social housing units and adding up to 100 new affordable rental units, as well as 188 market rental and 363 condominium units. The revitalization plan proposes a mix of unit types and income levels integrated within the various buildings.

Application Description

This application proposes to amend the Official Plan and Zoning By-laws 438-86 and 569-2013 for the properties at 1555 and 1575 Queen Street East to permit the construction of a 10-storey residential building and a 17-storey and 15-storey mixed-use building, containing a variety of housing tenures including rent-geared-to-income, affordable rental, market rental, and condominiums. The development includes 1,575 square metres of retail uses at-grade and 57,103 square metres of residential floor area, with a total FSI of 4.37 times the area of the 1.3 hectare site. The proposal includes approximately 771 residential units, consisting of 120 rent-geared-to-income social housing units (RGI), 100 affordable rental units, 188 market rental units, and 363 market condominium units. There are 302 parking spaces and 644 bicycle parking spaces proposed.

The Rental Housing Demolition Application proposes to demolish the 120 existing RGI social housing units within the two 6-storey buildings, and replace them as described above. According to the Housing Issues Report dated November 2019, the existing breakdown of social housing units includes 38 one-bedroom units, 34 two-bedroom units and 48 three-bedroom units.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/> and at attachments 3 to 7 and 10 to this report.

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

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

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 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 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).

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 application is located on lands within the Avenues area identified on Map 2– Urban Structure, and designated Mixed Use Areas on Map 21 of the Official Plan. Refer to Attachment 9 of this report for a map illustrating the Official Plan designation of the site.

Section 2.2.3 of the Official Plan addresses lands located on Avenues, which 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.

The Avenues are anticipated to transform incrementally. They will change building-by-building over a number of years. The framework for new development on each Avenue will be established through a local Avenue study, created in consultation with the local community.

However, according to Policy 3.a) within Section 2.2.3, "development may be permitted on the Avenue prior to an Avenue study and will be considered on the basis of all the policies of this plan." In addition, according to Policy 3.b), where an Avenue study has not taken place, development that has the potential to set a precedent for future development applications on an Avenue will require the submission of an Avenue segment study to be completed by the owner/applicant. The segment study shall address the requirements of Policy 3.b) of Section 2.2.3.

The Official Plan designates the property as Mixed Use Areas, which are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Plan provides development criteria for Mixed Use Areas that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;
 - locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods particularly during the spring and fall equinoxes;
 - provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
 - provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The properties directly adjacent to and surrounding the site are designated Mixed Use Areas in the Official Plan.

Queen Street East/Ashbridge Precinct Planning Study

In June 2014, City Council directed City Planning staff to determine if either the Urban Design Guidelines for Queen Street East or the Leslieville Urban Design Guidelines should be extended to apply to the portion of Queen Street between Leslie Street and Coxwell Avenue. The result of this study was the adoption of Site and Area Specific Policy (SASP) #501 and the Queen Street East: Ashbridge Precinct Urban Design Guidelines by Toronto City Council on February 3, 2016, which are in force and apply to the subject lands.

The policies of SASP 501 are intended to guide and manage moderate, incremental development; respect and reinforce the existing mixed-use character and physical character of Queen Street East between Leslie Street and Coxwell Avenue; and ensure appropriate transition between new development and existing Neighbourhoods, Parks and Open Space Areas north and south of Queen Street East.

In addition to other development criteria of the Official Plan, all new development in Mixed Use Areas within the Precinct will:

- Provide a transition in scale towards existing buildings in Neighbourhoods , Parks and Open Space Areas through appropriate setbacks and a rear angular plane;
- Include building articulation, windows and entrances on the building façade(s) 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 the Ashbridge Precinct;

- Have a ground floor height between 3.5 and 4.5 metres, which is in keeping with existing commercial ground floor heights and will reinforce the existing horizontal articulation of building façades;
- Have a maximum height of 6 storeys (excluding mechanical penthouse);
- Provide step-backs above a height of 14 metres within a 45 degree angular plane. The angular plane is to be measured from a height of 14 metres from the Queen Street East façade and any flanking street's façade; and,
- Provide transitions to existing low-rise residential buildings in Mixed Use Areas through side step-backs at upper storeys and setbacks at grade.

The background planning and urban design analysis related to the Ashbridge Precinct and resulting SASP precludes the need for a separate Avenue Segment Study, which the applicant was therefore not required to submit. However, the applicant has produced an Urban Design Analysis as part of their Planning Rationale Report, which outlines additional details regarding site context and character; transition and fit; sunlight/shadows; pedestrian realm; frontages and setbacks; built form and massing; façade treatments; and pedestrian safety among other matters.

Staff will review the proposed development for consistency with the City of Toronto Official Plan as a whole with respect to the provisions noted above and all other applicable policies.

Zoning By-laws

The site is zoned R (f4.5; d1.0)(x7) under the City's harmonized Zoning By-law 569-2013. This zoning designation permits a range of residential uses. The current zoning permits a height of 12.0 metres, a maximum floor space index of 1.0 times the area of the lot, and specifies a number of required setbacks.

The site is also subject to Exception R7, which permits the uses of a nursing home, retirement home, and religious residence, subject to conditions.

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/>

The site is also subject to former City of Toronto Zoning By-law 438-86, under which it is zoned Residential R4 (Z1.0) with a maximum height of 12 metres and maximum gross floor area (GFA) of 1.0 times the lot, which is substantially similar to the use, density, and height provisions under Zoning By-law 569-2013.

