



REPORT FOR ACTION

1521 Queen Street West – Zoning By-law Amendment Application – Request for Directions Report

Date: February 5, 2021

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York

Wards: Ward 4 - Parkdale-High Park

Planning Application Number: 19 247355 STE 04 OZ

SUMMARY

On November 8, 2019, a Zoning By-law Amendment application was submitted for the property at 1521 Queen Street West (the "Site"), proposing to amend Zoning By-laws 569-2013 and 438-86 to permit the construction of a new eight-storey mixed-use building with an overall height of 30.9 metres, including the mechanical penthouse (the "Zoning By-law Amendment Application"). The Zoning By-law Amendment Application proposes 78 new residential units and approximately 300 square metres of retail space on the ground floor. The total gross floor area of the proposed building is approximately 5,923 square metres.

With the exception of three car-share spaces, no vehicle parking is proposed. A total of 84 bicycle parking spaces are proposed. A loading area is also proposed at the rear of the Site that includes a Type "G" loading space and a staging area.

The existing building has a long history of being used for rental housing. However, the Housing Issues Report accompanying the Zoning By-law Amendment Application provided the opinion that a Rental Housing Demolition Application is not required for this proposal. Staff have requested since February 25, 2020 that the applicant provide an updated Housing Issues Report containing additional information on the use of the property to support the opinion that a Rental Housing Demolition Application is not required, but have received no satisfactory response. Based on the City's evaluation, a Rental Housing Demolition application under Section 111 of the City of Toronto Act is required for the proposed development.

The Zoning By-law Amendment Application was deemed complete on December 6, 2019. The application was appealed to the Local Planning Appeal Tribunal

(the "LPAT") on November 2, 2020 due to the City's failure to make a decision within the prescribed time period set out in the Planning Act. .

This report recommends that the City Solicitor, together with City Planning staff, and other appropriate City staff, attend the LPAT in opposition to the proposed development. As proposed, the Zoning By-law Amendment Application is not consistent with the Provincial Policy Statement (2020), does not conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and does not conform to the City's Official Plan.

Staff recommend that Council defer its decision on any forthcoming application for Rental Housing Demolition under Chapter 667 of the Municipal Code pursuant to Section 111 of the City of Toronto Act for this Site. Council's decision under this statute is not appealable to the LPAT. Following the LPAT decision on the Zoning By-law Amendment Application, the Rental Housing Demolition application will return to Council for consideration.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning staff and other appropriate staff, to attend the Local Planning Appeal Tribunal hearing to oppose the Zoning By-law Amendment Application for 1521 Queen Street West (19 247355 STE 04 OZ) in its current form.
2. City Council defer making a decision on any forthcoming Rental Housing Demolition Application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006, which would allow for the demolition of eight (8) rental dwelling units at 1521 Queen Street West, and instruct staff, if necessary, to report on the Rental Housing Demolition application to City Council at such time as an LPAT decision has been issued regarding the Zoning By-law Amendment Application for 1521 Queen Street West.
3. In the event the Local Planning Appeal Tribunal allows the appeal, in whole or in part, City Council direct the City Solicitor to request the Local Planning Appeal Tribunal to withhold its final Order on the Zoning By-law Amendments until:
 - a) draft Zoning By-law Amendments are provided in a form and with content satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor, including securing the replacement rental dwelling units and rents, the tenant relocation and assistance plan and any other rental related matters as required to conform with Section 3.2.1.6 of the Official Plan;

b) the owner has submitted a revised Transportation Impact Study and Parking Study acceptable to, and to the satisfaction of, the General Manager, Transportation Services;

c) City Council has approved a Rental Housing Demolition Application in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006, which allows for the demolition of eight (8) rental dwelling units at 1521 Queen Street West; and

d) the owner has entered into and registered on title a Section 111 Agreement with the City securing the rental housing matters in Recommendation 3 a), all to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor;

4. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps, as required, to implement City Council's decision.

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

Three pre-application meetings with the applicant were held on April 4, 2019, May 8, 2019 and June 6, 2019 to identify key issues with the proposal. Matters discussed during these meetings included:

- The direction regarding the appropriate built form of future development based on the ongoing Queen Street West Planning and Heritage Conservation District Study.
- Official Plan designation and zoning for the site and surrounding area.
- Potential application requirements, including Community Services and Facilities Report and wind study for buildings with heights more than 20 metres.
- Adjacency to the Our Lady of Lebanon church, which is a listed heritage property, located east of the subject property.

A Preliminary Report on the Zoning By-law Amendment application was adopted by Toronto and East York Community Council on March 12, 2020, authorizing

staff to conduct a community consultation meeting. The link to the preliminary report can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-146570.pdf>

PROPOSAL

Application Description

The Zoning By-law Amendment Application applies to the entirety of the site at 1521 Queen Street West. The applicant is proposing to amend both Zoning By-laws 569-2013 and 438-86 to allow for the development of a new eight-storey mixed-use building with a building height of 25.9 metres, plus a 5 metre mechanical penthouse.

As currently proposed, the building includes a 5-storey, 16.3 metre streetwall. The building also includes 3 metre setbacks at the 6th, 7th and 8th floor. The streetwall, from floors 2 through 5 is setback 3.8 metres from the Queen Street West Right-Of-Way ("ROW"). The ground floor and building entrance is setback an additional 1.2 metres from this streetwall, creating a cantilever above the ground floor. The rear of the building is setback 12.2 metres from the rear property line and does not include any setbacks.

The building proposes to create 78 new residential units with 5,622.92 square metres of residential gross floor area and 300.42 square metres of retail space on the ground floor. The total gross floor area of the proposed building is 5,923.34 square metres. The resulting Floor Space Index ("FSI") of this proposal is 4.8 times the lot area. No rental replacement units or affordable rental housing units are proposed.

With the exception of three car-share spaces, no vehicle parking is proposed for the site. The proposal also includes a total of 84 bicycle parking spaces. A loading area is also proposed at the rear of the property that includes a Type "G" loading space and a staging area.

A driveway is also proposed on the eastern portion of the site. This driveway is to be accessed from Queen Street West. As currently proposed, the building would cantilever over the driveway, and would allow access to the rear of the property, which includes the loading area and staging area.

Finally, the property is immediately adjacent to the church of Our Lady of Lebanon, formerly known as the church of the Epiphany, located at 1515 Queen Street West. This is a listed heritage property that was built in 1910-11 and is an example of Collegiate Gothic architecture.

The table below provides some key statistics regarding the application:

Category	Site Statistics
Proposed Residential GFA	5,622.92 m ²
Proposed Non-Residential GFA	300.42 m ²
Total GFA	5,923.34 m ²
Floor Space Index (FSI)	4.80
Number of Stories (metered height, including mechanical)	8 storeys (30.9 m)
Total Residential Units	78
Studio (%)	7 (8.97%)
One-Bedroom (%)	40 (51.28%)
Two-Bedroom (%)	26 (33.33%)
Three-Bedroom (%)	5 (6.41%)

Detailed project information is found on the City's Application Information Centre at: <https://aic.to/1521QueenStW>.

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 through 8 for building elevations, Attachment 9 for the Official Plan map and Attachment 10 for the application data sheet.

Site and Surrounding Area

This application applies to the entirety of the site at 1521 Queen Street West, which is a 1,235 square metre (13,293.4 square foot) site, currently occupied by a 2-storey mixed-use building with retail uses at grade and 40 rooms on the second floor. It is currently referred to as the West Queen West Hotel. The development site is an irregular shaped lot and has a frontage of approximately 38 metres along Queen Street West and a varied lot depth of 29 to 39 metres.

The site is surrounded by the following uses:

North: Immediately north of the site are 2 and 3 storey mixed-use buildings along the Queen Street West frontage between Sorauren Avenue and Callendar Street.

South: South of the site is comprised of residential neighbourhood areas of primarily two and three-storey homes along Wilson Park Road and Beaty Avenue.

East: On the east side of the development site is Our Lady of Lebanon church, formerly known as the church of the Epiphany, located at 1515 Queen Street West. This is a listed heritage property that was built in 1910-11 and is an example of Collegiate Gothic architecture. Further east along Queen Street West are primarily 2-3 storey mixed-use buildings.

West: To the immediate west of the site, there is a two-storey single detached home and a three-storey apartment building, fronting on Queen Street West. Further west along Queen Street West are primarily 2-3 storey mixed-use buildings.

Reasons for Application

A Zoning By-law Amendment Application is required to permit amendments to former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013 to facilitate the development. Required amendments to performance standards include, but are not limited to: maximum permitted height, density, setbacks, amenity space and parking.

Section 111 of the City of Toronto Act, 2006 authorizes City Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The Rental Housing Demolition and Conversion By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner. A Rental Housing Demolition Application is required for the demolition of eight (8) rental dwelling units at the Site.

Application Submission Requirements

Following the pre-application meeting held with the applicant on May 8, 2019 the applicant was issued a Planning Application Checklist. This application checklist outlined the materials required to be submitted by the applicant as part of the Zoning By-law Amendment application in order for the application to be deemed complete.

Materials requested from as part of the submission include:

- Draft Zoning By-law Amendment;
- Computer Generated Building Mass Model;
- Community Services and Facilities Study;
- Housing Issues Report;
- Toronto Green Standards Checklist;
- Planning Rationale;
- Pedestrian Wind Study;
- Sun/Shadow Study;
- Accessibility Design Standards Checklist;
- Heritage Impact Assessment;
- Public Consultation Strategy;
- Loading Study;
- Parking Study;
- Traffic Operations Assessment;
- Transpiration Impact Study;
- Geotechnical Study/Hydrological Review;
- Stormwater Management Report;
- Servicing Report;
- Arborist/Tree Preservation Report Plan;
- Survey Plans;
- Architectural Plans;
- Landscape Plans; and
- Civil and Utilities Plans

These materials were provided to the City as part of the submission on November 8 2019 and the application was deemed complete on December 6, 2019.

