



REPORT FOR ACTION

1358-1360 and 1354-1356 Queen Street West and 8-10, 12 and 14 Brock Avenue Official Plan and Zoning By-law Amendment Applications - Request for Direction Report

Date: June 1, 2021
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York
Ward: 4 - Parkdale-High Park

Planning Application Number: 20 200379 STE 04 OZ

SUMMARY

On September 29, 2020, Official Plan and Zoning By-law Amendment applications were submitted for the properties at 1358-1360 and 1354-1356 Queen Street West and 8-10, 12 and 14 Brock Avenue ("1354 Queen Street West" or the "Site"), proposing to amend the Official Plan, Zoning By-law 569-2013 and Zoning By-law 438-86 to permit the construction of a new nine-storey mixed-use building with an overall height of 37.20 metres, including the mechanical penthouse and elevator overrun (the "Application").

The Application proposes 117 new residential units and approximately 447.6 square metres of commercial space on the ground floor and 91.2 square metres on the ground floor for a proposed community space. The total gross floor area of the proposed building is approximately 9,699.4 square metres representing a FSI of 5.2 times the area of the lot.

The Application proposes to include 38 resident parking spaces and 0 visitor parking spaces for a total of 38 parking spaces. A total of 118 bicycle parking spaces are also proposed. A Type "G" loading space is also proposed adjacent to a public laneway located on the west side of the site.

The Application was deemed complete on October 21, 2020. The application was appealed to the Local Planning Appeal Tribunal (the "LPAT") on March 5, 2021 due to the City's failure to make a decision on the application 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 Official Plan Amendment and Zoning By-law Amendment Applications are not consistent with parts of the Provincial Policy Statement (2020), do not conform to parts of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and do not conform to the City's Official Plan.

The properties at 1354, 1358 and 1360 Queen Street West are also included in an Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Report being heard by the Toronto Preservation Board at the meeting on June 16, 2021 and by Toronto and East York Community Council during the June 24, 2021 meeting. This report recommends that City Council state its intention to designate the properties at 1354 (including active entrances 2, 4 and 6 Brock Avenue and 1356 Queen Street West), 1358, and 1360 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value for their design and physical, historical and associative and contextual values.

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 Official Plan and Zoning By-law Amendment Application for 1358-1360 and 1354-1356 Queen Street West and 8-10, 12 and 14 Brock Avenue (20 200379 STE 04 OZ) in their current form and to continue discussions with the applicant in an attempt to resolve the issues set out in the May 20, 2021 report from the Director, Community Planning, Toronto and East York District.
2. 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 Official Plan and Zoning By-law Amendments until:
 - a) Draft Official Plan and 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;
 - 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;
3. 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

Pre-application meetings were held with the applicant on December 11, 2019 and September 16, 2020 to identify key issues with the proposal. Matters discussed during this meeting included:

- Consistency with the emerging direction of the ongoing West Queen West Planning and Heritage Conservation District Study.
- Response to the in-force policy context for the site and surrounding area.
- Potential issues around height and density and unit mix of the proposal.

A Preliminary Report on the Zoning By-law Amendment application was adopted by Toronto and East York Community Council on February 24, 2021, directing staff to conduct a community consultation meeting. The link to the preliminary report can be found here:

<https://www.toronto.ca/legdocs/mmis/2021/te/bgrd/backgroundfile-163442.pdf>

PROPOSAL

Application Description

The Official Plan and Zoning By-law Amendment applications for this site would allow for the development of a new nine-storey mixed-use building with a building height of 31.2 metres, with a mechanical penthouse that is 5.0 metres in height with an additional 1.0 metre elevator overrun.

As currently proposed, the building includes a street wall height along Queen Street West that varies between two and three-stories at heights of 7.3 metres and 10.9 metres respectively. The proposal incorporates the existing two-storey streetwall of the listed heritage building at 1358-1360 Queen Street West and proposes to demolish and replace the three-storey listed heritage building at 1354-1356 Queen Street West with a new three-storey element on the corner. This streetwall then steps back 5.0 metres before rising to its overall height of nine-storeys along the Queen Street West frontage.

The Brock Avenue frontage also has a varied street wall height that begins at three-storeys or 10.9 metres in height on the corner of Queen Street and Brock Avenue and extends north approximately 30 metres. The street wall is broken up by the residential

lobby entrance, before increasing in height to four-storeys or 14.2 metres extending to the northwest corner of the site at Abbs Street. The building then steps back 3.0 metres before rising to its overall height of nine-storeys. This four-storey streetwall also wraps around the northern face of the building along Abbs Street, before stepping up to nine-storeys.

As noted, the Abbs Street frontage has a streetwall height of four-storeys or 14.2 metres and gradually steps up to an overall height of nine-storeys. From the fourth floor, the building steps back 3.0 metres, 2.5 metres, 2.5 metres, 4.0 metres and 4.0 metres on successive floors before reaching the roof level.

Along the western side the site, the southern portion of the building is built to the property line up to a height of eight-storeys. The building then steps back 5.5 metres to create a terrace for the units on the ninth floor. The northern portion of the building along the western edge of the site is setback 6.0 metres from the property line to incorporate vehicular access for the loading area from Abbs Street and to create access to the internal parking garage.

At the roof level, the mechanical penthouse is setback 3.0 metres from the edge of the building on all sides except for the west. Along the west side of the building, the mechanical penthouse is setback 2.75 metres along the south of the building and 2.0 metres along the north of the building to account for the building terrace and vehicular access referenced above.

The building proposes to create 117 new residential units with 9,160.6 square metres of residential gross floor area, 447.6 square metres of retail space on the ground floor and 91.2 square metres of proposed community space, also located on the ground floor. The total gross floor area of the proposed building is 9,699.4 square metres. The resulting Floor Space Index ("FSI") of this proposal is 5.2 times the lot area.

The applicant has proposed to include 38 parking spaces for the new building, as well as 118 bicycle parking spaces. A 'Type G' loading space is also proposed to be located along the western edge of the site with access off of Abbs Street.

Detailed project information is found on the City's Application Information Centre at: <https://aic.to/1354QueenStW>.

See Attachment 1 of this report for a location map, Attachment 2 and 3 for a three-dimensional representation of the project in context, 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

The application on this site applies to five buildings located along Queen Street West and Brock Avenue: 1354-1356 Queen Street West, 1358-1360 Queen Street West, 8-10 Brock Avenue, 12 Brock Avenue and 14 Brock Avenue. The site has an area of 1,849

square metres (6,066 square feet) and is a rectangular shaped lot with frontage of 30.5 metres along Queen Street West and a lot depth of 61.2 metres.

The site is surrounded by the following uses:

North: Immediately north of the site are one and two-storey residential homes along Abbs Street. North of site, Brock Avenue also contains residential homes that are two and three-storeys in height.

South: South of the site is comprised primarily of two and three-storey mixed use buildings along Queen Street West. This south side of Queen Street West also made up of a mix of institutional uses referred as the Parkdale Hub, includes the Toronto Public Library – Parkdale Branch, Gallery 1313 and the Masaryk Cowan Community Centre.

East: To the east of the development site along Queen Street West are primarily two and three-storey mixed-use buildings. The east side of Brock Avenue also contains a mix of two and three-storey mixed use buildings and two and three-storey residential buildings as you move north.