Design Guidelines

The following design guidelines are applicable to the evaluation of this application:

- City-wide Tall Building Design Guidelines;
- Mid-Rise Building Performance Standards and Mid-Rise Building Performance Standards Addendum; and
- Draft Growing Up Urban Design Guidelines.

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.

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on December 16, 2019 for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. A Housing Issues Report has been submitted with the required application and is currently under review.

Toronto Community Housing Corporation officially launched tenant engagement on the revitalization in 2017. Since the launch, the Don Summerville tenants have participated in ongoing engagement on the revitalization process. TCHC Staff have also provided one-on-one drop-in sessions with tenants held within the Relocation and Revitalization Office in the existing building at 1555 Queen Street East.

City Planning Staff will work along with Toronto Community Housing Corporation's ongoing engagement program that is currently underway to ensure tenants are informed of the development and planning process and to assess the impacts of the development.

COMMENTS

Reasons for the Application

The Official Plan and Zoning By-law Amendment Application has been submitted in order to permit an increase in the overall height and density on the site and to modify various performance standards such as those related to setbacks and other matters.

The proposed development is within an MCR zone with a maximum permitted density of 1.0 times the area of the lot and a height limit of 12 metres. The proposed density is 4.37 times the area of the lot and the proposed building heights ranging from 10 to 17

storeys (30 to 54 metres excluding mechanical penthouse) exceeds the maximum permitted density and height in both Zoning By-law 438-86 and 569-2013. A zoning by-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

The Queen Street East/ Ashbridge Precinct Guidelines Urban Design Guidelines and associated Area-Specific Official Policy (OPA 299) sets a maximum height of 6-storeys and also requires the height of the ground floor to be a minimum of 3.5 metres and a maximum of 4.5 metres in order to provide opportunities for smaller retailers and to maintain the area's physical character. The application proposes a ground floor height of 4.85 metres and a maximum height of 17-storeys. An Official Plan Amendment is therefore required. In addition, the applicant will be required to provide additional details regarding the type of retail being provided.

The Rental Housing Demolition application is required to permit the demolition of the 120 existing social housing units, as required by Chapter 667 of the Municipal Code.

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 are high quality, safe and accessible, attractive and vibrant.

The application will be evaluated to establish 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; the proposal is directed at an appropriate location; appropriate development standards are promoted which facilitate compact form; the proposal adequately conserves significant built heritage resources and cultural heritage landscapes; and the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

Built Form, Planned and Built Context

Staff are reviewing the suitability and appropriateness of the proposed height and massing and other built form criteria based on Section 2(d), (j), (q) and (r) of the Planning Act; the PPS (2014); the Growth Plan (2019); and the City's Official Plan policies and Design Guidelines.

The following preliminary issues have been identified:

- Building massing, including setbacks, podium/building heights;
- Location of proposed indoor and outdoor amenity space;
- Transition impacts to adjacent areas;
- The provision of a safe, animated, and comfortable public realm; and
- Site access and vehicular and pedestrian circulation.

Shadow Impact

The Official Plan states that new buildings will be located and massed to adequately limit shadow impacts. The applicant submitted a sun/shadow study and staff will review to determine if the proposed development creates any unacceptable shadow impacts.

Public Realm

The public realm comprises streets, sidewalks and open spaces, which are shared assets that contribute to the character of the city. The streetscape and pedestrian environment will be reviewed against the Ashbridges Precinct Urban Design Guidelines and the City's Urban Design Streetscape Manual with respect to landscaping, outdoor amenity and sidewalk width.

Parking, Servicing and Loading

Staff will review the Traffic Impact Study, prepared by BA Group submitted with the application. The application and applicable studies have been circulated to Transportation Services staff who will assess the proposal's traffic, access, loading and parking plan.

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 with higher levels of performance and potential 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.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with Tier 1 and Tier 2 performance measures.

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). There are 31 trees on or within proximity of the subject site, 20 of which will require permits for removal. An Arborist Report has been submitted and is currently under review by Urban Forestry staff.

Housing

The Rental Housing Demolition application will be assessed against the requirements of the Planning Act, the City of Toronto Act, Official Plan policies relating to rental housing, and Chapter 667 of the Toronto Municipal Code.

The proposal includes 771 new residential dwelling units, consisting of the following:

- 120 RGI social housing units (38 one-bedroom, 34 two-bedroom, and 48 three-bedroom);
- 100 affordable housing units (69 one-bedroom/one-bed plus den/studio, 18 two-bedroom, 10 three-bedroom, and 3 four-bedroom)
- 188 market rental units (117 one-bedroom/one-bed plus den/studio, 53 two-bedroom, and 18 three-bedroom); and
- 363 condominium units (178 one-bedroom and one-bed plus den/studio, 166 two-bedroom, 19 three-bedroom).

In total there are 492 (64%) one-bedroom units and one-bed plus den/studio units; 271 (35%) two-bedroom units; 95 (12%) three-bedroom units; and 3 (0.3%) four-bedroom units.

Staff are reviewing the proposed unit mix and unit sizes for conformity with the policies of OPA 406 and the Growing Up Guidelines to ensure housing is provided for a broad range of households, including families with children.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. A Stage 1 Archaeological Resource Assessment of 1555-1575 Queen Street East was submitted in support of the application. The assessment involved consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and its nineteenth- and twentieth-century development history. This research has led to the conclusion that there is no potential for the presence of significant archaeological resources that may be impacted by site preparation or construction activities necessitated by the proposed development.

