

1488 Queen Street West – Zoning By-law Amendment Application – Final Report

Date: March 24, 2022

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

Planning Application Number: 20 124904 STE 04 OZ

SUMMARY

This application proposes to amend the Zoning By-law 569-2013 to permit a six-storey (25 metres, inclusive of the mechanical penthouse) mixed use building at 1488 Queen Street West with 29 residential units and commercial uses at grade.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), conforms to the relevant policies of the Official Plan and Official Plan Amendment 445, Site Area Specific Policy 566 - Parkdale Main Street and West Queen West (SASP 566) and incorporates direction from the applicable design guidelines.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 1488 Queen Street West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the March 24, 2022 report from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to provide a revised Functional Servicing Report, Hydrogeological Report and supporting documents, including confirmation of water and fire flow, sanitary and storm

capacity, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

4. Before introducing the necessary Bills to City Council for enactment, require the owner to address all outstanding engineering issues identified in Section A of the Development Engineering Memo dated February 18, 2022 from the Chief Engineer and Executive Director, Engineering and Construction Services, and any other comments that may arise further to the review of materials submitted as part of the process to address the issues set out in Section A of the aforementioned memorandum, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

5. Before introducing the necessary Bills to City Council for enactment, require the owner to withdraw their appeal of Official Plan Amendment 445 (Site and Area Specific Policy 566) and the associated Zoning By-laws.

FINANCIAL IMPACT

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

DECISION HISTORY

The subject application was deemed complete on March 11, 2020. A Preliminary Report on the application was adopted by Toronto and East York Community Council on July 16, 2020 directing staff to continue to work with the applicant to address issues including, but not limited to, consistency with the criteria identified in OPA 445 and SASP 566, the relationship with the surrounding low-scaled mixed use buildings and issues related to servicing. The Preliminary Report and Community Council's decision are available at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.27>.

At City Council's meeting on November 13, 14, 15 and 18, 2013, City Council requested the Chief Planner and Executive Director, City Planning Division to undertake a planning study of Queen Street West between Bathurst Street and Roncesvalles Avenue. The City Council decision is available at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE27.66>.

On September 30, 2020 City Council adopted Queen Street West Planning Study - Bathurst Street to Roncesvalles Avenue - Official Plan Amendment - Final Report and Official Plan Amendment 445, for the lands generally fronting Queen Street West between Bathurst Street and Roncesvalles Avenue. These policies remain under appeal at the Ontario Land Tribunal. City Council's decision and the associated materials, including the Official Plan Amendment can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.5>.

SITE AND SURROUNDING AREA

The subject site is located on the north side of Queen Street West. Generally between Macdonell Avenue to the west and Lansdowne Avenue to the east. The site is generally rectangular in shape and has a size of 630 square metres, including the required 20 square metre lane widening. The site has a frontage of approximately 17.5 metres along Queen Street West, and a depth of approximately 36.5 metres.

Land uses that surround the subject site include:

North: Abutting the subject site to the north is a public laneway known municipally as Ln N Queen W Lansdowne. Abutting the public laneway is a two-storey semi-detached building at 7 MacDonell Avenue.

South: To the south of the site there is a mix of two and three-storey mixed use buildings located along the south side of Queen Street West.

East: Immediately adjacent to the site along the north side of Queen Street West is the three and half storey building at 1486 Queen Street West. This property was built in 1892 and has been listed on the City of Toronto's Heritage Register as a Main Street Commercial Block Building Type and part of the Parkdale Main Street historic context. Further east of the site are two and three-storey mixed use buildings along Queen Street West.

West: Abutting the subject site to the west is the four storey building at 1496 Queen Street West. This property was built in 1879 and has also been listed on the City of Toronto's Heritage Register as a Main Street Commercial Block Building Type and part of the Parkdale Main Street historic context. Further west of the site are additional two and three-storey mixed use buildings along Queen Street West.

PROPOSAL

The subject application, when originally submitted, proposed to amend the Zoning By-law to allow for a new six-storey mixed use building with 2,650 square metres of total gross floor area (GFA) and 29 residential units, which equated to a density of 4.21 times the area of the lot. Generally speaking, the built form of the revised proposal has remained consistent with the original proposal, but now proposes 2,740 square metres of total GFA for a density of 4.33 times the area of the lot.

The proposed six-storey building includes a three-storey streetwall that steps back 1.7 metres before rising an additional storey and stepping back a further 3.23 metres for a cumulative setback of 4.93 metres from Queen Street West above the fourth storey. The fourth-storey terrace is also setback 2.5 metres from the adjacent building to the east of the site at 1486 Queen Street West.

The entrance to the building is located on the southwest corner of the site and is recessed 1.7 metres from the building face. This recessed condition is maintained for the first four storeys. The building then rises two additional storeys to reach its overall height of six-storeys. The mechanical penthouse is proposed to be an additional five metres in height on the roof level of the building. Two retail unit proposed on the ground level of the building and account for 64 and 75 square metres of non-residential space respectively.

At the rear of the site, the building rises to a height of five-storeys before stepping back 3.0 metres at the sixth floor. A green roof has been proposed in this stepback area. The rear of the building has been setback 5.3 metres from the public laneway, including a 1.67 widening that will be provided through a land conveyance prior to Site Plan Approval and secured through the Site Plan Approval process.