POLICY CONSIDERATIONS

The Planning Act

Section 2 of the Act identifies matters of provincial interest to which a municipality shall have regard regarding carrying out its responsibilities under the Act. Amongst other matters this includes:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water, and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable, and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;

- Identify appropriate locations and promote opportunities for transit supportive development, accommodating a significant supply and range of housing options, including affordable housing, through intensification and redevelopment where it can be accommodated;
- Residential development promoting a mix of housing, recreation, parks and open space, and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form, and by conserving features that help define local character.

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:

- encouraging a sense of place, by promoting well-designed built form;
- 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 provincial 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 to 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 to 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 that better connect transit to where people live and work;
- Public service facilities and public services should be co-located in Community Hubs, and integrated to promote cost-effectiveness;
- Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- 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 to the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan (2020).

Staff have reviewed the proposed development for consistency with the PPS (2020), and for conformity with the Growth Plan (2020). The outcome of staff analysis and review is summarized in the Comments section of the Report.

Toronto Official Plan

The Official Plan provides policies and a strategy for managing future growth within the City. The Official Plan directs growth towards the Downtown, Centres, Avenues and Employment Areas.

Land Use Designations

The Official Plan also designates the subject site as Mixed Use Areas on Map 18 - Land Use Plan (see Attachment 9). Mixed Use Areas anticipate a broad array of residential uses, offices, retail services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. Consistent with Policy 4.5.2 of the Official Plan, new development in mixed use areas will:

- create a balance of uses that reduce automobile dependency and meet the needs of the local community;
- be massed in a way that provides a transition between areas of different development intensity and scale;
- provide an attractive, comfortable and safe pedestrian environment; and
- take advantage of nearby transit services.

Urban Structure - Avenues

This site is located along one of the City's Avenues, one of the identified growth areas shown on Map 2 of the Official Plan. Avenues are considered 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 Official Plan recognizes that the Avenues will be transformed incrementally, that each is different, and that there is no "one size fits all" approach to their reurbanization. Reurbanization of the Avenues is subject to the policies of the Official Plan, including in particular, the neighbourhood protection policies.

Section 2.2.3.1 of the Official Plan provides that reurbanizing the Avenues will be achieved through the preparation of Avenue Studies for strategic mixed use segments. In this case, the applicant was not directed to undertake an Avenue Study as the City was conducting the Queen Street West Planning Study, which has resulted in the adoption of Official Plan Amendment 445 which adds Site and Area Specific Policy 566 to the Official Plan, as described below. These policies have been appealed to the Local Planning Appeal Tribunal and are not in full force and effect.

Healthy Neighbourhoods

The Healthy Neighbourhoods policies of the Official Plan (Section 2.3.1) require new development within Mixed Use Areas to provide a gradual transition of scale and density. This may be achieved through maintaining adequate light and privacy and the stepping down of buildings towards stable areas of the city.

Public Realm

The public realm is the fundamental organizing element of the city and its neighbourhoods and plays an important role in supporting population and employment growth, health, liveability, social equity and overall quality of life. It is a key shared asset that draws people together and creates strong social bonds at the neighbourhood, city and regional level. The public realm and the buildings that frame it convey our public image to the world and unite us as a city. They contribute to Toronto's cultural heritage and are fundamental to defining our urban form and character. They set the stage for our festivals, parades and civic life as well as for daily social interaction. Quality design of our public spaces enhance people's sense of community identity.

The public realm policies in section 3.1.1 of the Official Plan place emphasis on providing the organizing framework and setting for development, fostering complete, well-connected walkable communities and employment areas that

meet the daily needs of people and support a mix of activities, active transportation and public transit use. They also promote the provision of a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction and contribute to the identity and physical character of the City and its neighbourhoods.

Built Form

Our quality of life and personal enjoyment of the public realm depend in part on the buildings that define and support the edges of our streets, parks and open spaces. The scale and massing of buildings define the edges of, and give shape to, the public realm. The ground floor uses, entrances, doors, windows, materiality and quality of these building edges help to determine the visual quality, activity, comfortable environment and perception of safety in those public spaces. Individual building façades that are visible from, and form the edges of streets, parks or open spaces are read together as the walls that define and support the public realm.

They should be conceived not only in terms of individual building sites and programs, but also in terms of how sites, buildings and their interface with the public realm fit within the existing and/or planned context of the neighbourhood and the city. Each new development should be designed to make a contribution to the overall quality of urban design in the city.

Section 3.1.2 of the Official Plan, ensures that development will be located and organized to fit with its existing and planned context. It will frame and support adjacent streets, lanes, parks and open spaces to promote civic life and the use of the public realm, and to improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces from the development.

Policy 3.1.2.5 also states that development will be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm. Development will accomplish this by providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context and by stepping back building mass and reducing building footprints above the streetwall height.

Policy 3.2.1.9 provides that the design of new building facades visible from the public realm will consider the scale, proportion, materiality and rhythm of the façade to ensure fit with adjacent building facades, contributes to a pedestrian scale by providing a high quality of design on building floors adjacent to and visible from the public realm and break up long facades in a manner that respects and reinforces the existing and planned context.

Finally, Policy 3.1.2.11 also specifies that new indoor and outdoor shared amenity spaces shall be provided as part of multi-unit residential developments and are encouraged to be high quality, well designed, and consider the needs of residents of all ages and abilities over time and throughout the year

Heritage Conservation

Section 3.1.5 of the Official Plan provides that any new construction on, or adjacent to a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Housing

Section 3.2.1 of the Official Plan states that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. This includes ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Policy 3.2.1.6 provides that when new development that would result in the loss of six or more rental housing units, and any one of the units has affordable or mid-range rents, the units must be replaced by size, number, type and at rents similar to those at the time of application, that the rents of those units will be secured for at least 10 years, and that an acceptable tenant relocation and assistance plan will address the right to return to a replacement unit and mitigation to lessen hardship.

Transportation

Section 2.4 of the Official Plan addresses the differing transportation demands between areas targeted for growth and those other parts of the City where little physical change is foreseen. This section of the Plan provides a policy framework to make more efficient use of the City's infrastructure and to increase opportunities for walking, cycling and transit use and support the goal of reducing car dependency throughout the City. Policies also state that planning for new development will be undertaken in the context of reducing auto dependency and the transportation demands and impacts of such new development assessed in terms of the broader social and environmental objectives of the Official Plan.

Official Plan Amendment 445 (Site and Area Specific Policy 566)

On September 30, 2020, City Council adopted Official Plan Amendment No. 445 ("OPA 445"), which had the effect of amending Chapter 7, Site and Area Specific Policies, by adding Site and Area Specific Policy 566 ("SASP 566") for lands generally fronting Queen Street West between Roncesvalles Avenue and Bathurst Street. These policies have been appealed to the Local Planning Appeal Tribunal and are not in full force and effect.

The policies of OPA 445 (SASP 566) support opportunities for contextually appropriate growth and change while conserving and enhancing the cultural heritage value of Queen Street West. New development and additions on existing buildings will be located and massed to fit harmoniously with the lower-scale streetwall character of Queen Street West, through implementing heights and setbacks in relation to their Queen Street West frontage. Built form policies from OPA 445 (SASP 566) include, but are not limited to:

- new buildings and additions on existing buildings will have a maximum overall height of 6 storeys, being 20 metres, excluding rooftop mechanical systems and similar building elements;
- new buildings and additions on existing buildings will provide a minimum setback of 5 metres above a streetwall height of no more than 10.5 metres;
- where a new building or addition exceeds a height of 16.5 metres, those portions of the uppermost storey will be setback an additional 3 metres beyond the minimum 5 metre setback;
- new buildings and additions will provide a 9 metre rear yard setback from the property line of any adjacent Neighbourhoods-designated property;
- where a new building or addition exceeds a height of 16.5 metres, those portions of the uppermost storey will be setback an additional 3 metres from the property line of any adjacent Neighbourhoods-designated property to provide transition in scale and access to direct sunlight and daylight.

The subject site is located within the boundary of those lands subject to OPA 445 (SASP 566). The policies of OPA 445 (SASP 566) can be found at the following link: <https://www.toronto.ca/legdocs/bylaws/2020/law0915.pdf>

Official Plan Amendment 453 - Policies to Address the Loss of Dwelling Rooms

City Council adopted Official Plan Amendment 453 – Policies to Address the Loss of Dwelling Rooms at its meeting on June 18, 2019. Official Plan Amendment 453 ("OPA 453") has been appealed to the LPAT. The applicant is not an appellant to OPA 453. OPA 453 requires the replacement of dwelling rooms that would be lost as a result of development. Specifically, the policies:

- apply to development that would result in the loss of six or more dwelling rooms;
- require the same amount of residential gross floor area to be replaced and maintained as dwelling rooms or rental bachelor units;
- require that rents for the replacement housing have rents similar to those in effect at the time of the development application for a period of at least 15 years; and
- require an acceptable tenant relocation and assistance plan, including addressing the right to return to replacement housing.

Design Guidelines

Policy 5.3.2.1 of the Official Plan also contemplates that City Council will adopt guidelines to advance the vision, objectives and policies of the Plan.

Mid-Rise Building Performance Standards and Addendum

Responding to Council direction, the Avenues and Mid-rise Building Study was initiated in 2008, and a related Staff Report was presented to Council in July 2010. That Staff Report was adopted by City Council, and included adoption of the Mid-Rise Building Performance Standards. In 2016, an addendum was brought forward to update the Performance Standards to bring greater clarity for their use and was adopted by City Council in April 2016. These materials can be access through the following link: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

The building proposed on this site is located along an Avenue and is mid-rise in form. Therefore the Mid-Rise Building Performance Standards and Addendum were used by staff to evaluate the proposal's transition to the adjacent Neighbourhoods, base building height, angular plane requirements, setbacks and stepbacks and amenity space and a green roof.

Growing Up: Planning for Children in New Vertical Communities

The Council-adopted Growing Up: Planning for Children in New Vertical Communities urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

Guideline 2.1 of the Growing Up guidelines states that a residential building should provide a minimum of 25% large units. Specifically, the guidelines state that 10% of the total residential units should be three-bedroom units and 15% should be two-bedroom units.