Staff are currently reviewing the Stage 1 Archaeological Resource Assessment and will provide comments through the development review process to confirm comments and/or concurrence with the consultant report conclusions.

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 staff will be reviewing the proposal and will identify necessary CS&F that are needed in building a complete community.

Infrastructure/Servicing Capacity

The proposed development is to be serviced by connections to the existing watermain, storm sewer, and sanitary sewer on Eastern Avenue. The proposed development will need to meet the requirements of the City of Toronto's Wet Weather Flow Management Guidelines.

The proposed development will need to ensure the discharging of groundwater to the City's sewer system can be adequately supported. A Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report, and Hydrogeological Review were submitted and are currently under review by City staff.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

As indicated above, at its meeting on July 16 and 17, 2019

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.4>, City Council adopted recommendations with respect to the revitalization of TCHC's Don Summerville site at 1555-1575 Queen Street East in accordance with various terms, conditions and agreements.

As part of the revitalization agreements, a Memorandum of Understanding (MOU) between the City of Toronto, TCHC, and Context Development was entered into, which sets out the basis and agreement for the provision of new affordable rental housing and cash contributions.

The proposed revitalization agreement and the requirements and conditions outlined in the MOU will be reflected in the development of the Section 37 agreement for the site under the Planning Act along with any other matters identified 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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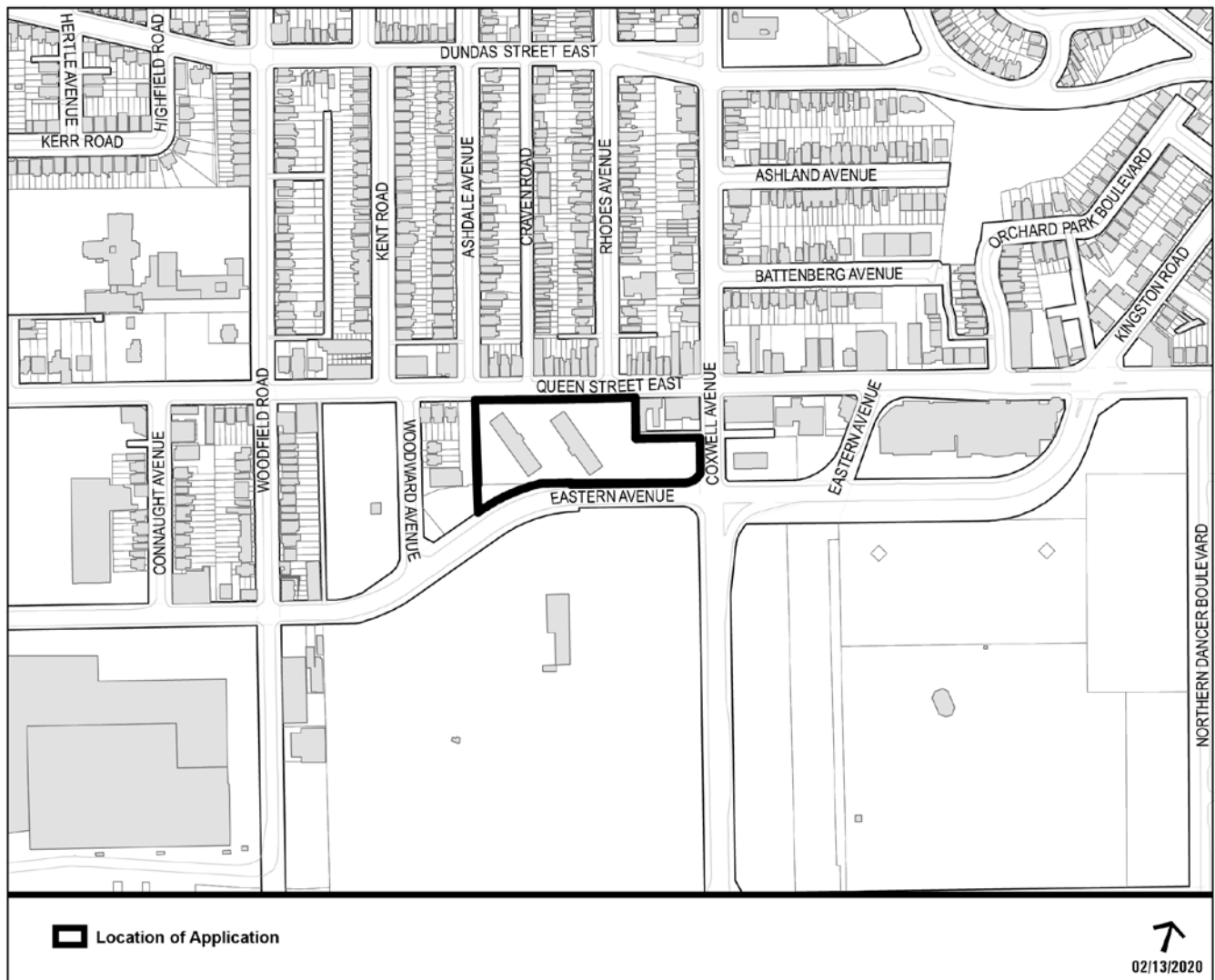
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,
Director, Community Planning,
Toronto and East York District

