

## **1249-1251 Queen Street East – Zoning Amendment Application – Final Report**

Date: November 16, 2020

To: Toronto and East York Community Council

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

Ward 14 - Toronto-Danforth

**Planning Application Number:** *17 247432 STE 32 OZ*

### **SUMMARY**

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This application proposes a Zoning By-law Amendment to facilitate the construction of a six-storey (19.3 metres, excluding mechanical penthouse) mixed-use building at 1249-1251 Queen Street East containing 29 dwelling units with approximately 228 square metres of retail at grade and 2,873 square metres of residential gross floor area.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with the Growth Plan for the Greater Golden Horseshoe (2020). The proposal represents appropriate intensification of Queen Street East that meets the policies of Site and Area Specific Policy 501 and the intent of the Queen Street East: Ashbridge Precinct Urban Design Guidelines. The proposed building is massed and scaled appropriately and the property directly abuts the Queen Street East streetcar line, which optimizes the use of existing transit infrastructure. These reasons form the basis for recommending this application.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 for the lands at 1249-1251 Queen Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1249-1251 Queen Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. City Council require that the owner pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, as accepted by the

Chief Engineer & Executive Director, Engineering & Construction Services, should it be determined that upgrades to such infrastructure are required to support this development.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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A pre-application meeting was held on July 19, 2017 primarily to discuss complete application requirements as well as ensuring that the proposed development meets the performance standards outlined in the Queen Street East: Ashbridge Precinct Urban Design Guidelines. The current application was submitted on October 13, 2017 and deemed complete on November 9, 2017.

A Preliminary Report on the application was adopted by Toronto and East York Community Council on January 16, 2018 authorizing staff to conduct a community consultation meeting. The minutes of Toronto and East York Community Council, and a copy of the Preliminary Report, can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE29.40>

## **PROPOSAL**

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The application is to allow the construction of a six-storey mixed-use building with retail at grade and five storeys of residential development above, containing 29 dwelling units. The overall height of the building is approximately 19.3 metres, excluding the mechanical penthouse, with a gross floor area (GFA) of 3,101 square metres. The retail portion of the building includes 228 square metres of GFA; the residential portion contains 2,873 square metres of GFA. The proposed density is 4.4 times the lot area.

The breakdown of the proposed 29 dwelling units is as follows:

Unit Type	Number of Units
Studio	3
1 Bedroom	14
2 Bedroom	12
Total	29

Indoor amenity space totalling 74 square metres is proposed to be located on the ground floor to the rear of the commercial space. For outdoor amenity space, 42 square metres is proposed to be located on the rooftop.

The proposal includes 18 vehicle parking spaces as well as one car share space, to be located within two levels of below-grade parking. Access to vehicular parking is provided via the public laneway (Memory Lane) to the rear of the subject site and through the use of a car elevator. The proposal also includes 33 bicycle parking spaces,

32 spaces for residents and one space for the retail use. Nine visitor bike parking spaces are also proposed.

See Attachment Nos. 5 and 6 for drawings of the proposal and Attachment No. 1 for the application data sheet.

### **Site and Surrounding Area**

The site is located on the south side of Queen Street East, between Leslie Street to the west and Laing Street to the east. The site has an overall area of approximately 707 square metres and is currently occupied by a vacant one storey building and a surface parking lot to the rear of the site.

North: One- and two-storey mixed use buildings front onto Queen Street East.

East: Directly east of the site is a two-storey commercial building. Further east are one- to two-storey residential and commercial buildings.

South: A public laneway (Memory Lane) abuts the site to the south. Maple Leaf Forever Park is located southeast of the site and accessed via Memory Lane. Beyond the park are various low-rise residential and commercial buildings.

West: Directly west is a one-storey commercial garage. One- and two-storey commercial and residential buildings generally occupy the lots fronting onto Queen Street East further west, including a four-storey nursing home west of Leslie Street.

### **Reasons for Application**

The proposed six-storey mixed-use building is within an MCR zone with a maximum permitted density of 2.5 times the area of the lot and a height limit of 14 metres. The proposed density is 4.4 times the area of the lot and the proposed height is approximately 19.3 metres (excluding the mechanical penthouse), which exceeds the maximum permitted density and height in Zoning By-law 438-86. A zoning by-law amendment is therefore required.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

The following reports/studies were submitted in support of the application:

- Survey
- Architectural Plans
- Landscape and Lighting Plans
- Civil and Utilities Plan
- Tree Preservation Plan
- Sun/Shadow Study
- Arborist Report

- Archaeological Assessment
- Planning Rationale
- Energy Efficiency Report
- Toronto Green Standard Checklist
- Functional Servicing Report
- Stormwater Management Report
- Hydrological Report
- Contaminated Site Assessment
- Environmental Impact Study
- Geotechnical Study
- Transportation Impact Study
- Draft Zoning By-law 569-2013
- Draft Zoning By-law 438-86

### **Agency Circulation Outcomes**

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council *for this application*, as *these* submissions are broadcast live over the internet and recorded for review.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;

- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

## **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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, and better connected 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 (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Toronto Official Plan**

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Chapter 2 - Shaping the City**

Section 2.2.2 of the Official Plan describes how transportation and land use planning can be integrated to best utilize existing infrastructure and concentrate people and jobs in areas well served by transit. The site is located within an area identified as an Avenue as shown on Map 2 - Urban Structure of the Official Plan. Avenues 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”, according to Section 2.2.3 of the Plan.

### **Chapter 3 - Building A Successful City**

Section 3.1.2 Built Form: The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients,

tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, new development will also be massed to define the edge of streets, parks and open spaces to ensure adequate access to sky views for the proposed and future uses. New development will provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings. The policies in Chapter 3 of the Plan complement and support the City's growth strategy by integrating social, economic and environmental perspectives in decision-making to create an attractive City, with a strong economy and liveable communities. The application has been evaluated using the built form policies of Section 3.1.2 of the Plan which address how the development improves the public realm, is organized to provide joint access and underground parking, and is massed to fit harmoniously into the planned context of the neighbourhood and the City. New development will be massed to define the edges of streets, parks and open spaces at good proportions.

#### **Chapter 4 - Land Use Designations**

The site is designated Mixed Use Areas on Map 21 - Land Use Plan. This designation permits a broad range of commercial, residential and institutional uses in single use or mixed use buildings. The Mixed Use Areas are designated for growth and are expected to absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. Mixed Use Areas will build out in varying scales that are appropriate to the local context.