Guideline 3.0 of the Growing Up guidelines states that the ideal unit size for large units, based on the sum of the unit elements, is 90 square metres for two-bedroom units and 106 square metres for three-bedroom units. Also, these ranges of 87-90 square metres and 100-106 square metres represent an acceptable diversity of sizes for such bedroom types, while maintaining the integrity of common spaces to ensure their functionality.

The application was reviewed in the context of these guidelines to ensure an appropriate mix of units as well as the provision of adequately sized units.

These guidelines can be accessed at this link:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf>

Pet Friendly Design Guidelines for High Density Communities

City Planning has completed Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings. The purpose of this document is to guide new development in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm through the provision of pet amenities in high density residential communities.

These Guidelines provide direction on the size, location and layout of pet friendly facilities, while identifying best practices to support pet friendly environments at the neighbourhood, building and unit scale. The Guidelines are available on the City's website at:

<https://www.toronto.ca/wp-content/uploads/2019/12/94d3-CityPlanning-Pet-Friendly-Guidelines.pdf>.

The outcome of staff analysis and review of relevant Official Plan policies and design guidelines are further discussed in the Comments section of this Report.

Zoning

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/>.

Rental Housing Demolition and Conversion By-law

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the Local Planning Appeal Tribunal.

Site Plan Control

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

Community Consultation

Pre-application

A pre-application community consultation meeting, led by the applicant, was held on July 15, 2019 at the Parkdale-Activity Recreation Centre. 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:

- Replacement of affordable rental units in the property.
- Evictions of previous tenants living in the building.
- Height and built form of the proposal.

Post-application

City Planning staff, along with the local Ward Councillor, hosted a virtual community consultation meeting on September 9, 2020 using the WebEx Events virtual consultation platform. Approximately 100 members of the public attended. Pre-recorded presentations from City staff and the applicant team were played for members of the public to provide information on the proposal and the

application process. A facilitated discussion was then held where members of the public were able to ask questions or provide feedback on the application.

Feedback on the proposal from members of the public, including feedback submitted in writing via email and through the City's Application Information Centre, is summarized below:

- The need for the applicant team to replace the rental housing that has been lost through the renovation and redevelopment process and to provide compensation or the right to return for those tenants who were illegally evicted from the building;
- the need to prioritize affordable rental housing in the proposal and the need to include larger two and three bedroom units in the building for families;
- concerns related to the proposed design of the building and its conflicting architectural style when compared to the unique architectural and heritage context of the area;
- concerns over the proposed height and density of the buildings, and the resulting privacy and shadow impacts this will have on the surrounding neighbourhood;
- concerns that this proposal does not align with the new policies for Parkdale Main Street, developed through the Queen Street West Planning Study, for which members of the community have spent numerous years attending meetings and providing input;
- concerns that the approval of a building of this height will set a new precedent for the area and allow for new development to also incorporate this amount of height and density as a new standard;
- the need to address parking and traffic impacts from the proposed development, including traffic infiltration and increased congestion on local neighbourhood streets such as Beaty Avenue and Wilson Park Road;
- concerns regarding the TTC's ability to accommodate increased demand resulting from the proposal, and specifically regarding the Queen Street streetcar route which was described as being "over-capacity"; and
- concerns that the proposal will not be constructed to the highest environmental standards, and ensuring that that the project meet the Toronto Green Standard, LEED and/or net-zero certifications.

Staff will continue to take all comments, questions and concerns received by members of the public into consideration when working with the applicant through the appeals process.

COMMENTS

As detailed in the preliminary report adopted by Toronto East York Community Council on March 12, 2020 and in technical comments provided to the applicant,

the application in its current form is not supportable from a built form and design perspective due to issues with overall fit within the existing and planned context, transition to surrounding low-rise neighbourhoods and issues related to the design of the proposal.

Since the application was submitted, staff have participated in a number of meetings with the applicant to explore potential built form and design alternatives, as well as participated in multiple discussions on housing issues.

The Planning Act

Staff are of the opinion that the application does not have regard to relevant matters of provincial interest, including sections 2 h), j) and r). These sections speak to the orderly development of safe and healthy communities, the adequate provision of a full range of housing, including affordable housing and the promotion of built form that (i) is well designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant. These provincial interests are further articulated through the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement and Provincial Plans

Section 1 of the PPS provides general policy direction on where growth should be focused. The PPS (2020) provides for a coordinated and integrated approach to planning matters within municipalities. Speaking to sustaining the health, livability, and safety of communities, Policy 1.1.1 (a) and (b) require the promotion of efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, and that accommodate an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons).

Policy 1.1.3.3, also encourages intensification and efficient development and redevelopment that is transit-supportive, recognizing the importance of local context and the availability of infrastructure and public service facilities to meet projected needs. Policies 1.1.1 (b) and 1.4.3 provides that efficient development patterns should promote a mix of housing, including affordable housing to meet the needs of current and future residents. While the applicant has stated that all units in the proposal will be purpose-built rental, there is no affordable component currently proposed.

Policy 2.6.3 of the PPS provides that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. The heritage analysis of this report states

that the building as currently proposed conflicts with the listed heritage property adjacent to the site at 1515 Queen Street West, as well the potential heritage properties at 85-87 Wilson Park Road. Based on this, the application does not conform to PPS policy 2.6.3.

Policy 4.6 of the PPS states that: "the official plan is the most important vehicle for implementation" and that "comprehensive, integrated and long-term planning is best achieved through official plans". Furthermore, it directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

Staff are of the opinion that the proposed development in its current form is not consistent with the PPS as it provides for a form of intensification that does not respect the local context of the area as envisioned in policy 1.1.3.3; it is not providing an adequate mix of housing unit types, including affordable housing that are of acceptable sizes, in keeping with the City's Growing up Guidelines; and the proposed development does not adequately address adjacency issues with respect to existing heritage buildings as requirement by 2.6.3.

The guiding principles of the Growth Plan (2020), outlined in Policy 1.2.1, include supporting the achievement of complete communities that are designed to support healthy and active living and meet people's daily needs throughout an entire lifetime, providing a range and mix of housing options, including second units and affordable housing to serve all sizes, incomes, and ages of households and conserving and promoting cultural heritage resources to support the social, economic and cultural well-being of all communities.

Policy 2.2.1.4 states that the policies of the Growth Plan are to be applied to support the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes and provide a diverse range and mix of housing options including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. As detailed in the housing analysis of this report, the application as currently proposed does not provide a diverse range and mix of housing options including additional residential units and affordable housing and does not meet the intent of Policy 2.2.1.4 of the Growth Plan.

Growth Plan Policy 2.2.2.3 also provides that all municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built up areas. This strategy will identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas, ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities and be

implemented through official plan policies and designations, updated zoning and other supporting documents. The built form and design analysis included in this report demonstrates that this development proposal is not an appropriate scale or design and does not provide an appropriate transition to the surrounding areas. It also does not conform to the planned context as envisioned by Council through the adoption of OPA 445 (SASP 566). Based on this, the proposal does not conform to policy 2.2.2.3 of the Growth Plan

Policy 2.2.6.3 states that to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes. The housing analysis in this report speaks to a unit mix and size that is not consistent with City's guidelines and therefore does not conform to policy 2.2.6.3 of the Growth Plan.

Growth Plan policy 4.2.7.1 states that Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. The heritage conservation analysis in this report states that the proposed building should be designed to conserve the cultural heritage values, attributes and character and mitigate the visual and physical impact it may have on the adjacent heritage buildings. This analysis concludes that the building as currently proposed conflicts with the listed heritage property adjacent to the site at 1515 Queen Street West, as well the potential heritage properties at 85-87 Wilson Park Road. Based on this, the application does not conform to Growth Plan Policy 4.2.7.1.

Finally, Growth Plan Policy 5.2.5.6 states that in planning to achieve the minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of a high quality public realm and compact built form. The built form and design analysis of this report details the City's policies for achieving this outcome. As the application currently proposed does not meet these urban design and site design Official Plan policies, it does not conform to Growth Plan policy 5.2.5.6.

Built Form: Massing and Design

As part of the application review, City Urban Design and Planning staff reviewed the Architectural Plans prepared by Core Architects, dated November 6, 2019, Landscape Plans, prepared by MEP Design Landscape Architects, dated November 7, 2019 and all other materials submitted as part of the application.

The site's 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 southeast and

southwest in the residential neighbourhoods along Wilson Park Road and Beaty Avenue.

Policy 3.1.2.1 of the Official Plan states that new development will be located and organized to fit with its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development.

As currently proposed, the entrance to the building does not have good visibility from the public street and does not fit within the existing context. The building entrance should have direct frontage onto the public sidewalk and improved visibility from the street. Based on this, the application does not conform to Policy 3.1.2.1 of the Official Plan. Staff have noted that floor two to five of the building should also be set back 4.8 metres at grade from the existing curb along Queen Street West in order to ensure there is no cantilevering over the building setback at grade.

Policy 3.1.2.5 also states that development will be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm by. Development will accomplish this by providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context and by stepping back building mass and reducing building footprints above the streetwall height.

The application as currently proposed has a proposed building height of 25.9 metres plus a 5 metre mechanical penthouse. It also includes a streetwall height of approximately 16.5 metres. These heights are significantly taller than what is planned for the area. Based on this, the application does not conform to policies 3.1.2.1 and 3.1.2.5 of the Official Plan.

Policy 3.2.1.9 of the Official Plan states that the design of new building facades visible from the public realm will consider the scale, proportion, materiality and rhythm of the façade to ensure fit with adjacent building facades, contributes to a pedestrian scale by providing a high quality of design on building floors adjacent to and visible from the public realm and break up long facades in a manner that respects and reinforces the existing and planned context.

The proposed building design does not contain any architectural reference or design elements which help to fit into the context of Queen Street West. The building design requires significant improvement in terms of materiality, proportion, window placement and openings, articulation, and rhythm of bays to reach a form that would be supportable by staff and more suited to the surrounding context of the Queen Street West area. Based on this, the application does not conform to policy 3.2.1.9 of the Official Plan.