West: To the west of the development site along Queen Street West are primarily two and three-storey mixed-use buildings. West of the site along Abbs Street are one and two-storey residential homes.

Reasons for Application

An Official Plan Amendment Application is required on this site to allow for a built form, height and massing that is not permitted under the current *Neighbourhoods* land use designation on the northern portion of the site.

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 and parking.

Application Submission Requirements

Following the pre-application meeting held with the applicant on December 11, 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 as part of the submission include:

- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Computer Generated Building Mass Model;
- Community Services and Facilities Study

- Architectural Control Guidelines
- Housing Issues Report
- Toronto Green Standards Checklist;
- Planning Rationale;
- Pedestrian Level Wind Study;
- Sun/Shadow Study;
- Vibration Study;
- Heritage Impact Assessment;
- Noise Impact Study;
- Public Consultation Strategy;
- Energy Strategy;
- Loading Study;
- Parking Study;
- Traffic Operations Assessment;
- Transportation Impact Study;
- Geotechnical Study/Hydrological Review;
- Stormwater Management Report;
- Servicing Report;
- Environmental Impact Study;
- Arborist/Tree Preservation Report;
- Survey Plans;
- Architectural Plans;
- Landscape and Lighting Plans

These materials were provided to the City as part of the submission on September 29, 2020 and the Application was deemed complete in a letter issued October 21, 2020.

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.

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.

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.

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."

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.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan/guidelines/official-plan/>.

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>.

Chapter 2 – Shaping the City

Section 2.2.3 Urban Structure - Avenues

The Queen Street frontage of the site is also 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 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.

Section 2.3.1 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.

Section 2.4 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.

Chapter 3 – Building a Successful City

Section 3.1.1 The 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.

Section 3.1.2 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 within 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 3.1.2.6 and 3.1.2.7 also note that development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm and that transition in scale will be provided within development sites and measured from shared and adjacent property lines.

Policy 3.1.2.9 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

Section 3.1.5 Heritage Conservation

This section of the Official Plan provides policy direction on the identification of potential heritage properties, conservation of heritage properties and on development adjacent to heritage properties. The subject site includes several properties that are included on the City's Heritage Register. These include the properties at 1354, 158 and 1360 Queen Street West. As previously noted, these properties are also included in an Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Report being heard by the Toronto Preservation Board at the meeting on June 16, 2021 and by Toronto and East York Community Council during the June 24, 2021 meeting.

Official Plan Policy 3.1.5.2 states that properties of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value, and in Policy 3.1.5.3 heritage properties of cultural heritage value or interest will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

Policy 3.1.5.4 states properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Policy 3.1.5.5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained.

Policy 3.1.5.6 states the adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Policy 3.1.5.26 requires new construction on, or adjacent to a property on the Heritage Register be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate the visual and physical impact on it.

Policy 3.1.5.27 states, where it is supported by cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of faces alone is discouraged.

Chapter 4 - Land Use Designations

The site has a split designation in the Official Plan of Mixed Use Areas and Neighbourhoods 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.

Lands designated Neighbourhoods in the Official Plan are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Policy 4.1.5 of the Official Plan notes that Development in Neighbourhoods will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

- Prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- prevailing building type(s);
- prevailing location, design and elevations relative to the grade of driveways and garages;
- prevailing setbacks of buildings from the street or streets; and
- prevailing patterns of rear and side yard setbacks and landscaped open space.

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 stepbacks 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 six storeys, being 20 metres, excluding rooftop mechanical systems and similar building elements;
- new buildings and additions on existing buildings will provide a minimum stepback 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 stepback;
- 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>

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, the 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.

Retail Design Manual

On October 27, 2020, City Council adopted the Retail Design Manual. The Retail Design Manual supports the objectives of complete communities and vibrant streets which are closely tied to the provision of successful, resilient and dynamic retail uses.

The Retail Design Manual is a collection of best practices and is intended to provide guidance on developing successful ground floor retail spaces by providing aspirational retail design best practices to inform, guide, inspire and educate those involved in the design and development of retail uses.

The Retail Design Manual can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-157291.pdf>.

Zoning

The site has mixed zoning that aligns with the Official Plan designation boundaries. The Site is zoned a mix of Commercial-Residential and Residential by former City of Toronto By-law 438-86 and City-Wide Zoning By-law 569-2013. The Commercial Residential zoning allows for a maximum density of 2.5 times the lot area; permits a wide range of commercial and residential uses and allows for a maximum height of 14 metres. The Residential zoning allows for a maximum density of 1.0 times the lot area; permits primarily residential uses and allows for a maximum height of 10 metres.

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/>.

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 virtual pre-application community consultation meeting, led by the applicant, was held on September 18, 2020. 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:

- Height, built form and design of the proposal;
- Maintenance of existing heritage building and preservation of heritage characteristics;
- Parking and traffic issues;
- Status of occupancy of the existing buildings;
- The potential inclusion of community hub space and the impacts or changes to the proposed Parkdale Community Hub project;
- The inclusion of onsite affordable housing; and
- The inclusion of net-zero and green development techniques during construction

Post-application

City Planning staff, along with the local Ward Councillor, hosted a virtual community consultation meeting on April 19, 2021 using the WebEx Events virtual consultation platform. Approximately 50 members of the public attended. Presentations were made by City staff and the applicant team to 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:

- Concerns over the proposed height and density of the building, and the resulting impacts this will have on the surrounding neighbourhood;
- specific concerns over the impact of the proposal on the low rise Neighbourhoods designated properties along Abbs Street;
- concerns over the proposed demolition of the Listed Heritage Building at 1354-1356 Queen Street West;
- a desire to see the Listed Heritage Building at 1354-1356 Queen Street West incorporated into the development proposal;
- questions regarding the purpose and function of the proposed "Community Hub" space located within the ground floor of the proposal;
- questions related to the proposed "Community Hub" and its relationship with the ongoing "Parkdale Community Hub" project located to the south of the proposal;
- questions related to the status of the existing tenants of the building and the effect of the development on their tenancy;
- questions regarding the future affordability of the units in the building and their status as rental or condominium;
- a desire to secure any proposed "affordable housing" included in the building for long-term tenure through inclusion in the zoning by-law;
- concerns that any "affordable housing" units included in the proposal, would still fall outside of what could be considered deeply affordable and beyond the financial means of many living the area; and
- 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.

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 February 24, 2021 and in comments provided to the applicant, the application in its current form is not appropriate for the site and not supportable from a built form and design perspective due to issues with overall fit within the existing and planned context, its relationship and transition to surrounding low-rise neighbourhoods, its treatment of the buildings on site that are Listed on the Toronto Heritage Register and other issues related to the design and built form of the proposal.

Since the application was submitted, staff have also engaged in discussions with the applicant to explore potential modifications to the proposal to address built form, design and other outstanding issues that have been identified with the proposal. However, no additional changes or resubmission have been made.

The Planning Act

Staff are of the opinion that the application does not have regard to relevant matters of provincial interest, including sections 2 d), h) and r). These sections speak to the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the orderly development of safe and healthy communities 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) requires the promotion of efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. 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.