The development criteria that guide land use planning in Mixed Use Areas are:

- Creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- Providing for new jobs and homes for Toronto's growing population on underutilized lands;
- Locating and massing new buildings to provide a transition between areas of different development intensity and scale, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;

- Locating and massing new buildings to frame the edges of streets and parks;
- Providing an attractive, comfortable and safe pedestrian environment;
- Providing good site access and circulation and an adequate supply of parking for residents and visitors;
- Locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- Providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The application has been reviewed against these and other policies in the Official Plan.

### **Official Plan Amendment 320**

The Local Planning Appeals (LPAT) Tribunal issued an Order on December 7, 2018 to approve and bring into force OPA 320. The approved policies reflect the policies endorsed by Council at its meetings of June 26 to 29, 2018 and July 23 to 30, 2018 in response to mediation and settlement offers from OPA 320 Appellants.

OPA 320 was adopted as part of the Official Plan Five Year Review and contains new and revised policies on Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods. The approved amendments uphold the Plan's goals to protect and enhance existing neighbourhoods that are considered stable but not static, allow limited infill on underutilized Apartment Neighbourhood sites and help attain Tower Renewal Program goals.

### **Queen Street East/Ashbridge Precinct Planning Study**

In June 2014, City Council directed City Planning staff to determine if either the existing 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. SASP 501 is in force and applies 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. SASP 501 allows new development to achieve a maximum height of six-storeys excluding the mechanical penthouse provided that: the site has sufficient lot depth and width; the proposed building steps back above a 14 metre streetwall; angular planes to provide transition are adhered to; and appropriate access for parking and servicing is provided.

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



- respect and reinforce the existing character of the area;
- 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; and
- 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.

The Ashbridge Precinct Urban Design Guidelines was used as a tool to evaluate the proposed development in the area and ensure that development is consistent with the Official Plan.

### **Avenues and Mid-rise Buildings Study and Performance Standards**

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

### **Growing Up Guidelines**

In July 2020, City Council adopted updated Growing Up Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals greater than 20 residential units and future city-wide and area-based planning frameworks. The objective of the Growing Up Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale. The Guidelines are available at: <https://www.toronto.ca/citygovernment/planningdevelopment/planningstudiesinitiatives/growing-up-planning-forchildren-in-new-verticalcommunities>.

## **Zoning**

The site is zoned MCR T 2.5, C 1.0, R 2.0 by the former City of Toronto Zoning By-law 438-86, which permits a wide range of commercial and residential uses with a maximum density of 2.5 times the area of the lot, of which a maximum density of 1.0 times may be non-residential and a maximum of 2.0 times may be residential. The zoned height limit is 14.0 metres.

The site is not currently zoned under City of Toronto Zoning By-law 569-2013.

## **Design Guidelines**

Policy 5.2.5.6 of the Growth Plan indicates supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan. Official Plan Policy 5.3.2.1 states that guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban design guidelines are intended to provide a more detailed framework for built form and public improvements. The following design guidelines that have been adopted by City Council apply to the proposed development:

- Queen Street East: Ashbridge Precinct Urban Design Guidelines
- Avenues and Mid-rise Buildings Urban Design Guidelines
- Growing Up Guidelines

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (File No. 19 155420 STE 14 SA).

## **Community Consultation**

Through the direction of Community Council, Planning staff hosted a Community Consultation Meeting (CCM) at S.H. Armstrong Community Centre on February 22, 2018. The meeting was attended by 4 community members and the local Councillor who engaged in a discussion about the development proposal. City Planning staff also engaged in discussions with community members who were unable to attend the CCM through email correspondence. The issues raised were similar to what was heard at the CCM, revolving around concerns with parking and traffic impacts and ensuring the built form did not adversely impact nearby low-rise neighbourhoods. Overall, the general sentiment from the CCM and other communication was that the scale and massing of the proposed building was appropriate for this location.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff has determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

This proposal is consistent with the PPS direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure as noted in Section

1.1.3. The proposal also complies with other policies in Section 1.1.3 of the PPS that require new development to be directed to appropriate locations for growth.

The proposal conforms to the Growth Plan by proposing intensification in a growth area on an Avenue well served by transit as noted in Policy 2.2.1.2 and 2.2.1.3 of the Growth Plan. This proposal accommodates intensification and provides an acceptable transition of built form to adjacent areas, supporting the complete community objectives in Policy 2.2.1.3 and 2.2.1.4 of the Growth Plan.

### **Land Use**

The Official Plan states that lands designated as Mixed Use Areas are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. Mixed Use Areas are intended to be areas which allow residents to live, work and shop in the same area, largely relying on public and active transportation rather than private vehicles, while creating districts along transit routes that are animated, attractive, and safe. The subject property is located in an area with a mix of residential and commercial uses in single or mixed-use buildings. As such, the proposed mix of residential and commercial uses is consistent with the land use provisions of the Official Plan, the Zoning By-law and existing land uses in the area.

### **Density**

The Zoning By-law permits a maximum density of 2.5 times the area of the lot. The six-storey building proposes a density of 4.4 times the area of the lot. Staff consider this proposed density appropriate. Mid-rise buildings along the City's Avenues typically have a density ranging from 4-6 times the area of the lot. The proposed density is typical of the building typology and supportable in this Avenue location.

### **Height**

The Official Plan states that new development in Mixed Use Areas will be compatible with properties designated Neighbourhoods that abut or are close to the development. The Official Plan also states that new development will fit harmoniously into its existing and/or planned context. SASP 501 and the Ashbridge Precinct Urban Design Guidelines (APUDG) allow for mixed-use buildings to a maximum of six-storeys (or 20 metres).

The proposal is for a six-storey building of 19.3 metres, excluding mechanical penthouse, which conforms to SASP 501 and meets the intent of the Official Plan's Built Form policies (Section 3.1.2) and Mixed Use Areas policies (Section 4.5). Because of the conformity with SASP 501, Staff consider the proposed height acceptable.

The proposal also includes a mechanical penthouse, which exceeds the proposed height of 19.3 metres by 5.2 metres. Staff consider this height to the mechanical penthouse appropriate given that the Zoning By-law allows a mechanical penthouse to project beyond the maximum permitted height of any building by 5 metres. The proposed mechanical penthouse is 0.2 metres above the Zoning By-law requirement, which is a minor increase. Furthermore, the mechanical penthouse does not penetrate

the rear or front angular planes, which is further discussed in the Massing section of this report.

