

1488 Queen Street West – Zoning By-law Amendment Application – Preliminary Report

Date: June 25, 2020

To: Toronto and East York Community Council

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

Ward 4 - Parkdale-High Park

Planning Application Number: 20 124904 STE 04 OZ

Current Use(s) on Site: One-storey commercial building currently functioning as a pharmacy and a Canada Post outlet.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 6-storey mixed use building located at 1488 Queen Street West. 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 1488 Queen Street West 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.

DECISION HISTORY

Pre-Application Consultation

A pre-application meeting with the applicant was held on February 5, 2019 to identify key issues with the proposal. Matters discussed during this meetings included:

- The direction regarding the appropriate built form of future development based on the ongoing West Queen West Planning and Heritage Conservation District Study.
- Appropriate response to the Official Plan designation and zoning for the site and surrounding area.
- Adjacency to the potential heritage properties on the east and west of site.

A pre-application community consultation meeting, led by the applicant, was held on February 20, 2020 at the West Neighbourhood House. The purpose of this meeting was to share information on the project, including artist renderings and project details with local residents to review and offer opportunities for oral and written feedback on the proposal. Issues raised at this meeting included:

- The potential provision of affordable units in the property.
- Height and built form of the proposal.
- Future Construction Management Plan.

ISSUE BACKGROUND

Application Description

This application applies to the entirety of the site located at 1488 Queen Street West, which is occupied by a one-store commercial building currently functioning as a Guardian Drug Store Pharmacy and a Canada Post outlet.

The applicant proposes to amend the Zoning By-law to permit a new 6-storey mixed-use building with an overall height of 25.5 metres, including the mechanical penthouse, on the site. The building would include 29 new residential dwelling units and 190 square metres of retail space on the ground floor. The total gross floor area of the proposed building is 2,650 square metres, excluding the underground component.

The application also proposes 3 at grade vehicle parking spaces. A total of 26 bicycle parking spaces are also proposed. A loading area is also proposed at the rear of the building adjacent to the public laneway which includes a Type "C" loading space.

Detailed project information is found on the City's Application Information Centre at: <https://aic.to/1488QueenStW>

See Attachments 1 and 2 of this report, for a three-dimensional representation of the project in context, Attachment 3 for the location map, Attachment 4 for the proposed site plan drawing, Attachments 5-8 for building elevations, Attachment 9 for the Official Plan map and Attachment 10 for the application data sheet.

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 (2020) ("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)

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 and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others. Policies not expressly linked to an 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.

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.

The subject site is designated as Mixed Use Areas on Map 18 of the Official Plan, as shown on Attachment 9 of this report. The application is also subject to Official Plan Amendment 445 ("OPA 445") which proposed the new Site and Area Specific Policy 556 ("SASP 566"). SASP 566 provides design guidelines for the West Queen West Planning and Heritage Conservation District Study Area. OPA 445 and SASP 566 were approved by Toronto and East York Community Council on March 12, 2020. They are still pending adoption from Toronto City Council.

Zoning By-laws

The property is currently zoned Commercial-Residential by former City of Toronto By-law 438-86 with a maximum height limit of 14 metres. The property is also zoned Commercial-Residential by City-Wide Zoning By-law 569-2013 and also has a maximum height limit of 14 metres. The Commercial-Residential zoning classification permits a broad range of commercial and residential uses.

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 City's Mid-Rise Building Performance Standards and Addendum, Growing Up Design Guidelines and SASP 566 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/>.

Site Plan Control

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

COMMENTS

Reasons for the Application

An amendment to former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013 is required to create appropriate performance standards to facilitate the development, including, but not limited to: maximum permitted height, density, setbacks, amenity space and parking.

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 adequate provision of a full range of housing, including affordable housing, the appropriate location of growth and development, and 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 (2019) 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 residential and commercial uses within a built up Mixed Use designated area of the city.

Official Plan Conformity

Staff will continue to evaluate this application to determine its conformity with the Official Plan.

Built Form, Planned and Built Context

The surrounding built form context is predominantly low-scale, made up of two and three-storey mixed-use buildings along the north and south sides of Queen Street West and two and three-storey homes to the north in the residential neighbourhoods along Macdonell Avenue.