The application also falls within the lands subject to OPA 445 (SASP 566). While these policies are not in full force and effect, they have been adopted by City Council and represent the planned vision for this area. OPA 445 (SASP 566) identify a maximum building height of 20.0 metres with a 5.0 metre stepback along the Queen Street West frontage at a height of 10.5 metres. Additionally, a 3.0 metre stepback is to be provided on the top floor facing Queen Street West. The proposed building height at 25.9 metres plus mechanical penthouse is also significantly taller than what is planned for the area and the application is currently proposing 3 metre stepbacks at the 6th, 7th and 8th floor, which does not conform to the policies of OPA 445 (SASP 566).

The OPA also identify 10.5 metres as the appropriate streetwall height to ensure that new developments will have a base building that fits within the existing scale of the street and complements the adjacent buildings. The proposed building has a streetwall height of approximately 16.5 metres, which is significantly taller than the planned streetwall height for the area. Based on this, the application is not consistent with what is planned for the area and conflicts with the existing scale of the street and adjacent buildings.

Policy 3.1.2.11 of the Official Plan specifies that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

The City's Zoning By-law 569-2013 implements the direction provided in policy 3.1.2.11 of the Official Plan. The Zoning By-law provides that a building with 20 or more dwelling units is required to provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit. Based on this, the proposal would require 312 square metres of amenity space. Currently, the proposal includes 242 square metres of amenity space, or approximately 3.1 square metres for each dwelling unit. Based on this, the application is currently deficient of the required amenity space for a building of this size, and does not conform to policy 3.1.2.11.

Based on the above noted policies staff have recommend that the western portion of the site, where the proposed Type-G loading space is located, should be used for an outdoor amenity space at grade and that the Type-G loading space be incorporated into the building massing to reduce the impact to adjacent properties. Landscaped areas with shade trees and other planting material could also be provided to create an attractive outdoor amenity space for future residents.

Public Realm and Streetscape

As part of the application, the applicant provided Architectural Plans, prepared by Core Architects, dated November 6, 2019 as well as Landscape Plans, prepared by MEP Design Landscape Architects, dated November 7, 2019. Staff have noted that at the time of the Site Plan Control application, detailed Landscape Plans, Sections, and Details with sufficient information will be required to assure staff that new tree planting (and associated soil volumes and infrastructure), as required below, is feasible and that it meets City standards.

Based on a review of the submitted Landscape plans, staff noted that existing or proposed utilities were not shown. In order to determine potential conflicts between utilities and existing/new trees revised Landscape Plans with an overlay of all existing and proposed utilities, existing trees to be preserved (if any), and proposed trees on the same plan would be required. Additionally, that at all critical locations where utility-tree conflicts may arise, site-specific, scaled, and detailed Landscape Sections showing location(s) of existing/proposed tree(s) and utilities would be necessary to ensure that the proposal is feasible.

The Landscape Plans submitted also do not specify any tree planting or tree planting areas that meet the minimum required soil volume of 30 cubic metres. Staff have requested that revised Landscape Plans specify tree planting within areas with the minimum required volume of soil and how the soil will be provided (e.g. open planting beds, soil cells, bridging, etc.).

Finally, staff have requested that where the revised Landscape Plans requested specify that all or a portion of the minimum required soil volume for tree planting (30 cubic metres per tree) will be provided under hardscaping (e.g. through the use of soil cells, bridging, or similar technologies) and/or above underground structures, site-specific, scaled, fully dimensioned, and detailed Landscape Sections of all continuous soil trenches at the trees and in between trees will be required.

Staff have clarified that these sections must show the tree locations and all pertinent above-and below-grade elements to ensure that the proposal is feasible and that tree planting (and associated soil, soil cells, etc.) will not conflict with other structures/elements such as building canopies/overhangs, underground structures, and underground or overhead utilities.

Housing Issues

Unit Mix and Unit Sizes

The Council-adopted Growing Up: Planning for Children in New Vertical Communities final urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

The applicant is proposing 26 (33%) two-bedroom and 5 (6%) three bedroom units. Staff are of the opinion that the proposed unit mix does not adequately support the unit mix objectives of 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.

The proposed two-bedroom units range in size from 65 to 85 square metres while the three-bedroom units range in size from 85 to 109 square metres. These unit sizes do not adequately support the unit size objectives of the Growing Up Guidelines.

History of Rental Housing

The site has a long history of being used for rental housing, dating back to 1988. Building permits were issued for the building in 1988, which allowed for 8 self-contained two-bedroom rental units on the second floor. City records indicate that in September 2010, 8 self-contained rental dwelling units were located on the second floor of the building and that during a site inspection in 2011, the pods or labelled units were found to be rented entirely individually or shared between multiple tenants. The City has no record of building permits issued to undertake any interior alterations to the second floor of the building or to change the use of the second storey of the building.

The property has been the subject of a number of inspections by Toronto Building and Municipal Licensing and Standards. On October 26, 2018, Toronto Buildings issued an order to comply, which stated that construction was completed without proper building permits. This included the change in use of the building from 8 residential units to 40 suites without the benefit of building permits. The order states that a detailed plan must be submitted for bringing the building into compliance with the Building Code Act or for restoring the building to its condition last authorized by a previously issued building permit. The order remains outstanding.

City records also indicate the property was used as dwelling room accommodation over a number of years. However, no rooming house licence was ever issued for the Site.

The Housing Issues Report submitted by the applicant, dated November 6, 2019, states the second floor of the building is currently operated as a hotel. At the time of the site visit conducted by City Planning staff on January 15, 2020, the second floor of the building was arranged into 8 pods, with each pod containing 5 rooms and between 1 and 3 bathrooms. Staff observed a microwave and hot plate in one room. Six of the 40 rooms were not entered during the site visit as they were occupied.

The Housing Issues Letter submitted by the applicant outlines some of the site's history from 2002 to April 2011, but does not include any relevant information on the site's history in the past 9 years. In particular, the chronology fails to include any information since the site was acquired by the Owner in 2015, including offences under the Residential Tenancies Act, 2006 and Orders to Comply issued by Toronto Building. In February 2020, City Planning staff requested that the applicant submit an updated Housing Issues Letter with a detailed timeline outlining the complete history of the site and use of the property from April 2011 to present, including any subsequent updates to the applicant's analysis of the applicability of relevant policies. An updated Housing Issues Letter has not yet been provided by the applicant, despite several requests.

Rental Housing replacement

Staff have determined that a Rental Housing Demolition Application is required for the development to demolish 8 rental dwelling units. This determination is based on City records demonstrating that:

- building permits were issued for 8 self-contained rental dwelling units on the second floor of the building at 1521 Queen Street West in 1988;
- 8 self-contained rental units existed on the second floor of the building in September 2010, after Chapter 667 of the Municipal Code and the Official Plan rental replacement policy came into force; and
- no building permits or rental housing demolition permits have been issued to change the use of the second floor of the building from 8 rental dwelling units.

A Rental Housing Demolition Application was not submitted as part of the development proposal and the proposal does not include the provision of appropriate replacement rental units as required by Official Plan Policy 3.2.1.6. Accordingly, the development as proposed does not conform to the City's Official Plan policy objectives for providing a full range of housing across the City, including affordable housing or to the City's rental replacement policy, which requires the full replacement of all existing rental units with the same number, type and size of units, secured at similar rents for a period of at least 10 years.

Staff are recommending that City Council defer making a decision on any forthcoming Rental Housing Demolition application until such time as the LPAT has made a final decision on the Zoning By-law Amendment Application. Until then, staff will work with the applicant to ensure a Rental Housing Demolition application is submitted to the satisfaction of the Chief Planner and Executive Director, City Planning. Should the Zoning By-law Amendment application be approved by the LPAT, the Rental Housing Demolition application will require a decision by City Council.

All rental housing matters, including rental replacement units, will need to be secured through agreements registered on title to the site pursuant to Section 111 of the City of Toronto Act, 2006 and Section 37 of the Planning Act.

Heritage Conservation

The existing building at 1521 Queen Street West is a 2-storey 20th Century vernacular mixed-use building which was built in 1988. Upon submission of the application, Heritage Planning staff reviewed the heritage value of this property and have not recommended that it be included on the City's Heritage Register. As such, Heritage Planning staff have no concerns with the proposed demolition.

However, the property is adjacent to the church of Our Lady of Lebanon, formerly known as the church of the Epiphany, located at 1515 Queen Street West. This is a listed heritage property that was built in 1910-11 and is an example of Collegiate Gothic architecture.

Additionally, 85-87 Wilson Park Road, west of the subject site, has also been identified as a potential heritage property. Although 1521 Queen Street West is not immediately adjacent to the three-storey apartment building at 85-87 Wilson Park Road, given its scale, and the limited impact that the house form building immediately adjacent at 1531 Queen Street West has on the street, the building at 85-87 Wilson Park Road should be taken into account when designing the new building on the subject lands.

Based on the adjacency of these properties, a Heritage Impact Assessment prepared by Goldsmith Borgal & Company Architects, dated November 7, 2019 was submitted with the application for review. This assessment was reviewed by Heritage Planning staff, alongside all additional relevant materials for the proposal and comments were provided to the applicant.

Official Plan Policy 3.1.5.26 states that, new construction on, or adjacent to a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it. Based on this, Heritage Planning staff wish to ensure that the proposed development is compatible with adjacent heritage resources and complies with the aforementioned policy.

Based on the close proximity of adjacent heritage properties, it has been recommended that the applicant ensure that the design of the proposed building is detailed so that its form, articulation and materials are compatible and appropriately transition between the listed church and the apartment building at 85-87 Wilson Park Road and ensure that the proposed new building has been designed to conserve the cultural heritage values, attributes and character and mitigate the visual and physical impact it may have on the adjacent listed church. As currently proposed, the application does not achieve these requirements.