Policy 2.6.3 of the PPS also provides that Planning authorities shall not permit development and site alteration on adjacent lands to a 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.

Finally, 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 and the proposed development does not adequately address issues with respect to existing heritage buildings on site as required by policy 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 and conserving and promoting cultural heritage resources to support the social, economic and cultural well-being of all communities.

Growth Plan Policy 2.2.2.3 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.

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 built form and design analysis included in this report demonstrates that this development proposal has not appropriately incorporated the properties on site Listed on the Toronto Heritage Register which does not help to foster a sense of place in the community. Based on this, the proposal does not conform to policy 4.2.7.1 of the Growth Plan.

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 Planning and Urban Design staff reviewed the Architectural Plans prepared by Giannone Petricone Associates Inc. Architects, dated September 18, 2020, Landscape Plans, prepared by Ferris + Associates Inc. Landscape Architects, dated September 22, 2020 and all other materials submitted as part of the application.

As stated previously, the sites surrounding built form context contains a mixed of both Neighbourhoods and Mixed Used Areas designated properties. The surrounding area along Queen Street West is predominantly low-scale, made up of two and three-storey mixed-use buildings. Along Brock Avenue the built form context includes a mix of two and three-storey mixed use buildings and then transitions to two and three-storey residential neighbourhood areas to the north. Finally, along Abbs Street, the built form is predominately made up of one and two-storey residential homes.

Policy 3.1.2.1 of the Official Plan states that new development will be located and organized to fit with its existing and 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.

While the proposal does incorporate a 5.0 metre setback above the existing two-storey Listed Heritage Properties at 1358-1360 Queen Street West at a height of 7.3 metres as envisioned in SASP 566 as well as a 5.0 metre setback above the three-storey contemporary component from 1354-1356 Queen Street West at a height of 10.9 m, no additional stepping has been incorporated along the Queen Street West frontage before the building rises to its top-of-slab height of 9-storeys. This is significantly taller than the surrounding context and does not align with the planned vision for the area. Based on this, the application does not conform to Policy 3.1.2.1 of the Official Plan.

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.

In addition to the comments provided above regarding the Queen Street West streetwall heights, the Brock Avenue frontage also has a varied streetwall height. It begins at three-storeys or 10.9 metres on the corner of Queen Street and Brock Avenue and increases in height to four-storeys or 14.2 metres extending to the northwest corner of the site at Abbs Street. This streetwall along Abbs Street is significantly taller than the surrounding buildings, does not have good street proportion, and does not fit harmoniously within the existing context of 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 3.1.2.6 and 3.1.2.7 state that development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm and that transition in scale will be provided within the development site and measured from shared and adjacent property lines. As noted, the northern most edge of the proposal along the south side of Abbs Street is designated Neighbourhoods in the City's Official Plan and is abutting additional Neighbourhoods designated lands on the north side of Abbs Street.

The portion of the proposal on these lands begins at a height of four-storeys, stepping up to nine-storeys, still within the Neighbourhoods designated area. This height is substantially taller than the neighbouring properties along Abbs Street, which are generally between one and two-storeys in height. The transitions from four to nine-storeys is also at an angle that does not reflect an appropriate transition as highlighted in the Official Plan and in the Mid-Rise Building Design Guidelines. Based on this, the proposal does not conform to Policy 3.1.2.6 and 3.1.2.7 of the Official Plan.

Section 4.1 of the Official Plan speaks to lands designated Neighbourhoods in the City's Official Plan. These lands contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents.

Policy 4.1.1 provides that Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four-storeys.

As currently proposed, portions of this site that front onto both Brock Avenue and Abbs Street are designated Neighbourhoods in the Official Plan. Portions of the building located within this area also reach a maximum overall height of nine-storeys. This is significantly taller than what is envisioned for lands designated Neighbourhoods. Based on this, the application does not conform to policy 4.1.1 of the Official Plan.

Policy 4.1.5 of the Official Plan provides a number of development criteria for lands designated Neighbourhoods. This policy states that Development in established Neighbourhoods will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular prevailing heights, massing, scale, density and dwelling type of nearby residential properties; prevailing building types and prevailing setbacks of buildings from the street or streets.

The existing character of the buildings along the west side of Brock Avenue and along both sides of Abbs Street are a low-rise residential built form between one and three-storeys in height. The proposal currently incorporates a four-storey streetwall height along the Brock Avenue and Abbs Street frontages, which then rises up to nine-storeys within the Neighbourhoods designated areas. The setbacks incorporated in these areas have also been noted as insufficient based on the Mid-Rise Building Design Guidelines.

Based on the above noted factors, it is clear that the proposal does not respect and reinforce the existing physical character of the surrounding neighbourhood, with specific reference to prevailing heights, massing, scale, density and dwelling type, as well as the prevailing building types and prevailing setbacks. Based on this, the application does not conform the Official Plan Policy 4.1.5.

The southern portion of the site is designated Mixed Use Areas in the Official Plan. Policy 4.5.1 of the Official Plan states that Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Policy 4.5.2 goes on to provide development criteria for lands designated Mixed Use Areas. Specifically, it states that development will locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Official Plan. This can be accomplished through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods. Additionally, through locating and massing new buildings to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes.

As previously noted in this analysis, the built form and massing of this proposal does not fit harmoniously within the existing context of the area and does not provide appropriate stepping down towards the Neighbourhoods designated properties. Based on this, staff also have concerns regarding the ability of the project to adequately limit shadow impacts on the adjacent Neighbourhoods. Due to these factors, the proposal is not in conformity with Policy 4.5.2 of the Official Plan.

The application is also 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 based on comprehensive study and consultation completed in 2020. 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 and an additional 3.0 metre stepback on the top floor facing Queen Street West. The proposed building height at 31.2 metres plus 6.0 metres in additional mechanical penthouse height including the elevator overrun is significantly taller than what is planned for the area and what is prescribed in SASP 566.

While the proposal does incorporate a 5m stepback above the existing two-storey Listed Heritage Properties at 1358-1360 Queen Street West at a height of 7.3m as prescribed in OPA 445 (SASP 566) as well as a 5m stepback above the three-storey contemporary component from 1354-1356 Queen Street West at a height of 10.9 m, no additional stepping has been incorporated along the Queen Street West frontage. OPA 445 (SASP 566) states that proposals that are taller than 16.5 metres are also required to provide an additional 3 metre setback at that height. Based on these matters, the proposal does not conform to the policies of the OPA 445 (SASP 566) and is not consistent with the planned vision for the area.

Heritage Conservation

The subject site is within the Parkdale Main Street Heritage Conservation District ("HCD") study area. At the Queen Street West frontage, the site contains two late 19th century commercial structures, a three storey building at the northwest corner of Queen Street West and Brock Avenue at 1354 Queen Street West and an abutting two storey building at 1358-1360 Queen Street West. Both properties have been identified as "Contributing" properties within the Parkdale Main Street HCD study area. Both properties are also Listed on the City's Heritage Register.

As part of the application review, City Planning Heritage staff reviewed the Architectural Plans prepared by Giannone Petricone Associates Inc. Architects, dated September 18, 2020 as well as the Heritage Impact Assessment prepared by ERA Architects, dated September 29, 2020.