The height, massing and design of the proposal generally follows the guidelines outlined in OPA 445 and SAS 566. Staff will continue to evaluate the application based on the following parameters:

- Consistency with the criteria identified in OPA 445 and SASP 566.
- Conformity with the criteria found within the Mid-Rise Building Performance Standards.
- The proposals relationship with the surrounding low-scaled mixed-use buildings to ensure an appropriate scale of development that fits within the context of the area.
- The relationship of the proposed height of the building with the right-of-way width of Queen Street West.

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 no trees located within site itself, however there are three trees located along the south frontage of the property on the Queen Street West public right-of-way. A Tree Preservation Plan and Report were submitted with the application and are currently under review by City staff.

Housing

The application is proposing 29 residential units and two commercial units at grade. The application proposes 12 (41.4%) two-bedroom units, 3 (10.3%) three-bedroom units, and 14 (48.3%) bachelor and one-bedroom units. This unit-mix is consistent with the City's Growing Up Vertical Guidelines.

Staff will continue to review the application for consistency with the Growing Up Guidelines, Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children.

Heritage Impact & Conservation

As noted previously, this site falls within the area covered by SASP 566, which provides design guidelines for the West Queen West Planning and Heritage Conservation District Study Area and was approved by Toronto and East York Community Council on March 12, 2020.

As a consequence, this application has been reviewed and the heritage value of this property has been considered in that context. Based on this evaluation, staff are not recommending that it be included on the City's Heritage Register.

A Heritage Impact Assessment was submitted as part of the application due to the application's potential impact on adjacent heritage buildings and is currently under review by City staff.

Infrastructure/Servicing Capacity

As part of the internal review process, the Zoning By-law Amendment application has been circulated to the City's Engineering and Construction Services staff for review and comment.

Staff are currently reviewing a Servicing Report provided by the applicant with the submission to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed development.

Staff are also reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the development on the transportation system and suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

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.

- City Planning is reviewing the TGS Checklist submitted by the applicant for compliance with Tier 1 performance measures. City planning Staff will encourage the applicant to pursue Tier 2 performance measures 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

Patrick Miller, Planner, Community Planning
Tel. No. 416-338-3002
E-mail: Patrick.Miller@toronto.ca

SIGNATURE

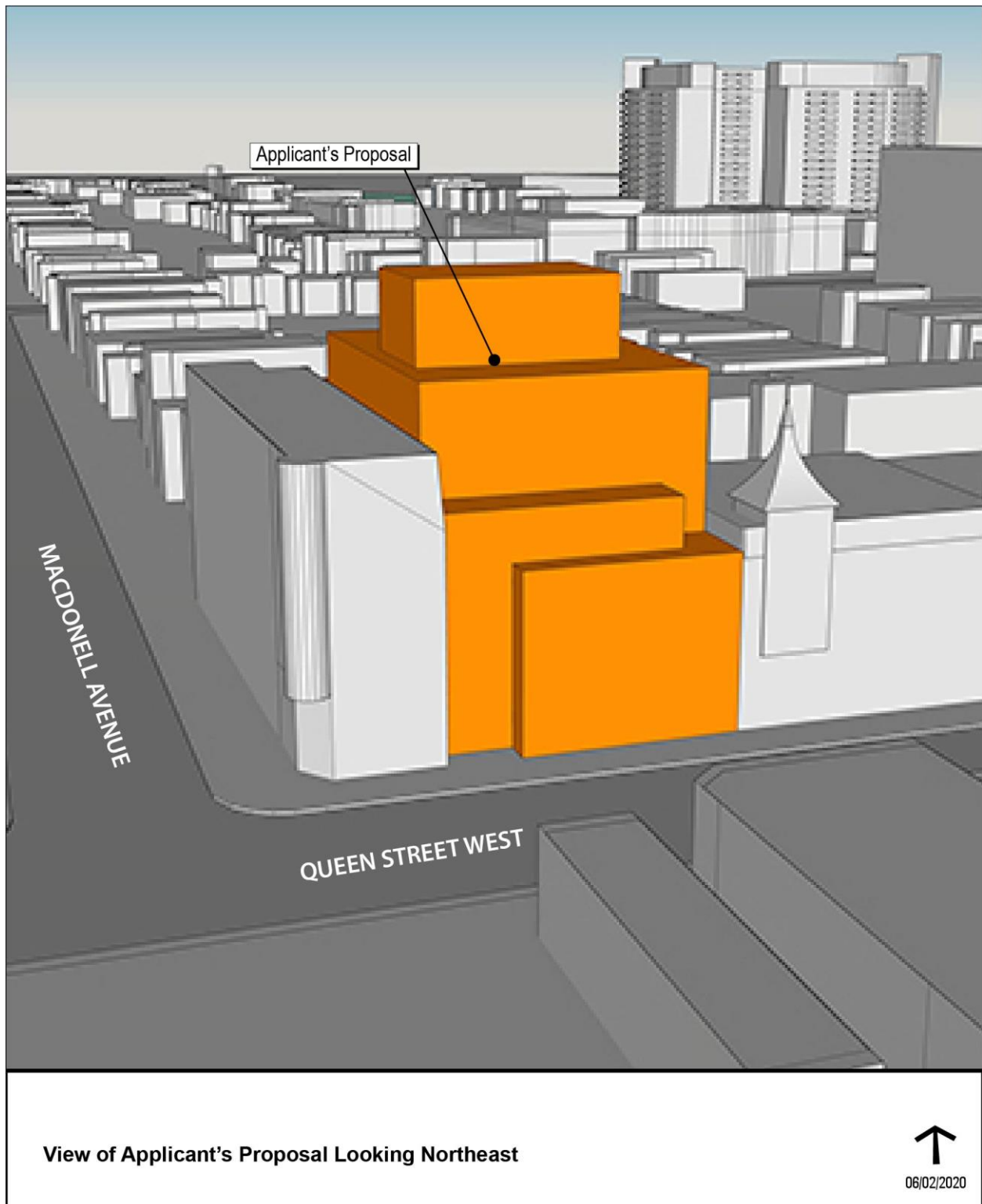
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,
Director Community Planning,
Toronto and East York District