Finally, staff has also recommended that the applicant ensure that the design of the proposed new building takes visual references from the adjacent heritage buildings and its street context to ensure compatibility within this part of Queen Street West.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report as well as a Servicing Report Groundwater Summary, both of which were prepared by RJ Burnside & Associates, dated November 2019, which were reviewed with the City's Engineering and Construction Services staff.

City staff have indicated that a detailed stormwater management report, site servicing, grading and drainage plan must also be submitted along with the future site plan application for review and acceptance prior to approval of the site plan application.

Transportation Issues and Parking

As part of the application, a Transportation Impact Study, prepared by the BA Group, dated November 8, 2019 was submitted to City staff for review. In this study, the consultant indicates that the proposed development will generate approximately 5 and 2 two-way trips during the AM and PM Peak Hours, respectively. Given this level of trip generation, the consultant concludes that the projected site traffic will have minimal impacts on area intersections, and therefore, can be acceptably accommodated on the adjacent road network.

Staff reviewed the above-noted report provided by the consultant and had originally deferred on making final comments on the study until after the public meeting was held. Since the virtual public meeting was held on September 9, 2020, the applicant had provided a resubmission and staff were not able to provide final comments on the study. The applicant was also advised that traffic related issues may be brought to the attention of staff at the public meeting, which may need to be addressed through a revision or addendum to the study.

The applicant also submitted an Urban Transportation Considerations report, prepared by BA Group, dated November 2019 in support of this project. The study concludes that the provision of 3 car-share spaces are appropriate for the development. City of Toronto Zoning By-law 596-2013 requires a minimum of 53 spaces, consisting of 46 resident, 4 residential visitor spaces and 3 spaces for retail uses.

City staff have reviewed the documentation provided by the consultant and do not agree with their conclusion. Transportation Services is of the view that this project will likely generate a certain degree of parking demand, which is not

identified by the consultant's studies and reports. This type of parking demand may be accommodated through the leasing of off-site parking spaces.

As a result, the applicant was requested to provide and maintain a minimum parking supply in accordance to Zoning By-law 569-2013 or alternatively to provide a revised parking study recommending a resident parking supply based on the results of parking utilization surveys of other similar rental projects.

Staff have also identified additional concerns related to parking with the proposal including the location of the proposed car share parking spaces. Staff have recommended that the proposed car share parking spaces be located underground and the surface area, where they are currently proposed, be landscaped with shade trees and other planting materials.

Regarding the proposed bicycle parking rings, staff have noted that the proposed location along the front of the retail units is not appropriate and that they should be relocated to the rear of the site or underground. City standard bicycle rings can be accommodated in the public right-of-way along the curb side of the public sidewalk.

Staff have also noted that additional comments with respect to parking, access, site circulation layout, and streetscape will be provided as part of the site plan review process.

Loading

One Type G loading spaces is proposed to serve this development and is consistent with the requirement of the Zoning By-law. As a result, loading supply is acceptable. The submission also included turning movement diagrams. A review of these diagrams indicate that trucks will have no turning movement difficulties accessing the loading space and is acceptable.

However, a minimum depth of 2 metres on the staging pad must be shown abutting the front of the Type G loading space to allow a bin to be placed for collection. The Type G loading space or any portion thereof cannot be used for staging.

Staff have also noted that the proposed Type-G loading is not internalized and could significantly affect the surrounding properties to the west and south. Staff have requested that the applicant internalize all garbage collection, servicing and Type-G loading space into the building massing to reduce impact to adjacent properties to the west and the south.

Additionally, staff recommended that when the Type-G loading space is internalized into the building mass, shade trees and other planting material could

be used in this area to create an attractive outdoor amenity space for future residents.

Finally, staff have noted that the non-residential component of this development is ineligible for City of Toronto collection. Staff indicated that the owner must store, transport and make arrangements for collection of all waste materials separately from the residential component. Collection of waste from the commercial sector of this site will be in accordance with Chapter 841, Solid Waste of the Municipal Code.

It was recommended that the applicant revise drawings to indicate if it is planned for the non-residential component to make use of the type G loading space and if so, that the non-residential component will only schedule use of the type G loading space on different days from the collection days of the residential component, to ensure that the Type G loading space will be vacant for City Waste Collection. If it is not planned for this component to use the type G loading space, this must also be noted.

Open Space and 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 site is located approximately 200 metres away from the Beaty Avenue Parkette, a 691 square metre park which contains a drinking fountain, playground and horticultural elements.

The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the 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 component of this proposal is subject to a 2% parkland dedication while the residential component is subject to a cap of 10% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Tree Preservation

The City's Official Plan identifies that Toronto's urban forest plays an important role in making Toronto a clean and beautiful city. Trees significantly enhance all new development and renewal projects, enhancing both the quality and value of our environment. The Official Plan contains policies that call for an increase in the amount of tree canopy coverage.

As part of the application, the applicant submitted an Arborist Report, prepared by MEP Design Landscape Architects, dated November 7, 2019, a Tree Inventory & Preservation Plan, prepared by MEP Design Landscape Architects, dated November 7, 2019. It was noted that there are no City-owned trees proposed for injury or removal through this proposal and there is one tree on privately-owned property that is proposed to be injured through the development process.

Staff have requested that the applicant provide a revised Arborist Report and Tree Inventory & Preservation Plan with 'Injure' listed under the Action column of the Tree Inventory List and provide a discussion of the anticipated impacts to Tree 1 from all proposed work and to submit a complete "Application to Injure or Remove Trees" alongside the associated application fees.

Finally, Official Plan policy 3.1.1.16 provides that the preservation, long-term growth and increase in the amount of healthy trees will be a priority for all development. Additionally, that development proposals will demonstrate how the protection, provision and maintenance of trees and their growing spaces above and below ground will be achieved.

Staff have noted that there are currently no street trees proposed on the Landscape Plans, which does not meet the City's standards and does not conform to policy 3.1.1.16 of the Official Plan. Staff have requested that the applicant provide revised Landscape Plans that specify a total of three new street tree located within the Queen Street West road allowance that allow for appropriate tree spacing, planting size, clearance, soil volume and depth and species that represent a diversity of large-growing shade trees.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the site specific zoning by-law and through the Site Plan Control application. City staff have provided feedback to the applicant on areas where the project is deficient in terms to achieving the Tier 1 Performance measures, including, but not limited to soil volumes, tree provision and watering programs. Staff will continue to work with the applicant to achieve Tier 2 or higher on the project, should it advance.

Conclusion

The application has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, and applicable City guidelines intended to implement official plan policies. As currently proposed, staff are of the opinion that the application is not consistent with the PPS (2020), does not conform to the Growth Plan (2020), and does not conform to the Official Plan and Guidelines.

Based on feedback received from City Divisions and agencies, staff have significant concerns with the built form, massing and design of the proposal, specifically, given the surrounding context of the area and its transition to lower-scale areas. Other issues to be resolved include addressing the housing issues identified in this report, the transportation and traffic impacts that will be created by this development, including the provision of appropriate parking, and the inclusion of amenity space for future residents.

The purpose of this report is to obtain direction from City Council to appear at the Local Planning Appeal Tribunal in opposition to the current proposal. Staff will continue discussions with the applicant to attempt to resolve outstanding issues and will report back to City Council as necessary.

