

## **1327-1331 Queen Street East - Update Report**

Date: June 7, 2021

To: Toronto and East York Community Council

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

Ward: 14 - Toronto Danforth

**Planning Application Number:** 15 145265 STE 32 SA

**Notice of Complete Application Issued:** March 18, 2021

**Current Use(s) on Site:** residential apartment building with commercial at grade

### **SUMMARY**

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On May 19, 2021 Toronto and East York Community Council (TEYCC) directed that City Planning report to its June 24 meeting respecting revisions to the sidewalk and streetscape condition, and that City Planning consider as part of this design plantings including trees to support the urban tree canopy.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. The attached landscape concept and details be implemented as the final condition for the streetscape in front of 1327-1331 Queen Street East
2. The landowner be directed to immediately install these features in accordance with the attached plan.
3. The owner of 1327-1331 Queen Street East be directed to submit a plan, to the satisfaction of the General Manager, Transportation Services, that improves the sidewalk condition within the right-of-way to the immediate east of the site without negatively impacting the mature tree within that sidewalk.

### **FINANCIAL IMPACT**

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

## **ISSUE BACKGROUND**

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The rezoning to permit the George apartment building at 1327-1331 Queen Street East was approved at the LPAT in 2016, with the Site Plan final Statement of Approval issuing in 2017. In late 2020, with the building nearing completion, the developer advised the City that there had been an error in the initial survey and accordingly the building was constructed higher than the finished elevation of the sidewalk. An alternate streetscape treatment was proposed and ultimately approved as delegated to staff in January of 2021 that preserved accessible building entries and an accessible sidewalk, but introduced a step parallel to the curb edge.

Upon partial completion in April of 2021, further improvements to this condition were identified as warranted. These include a tactile strip along the upper sidewalk curb edge, fencing around the in-ground planters, and railings at the building entries. These additional elements ensure visibility of the curb-edge step, and supplement previously approved plantings, bike rings, and a Leslieville BIA "rainbow" bench.

Specifically respecting plantings, the original site plan approval contemplated a row of 6 canopy trees to be planted along the Queen Street East curb edge. Subsequently, Toronto Water identified conflicts with water infrastructure that precluded these tree plantings and so the 2021 alternative treatment did not include trees among the approved plantings.

The properties to the immediate east of The George have an existing very narrow sidewalk condition as the sidewalk area is partially cut out to accommodate a mature tree. Staff are also recommending that the developer provide a plan, to the satisfaction of Transportation Services, to widen that sidewalk segment and improve the sidewalk transition to 1327-1331 Queen Street East, at the developer's expense.

## **COMMENTS**

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City Staff and the developer, in consultation with the area Councillor, have collaborated to develop the further revision to the sidewalk condition in front of The George illustrated at Attachment 1. This further revision highlights more fully the curb-edge step. Tree plantings were not able to be reestablished in a manner acceptable to Toronto Water.

With the endorsement of TEYCC, the developer has undertaken to immediately install those elements of the revised plan that they have control over. The City bike rings are anticipated to take until mid-summer to arrive and be installed, and the improvement to the eastern sidewalk connection will require further approval from Transportation Services prior to installation.

In May of 2021, as an interim solution the developer placed Leslieville BIA standard, moveable planters along the curb-edge step.

## **CONTACT**

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## **SIGNATURE**

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


## **ATTACHMENTS**

**City of Toronto Drawings**  
Attachment 1: Revised landscape plan

# Attachment 1: Revised landscape plan

**1327  
QUEEN  
ST. E  
STREETSCAPE  
OPTION 2**


**PLANT PALETTE**



*Berberis thunbergii* 'Rose Glow'  
Rose Glow Barberry

*Bouteloua gracilis*  
Blue Grama

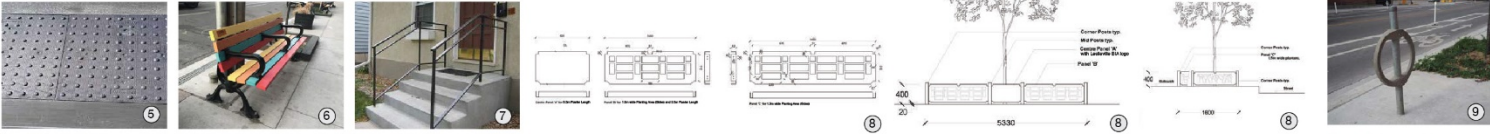
**PAVING PALETTE**



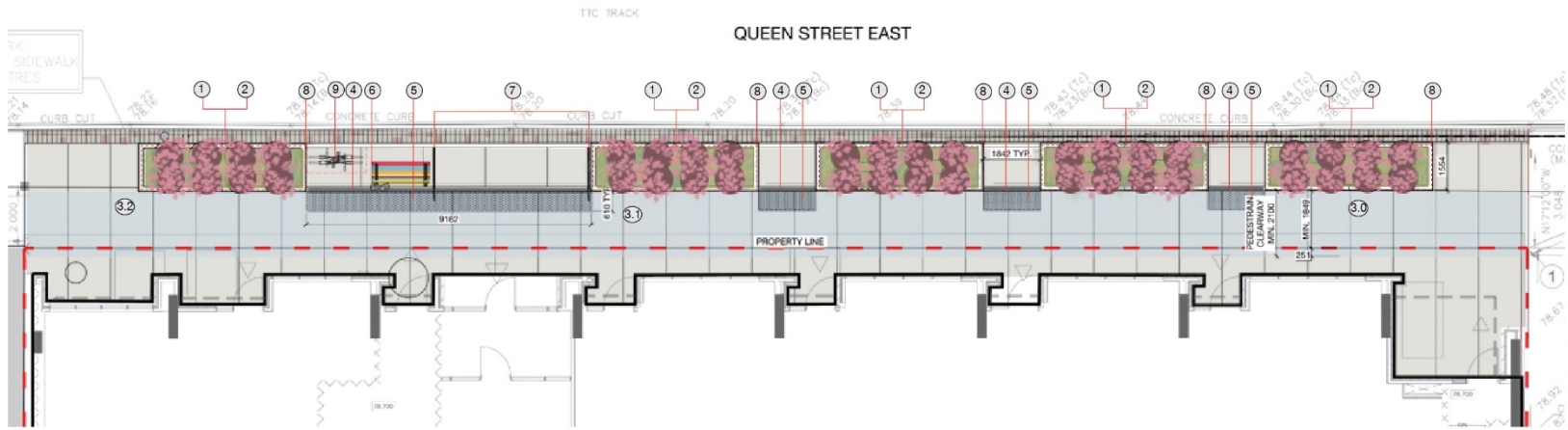
Existing CIP Concrete Paving and Paving Band

Coloured Concrete Curb

**SITE FURNISHINGS**



Tactile Warning Strip    Leslieville BIA Bench    Metal Handrail AODA Compliant    Planter Fencing Panels    City of Toronto Bike Ring



**Landscape Plan**