ATTACHMENTS

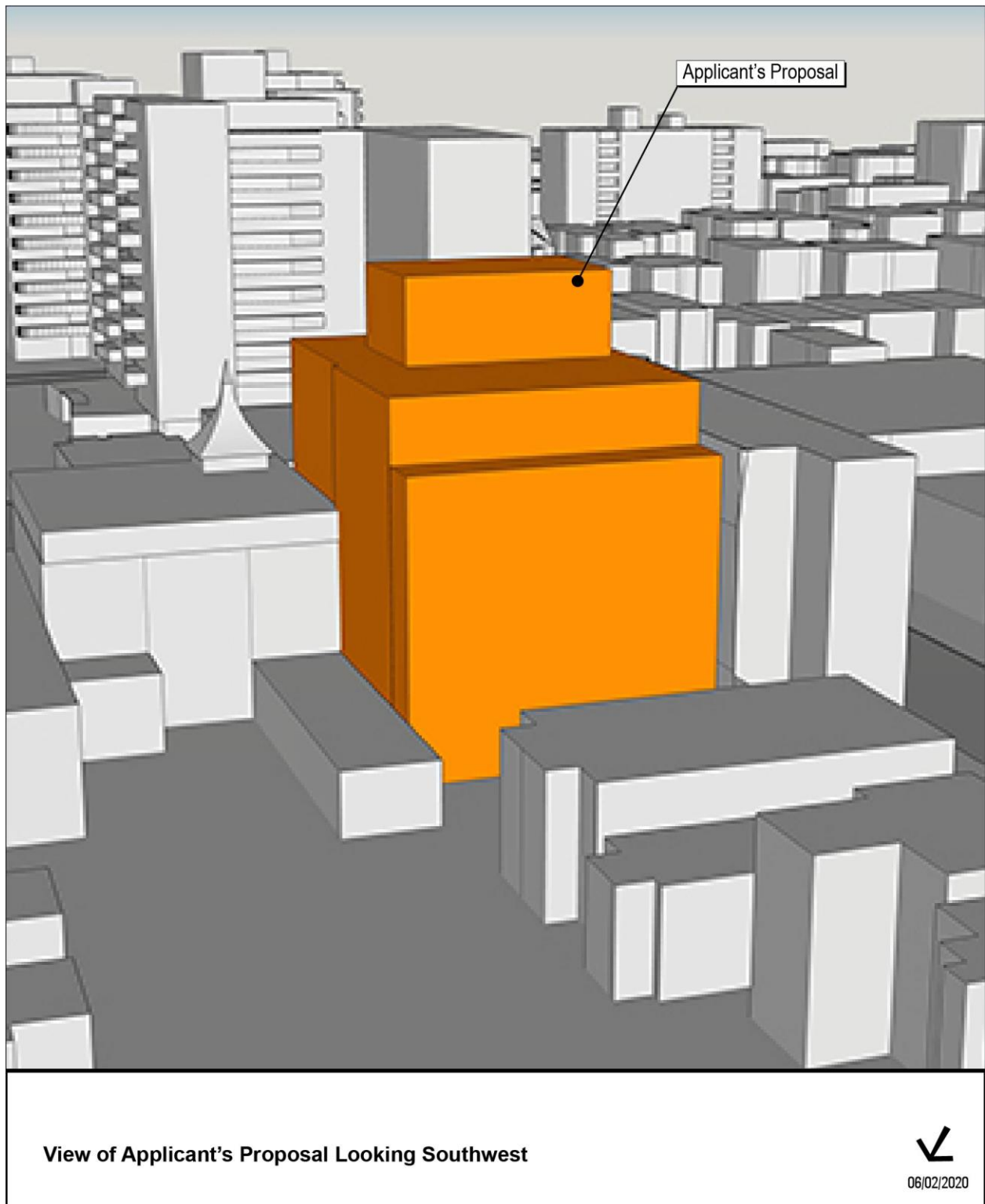
City of Toronto Drawings

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