While the conservation strategy for the two storey commercial property at 1358-1360 Queen Street West appears satisfactory (the proposal would conserve the facades, reinstate appropriate 19th century storefronts and incorporate 5 metre step backs at the second floor roof with an additional 1.5 metres at third floor); the application proposes to demolish the three-storey corner property at 1354 Queen Street West.

Section 3.1.5 of the Official Plan speaks to Heritage Conservation in the City of Toronto. It provides that Toronto's cultural heritage can be seen in the significant buildings, properties, districts, landscapes and archaeological sites found throughout the city. Their protection, wise use and management demonstrate the City's goal to integrate the significant achievements of our people, their history, our landmarks, and our neighbourhoods into a shared sense of place and belonging for its inhabitants.

Policy 3.1.5.5 states that proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

The property at 1354-1356 Queen Street West is considered to be a significant heritage resource and staff have recommended that it should be conserved and incorporated into the mixed use development. Specifically, staff have advised that the Conservation Strategy should look to sympathetically rehabilitate and restore various architectural elements of the property, including but not limited to: fenestration, masonry work, entrances etc., based upon archival documentation, such as photos and/or drawings.

As the proposal in its current form does not ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, the proposal does not conform to Official Plan policy 3.1.5.5.

Housing Issues

As part of their application, the applicant submitted a Planning Rationale prepared by Bousfields Inc. that discussed their proposal and detailed the occupancy status of the existing rental dwelling units on the property. The Planning Rationale indicates that the site currently contains 5 rental dwelling units, all of which are occupied.

Housing Policy and Community Planning staff attended a site visit on October 27, 2020 to confirm the number and unit types of the existing rental dwelling units, which comprise 2 one-bedroom units and 2 two-bedroom units at 2 Brock Avenue and 1 six-bedroom unit at 14 Brock Avenue.

New development resulting in the loss of one or more rental units or dwelling rooms shall secure an acceptable tenant relocation and assistance plan to lessen hardship for existing tenants, per Official Plan Policy 3.2.1.12. City Council adopted Policy 3.2.1.12 at its meeting on June 18 and 19, 2019. The policy is not yet in force and effect. The report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH6.1>

The Planning Rationale supplied with the development application has confirmed that existing 5 rental dwelling units within the subject lands would be lost due to the development proposal, per Official Plan Policy 3.2.1.12. Staff have requested that as part of a resubmission, the applicant provide additional information confirming that an acceptable tenant assistance plan would be secured should the development application be approved. The applicant has not yet agreed to provide a tenant assistance plan for the impacted tenant households, however staff will continue to work with the applicant to ensure that an appropriate tenant assistance plan is secured should an approval be granted for the site's redevelopment.

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 23 (20%) two-bedroom and 13 (11%) three bedroom units which supports 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.

Community Services and Facilities

The City's Official Plan Policy 2.3.1.6 identifies that community and neighbourhood amenities will be enhanced where needed by improving and expanding facilities, creating new facilities and adapting existing services to changes in the needs of the neighbourhood. Section 3.2.2 of the Official Plan calls for adequate and equitable

access to community services and local institutions, and sets out a policy framework that, among other things, encourages the inclusion of community service facilities as part of private development.

As part of their application the applicant has proposed to include an on-site community space with a GFA of 91.2 square metres. Toronto City Council have adopted a Community Space Tenancy (CST) policy that provides a framework for leasing City space to the non-profit community based sector. When securing spaces as part of the CST portfolio, the City aims to secure spaces that are a minimum of 465 square metres in a highly visible and accessible location. As proposed, the size of the community agency space is not considered adequate and the location at the north side of the building is not considered by staff to be highly visible.

Based on this, staff have recommended that given the subject site's proximity to the Parkdale Hub Project, should Section 37 community benefits be considered as part of the approval of the subject application, the agreement help secure financial contributions towards the capital costs for the Parkdale Hub which is anticipated to include the Parkdale Toronto Public Library branch, a renewed Masaryk-Cowan Community Recreation Centre, and community space.

Public Realm and Streetscape

As part of the application review, City Planning and Urban Design staff reviewed the Architectural Plans prepared by Giannone Petricone Associates Inc. Architects, dated September 18, 2020, Landscape Plans, prepared by Ferris + Associates Inc. Landscape Architects, dated September 22, 2020. 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 the required tree planting (and associated soil volumes and infrastructure), as required below, is feasible and that it meets City standards.

Staff also note that existing or proposed utilities were not shown on Landscape Plans submitted with the application. 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, 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 show how the minimum required soil volume of 30 cubic metres per tree will be attained for proposed street trees and that detailed soil volume calculations have not been provided. Staff have requested that revised Landscape Plans be provided that state the per-tree soil volumes to each distinct tree planning area with the dimensions used for calculating these volumes.

Servicing

The applicant submitted a Functional Servicing Report prepared by Odan/Detech Group Inc., dated September 22, 2020, which was reviewed by the City's Engineering and Construction Services staff.

City staff provided technical comments and feedback on these initial submission materials and have noted that a more detailed review including comments regarding grading, servicing and stormwater management may be provided as part of the Site Plan Control Application process.

Transportation Issues and Parking

The applicant submitted an Urban Transportation Considerations Report, prepared by the BA Group, dated September 23, 2020 to City staff for review. In this study, the consultant estimates that the vehicular trips generated from the subject site would be in the order of 25 two-way trips during both the morning and afternoon peak hours. The study also notes that the proposal includes a total of 38 residential parking spaces, 0 visitor parking spaces, 118 bicycle parking spaces and one Type 'G' loading space to service the proposed development.

Staff reviewed the above-noted report provided by the consultant have some concerns regarding the proposed parking provisions on-site. Staff will continue to work with the applicant through the LPAT process in hopes of identifying an appropriate parking supply for the future development.

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 City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city.

According to the Strategy's methodology, the development site is currently in an area with 4 -12 m² of parkland per person, which is less than the city-wide average provision of 28 m² of parkland per person in 2016.

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 residential component 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.

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 Ferris + Associates dated August 19, 2020. It was noted that there are no privately-owned trees on or adjacent to the subject lands which qualify for regulation under the provisions of the Private Tree By-law. There are four City-owned Street trees which qualify for regulation under the provisions of the City's Street Tree Bylaw. One of these trees is proposed to be injured during the development process ("Tree 1").

Staff have noted that the scope of the proposed work within the minimum tree protection zone of Tree 1) will at least constitute an injury and may require removal of this tree if encroachment is severe enough. Staff have requested that the applicant provide a revised Arborist Report and/or Tree Preservation Plan that specifies that Tree 1 will be injured, discusses the nature and severity of the proposed injury, and specifies the means/methods that will be used to minimize impact

Finally, that if it is not possible to preserve Tree 1, then the revised Arborist Report and Tree Preservation Plan specify the removal of the tree and adequate compensation planting must be specified on the Landscape Plans.

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. 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 specific policies of the PPS (2020), does not conform to specific policies of 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. Other issues to be resolved include issues related to the proposed demolition of the Listed heritage building at 1354-1356 Queen Street West and addressing the transportation and traffic impacts that will be created by this development, including the provision of an appropriate parking supply.