The application proposes 116 square metres of indoor amenity space and 0 square metres of outdoor amenity space. The amenity space would be located in the basement and on the second and third floors of the building.

Finally, the application proposes 4 at grade vehicle parking spaces and a total of 26 bicycle parking spaces. A Type "C" loading area is proposed at the rear of the building adjacent to the public laneway.

Other details of the proposal are listed in the following table and Attachment 2: Application Data Sheet.

Category	Proposed
Site Area	630 m ²
Site Frontage/Depth	Frontage (Queen Street): 17.5 Depth: 36.5 m
Building Height	6-storeys (25 m, including MPH)
Gross Floor Area	Residential: 2,550 m ² Non-Residential: 190 m ²
Density	4.33
Residential Units	One-bedroom: 14 (48.3%) Two-bedroom: 12 (41.4%) Three-bedroom: 3 (10.3%) Total: 29 (100%)
Vehicular Parking	Residents: 2 spaces Visitors: 2 spaces Total: 4 spaces

Category	Proposed
Bicycle Parking	Long-term: 26 spaces
Loading	1 Type 'C'
Amenity Space	Indoor: 116 m ² Outdoor: 0 m ²

Reasons for Application

An amendment to City of Toronto Zoning By-law 569-2013 is required to create appropriate performance standards to facilitate the development, including, but not limited to: maximum permitted height, density, setbacks, amenity space and parking.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Architectural and Landscape Plans;
- Toronto Green Standard Checklist;
- Sun and Shadow Study;
- Planning Rationale;
- Public Consultation Strategy;
- Transportation Impact Study;
- Arborist Report;
- Tree Preservation Plan;
- Heritage Impact Assessment;
- Noise Impact Study;
- Pedestrian Wind Study;
- Functional Servicing Report;
- Stormwater Management Plan;
- Civil and Utility Plans;
- Site Grading and Drainage Plan;
- Cost Estimate for Landscaping;
- Draft Zoning By-law Amendment;
- Phase One Environmental Site Assessment Report;
- Geotechnical Study;
- Hydrogeological Report and Review Letters; and
- Survey Plans.

These reports and studies are available through the applicatin Informatino Centre (AIC) at the following link: <http://app.toronto.ca/AIC.index.do>.

Agency Circulation Outcomes

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

POLICY CONSIDERATIONS

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

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

The Provincial Policy Statement (2020)

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

- The efficient use and management of land and infrastructure;
- Ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- Ensuring opportunities for job creation;
- Ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- Protecting people, property and community resources by directing development away from natural or human-made hazards.

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

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

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

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Official Plan

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, provides direction for managing the size, location and built form compatibility of different land uses, and the provision of municipal services and facilities. Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any

application. The City's Official Plan designates the subject site as *Mixed Use Areas*, as shown on Map 18-Land Use Plan.

The City's *Mixed Use Areas* are made up of a broad range of uses and "will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing." The Official Plan does not foresee all *Mixed Use Areas* experiencing the same scale or intensity of development and identifies the development criteria for development in *Mixed Use Areas*, which includes:

- Creating a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- Locating and massing new buildings to provide transition between areas of different development intensity and scale;
- Locating and massing new buildings to limit shadow impacts on adjacent *Neighbourhoods* designated properties;
- Providing an attractive, comfortable, and safe pedestrian environment; and
- Providing good site access and circulation and an adequate supply of parking for residents and visitors.

The subject application was assessed against the Healthy Neighbourhoods, Built Form, Public Realm, and *Mixed Use Areas* policies of the Official Plan.

The Official Plan is available at the following link: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/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 Ontario Land Tribunal and are not, to date, 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 six 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>

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/>.

Design Guidelines

Official Plan Policy 5.3.2.1 states that guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban design guidelines are intended to provide a more detailed framework for built form and public improvements. The following design guidelines have been reviewed in the evaluation of this application:

- Mid-Rise Building Performance Standards;
- Growing Up: Planning for Children in New Vertical Communities Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Retail Design Manual; and

Mid-Rise Buildings Performance Standards and Addendum

Responding to Council's 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 accessed 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 Study, Performance Standards and Addendum were used by staff to evaluate the proposal's overall height, transition to the adjacent *Neighbourhoods*, streetwall height, angular plane requirements, setbacks and stepbacks, ground floor uses and organization, and amenity space and green roof.

Growing Up: Planning for Children in New Vertical Communities Guidelines

The Council-adopted Growing Up: Planning for Children in New Vertical Communities urban design guidelines (the "Growing Up 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 (for two-bedroom units) and 100-106 square metres (for three-bedroom units) 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 to support housing choices and accommodate larger households.

These guidelines can be accessed at this link:

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

Pet Friendly Design Guidelines and Best practices for New Multi-Unit Buildings

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>.

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>

Toronto Green Standard (Climate Mitigation and Resilience)

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

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 TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial submission of the site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

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

Site Plan Control

An application for Site Plan Control was submitted on March 24, 2021 and was deemed complete on April 31, 2021. The application remains under review.

COMMUNITY CONSULTATION

A virtual community consultation meeting was held on October 5, 2020. At the meeting, City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposal. Following the presentations, City staff led a facilitated discussion and answered questions on the proposal. Approximately 30 people attended the meeting.