## **Massing**

The Built Form policies of the Official Plan (Section 3.1.2) provide direction and development criteria to locate and mass new buildings in order that new development: a) fits within the existing and planned context; b) gradually transitions down in height to buildings of different scale and intensity; and c) limits and mitigates impacts to surrounding areas.

The Healthy Neighbourhoods policies of the Official Plan (Section 2.3.1) provide guidance for development in Mixed Use Areas to ensure the adjacent neighbourhood areas are not adversely affected. In particular, Section 3.1.2 Policy 3 directs that new development will be massed and designed to fit harmoniously into its existing and/or planned context and create an appropriate transition in scale to neighbouring existing or planned buildings.

Section 4.5 of the Official Plan for properties designated Mixed Use Areas directs that development in Mixed Use Areas will be located and massed to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods.

Lastly, SASP 501 and the APUDG require that setbacks be provided above a height of 14 metres within a 45 degree angular plane measured from the Queen Street East frontage. Various setbacks at grade and step-backs at upper storeys are also required to provide transition to existing low-rise residential neighbourhoods. In order to meet this transition, the APUDG states that a 45 degree angular plane should apply at the nearest Neighbourhood designated property. This angular plane will generally result in a 7.5 metre setback at grade for the proposed building and setbacks for the upper storeys.

The proposed development meets the intent of Official Plan policies, including the policies of SASP 501 and the guidance of the APUDG. The proposal provides setbacks at a height of 14 metres on the Queen Street East frontage. The proposal also generally meets the 45 degree rear angular plane to the rear to accommodate the transition to the abutting low-rise neighbourhood, with the exception of very minor penetrations on the sixth floor. The mechanical penthouse does not penetrate either angular planes measured from the front (Queen Street East) or the rear (towards the low-rise neighbourhoods).

In addition to the above massing considerations, SASP 501 requires a 3.5 to 4.5 metre height for the ground floor in order for new development to reinforce the existing horizontal articulation of building facades on Queen Street East. The proposal provides a ground floor height of 3.66 metres and therefore conforms to SASP 501 in this regard.

## **Sun, Shadow, Wind**

Through review of the sun and shadow studies prepared by the applicant in support of their application, the proposed building will provide more than 5 hours of sunlight on the north side of Queen Street East. This exceeds the sun and shadow guidelines contained within the APUDG.

## **Public Realm**

An important component of the APUDG is the provision of streetscape improvements, particularly the provision of a minimum total sidewalk width of 4.8 metres. The proposal incorporates a 4.9 metre total sidewalk width from curb to building face along Queen Street East, which slightly exceeds the minimum 4.8 metre provision in the guidelines. Plans show the required minimum 2.1 metres pedestrian clearway along Queen Street East. Lastly, the landscape plan shows two trees to be planted on Queen Street East. This landscaping will be secured through the Site Plan Control process.

## **Unit Mix**

This application meets the intent of the Growing Up Guidelines by providing 41% of units as larger units, which exceeds the guidelines recommendation of 25%. While the proposed unit mix does not include 3 bedroom units, the number of 2 bedroom units (41%) is appropriate for this level of intensification and staff are satisfied that the overall provision of larger units within this proposal implements the intent of the guidelines.

## **Amenity Space**

Zoning By-law 438-86, which is the only zoning by-law that currently applies to the site, requires that a minimum of 2.0 square metres per dwelling unit be provided for indoor amenity and outdoor amenity space. The requirement therefore is that the proposal provide a minimum of 58 square metres of indoor amenity space and a minimum of 58 square metres of outdoor amenity space. The proposal provides 74 square metres of indoor amenity space, exceeding the zoning by-law requirement, and 42 square metres of outdoor amenity space, which is less than the zoning by-law requirement. Staff accept this provision of outdoor amenity space as each unit has access to a private balcony or terrace and the outdoor amenity space located on the rooftop can be used for larger gatherings between residents and their guests.

## **Parking, Traffic Impact and Loading**

Parking is to be provided within a mechanical vehicle elevator system with access to the public lane to the south of the site. A total of 19 parking spaces are proposed. Transportation Services staff have reviewed the proposed parking supply and supporting study and consider proposed parking supply acceptable. The draft zoning by-law secures the proposed parking supply. It should be noted that zero visitor parking spaces are provided whereas 2 spaces are required under zoning by-law 438-86; however, Transportation Services consider this acceptable given the level of intensification and the nominal reduction in visitor parking.

Due to the modest level of intensification of the site, the impact to existing traffic is slight and does not present concerns. In addition, this level of intensification does not require a loading space, and as such Solid Waste Management will provide curbside pickup.

### **Servicing**

The applicant submitted a Functional Servicing Report, Hydrogeological Assessment, Stormwater Management Report and Geotechnical Report. Engineering and Construction Services has reviewed the reports and advises that there are no issues related to the zoning component of this application. They do require, as a condition of approval, that the owner pay for and construct any improvements to municipal infrastructure in connection with the site servicing report, as accepted by the Chief Engineer & Executive Director, Engineering & Construction Services, should it be determined that upgrades to such infrastructure are required to support this development.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The non-residential portion of this proposal is subject to a 2% parkland dedication while the residential portion is subject to a 10% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

### **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.

The applicant is required to meet Tier 1 of the TGS, and encouraged to pursue higher tiers. Tier 1 development features including automobile infrastructure, cycling infrastructure and the storage and collection of recycling and organic waste will be secured through the zoning by-law amendment and the site plan approval process. The

applicant has expressed an interest in meeting Tier 2, advancement of which will be further reviewed and secured through the Site Plan Control process.

## **Conclusion**

The proposal has been reviewed against the policies of the Provincial Policy Statement (2020), the Growth Plan (2020), the Toronto Official Plan, and Site and Area Specific Policy 501. Staff are of the opinion that the proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan. Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the policies in Sections 3.1.2 and 4.5. The proposal also conforms to the policies of Site and Area Specific Policy 501 and meets the intent of the associated Ashbridge Precinct Urban Design Guidelines.

Staff worked with the applicant to ensure the proposal met the policies established in SASP 501, which was a planning study that had input from the community and represents the community's, and Council's, vision for the area. Staff recommend that Council approve of the application.