This report recommends that City Council direct staff 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

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E-mail: Patrick.Miller@toronto.ca

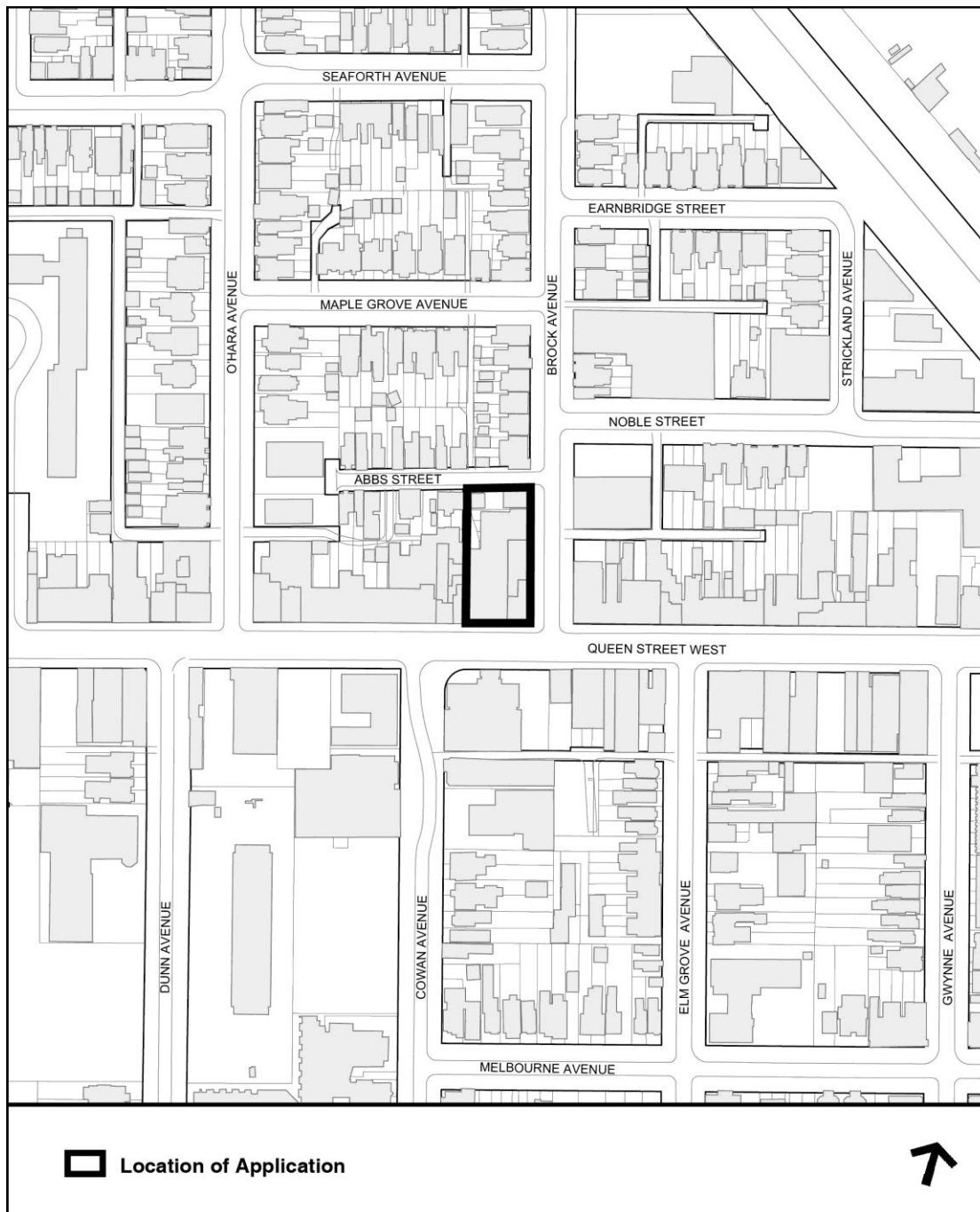
SIGNATURE

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

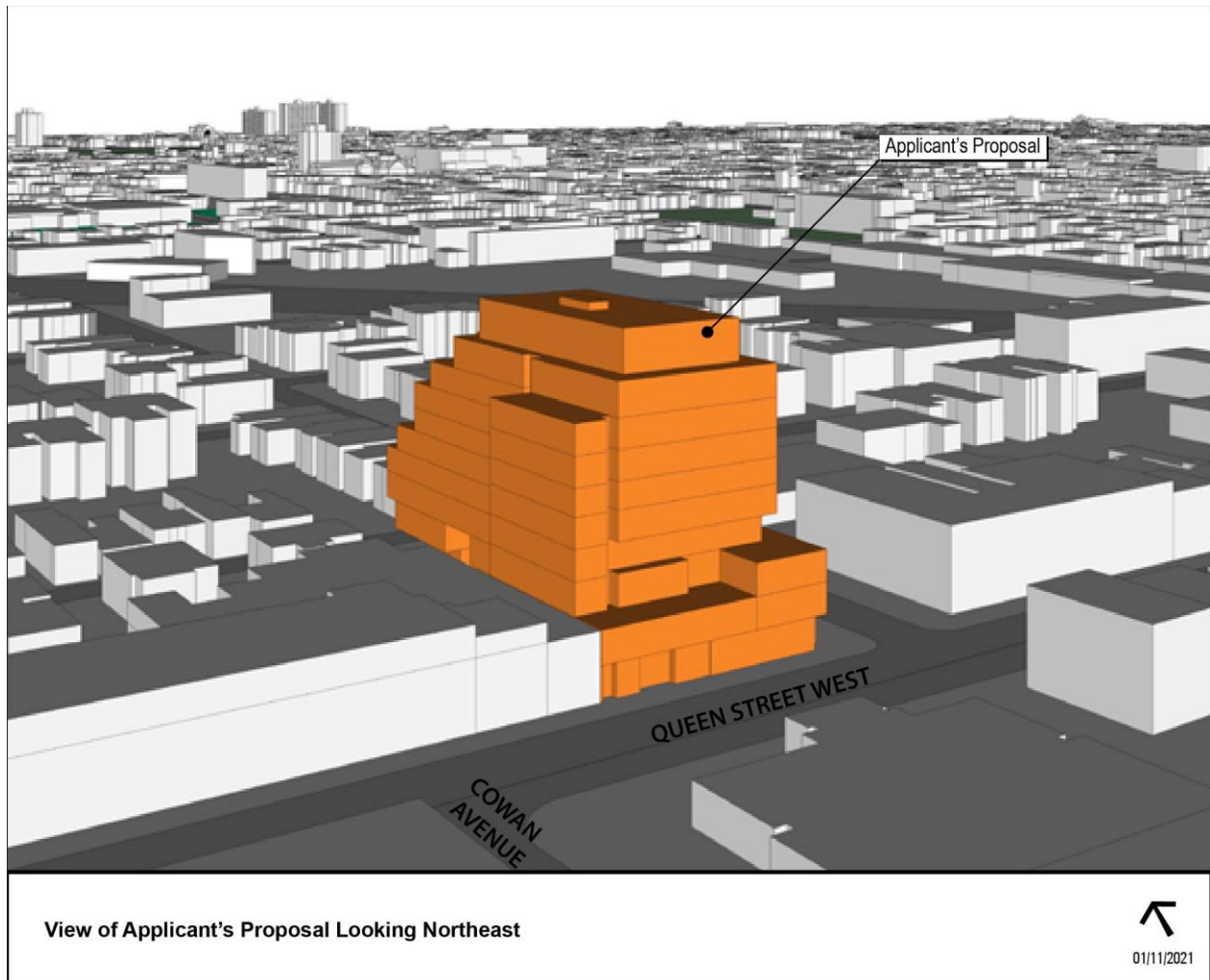
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context - Northeast View
Attachment 3: 3D Model of Proposal in Context - Southwest View
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