The attendees asked questions and provided comments on the proposed development, which included concerns related to:

- A desire to secure "affordable housing" in the future building;
- Concerns related to the proposed design and architectural style of the building; and
- Concerns related to the proposed amount of automobile and cycling infrastructure, specifically vehicular parking.

Statutory Public Meeting Comments

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

COMMENTS

Provincial Policy Statement and Provincial Plans

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

Provincial Policy Statement

The PPS "provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS supports the improved land use planning and management, which contributes to a more effective and efficient land use planning system."

The policy objectives of the PPS include:

- Establishing land use patterns that are based on densities and a mix of land uses, which efficiently use land and resources, are appropriate for, and efficiently use, infrastructure and public service facilities, support active transportation, and are transit-supportive;
- Identifying appropriate locations and promote opportunities for transit-supportive development, accommodating a range of housing options;
- Identifying development standards, which facilitate intensification, redevelopment and compact built form, while avoiding or mitigating risk to public health and safety; and
- New development having a compact form and mix of uses and densities that allow for the efficient use of land.

In recognizing the Official Plan is the most important vehicle for implementing the PPS, it is imperative that new development conform with the policy objectives of the Official Plan. The proposed development would advance the applicable policy objectives of the Official Plan and would represent an appropriate level of intensification for the subject site that would efficiently use land and resources.

The proposed development would support transit use and active transportation through the provision of a reduced vehicular supply and the subject site's proximity to the Queen Street - 501 - Streetcar Line. The proposed compact form of the development, the proposed residential densities, and the mix of unit types also advances the policy objectives of the PPS. In the opinion of Planning staff, the proposed development and implementing by-law, are consistent with the Provincial Policy Statement.

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

The policies of the Growth Plan, regarding how land is developed, resources are managed and protected, are based on principles, which include:

- Supporting the achievement of complete communities that are designed to support healthy and active living;
- Prioritizing intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability; and
- Supporting a range and mix of housing options.

The Growth Plan states that policies to support the achievement of complete communities includes:

- A diverse mix of land uses, including residential and employment uses;
- A diverse range and mix of housing options to accommodate people at all stages of life and to accommodate the needs of all household sizes and incomes;
- Expanding convenient access to a range of transportation options, public service facilities, and safe and accessible publicly-accessible open spaces;

- A more compact built form and a vibrant public realm, including public open spaces; and
- Integrate green infrastructure and appropriate low impact development.

The proposed development would contribute to a healthy and liveable community that provides convenient access to a range of transportation options and public service facilities. The proposed development provides a compact built form with a diverse range and mix of unit types to accommodate the needs of a variety of household types and incomes. In the opinion of Planning staff, the proposed development and implementing by-law, conform with the Growth Plan.

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

The subject site is located within the lands that are subject to and Official Plan Amendment 445, Site Area Specific Policy 566 - Parkdale Main Street and West Queen West (SASP 566). The policies of SASP 566 support opportunities for contextually appropriate growth and change while conserving and enhancing the cultural heritage value of Queen Street West.

SASP 566 provides that 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. These policies have been appealed to the Ontario Land Tribunal by the owner of the subject sit, among others, and are not in full force and effect.

The subject application was assessed against SASP 566. The proposed six-storey building is of an appropriate height, scale and design given the subject site's adjacency to the listed heritage properties on both the east and west side of the site. The proposed building also provides appropriate transition measures to limit impact on the lower-scale residential areas to the north of the site, including setbacks and setbacks, which are discussed in greater detail in the following sections of this report.

Staff are of the opinion that the proposed development generally conforms to SASP 566 and that the development will advance the objectives of the policies for future developments along the Parkdale Main Street corridor.

Built Form, Height and Massing

The Built Form policies of the Official Plan require new development to 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 providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context. The Official Plan also requires stepping back building mass and reducing building footprints above the streetwall height.

SASP 566 provides for a maximum overall height of six-storeys and 20 metres with a minimum stepback of 5.0 metres above a streetwall height of 10.5 metres, and an additional stepback of 3.0 metre stepback at a height of 16.5 metres. The application proposes a six-storey building (25 metres, inclusive of the mechanical penthouse) with a three-storey(10.5 metre) streetwall that steps back 1.7 metres before rising an additional storey and stepping back a further 3.23 metres for a cumulative setback of 4.93 metres from Queen Street West above the fourth storey.

While not a complete replication of the built form requirements set out in SASP 566, the application offers an interpretation of these built form policies that adequately address the existing and planned context of the area, provide good street proportion, fit within the existing character of the area and provide for a contextually appropriate amount of growth along the Queen Street West Corridor.

The Official Plan also requires appropriate transition between areas of different intensity and scale, including in particular, between lands designated *Mixed Use Areas* and *Neighbourhoods*. In addition to this, SASP 566 requires a 9.0 metre rear yard setback from the property line of any adjacent *Neighbourhoods* designated property and requires an additional 3.0 metre stepback at the rear of the property at a height of 16.5 metres.

At the rear of the site, the proposed building rises to a height of 16.5 metres before stepping back 3.0 metres and then rising the top floor. The rear wall of the building is setback 5.3 metres from the public laneway, including a 1.67 metre laneway widening. This, coupled with the existing 3.7 metre public laneway, provide for a total setback of approximately 9.0 metres from the adjacent *Neighbourhoods* designated property.