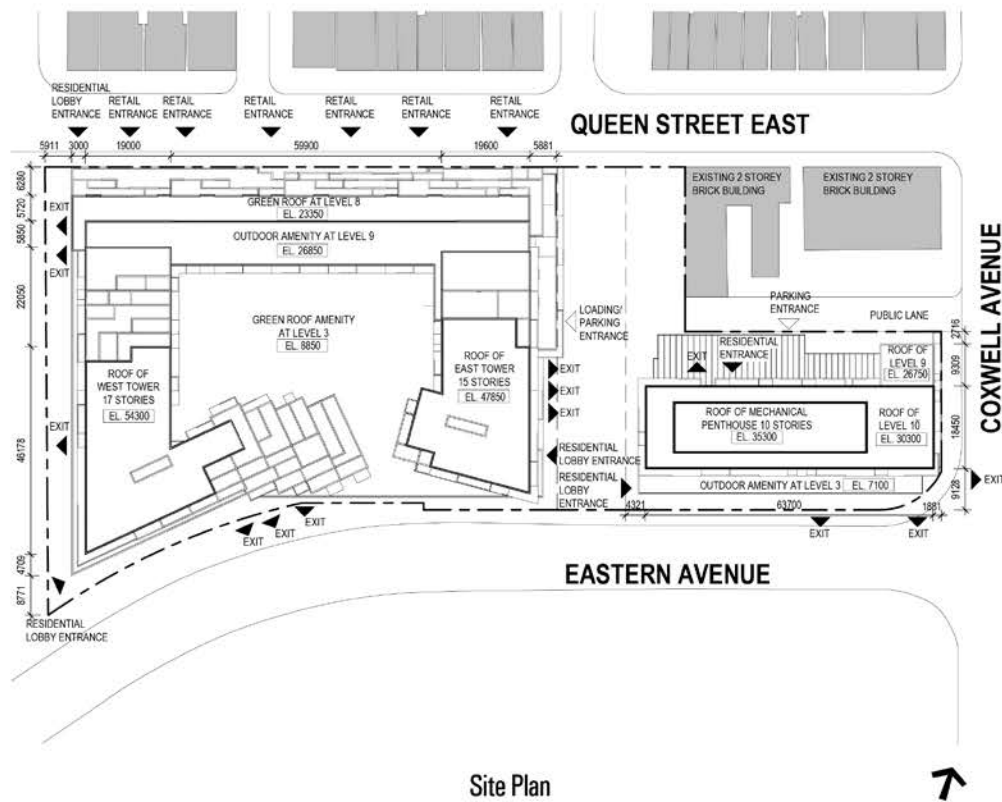
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Site Plan
Attachment 3: 3D Model of Proposal in Context
Attachment 4: North Elevation
Attachment 5: South Elevation
Attachment 6: East Elevation
Attachment 7: West Elevation
Attachment 8: Zoning
Attachment 9: Official Plan Map
Attachment 10: Application Data Sheet