Attachment 1: 3D Model of Proposal in Context - Northeast View



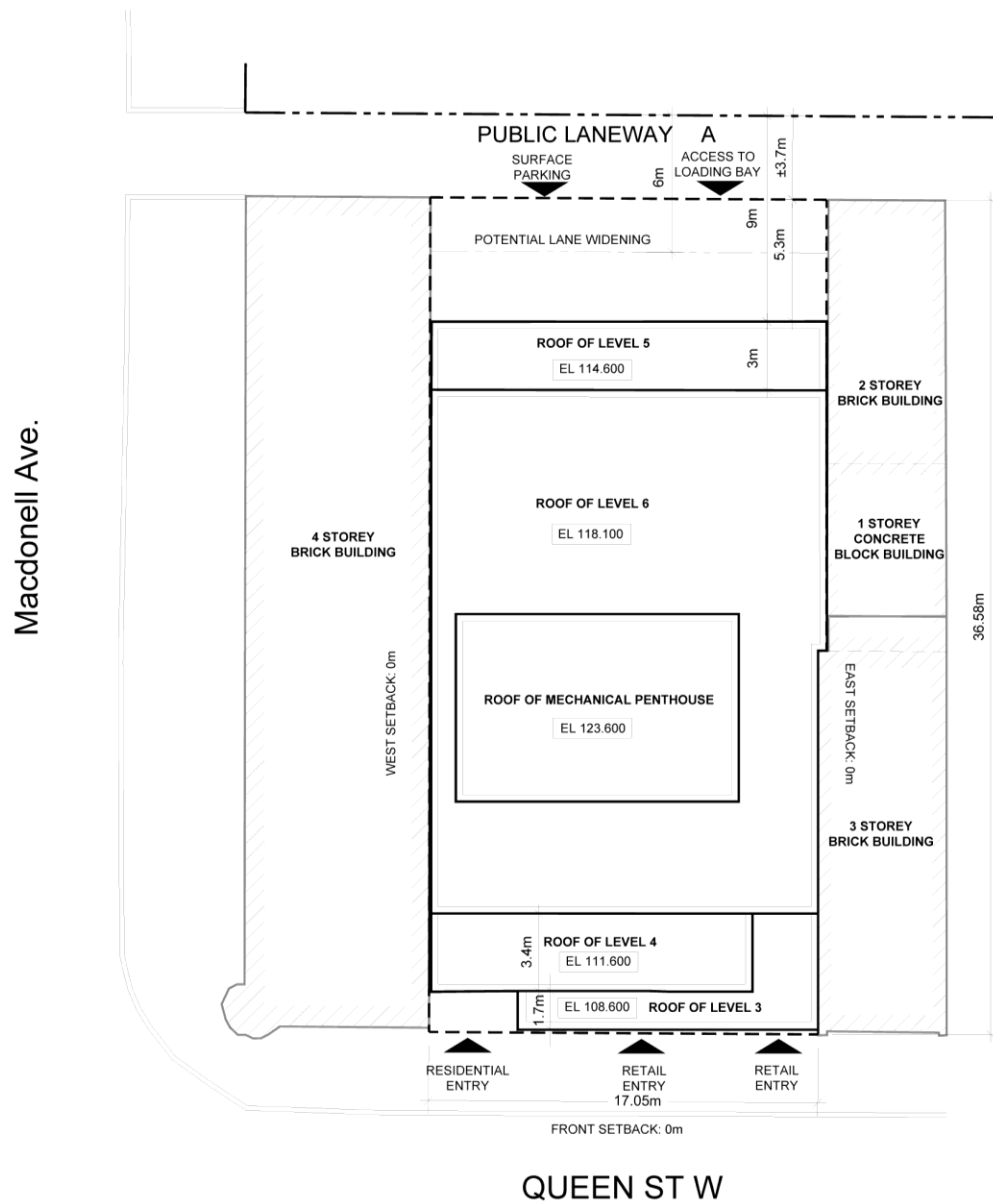
Attachment 2: 3D Model of Proposal in Context - Southwest View