## **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

## **ATTACHMENTS**

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- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Site Plan
- Attachment 6: Elevations
- Attachment 7: Draft Zoning By-law Amendment 438-86
- Attachment 8: Draft Zoning By-law Amendment 569-2013

## Attachment 1: Application Data Sheet

Municipal Address: 1249-1251 QUEEN ST EAST Date Received: October 13, 2017

Application Number: 17 247432 STE 32 OZ

Application Type: Rezoning

Project Description: Proposal to rezone the site to allow a 6 storey mid-rise building with 29 dwelling units, commercial space at grade and two levels of below grade parking.

Applicant	Agent	Architect	Owner
GALBRAITH & ASSOCIATES	GALBRAITH & ASSOCIATES	STANDARD PRACTICE	CONDOMAN DEVELOPMENTS INC

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 501, SASP 178

Zoning: MCR T2.5, C1.0, R2.0 Heritage Designation:

Height Limit (m): 14 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 707 Frontage (m): 14 Depth (m): 50

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	263		641	427
Residential GFA (sq m):			2,873	2,873
Non-Residential GFA (sq m):	263		228	228
Total GFA (sq m):	263		3,112	3,101
Height - Storeys:	1		6	6
Height - Metres:			19.3	19.3

Lot Coverage Ratio (%): 90.73 Floor Space Index: 4.4

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,873	
Retail GFA:	228	
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:		3	14	12	
Total Units:		3	13	12	

Parking and Loading

Parking Spaces:	19	Bicycle Parking Spaces:	33	Loading Docks:	
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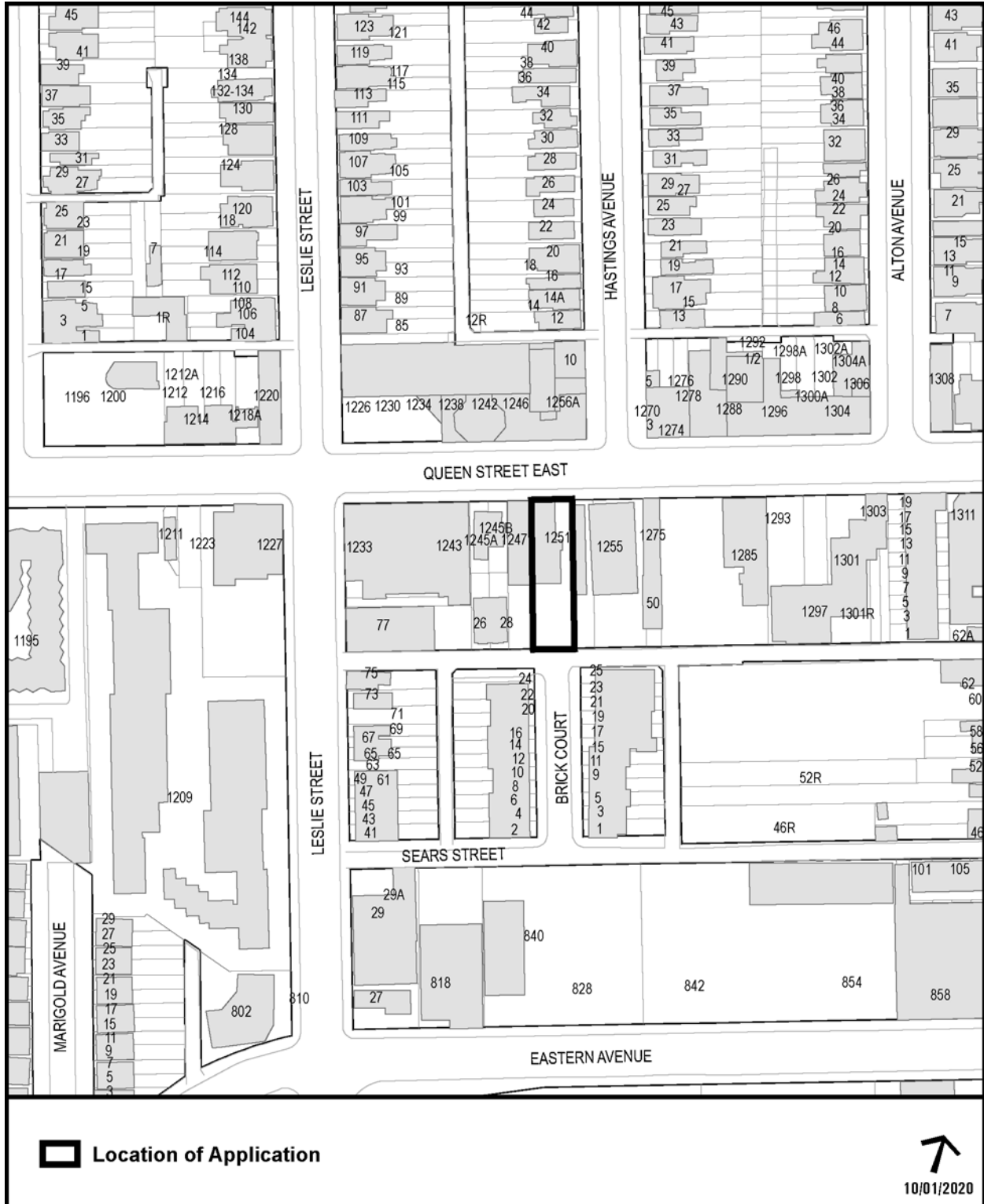
CONTACT:

George Pantazis, Senior Planner

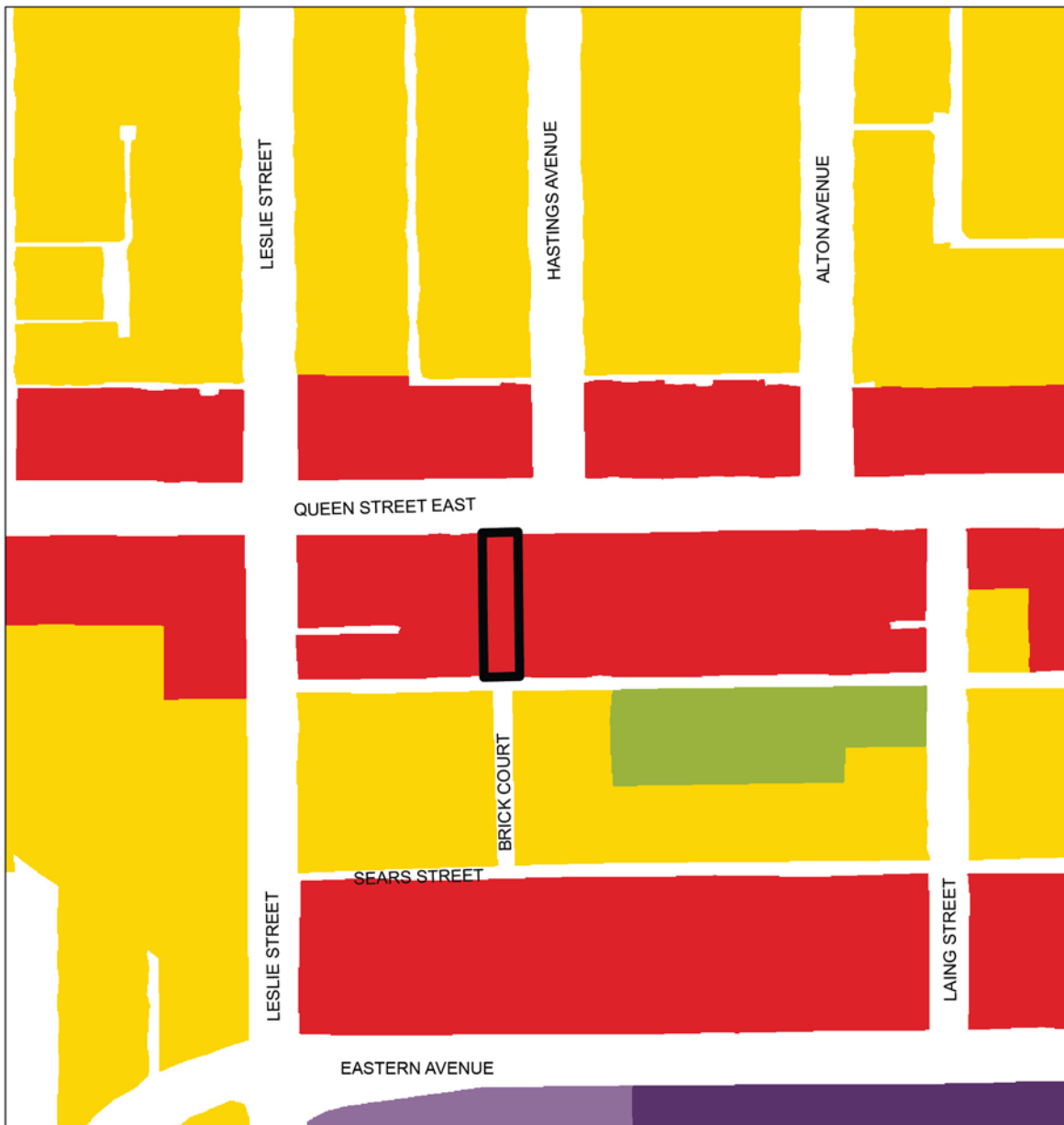
(416) 392-3566

George.Pantazis@toronto.ca

# Attachment 2: Location Map













# Attachment 3: Official Plan Land Use Map



1249-1251 Queen Street East

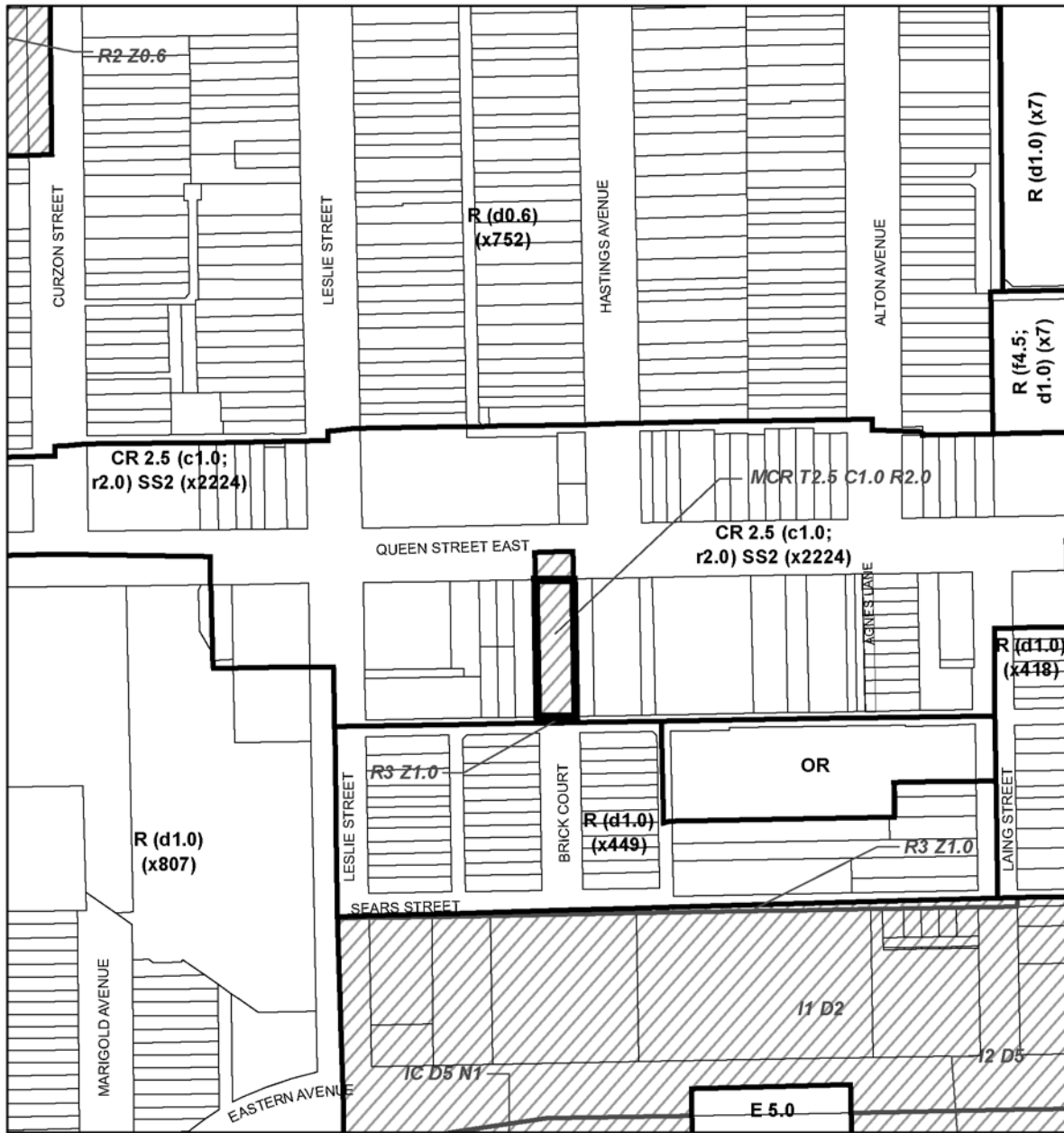
## Official Plan Land Use Map # 21

File # 17 247432 STE XX OZ

 Location of Application	 Parks & Open Space Areas	 General Employment Areas
 Neighbourhoods	 Natural Areas	 Core Employment Areas
 Apartment Neighbourhoods	 Parks	
 Mixed Use Areas	 Other Open Space Areas	