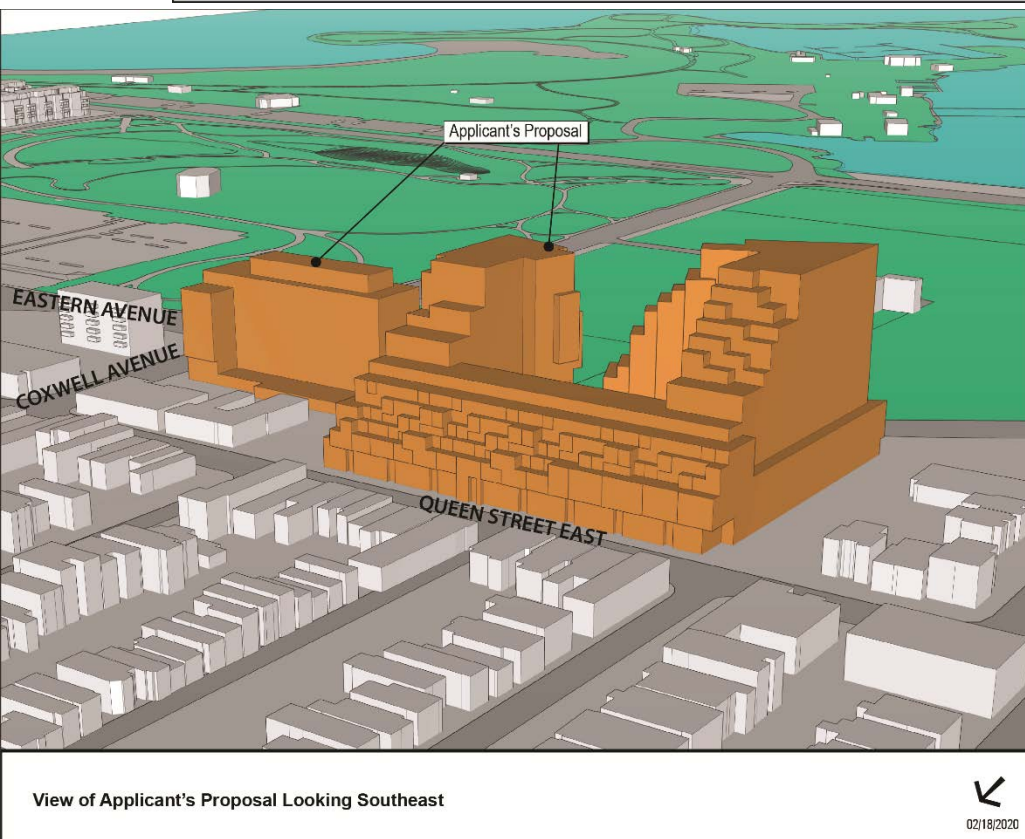
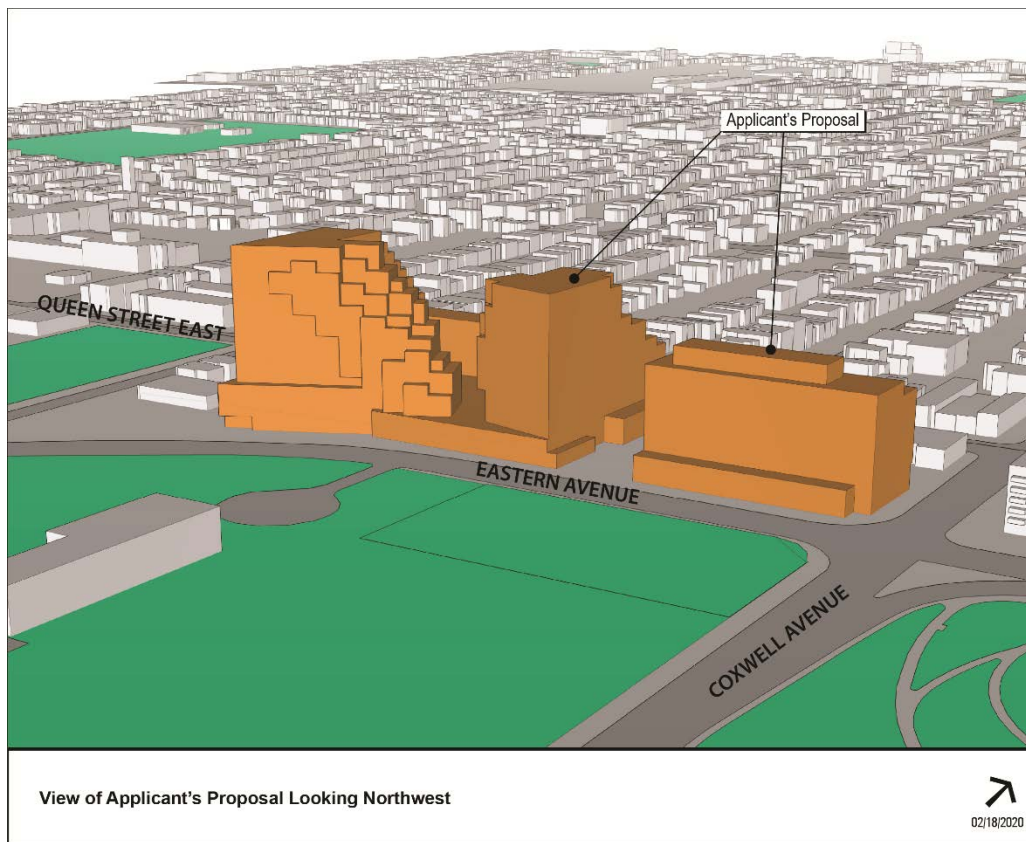
Attachment 1: Location Map