Attachment 3: Location Map



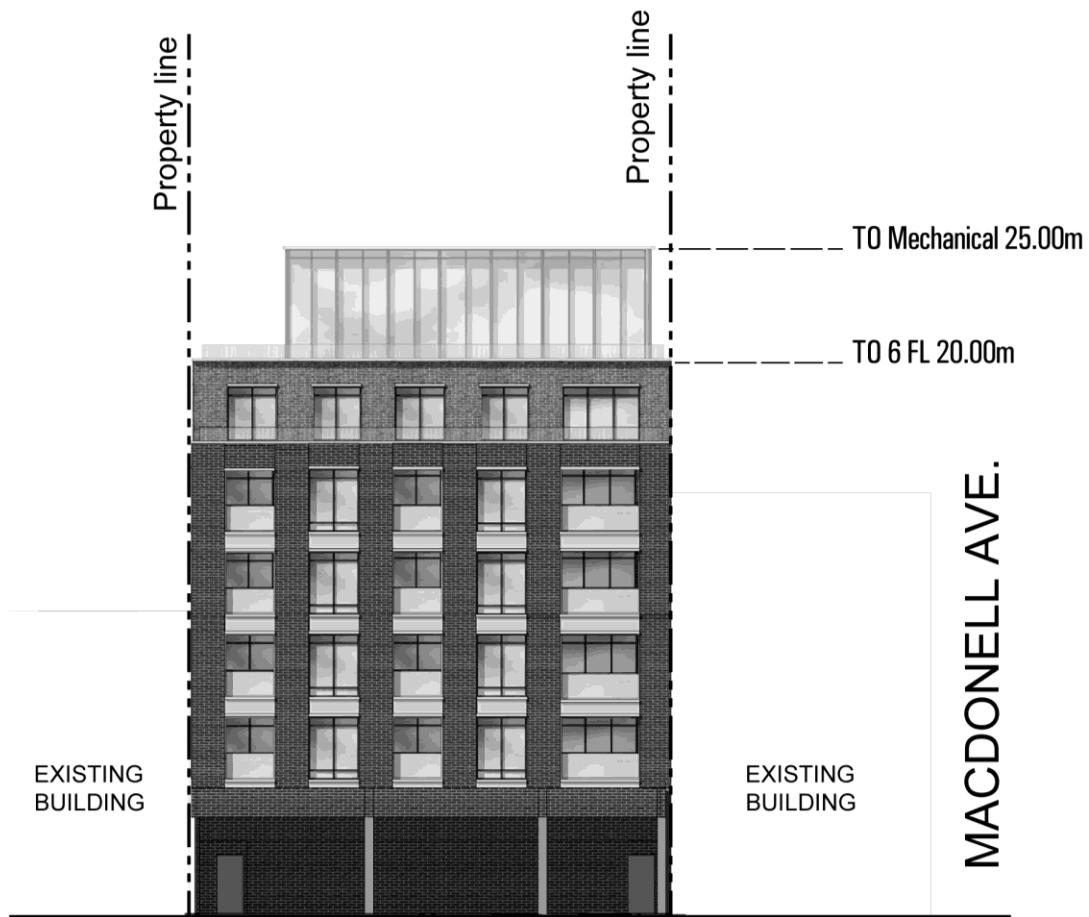
Attachment 4: Site Plan



Site Plan

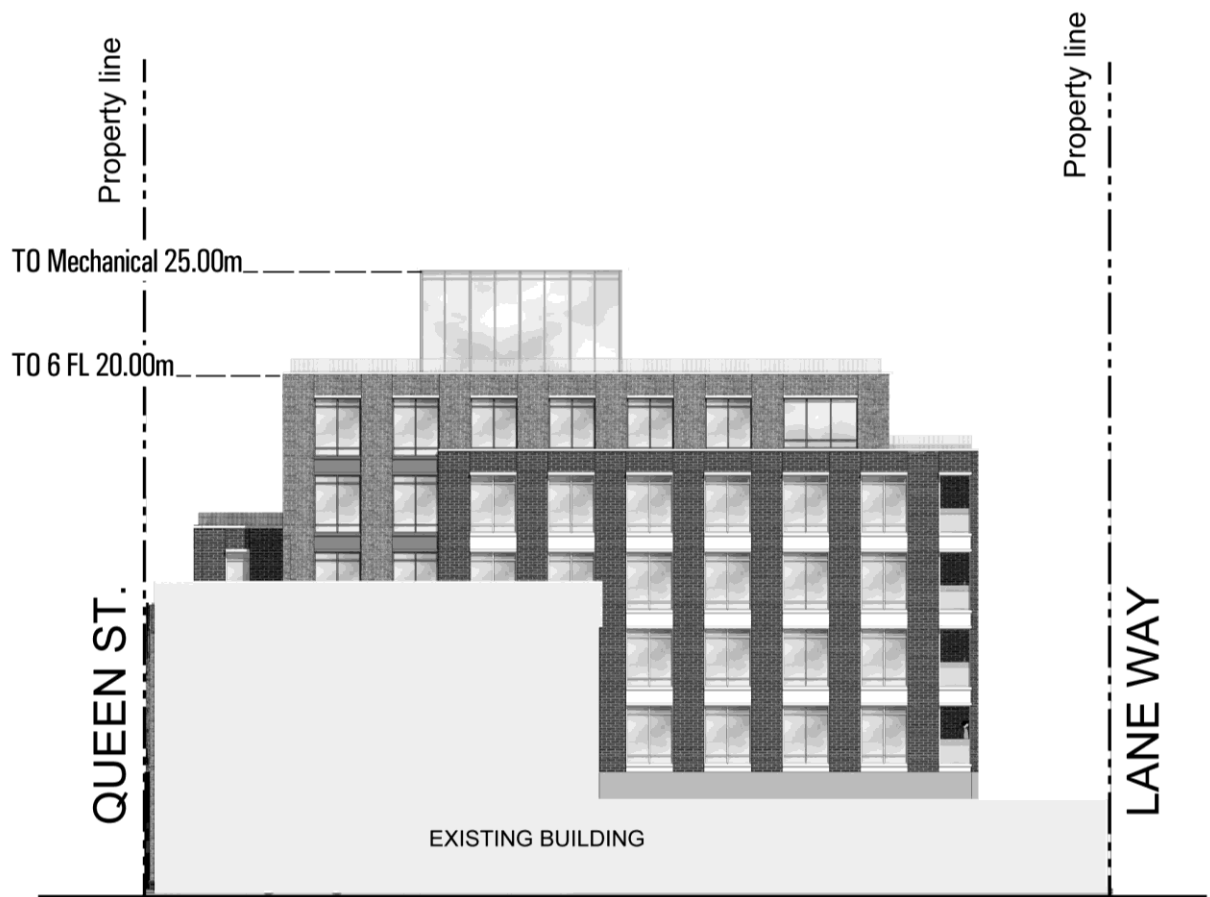


Attachment 5: North Elevation



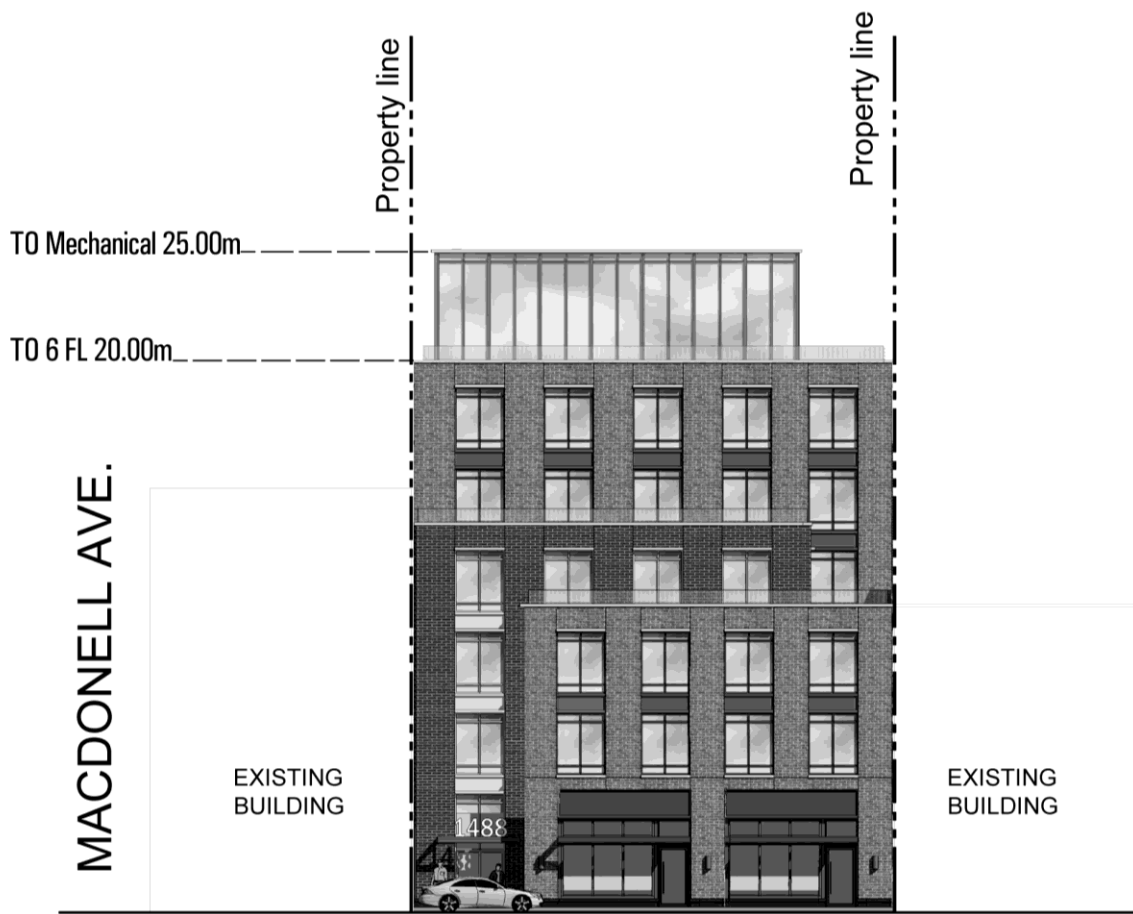
North Elevation

Attachment 6: East Elevation



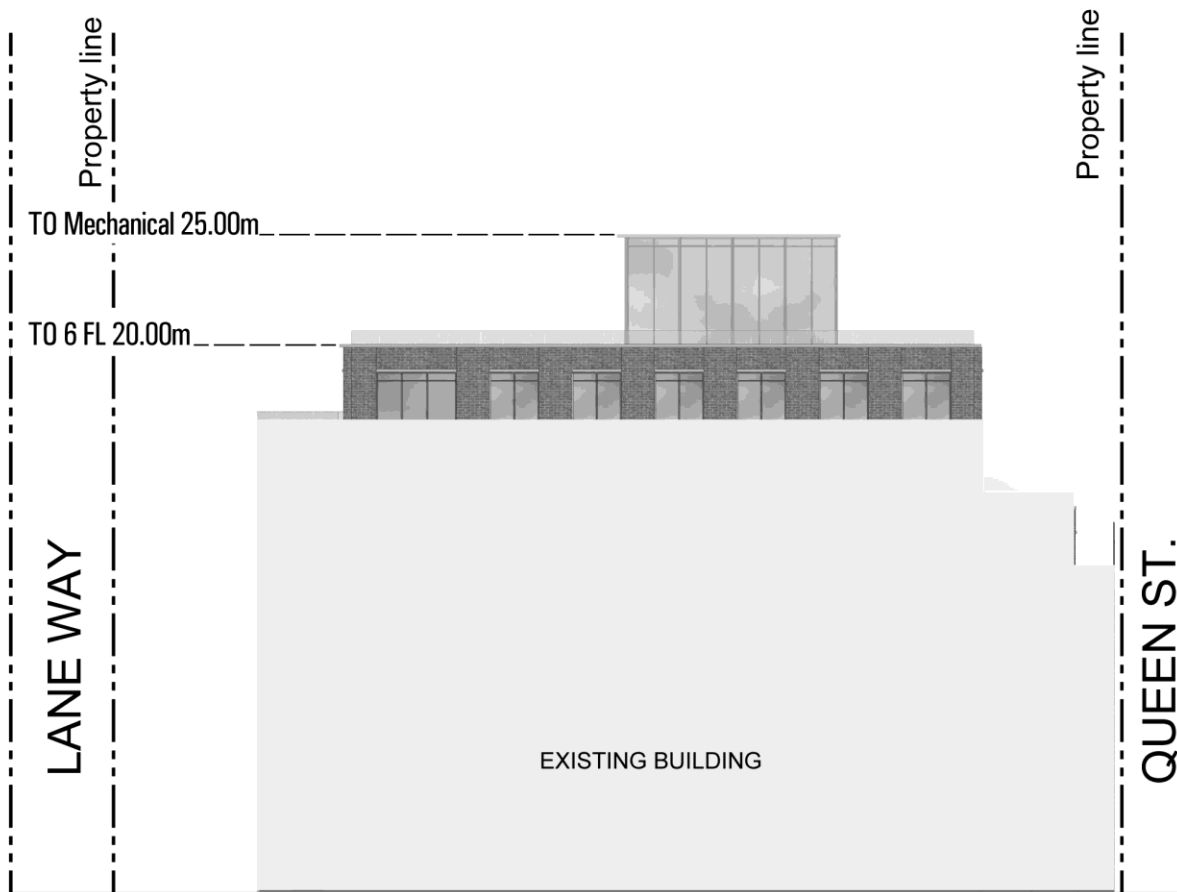
East Elevation

Attachment 7: South Elevation



South Elevation

Attachment 8: West Elevation



West Elevation

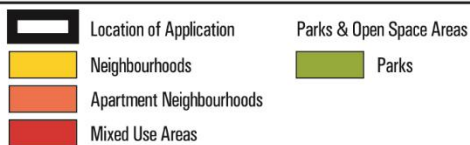
Attachment 9: Official Plan Map



1488 Queen Street West

Official Plan Land Use Map

