



## REPORT FOR ACTION

# 1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion – Supplementary Report

Date: July 15, 2020

To: Toronto and East York Community Council or City 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; 20 145525 STE 14 PL

## SUMMARY

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The purpose of this report is to revise the recommendations related to the Growing Up Guidelines and other stylistic matters related to the report dated June 25, 2020 (TE16.5) 1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion Applications – Final Report. The report included a number of recommendations including Recommendations 8, 13 B.ii, 13 B.viii, 13 B.x, 13 B.xiv(d), 13 B.xiv(e), 13 B.xvi, 13 B.xix, and 16 which have been refined by staff with input from the Ward Councillor.

This report summarizes the adjustments to the Recommendations and other minor refinements to the June 25, 2020 report from the Director, Community Planning, Toronto and East York District.

<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&meetingId=18767#Meeting-2020.TE16>

## RECOMMENDATIONS

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The City Planning Division recommend that the following recommendations and attachment in the June 25, 2020 (TE16.5) 1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion Applications – Final Report from the Director, Community Planning, Toronto and East York District, be deleted and replaced as follows:

1. Recommendation 8 be deleted and replaced with the following:
  8. City Council enact a Part Lot Control Exemption By-law with respect to certain lands located at 1555-1575 Queen Street East shown as Parts 2-6 on the Draft Part Lot Control Exemption Plan attached as Attachment No. 9 to this report (June 25, 2020) from the Director, Community Planning, Toronto and East York District, to be prepared to the satisfaction of the City Solicitor and to expire four years following enactment by City Council;
2. The following sections of 13 B be deleted and replaced with the following:
  - 13 B.ii. Thirty-two (32) of the sixty-seven (67) residential dwelling units shall be conveyed to the City and shall be managed as affordable housing for a period of ninety-nine (99) years and will include seventeen (17) replacement rental dwelling units to be maintained on the site as social housing residential rental units with rent geared-to-income and fifteen (15) affordable rental dwelling units. Of these thirty-two (32) rental dwelling units, six (6) shall be comprised of four (4) one-bedroom units and two (2) three-bedrooms units to be located in the new 17-storey market condominium building. Twenty-six (26) shall be comprised of sixteen (16) one-bedroom units, three (3) two-bedroom units, six (6) three-bedroom units and one (1) four-bedroom unit to be located in the new 16-storey market rental building on the site, and shall be managed so that the monthly occupancy cost of all units does not exceed 80% of average market rent on average and any one unit does not exceed 100% of average market rent;
  - 13 B.viii. The owner shall provide at least 30% two-bedroom units and 9% three-bedroom units within the proposed Market Site;
  - 13 B.x. Prior to the issuance of the Site Plan Statement of Approval for the Market Site, the owner shall convey to the City for nominal consideration, a 2.5 metre publicly accessible pedestrian clearway between Queen Street East and Eastern Avenue across the 1555-1575 site, along the western property line adjacent to 1545 Queen Street East (McDonald's

site), to provide public access for use by the general public, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;

- 13 B.xiv (d). Complete the construction of the approved streetscape improvements required in Recommendation 13 B.xiv. (a) – (b) above by no later than 1 year following the first residential or commercial occupancy of the Market Site; and
- 13 B.xiv (e). Prior to the issuance of the first above grade building permit for the Market Site, the owner shall provide a letter of credit in the amount of the cost of all works required in Recommendation 13 B.xiv (a) – (c) above. The letter of credit shall be indexed in accordance with Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Publication 3270058, or its successor;
- 13 B.xvi. The owner shall provide and maintain new indoor amenity space to the satisfaction of the Chief Planner and Executive Director, City Planning in order to provide for at least the following: a common room with at least one boardroom table within the TCHC and Market Building; a fitness and exercise room within the Market Building; and a party room that will include a kitchenette and access to a washroom within the TCHC Building and Market Building;
- 13 B.xix. The owner shall provide and maintain, at its sole expense, on-site pet amenities on the Market Site with proper disposal facilities for the building residents including relief stations, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

3. Recommendation 16 be deleted and replaced with the following:

16. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 15 above.
4. Attachment 11 to the June 25, 2020 report be deleted and replaced with the revised site plan found at Attachment 1 to the July 15, 2020 1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion Applications – Supplementary Report from the Director, Community Planning, Toronto and East York District.
5. Prior to the introduction of Bills to Council the draft site specific Zoning By-law be revised to reflect the changes in this report.

## **FINANCIAL IMPACT**

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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.

## **COMMENTS**

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The purpose of this report is to provide the Toronto and East York Community Council with additional information with respect to the June 25, 2020 (TE16.5) 1555-1575 Queen Street East – Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion Applications – Final Report. The report included a number of recommendations including Recommendations 8, 13 B.ii, 13 B.viii, 13 B.x, 13 B.xiv(d), 13 B.xiv(e), 13 B.xvi, 13 B.xix, and 16 which have been refined by staff with input from the local councillor.

### **Growing-Up Guidelines**

In the June 25, 2020 report from the Director, Community Planning, Toronto and East York District, the proposed provision of two bedroom units 36% and three-plus bedroom units (10% three bedroom and four bedroom units) was identified in the report and would implement the intent of the Guidelines. However, since the June 25 report it was clarified that the percentage of three bedroom units was calculated at 9.8%, and would be considered 9% by the City as a result of rounding down. As there may be limited fluctuation in the number of residential

units constructed on site given the existing development agreement, it is recommended that the percentage of three bedroom units be set to 9% to ensure consistency with the submitted site plan drawings.

The provision of 9% three bedroom units on the Market Site is acceptable to staff given that 14% three bedroom units will be provided overall within the TCHC Building and Market Building, which exceeds the intent of the Guidelines.

### **Other technical matters**

Other revisions to the recommendations of the June 25, 2020 report have been included in this report to address minor technical, stylistic and mapping issues.

A further supplementary report will be prepared regarding parkland provisions directly to City Council.

## **ATTACHMENTS**

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Attachment 1 – Revised Attachment 11: Site Plan

## **CONTACT**

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## **SIGNATURE**

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

Attachment 1

Revised Attachment 11: Site Plan