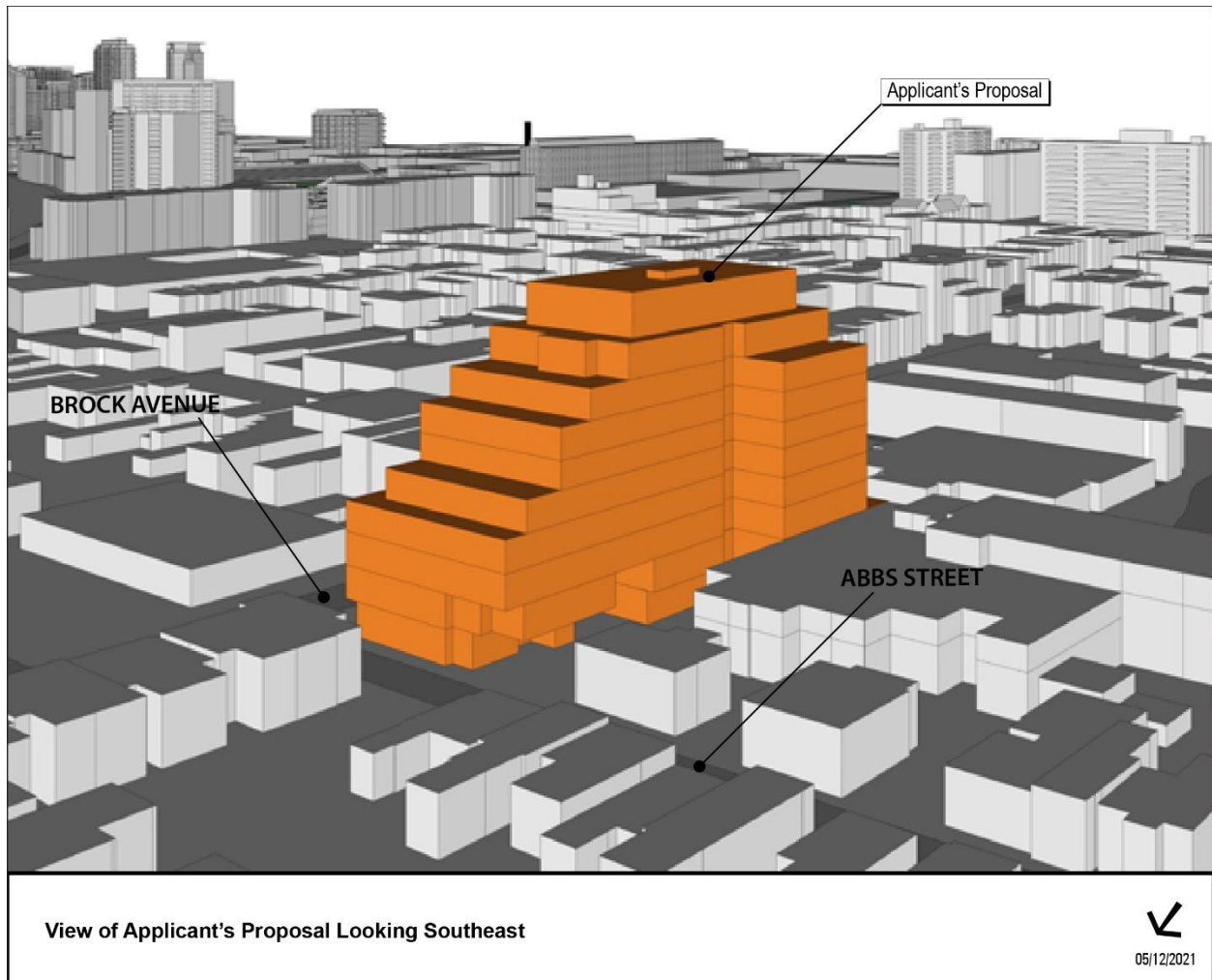
Attachment 1: Location Map



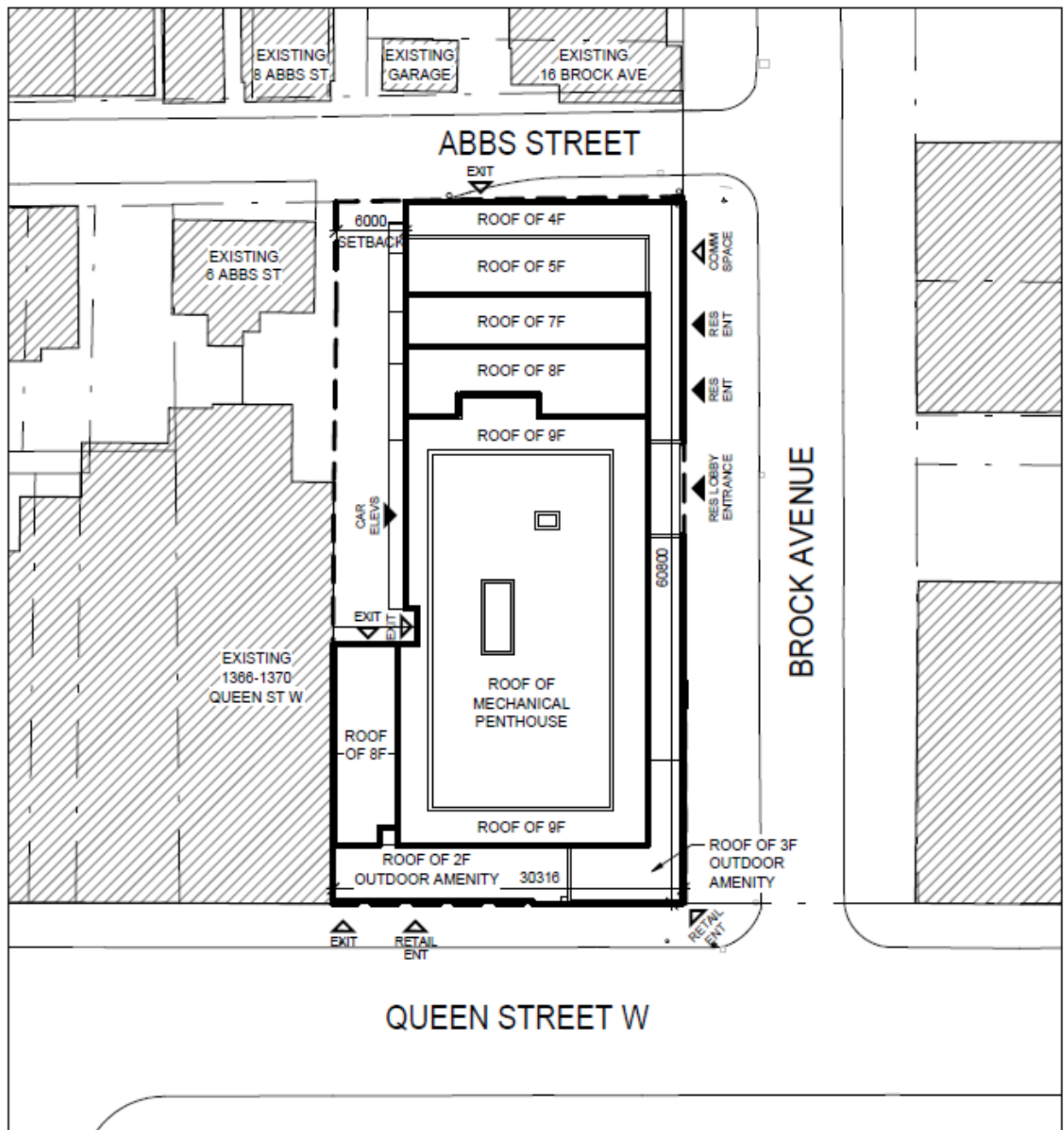
Attachment 2: 3D Model of Proposal in Context - Northeast View