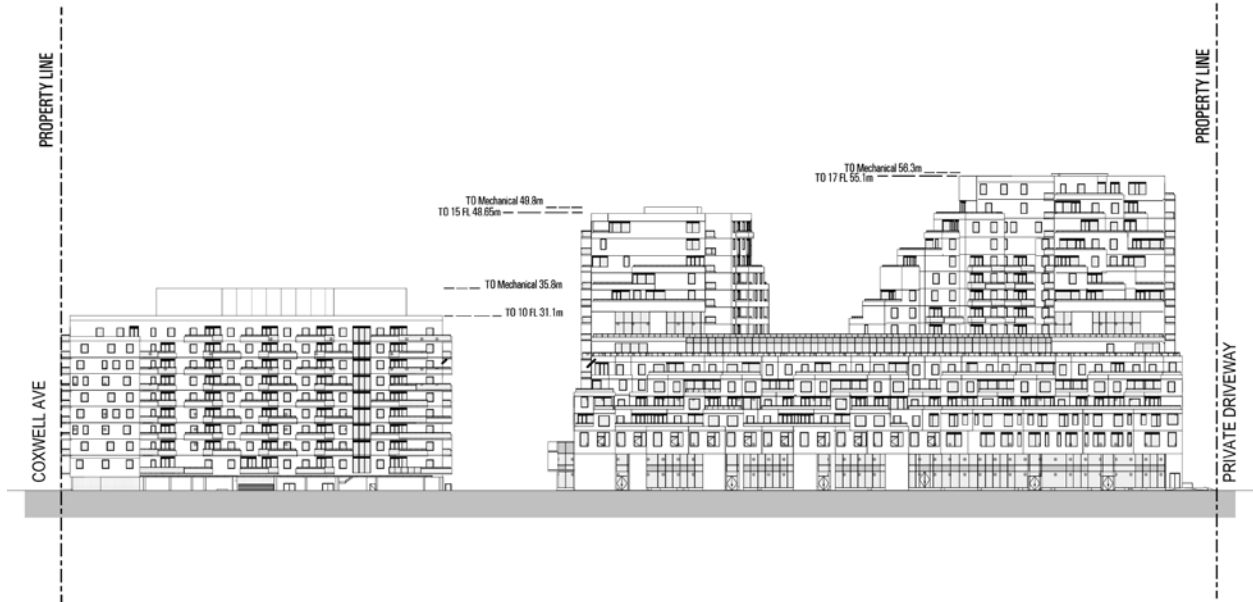
Attachment 2: Site Plan



Attachment 3: 3D Model of Proposal in Context

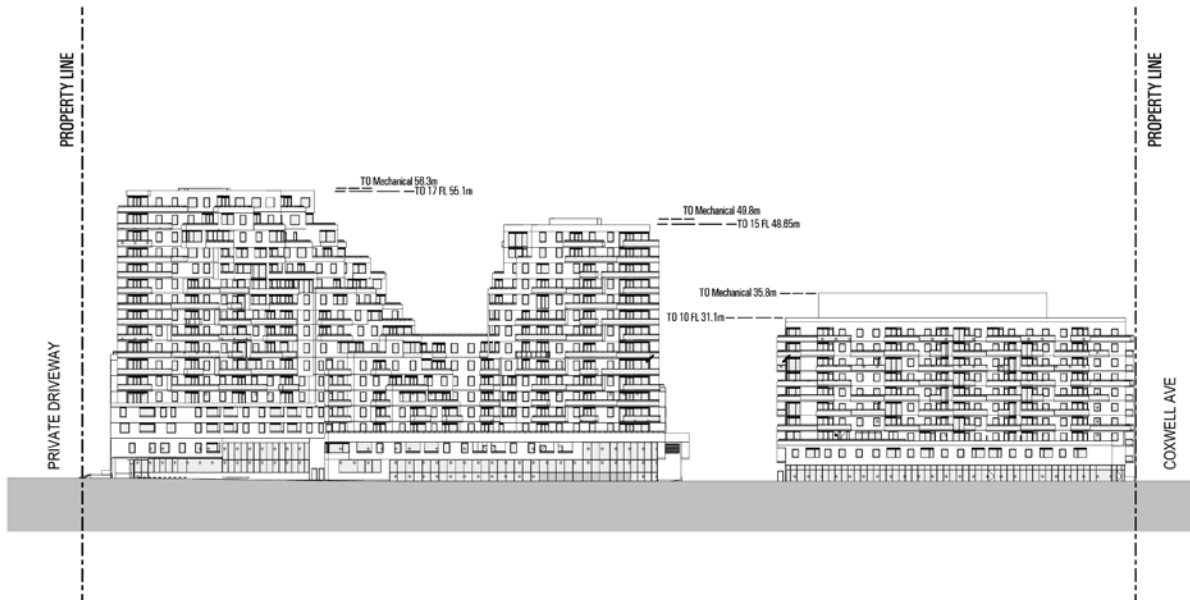


Attachment 4: North Elevation



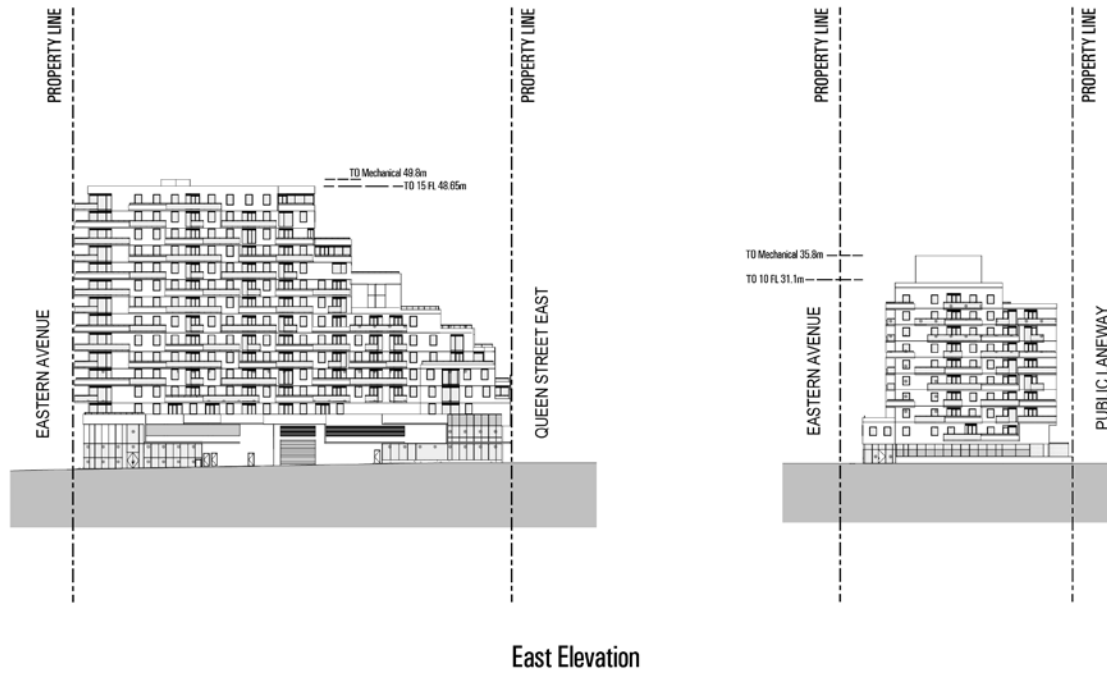
North Elevation

Attachment 5: South Elevation

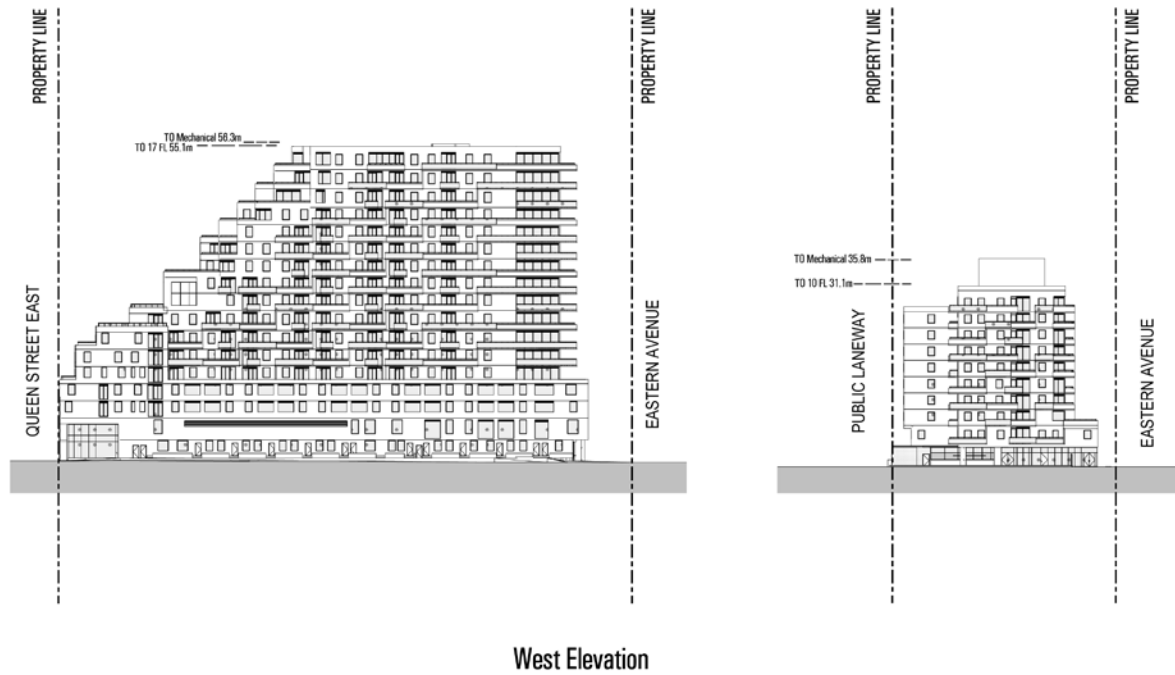


South Elevation