These building dimensions are in conformity with the policies of SASP 566 and provide a 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 from shared and adjacent property lines.

The proposed six-storey building (25 metres, inclusive of the mechanical penthouse) would fit within the existing context of the Mixed Use Area that is adjacent to *Neighbourhoods* and reflects appropriate setbacks and stepbacks that will set a positive precedent for future development along the Queen Street West - Parkdale Main Street Corridor. Staff are of the opinion that the application appropriately responds to and is in conformity with the Built Form policies of the Official Plan.

Traffic Impact, Access, Parking

In support of the subject proposal, the applicant's transportation consultant prepared a Transportation Study, dated March 11, 2020. The consultant estimates that the proposed development will generate less than 5 two-way vehicular trips during AM and PM peak hours, respectively. The consultant concludes that the proposed development will have minimal impacts on the surrounding road network and no road improvements are required. Given the scale and context of the subject site, as well as the proposed

parking supply, Staff are of the opinion that the methodology and conclusions of this report are acceptable.

A total of four (4) parking spaces are proposed for the subject site. Two (2) of these spaces will be dedicated for resident use, with the remaining two (2) spaces dedicated to visitor use. The spaces will be accessed via the east-west public laneway, as widened.

As per the Zoning By-law, the site is required to provide 27 parking spaces, 23 of which are for residents and four (4) for visitor use. No retail parking is required. As such, the proposed parking supply of four (4) spaces (2 resident spaces and 2 visitor spaces) does not meet the by-law requirements.

In support of the proposed parking supply, the applicant's transportation consultant, included a parking review in their submitted study to justify the parking reduction. This report includes a review of the following for both resident and visitor parking requirements:

- The overall planning and policy context;
- The context of the site;
- The current and historic mode share and trends related to car ownership and use;
- Parking trends observed at similar sites;
- Other recent parking reduction approvals at similar sites;
- The availability of on-street parking permits in the area;
- Visitor parking surveys for other area sites;
- Off-street parking inventory for visitor and/or non-residential uses; and
- Proposed Transportation Demand Management (TDM) strategies.

Overall, Transportation Services staff note the site context and constraints and can accept the reduced parking provisions on this site. Furthermore, staff agree with the provision for two (2) visitor spaces (along with a Type C loading space in support of residential moving and retail operations).

To promote multi-modal transportation and in response to the submitted Transportation Demand Management (TDM) plan, Transportation Services staff also require that the following TDM provisions and/or financial guarantees be provided as part of this development:

- One (1) bike-share membership per unit, offered in the first year of occupancy;
- One (1) pre-loaded Presto card (\$150) per unit, offered in the first year of occupancy; and
- Information packages for new residents, which are to include TTC schedules and cycling maps.

The TDM measures would either be secured in the implementing by-law or through the Site Plan Agreement.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report, Civil and Utilities plans, a Hydrogeological Report and Geotechnical Study all in support of the subject application. Engineering and Construction Services (ECS) staff have indicated that they have no objection to this final report and associated bills, subject to the conditions outlined in the recommendations to this report. Specifically, that the owner submit a revised Functional Servicing Report, Hydrogeological Report and supporting documents in order to address the comments in the memo dated February 18, 2022 to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Public Realm

The Built Form policies of the Official Plan require that new development will support adjacent streets, lanes, parks and open spaces to promote civic life and the use of the public realm. Official Plan policies on the Public Realm also provide that sidewalks and boulevards should be designed to provide safe, attractive, interesting and comfortable spaces for users of all ages and abilities.

The ground floor of the building approximately 3.8 metres from the of Queen Street West right of way, which will allow for a comfortable pedestrian walking condition and a 2.2 metre clearway for trees. The residential entrance to the building is located on the southwest corner of the site and is recessed an additional 1.7 metres from the building face. The primary pedestrian entrance will help to animate, activate, and bring visual interest to the commercial retail units also located on the ground floor of the building.

As previously noted, the proposal also includes a three-storey streetwall that steps back 1.7 metres before rising an additional storey and stepping back a further 3.23 metres above the fourth storey for a cumulative setback of 4.93 metres from Queen Street West above the fourth storey. The fourth storey terrace is also setback 2.5 metres from the adjacent building to the east of the site at 1486 Queen Street West. This three-storey streetwall provides an appropriate scale in both the existing and planned context and sets a good precedent for future development in this area.

Staff are satisfied with the interface of the proposed development on the public realm and are of the opinion that the application is in conformity with the Public Realm policies of the Official Plan. Through the Site Plan Control process, staff will finalize the design of the public realm and will secure necessary improvements.

Unit Mix

The Provincial Policy Statement and the Growth Plan both acknowledge the importance of providing a full range of housing. The provision of affordable, secure, and diverse housing stock to meet housing needs of a wide range of people throughout their life cycle is essential to the creation of complete communities.

The Growing Up Guidelines provide direction on the recommended mix of residential unit types and unit sizes for multi-unit developments. The Growing Up Guidelines includes performance standards, which represent tangible measures to accommodate the growing demand for family-oriented housing in vertical communities. The Guidelines recommend that a building provide a minimum of 25 percent large units, ten percent of the units should be three-bedroom units and 15 percent of the units should be two-bedroom units.