File # 20 124904 STE 04 0Z




 Not to Scale
 05/28/2020

APPLICATION DATA SHEET**Municipal Address:** 1488 QUEEN ST W **Date Received:** March 11, 2020**Application Number:** 20 124904 STE 04 OZ**Application Type:** OPA / Rezoning, Rezoning**Project Description:** Zoning By-law Amendment application to facilitate the development of the site for a 6-storey mixed-use building comprised of 190.0 m² of non-residential and 2460.0 m² of residential gross floor area. A total of 29 residential dwelling units are proposed on the lot, as well as 3 at grade parking spaces.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC			1488 QUEEN ST W INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x1766)	Heritage Designation:
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Height Limit (m):	14	Site Plan Control Area:
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PROJECT INFORMATION

Site Area (sq m):	630	Frontage (m):	18	Depth (m):	37
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	630		427	427
Residential GFA (sq m):			2,460	2,460
Non-Residential GFA (sq m):	630		190	190
Total GFA (sq m):	630		2,650	2,650
Height - Storeys:	1		6	6
Height - Metres:			20	20
Lot Coverage Ratio (%):	67.78	Floor Space Index:	4.21	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,460	
Retail GFA:	190	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			29	29
Other:				
Total Units:			29	29

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		2	12	12	3
Total Units:		2	12	12	3

Parking and Loading

Parking Spaces: 3 Bicycle Parking Spaces: 29 Loading Docks: 1

CONTACT:

Patrick Miller, Planner, Community Planning
416-338-3002
Patrick.Miller@toronto.ca