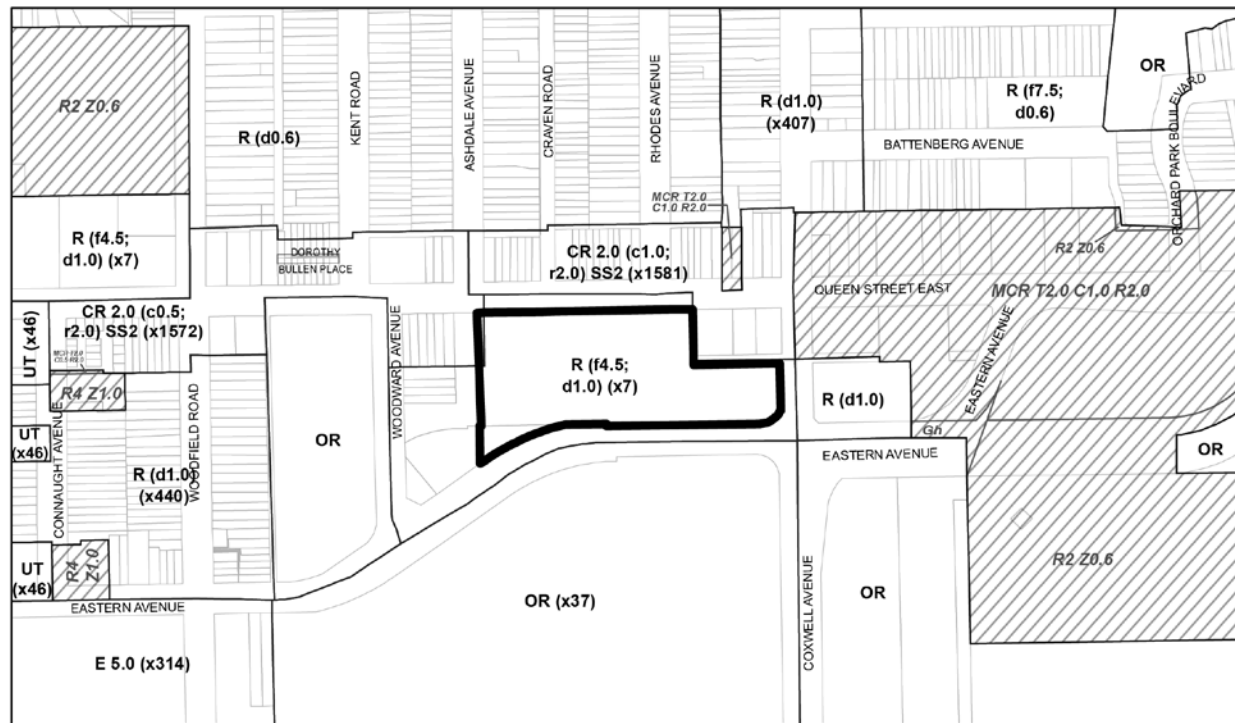
Attachment 6: East Elevation



Attachment 7: West Elevation



Attachment 8: Zoning



Zoning By-law 569-2013

1555-1575 Queen Street East

File # 19 255597 STE 19 0Z



Location of Application

R Residential
CR Commercial Residential
E Employment Industrial
OR Open Space Recreation
UT Utility and Transportation