The subject application proposes 14 one-bedroom units (48.3%), 12 two-bedroom units (41.4%), and 3 three-bedroom units (10.3%). The implementing by-law would secure this unit mix and staff are of the opinion that the proposed unit mix supports the unit mix objectives of the Growing Up Guidelines and the applicable provincial and Official Plan policies.

Parkland

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. 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 a cash-in-lieu contribution. The residential component of this proposal 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.

Heritage Impact and Conservation Strategy

The subject site is located within the area that is subject to the ongoing West Queen West Heritage Consecration District Study. As previously noted, the site is located between 1486 Queen Street West and 1496 Queen Street West which were constructed in 1892 and 1897 respectively. Both of these buildings are listed on the City of Toronto Heritage Register as a Main Street Commercial Block Building Type and part of the Parkdale Main Street historic context.

Heritage Preservation Services staff were circulated and do not object to the proposed Zoning By-law Amendment for this site. Staff note that [the](#) building as currently proposed incorporates scale, massing, and materiality that is compatible with adjacent heritage resources and is satisfactory from a heritage perspective.

Furthermore, the proposals three-storey street wall and setbacks help to maintain a street wall that is consistent and does not clash with adjacent heritage resources. Also, the additional setback incorporated from the adjacent turret tower to the east, helps to maintain the prominence of that site.

Based on the above noted comments, Heritage staff have concluded that the application and built form appear to be consistent with the Queen Street West Heritage Conservation District Study and in line with the adjacent heritage properties.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law', respectively, Municipal Code Chapter 608 – Parks, Article VII (Trees), and the Toronto Green Standard. The applicant submitted an Arborist Report, Tree Preservation Plan, Landscape Plans, and Servicing Plan.

City staff note that there are three (3) City-owned Street trees captured by the Arborist Report which qualify for regulation under the provisions of the Street Tree Bylaw. None of these trees are proposed for injury or removal. It is nonetheless important to emphasize that these trees must be protected in accordance with the Street Tree By-law and the City of Toronto Tree Protection Policy and Specifications for Construction Near Trees.

Urban Forestry – Tree Protection & Plan Review staff do not object to the issuance of the Final Zoning By-Law Amendment Report to Council.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (the "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 TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Agreement.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposed development conforms with the intent of the Official Plan,

particularly as it relates to the intensification of lands designated *Mixed Use Areas* in areas of different development intensity and scale, and is keeping with the intent of the Site and Area Specific Policy 566 for the West Queen West and Parkdale Main Street corridor. The proposed development would fit within both the existing and planned context and the building design appropriately responds to site-specific conditions, including its adjacency to properties listed on the Toronto's Heritage Register and *Neighbourhoods* designated properties to the north. Planning staff recommend City Council approve the Zoning By-law Amendment application.

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

City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7a: 3D Model of the Proposal in Context Looking Northwest
- Attachment 7b: 3D Model of the Proposal in Context Looking Southeast
- Attachment 8: South Elevation
- Attachment 9: North Elevation
- Attachment 10: Building Section

Attachment 1: Location Map



Attachment 2: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1488 QUEEN ST W Date Received: March 11, 2020

Application Number: 20 124904 STE 04 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment application to facilitate the development of the site for a 6-storey mixed-use building comprised of 190 m² of non-residential and 2,550 m² of residential gross floor area. A total of 29 residential dwelling units are proposed on the lot, as well as 4 at grade parking spaces.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC	NJS CAPITAL	IBI GROUP	1488 QUEEN ST W INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR 2.5 (c1.0;
r2.0) SS2 Heritage Designation:
(x1766)

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

PROJECT INFORMATION

Site Area (sq m): 630 Frontage (m): 18 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	630		510	510
Residential GFA (sq m):			2,550	2,550
Non-Residential GFA (sq m):	630		190	190
Total GFA (sq m):	630		2,740	2,740
Height - Storeys:	1		6	6
Height - Metres:			20	20

Lot Coverage Ratio 80.95 Floor Space Index: 4.33
 (%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 2,550
 Retail GFA: 190
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			29	29
Other:				
Total Units:			29	29

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	2		12	12	3
Total Units:	2		12	12	3

Parking and Loading

Parking Spaces: 4 Bicycle Parking Spaces: 26 Loading Docks: 1

CONTACT:

Patrick Miller, Planner, Community Planning
 416-338-3002
 Patrick.Miller@toronto.ca