↑  
Not to Scale  
09/30/2020

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1249-1251 Queen Street East

File # 17 247432 STE 32 0Z



Location of Application

R Residential  
CR Commercial Residential  
E Employment Industrial  
OR Open Space Recreation



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

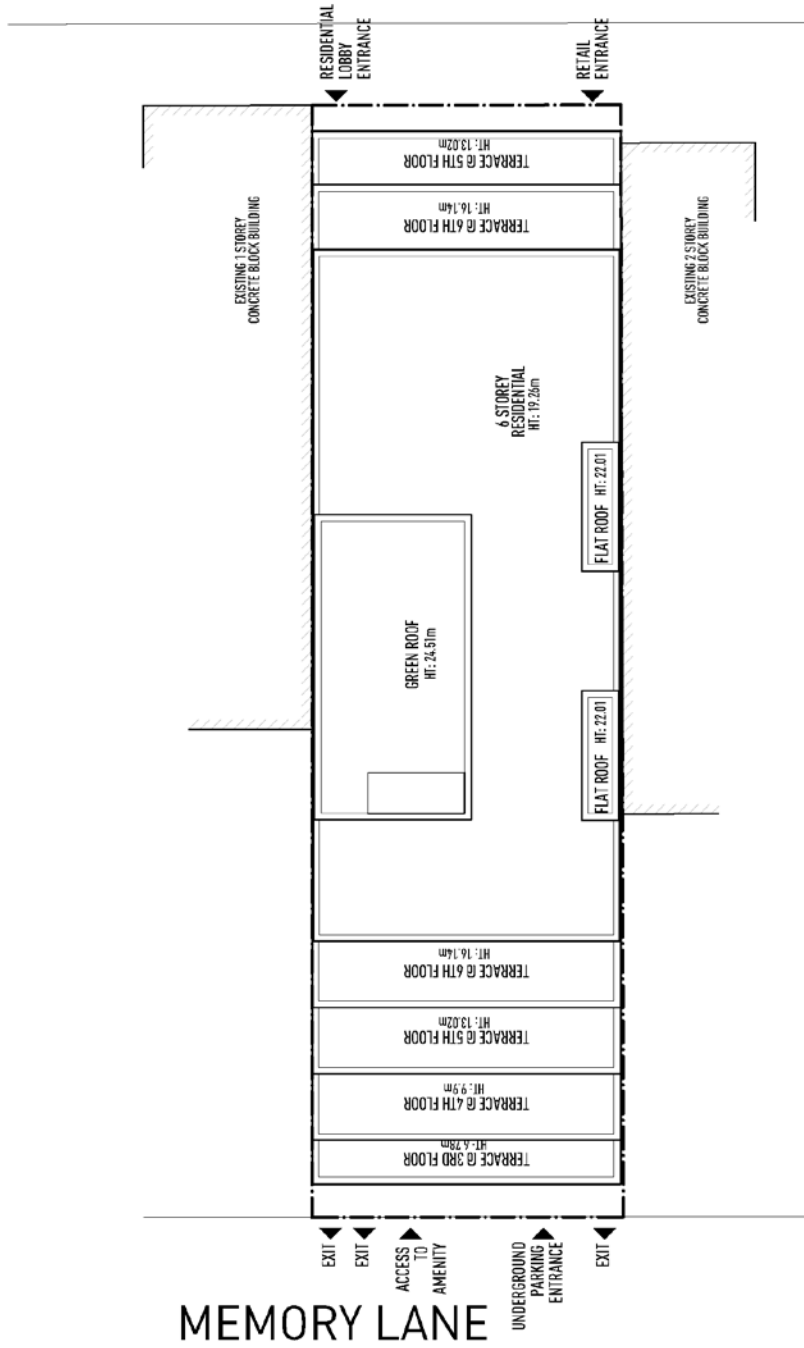
R2 Residential District  
R3 Residential District  
MCR Mixed-Use District  
I1 Industrial District  
I2 Industrial District  
IC Industrial District