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

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

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

Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: North Elevation

Attachment 6: East Elevation

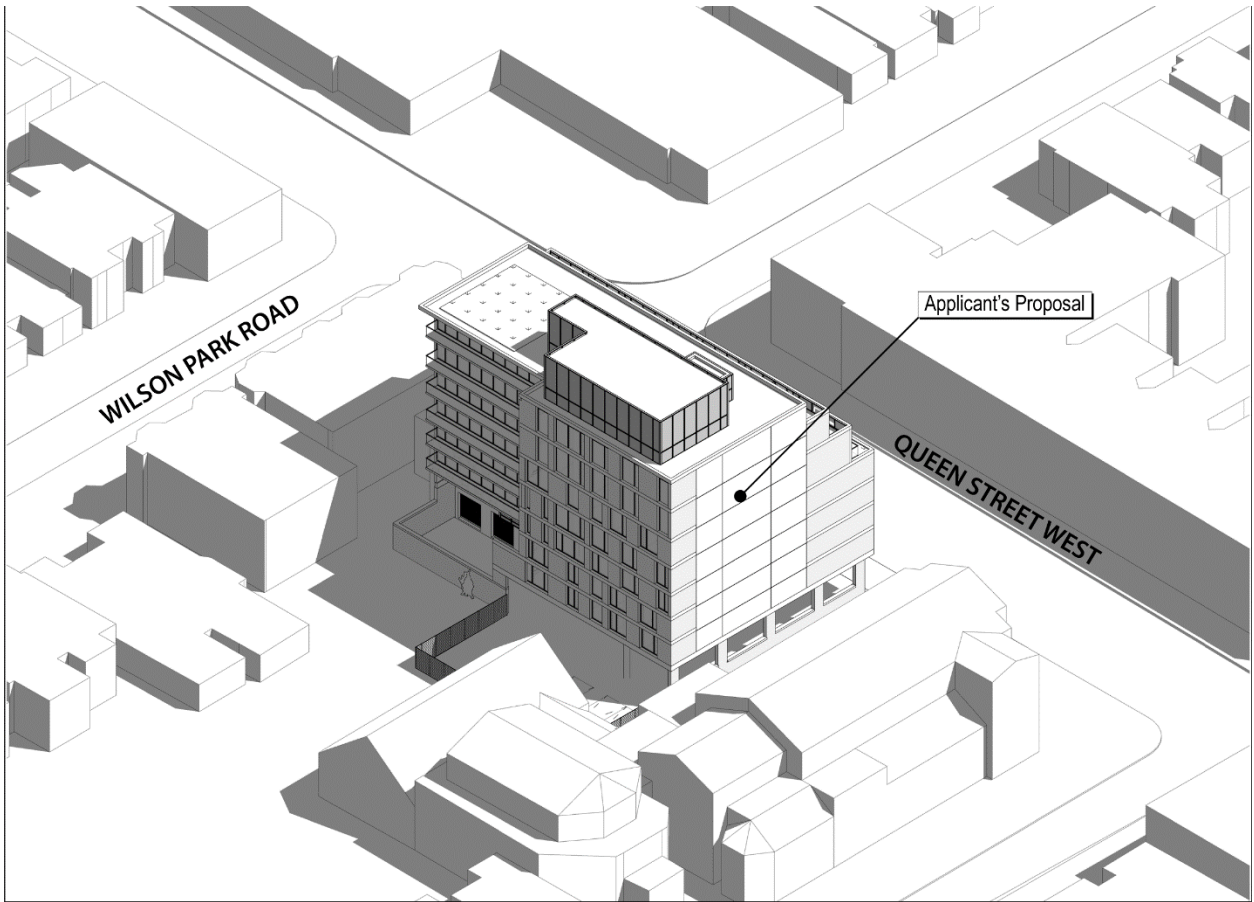
Attachment 7: South Elevation

Attachment 8: West Elevation

Attachment 9: Official Plan Map

Attachment 10: Application Data Sheet

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

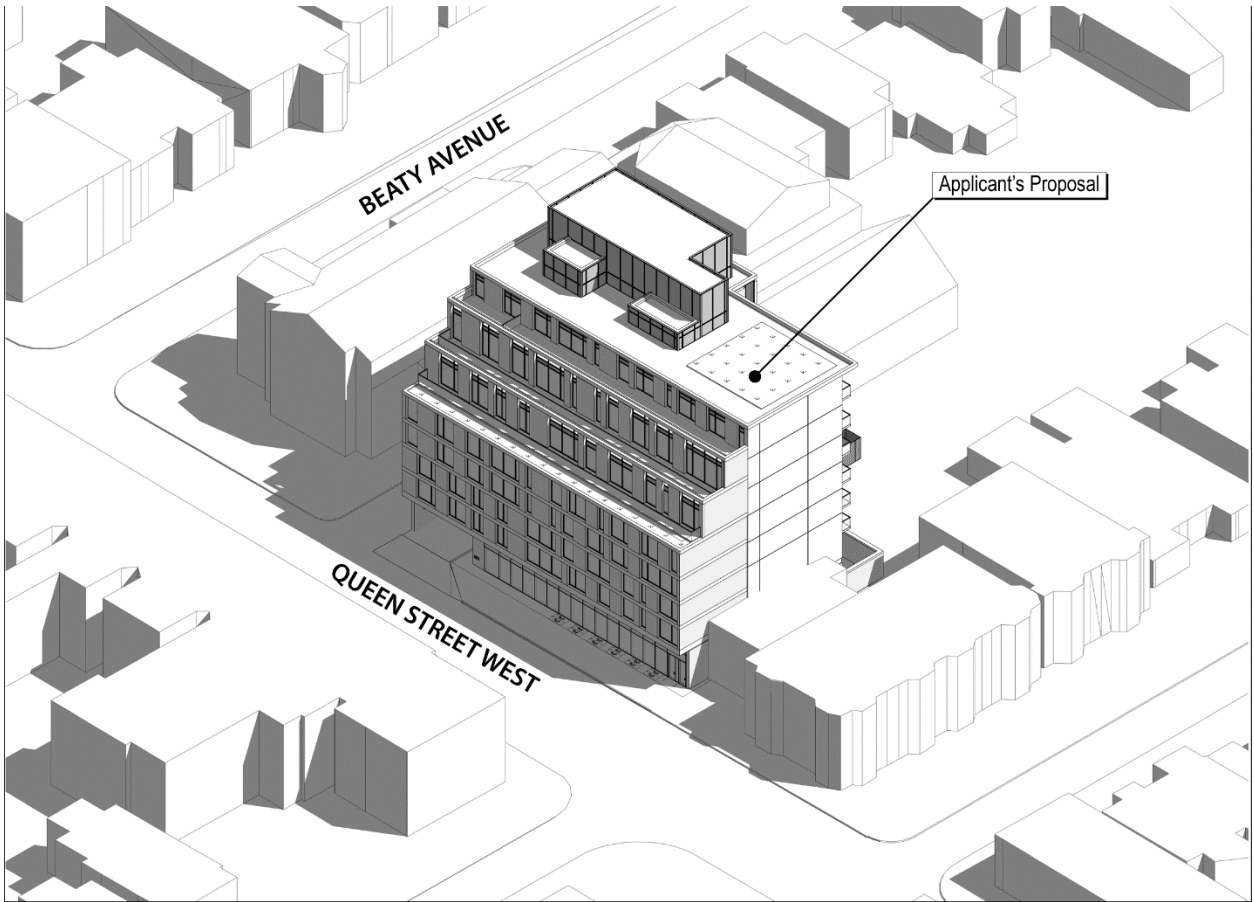


View of Applicant's Proposal Looking Northwest



01/29/2020

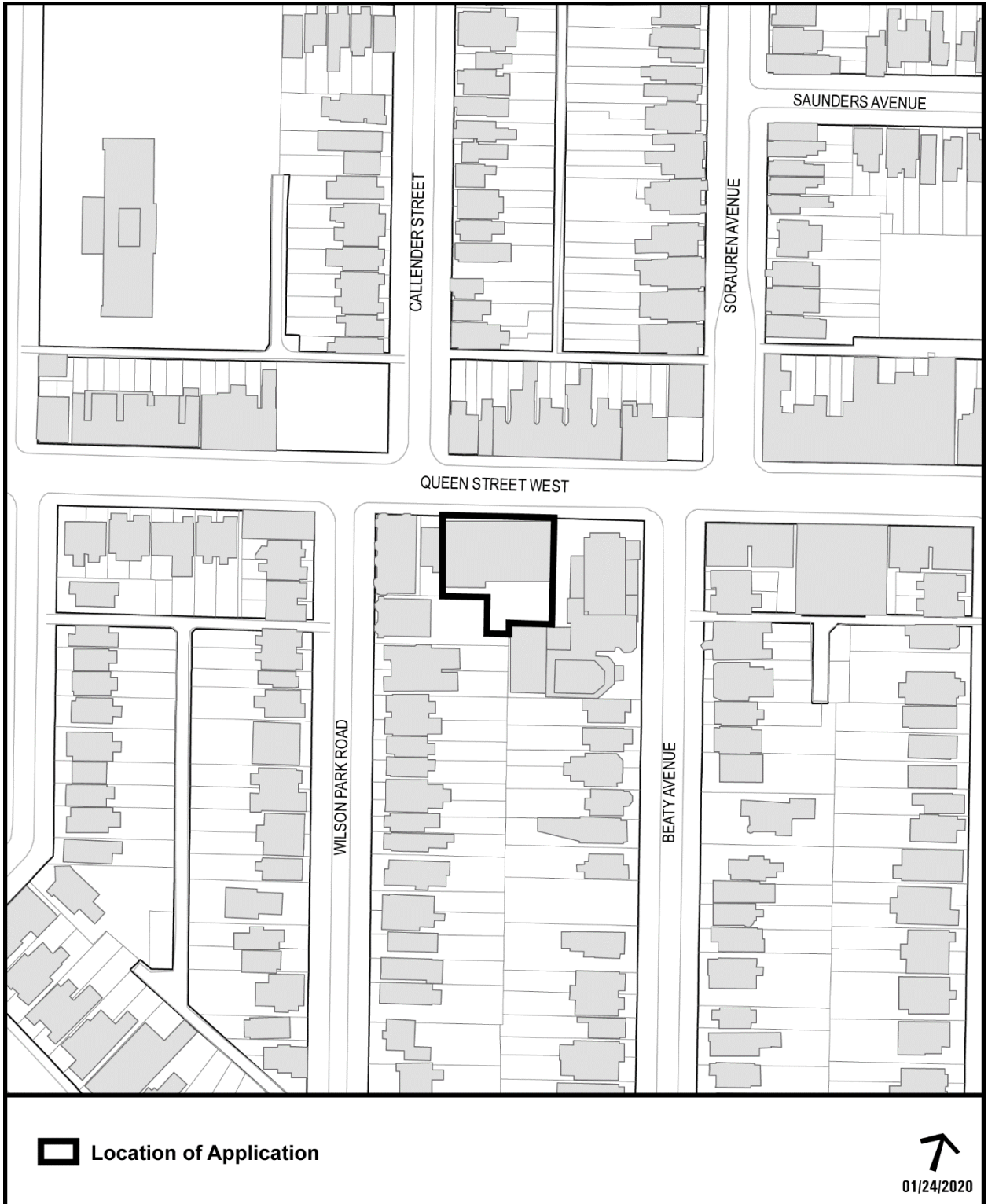
Attachment 2: 3D Model of Proposal in Context - Southeast View