Attachment 3: Official Plan Land Use Map



1488 Queen Street West

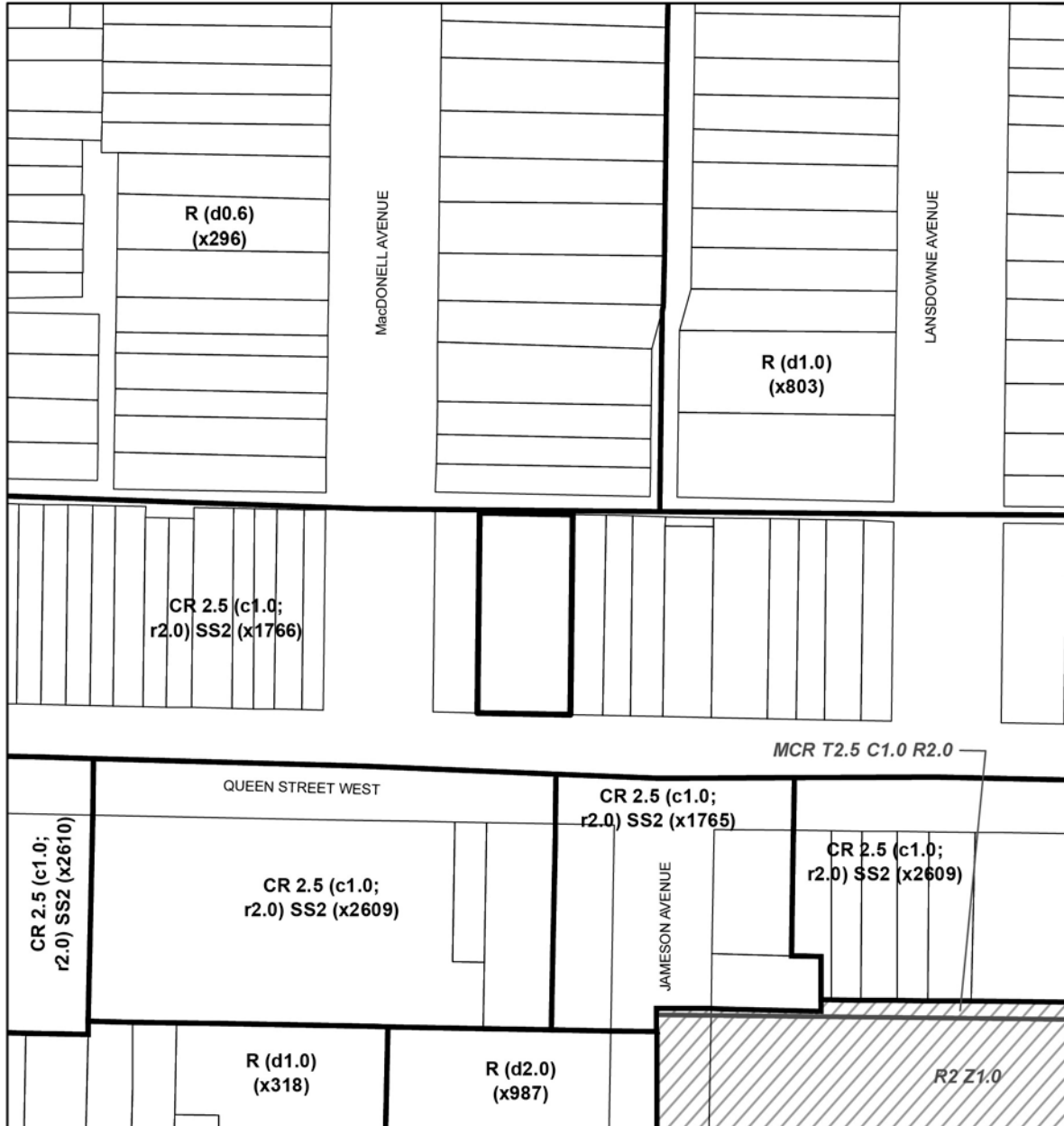
Official Plan Land Use Map

File # 20 124904 STE 04 02

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

Not to Scale
03/15/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1488 Queen Street West