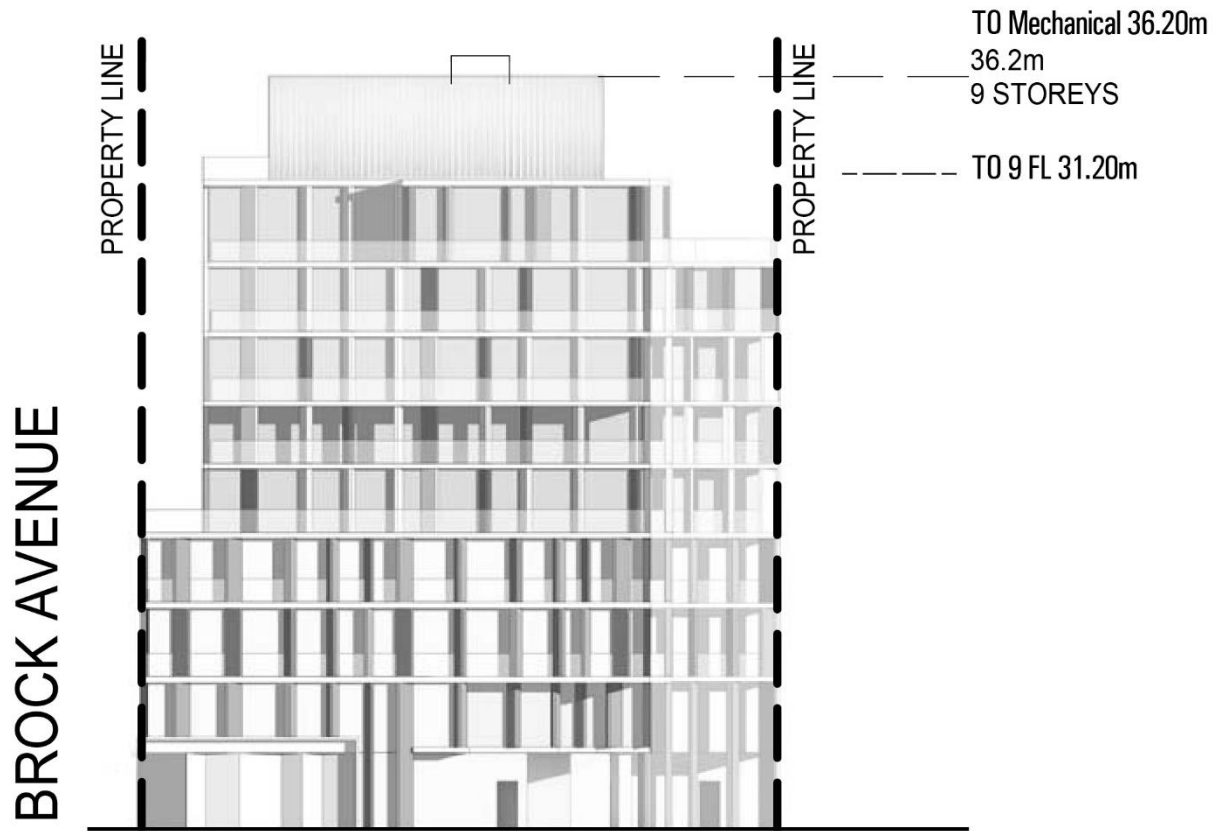
Attachment 3: 3D Model of Proposal in Context - Southeast View