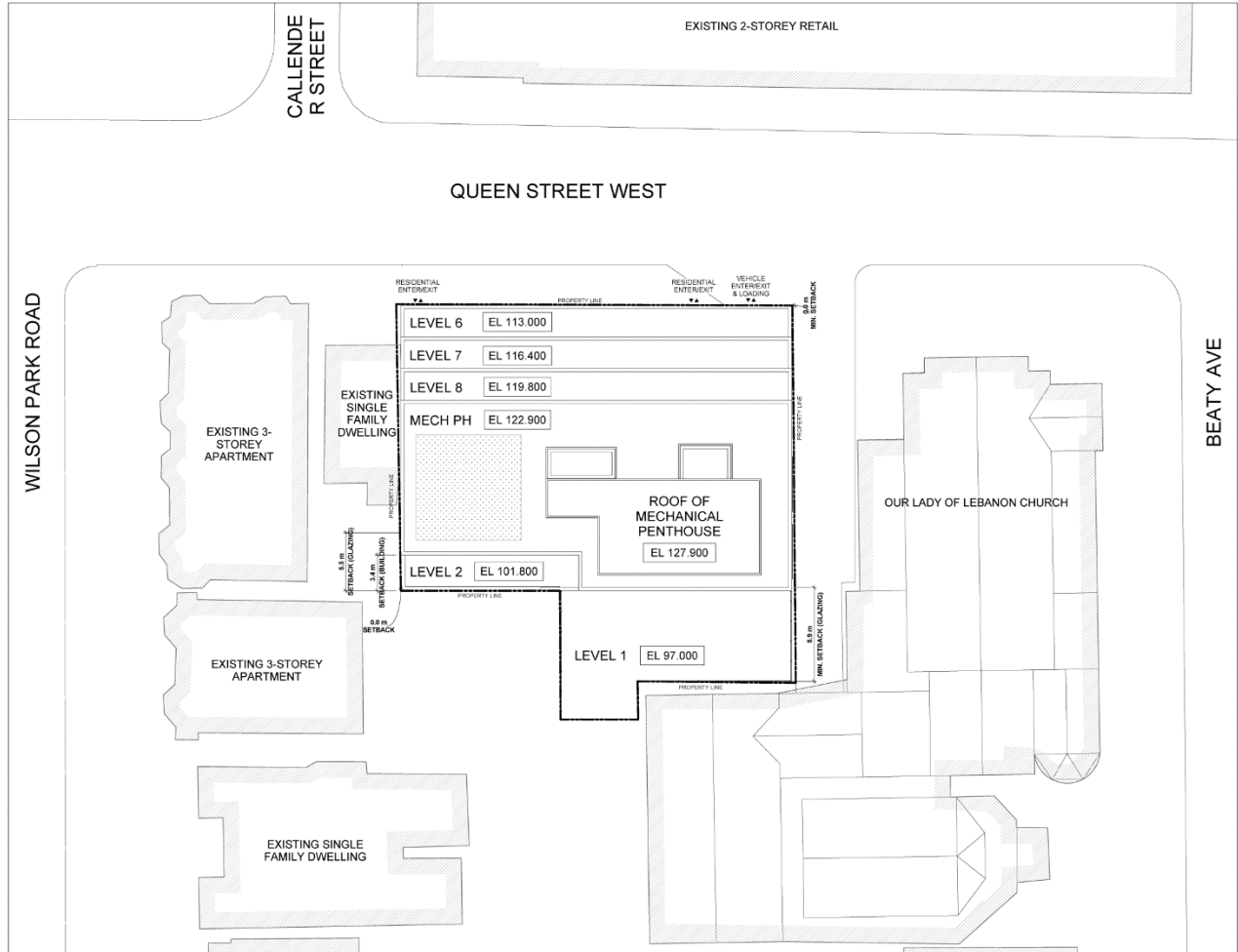
View of Applicant's Proposal Looking Southeast