Not to Scale  
Extracted: 09/30/2020

Attachment 5: Site Plan

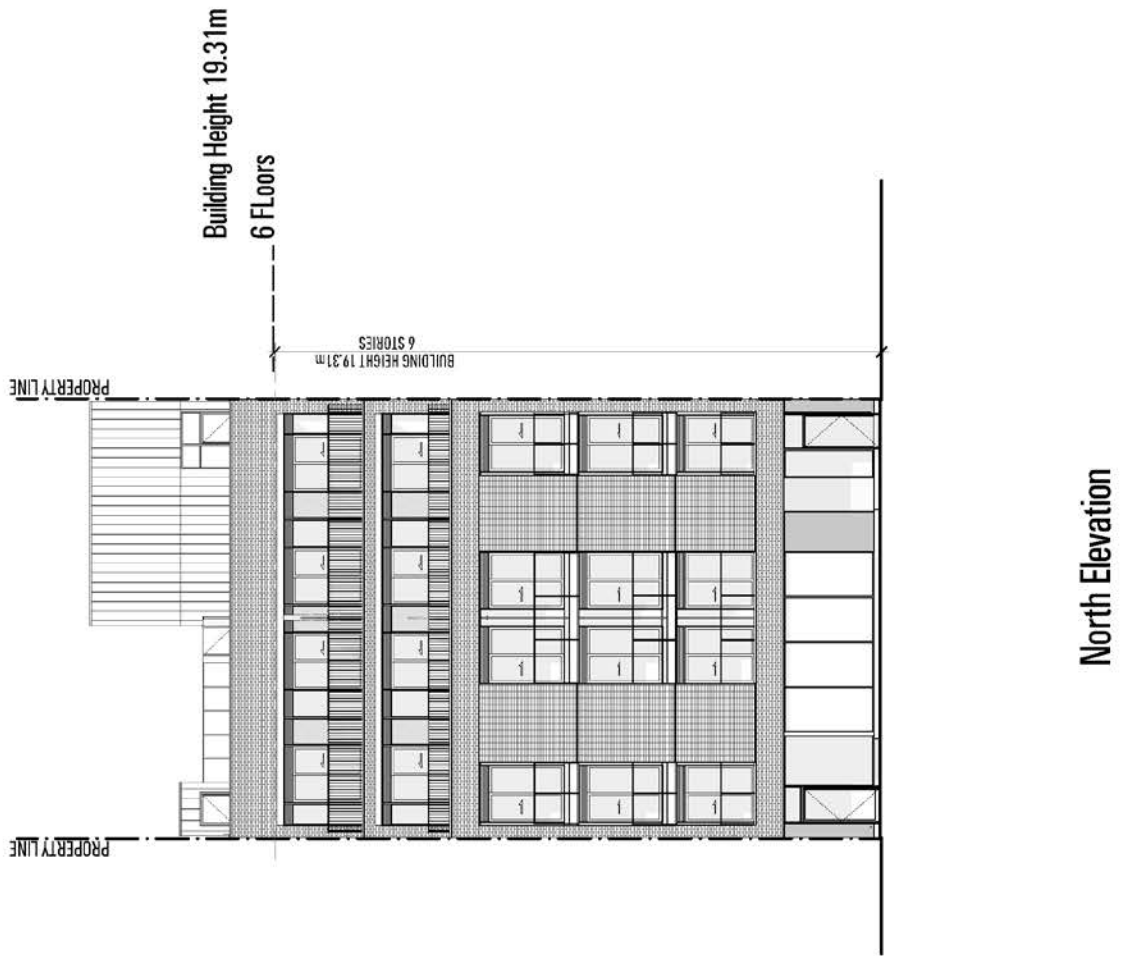
QUEEN STREET EAST

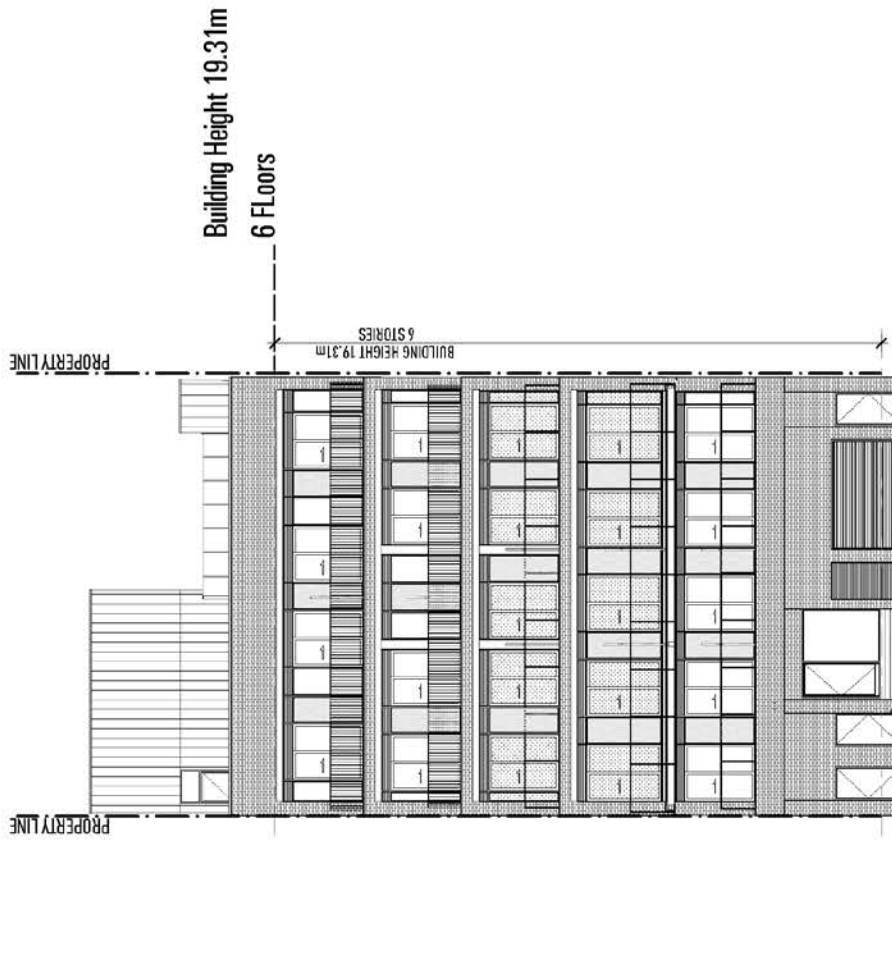


Site Plan

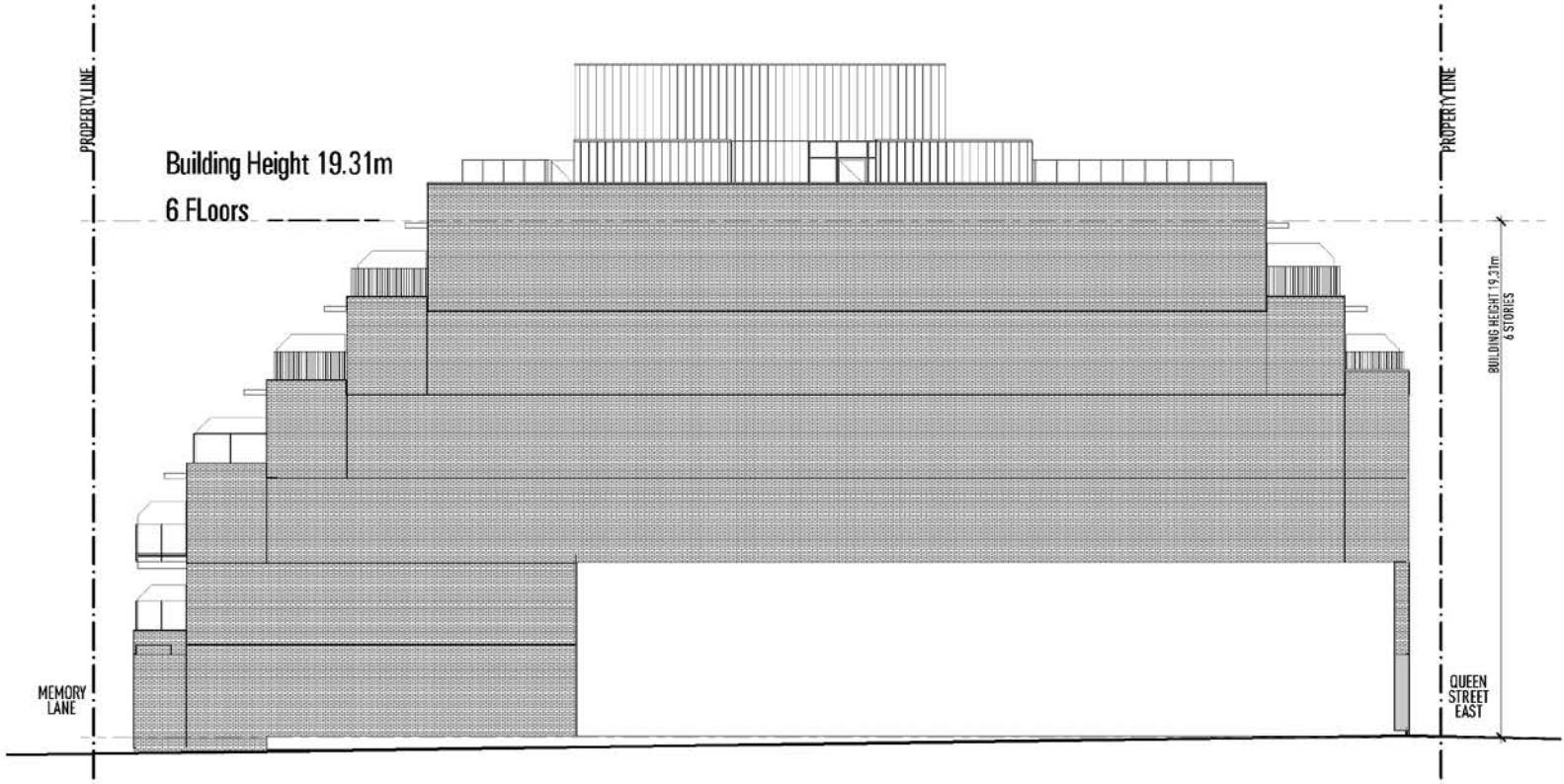


# Attachment 6: Elevations



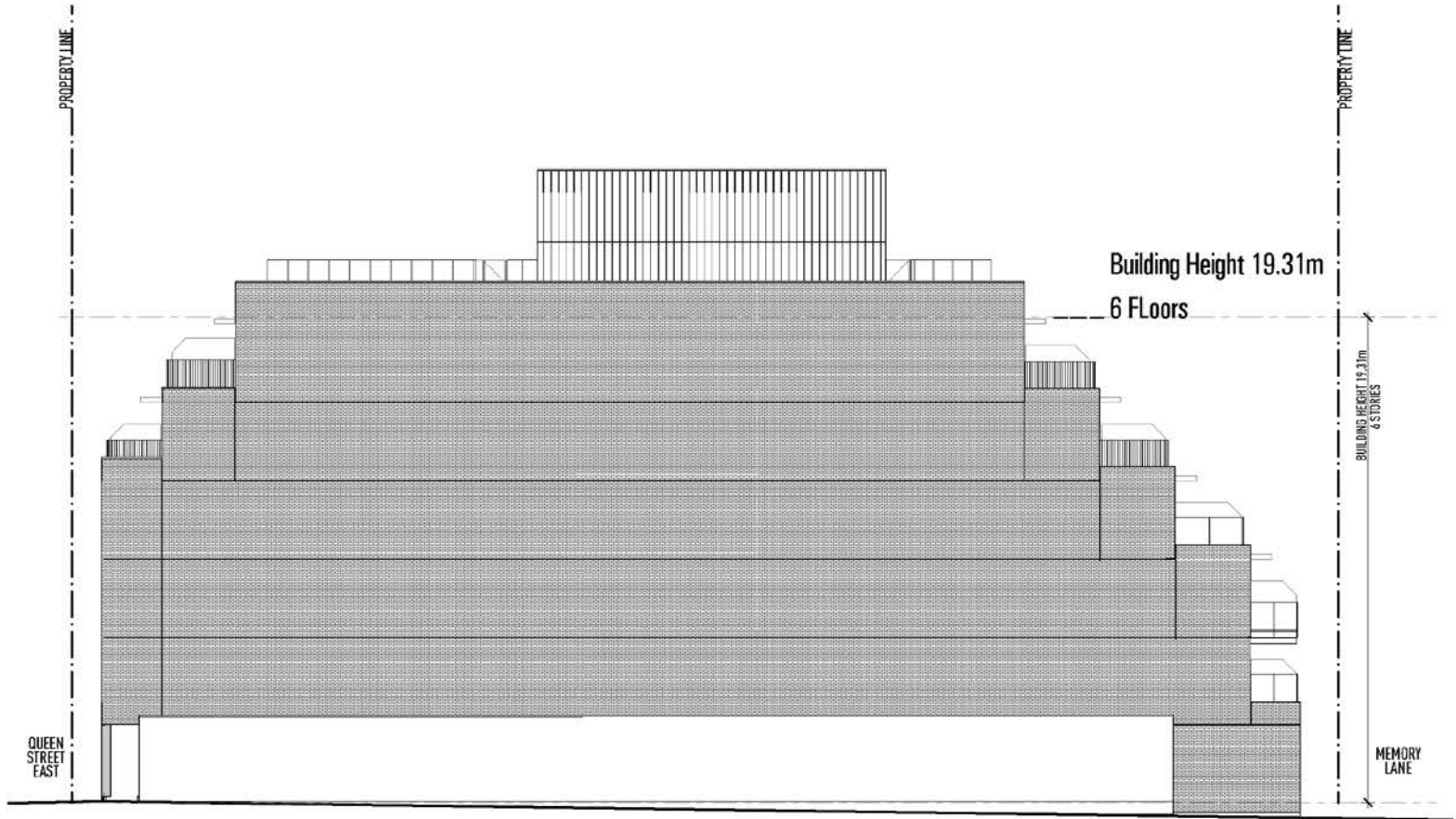


South Elevation



East Elevation





West Elevation

**Attachment 7: Draft Zoning By-law Amendment 438-86**

*To be made available prior to the December 2, 2020 Toronto and East York District Community Council meeting.*

**Attachment 8: Draft Zoning By-law Amendment 569-2013**

*To be made available prior to the December 2, 2020 Toronto and East York District Community Council meeting.*