Attachment 4: Site Plan



Attachment 5: North Elevation



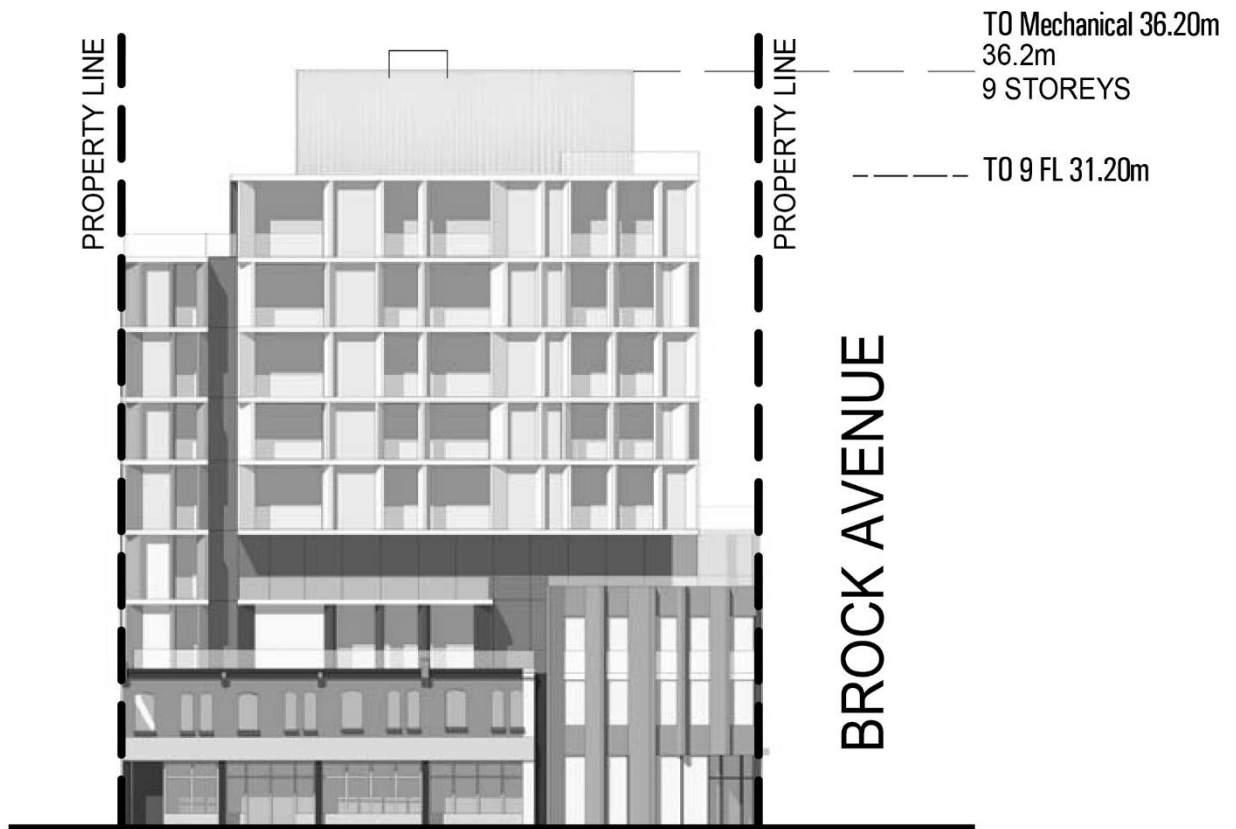
North Elevation

Attachment 6: East Elevation



East Elevation

Attachment 7: South Elevation



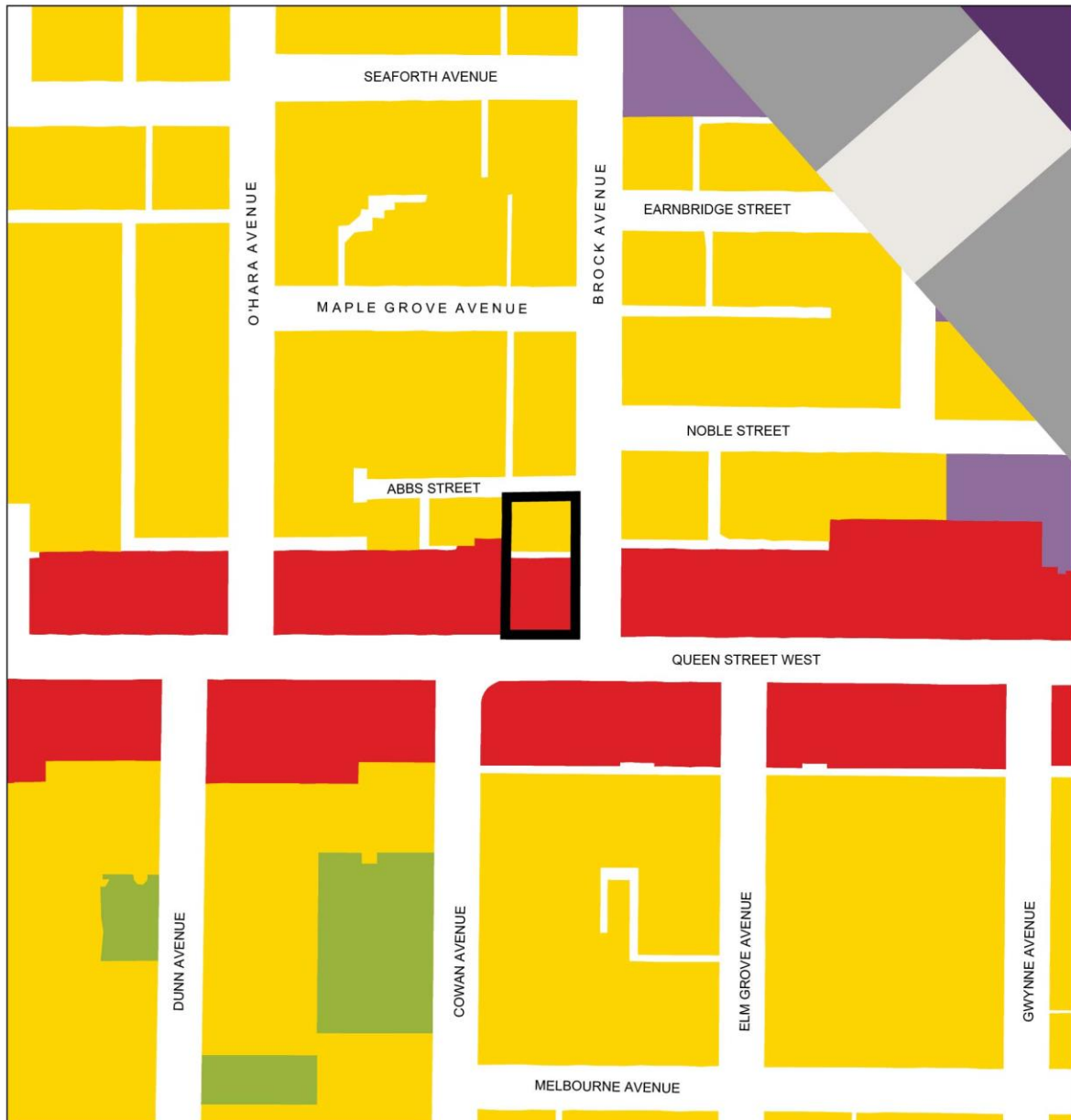
South Elevation

Attachment 8: West Elevation



West Elevation

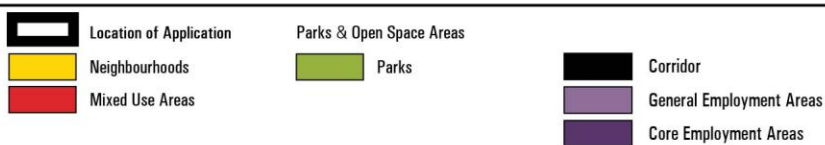
Attachment 9: Official Plan Map



Official Plan Land Use Map #18

1354 Queen Street West

File # 20 200379 STE 04 02




 Not to Scale
 Extracted: 01/05/2021

Attachment 10: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1354 QUEEN ST W Date Received: September 29, 2020

Application Number: 20 200379 STE 04 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Application to amend the Official Plan and Zoning By-law to allow for the development of a new 9-storey mixed-use building (31.20 metres plus 5.0 metre mechanical penthouse). The proposal contains a total gross floor area of 9,699.4 square metres, including 9,160.6 square metres of residential gross floor area and 447.6 square metres of retail/commercial gross floor area, and 91.2 square metres of community space, resulting in an overall density of 5.2 FSI. A total of 117 new residential units are proposed including 81 one-bedroom units (69%), 23 two bedroom units (20%) and 13 three-bedroom units (11%).

Applicant	Agent	Architect	Owner
EILEEN COSTELLO		GIANNONE PETRICONE ASSOCIATES INC.	QUEEN AND BROCK HOLDINGS INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR2.5 (c1.0; r2.0) SS2 (x1766)	Heritage Designation:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	1,850	Frontage (m):	31	Depth (m):	61
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,600		1,236	1,236
Residential GFA (sq m):	614		9,161	9,161
Non-Residential GFA (sq m):	3,066		539	539

Total GFA (sq m):	3,680	9,699	9,699
Height - Storeys:	2	9	9
Height - Metres:	7	31	31

Lot Coverage Ratio (%) 66.82 Floor Space Index: 5.24

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	9,136	25
Retail GFA:	539	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5			
Freehold:				
Condominium:			117	117
Other:				
Total Units:	5		117	117

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	6	75	23	13	
Total Units:	6	75	23	13	

Parking and Loading

Parking Spaces:	38	Bicycle Parking Spaces:	118	Loading Docks:	1
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CONTACT:

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