File # 20 124904 STE 04 0Z



Location of Application

R Residential CR Commercial Residential



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

R2 Residential District
MCR Mixed-Use District

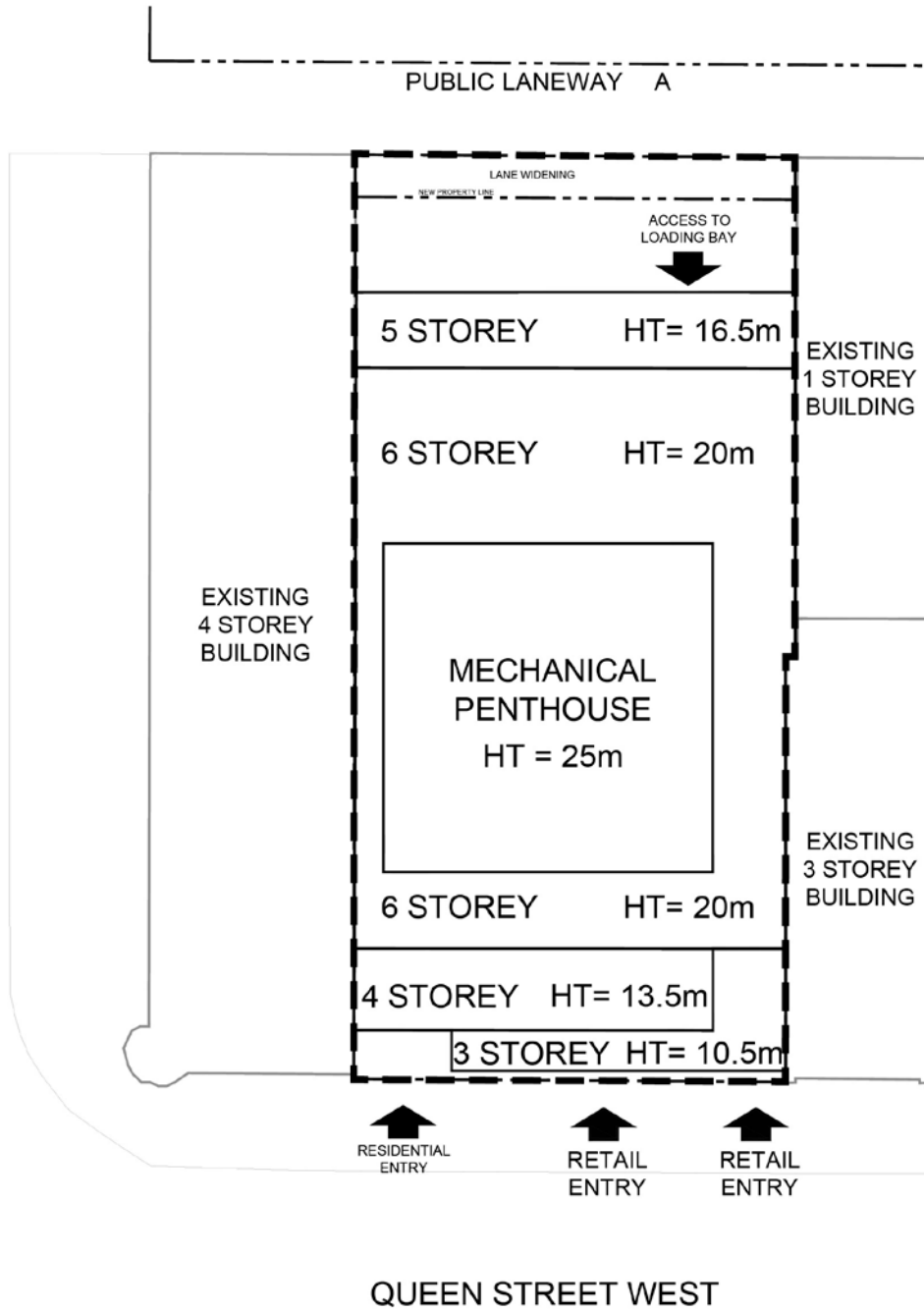


Not to Scale
Extracted: 03/15/2022

Attachment 5: Draft 569-2013 Zoning By-law Amendment

The draft By-law will be made available on or before the April 21, 2022 Toronto and East York Community Council