Attachment 3: Location Map



Attachment 4: Site Plan



Site Plan

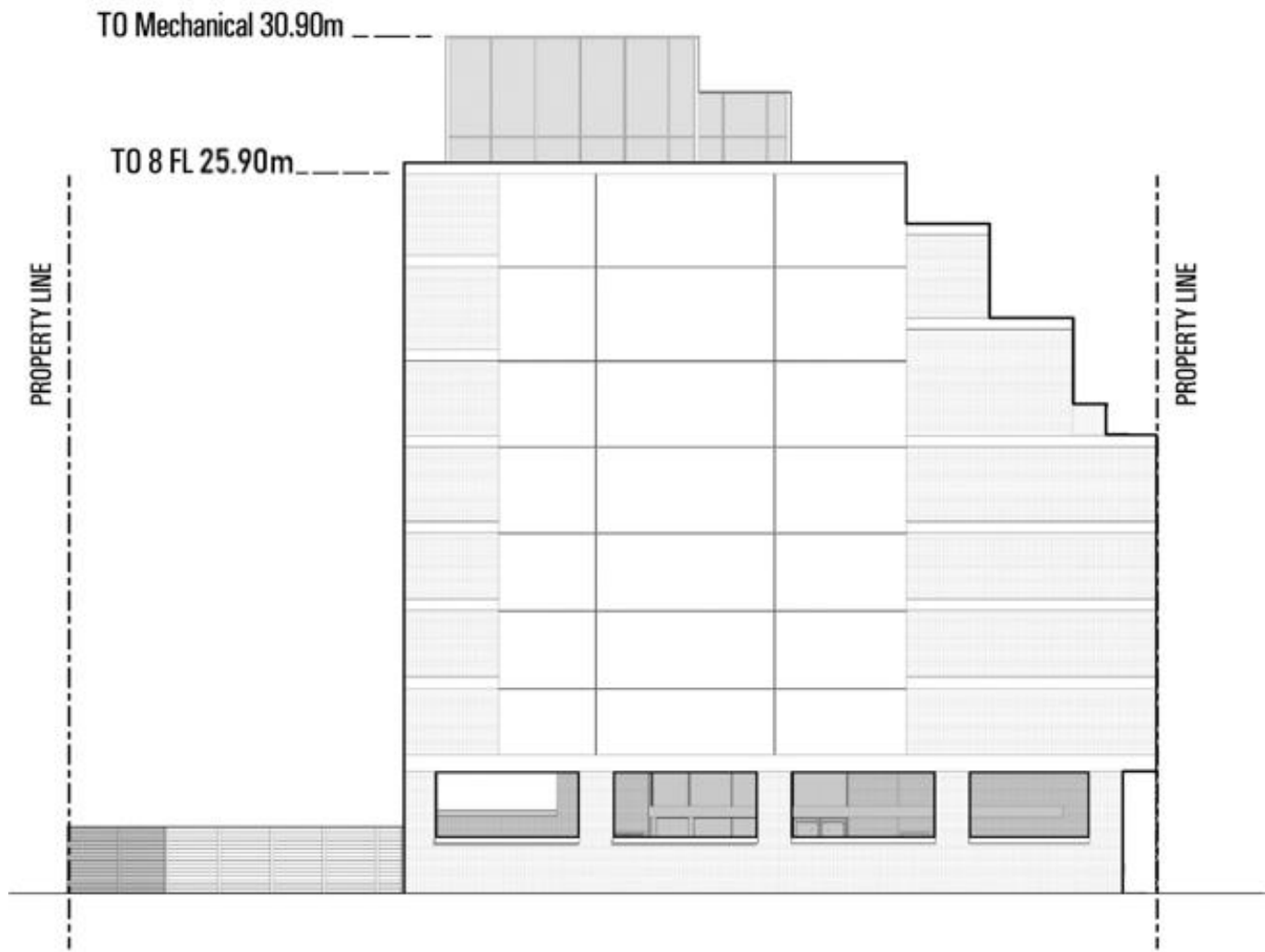


Attachment 5: North Elevation



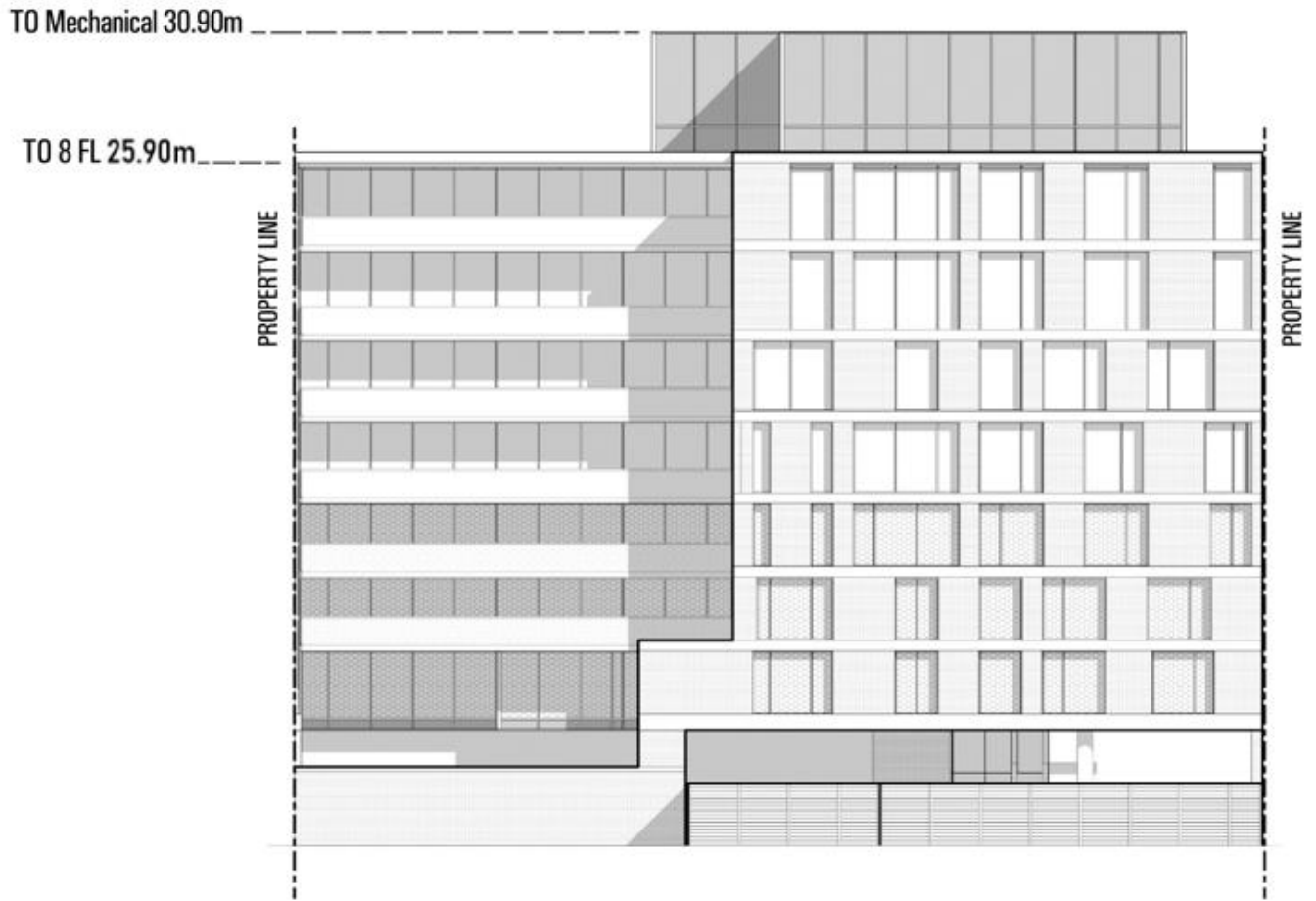
North Elevation

Attachment 6: East Elevation



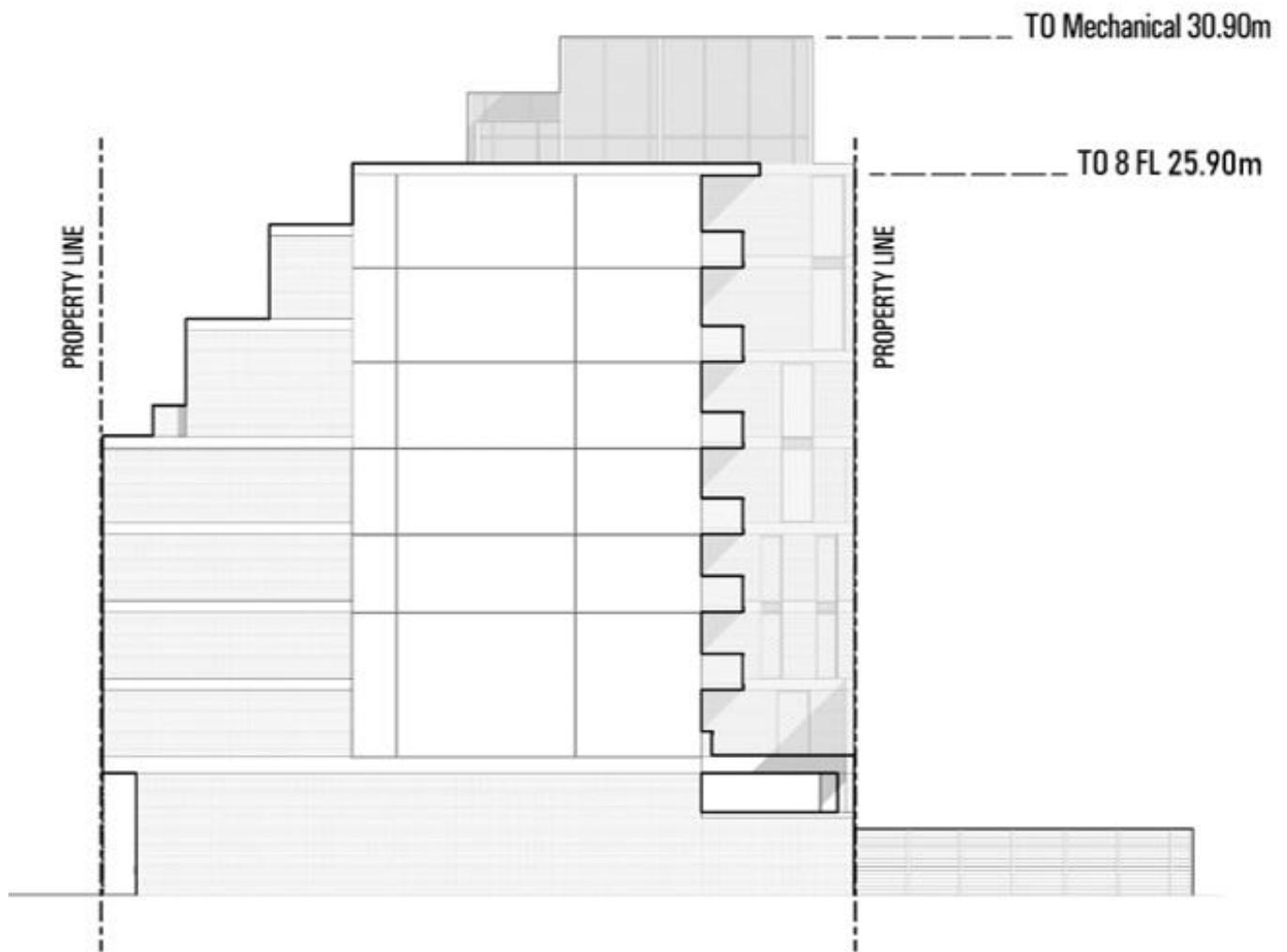
East Elevation

Attachment 7: South Elevation



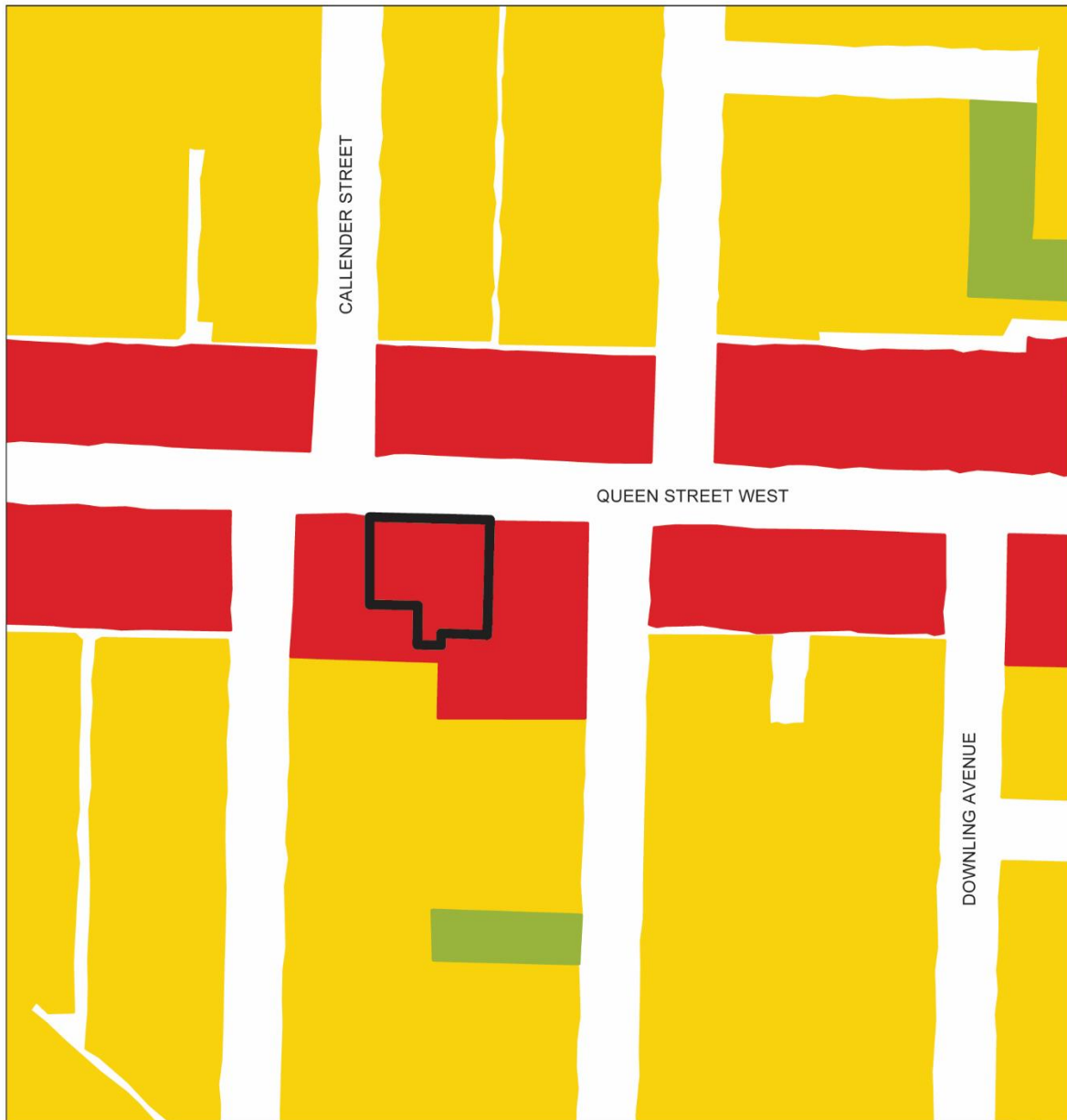
South Elevation

Attachment 8: West Elevation



West Elevation

Attachment 9: Official Plan Map



1521 Queen Street West

Official Plan Land Use Map #18

File # 19 247355 STE 04 0Z

- | | |
|---|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |


Not to Scale
01/24/2020

Attachment 10: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1521 Queen Street West Date Received: November 8, 2019

Application Number: 19 247355 STE 04 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment to facilitate redevelopment of the site with an 8-storey mixed-use building including 78 residential units (5,622.92 square metres of residential gross floor area) and retail uses at grade (300.42 square metres). 3 car share spaces are proposed.

Applicant	Architect	Owner
BSAR (QUEEN) LTD.	CORE ARCHITECTS INC .	BSAR (QUEEN) LTD.

EXISTING PLANNING CONTROLS

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

Zoning: MCR2.5 (C1.0 R2.0) Heritage Designation: N/A

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

PROJECT INFORMATION

Site Area (sq m): 1,235 Frontage (m): 38 Depth (m): 39

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	633		511	511
Residential GFA (sq m):			5,623	5,623
Non-Residential GFA (sq m):	1,263		300	300
Total GFA (sq m):	1,263		5,923	5,923
Height - Storeys:	8		8	8
Height - Metres:	30.9		26	26

Lot Coverage Ratio (%): 41.39 Floor Space Index: 4.8

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	5,623	
Retail GFA:	300	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			78	78
Freehold:				
Condominium:				
Other:				
Total Units:			78	78

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		7	40	26	5
Total Units:		7	40	26	5

Parking and Loading

Parking Spaces:	3	Bicycle Parking Spaces:	84	Loading Docks:	1
-----------------	---	-------------------------	----	----------------	---

CONTACT:

Patrick Miller, Planner, Community Planning

416-338-3002

Patrick.Miller@toronto.ca