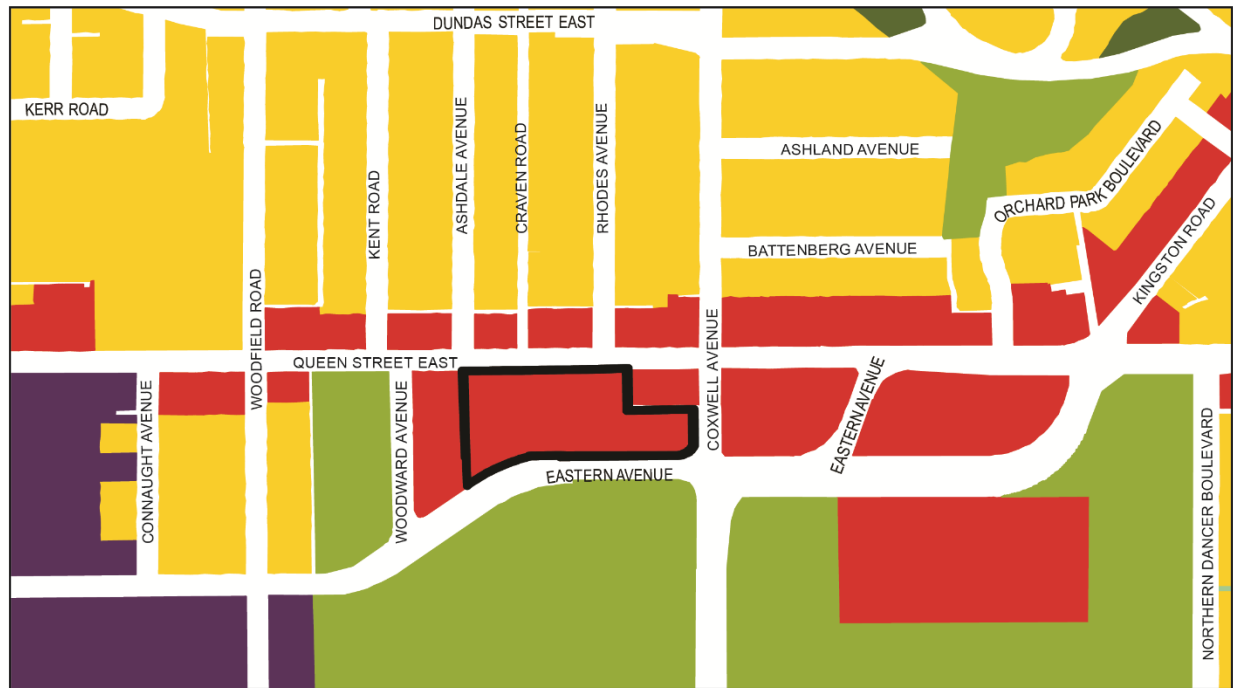
See Former City of Toronto By-law No. 438-86

R2 Residential District
R4 Residential District
MCR Mixed-Use District
Gh Parks District



Not to Scale
Extracted: 02/24/2020

Attachment 9: Official Plan Map



Toronto
Official Plan Land Use Map

1555 - 1575 Queen Street East

File # 19 255597 STE 19 0Z



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Not to Scale
02/13/2020

Attachment 10: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1555 QUEEN ST E Date Received: November 29, 2019

Application Number: 19 255597 STE 14 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment Application to facilitate the development of a 10-storey residential building (TCHC) and a 17-storey mixed-use building. A total of 771 residential units are proposed, of which, 220 are designated Affordable Housing units. 1578 square metres of non-residential floor area is proposed.

Applicant	Agent	Architect	Owner
RICK SOLE Context Developments		Teeple Architects	TORONTO COMMUNITY HOUSING CORPORATION

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: R4.0 Z1.0 Heritage Designation:

Height Limit (m): 12 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 12,280 Frontage (m): 198 Depth (m): 100

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,768		8,407	8,407
Residential GFA (sq m):	10,608		57,103	57,103
Non-Residential GFA (sq m):			1,578	1,578
Total GFA (sq m):	10,608		58,681	58,681
Height - Storeys:	6		17	17
Height - Metres:			54	54

Lot Coverage Ratio (%) 68.46 Floor Space Index: 4.78

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	57,103	
Retail GFA:	1,578	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	120		408	408
Freehold:				
Condominium:			363	363
Other:				
Total Units:	120		771	771

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	22	380	271	98	
Total Units:	22	380	271	98	

Parking and Loading

Parking Spaces:	337	Bicycle Parking Spaces:	814	Loading Docks:	6
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