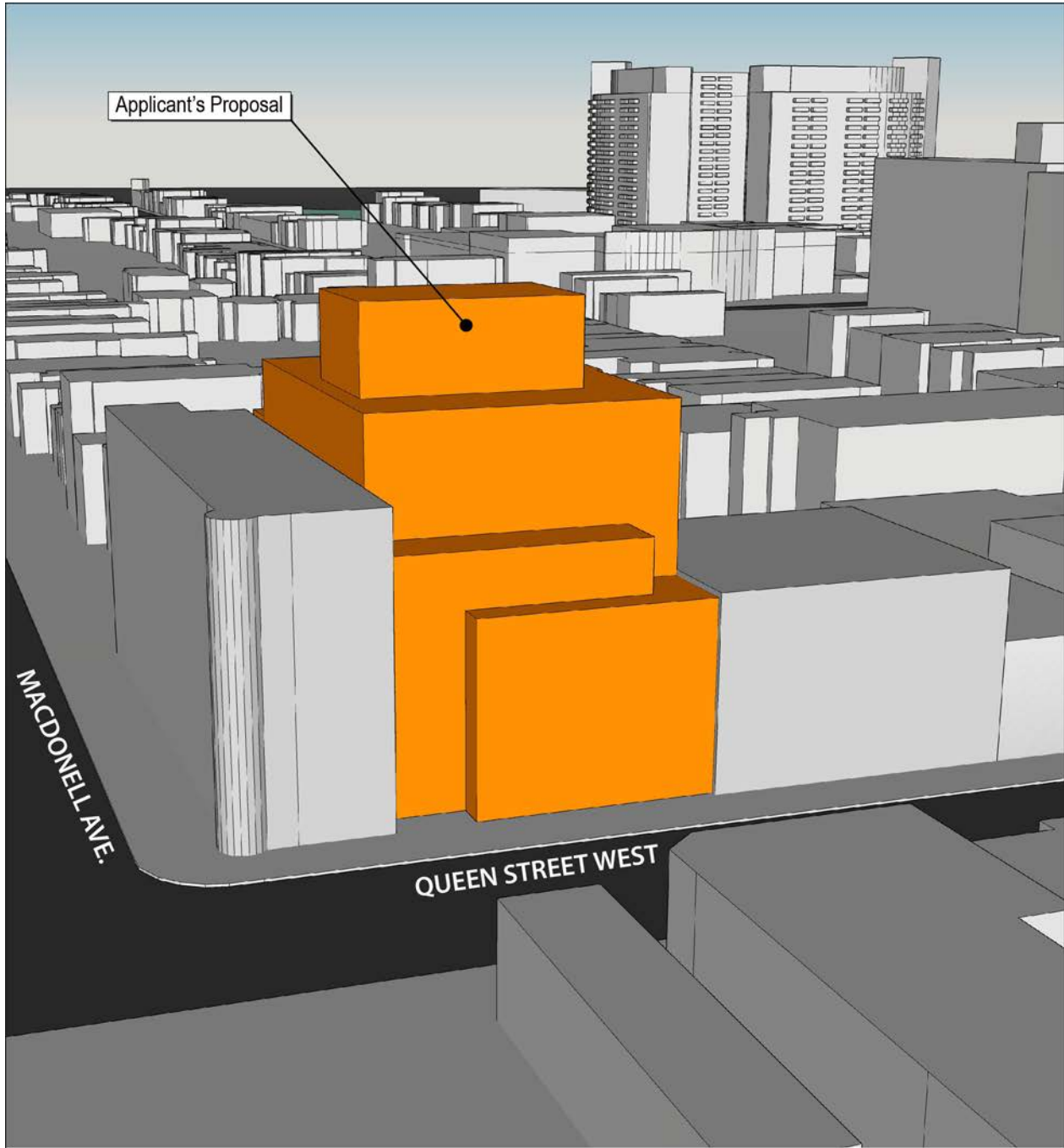
Attachment 6: Site Plan



Site Plan



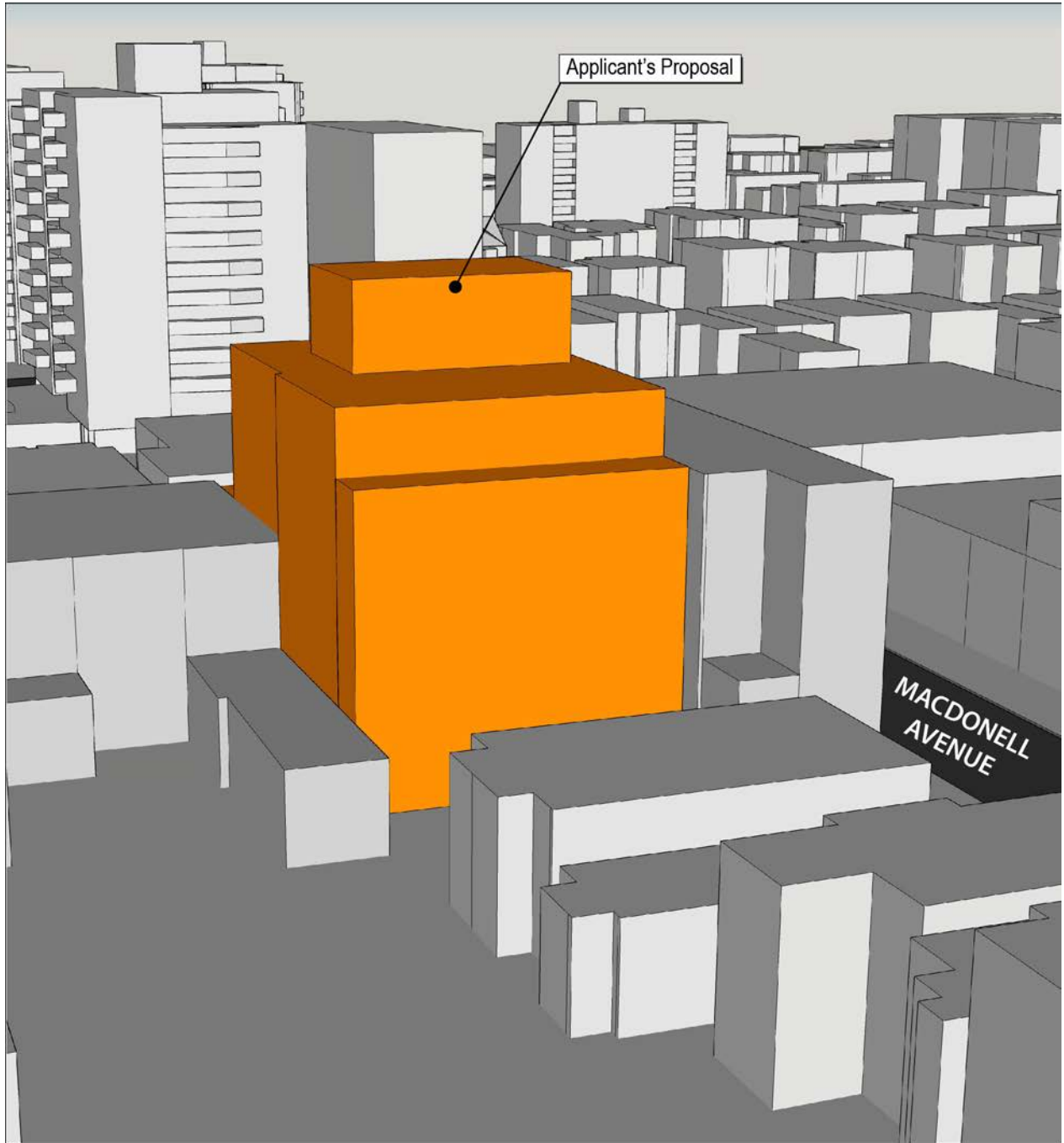
Attachment 7a: 3D Model of the Proposal in Context Looking Northeast



View of Applicant's Proposal Looking Northeast



Attachment 7b: 3D Model of the Proposal in Context Looking Southwest



View of Applicant's Proposal Looking Southwest



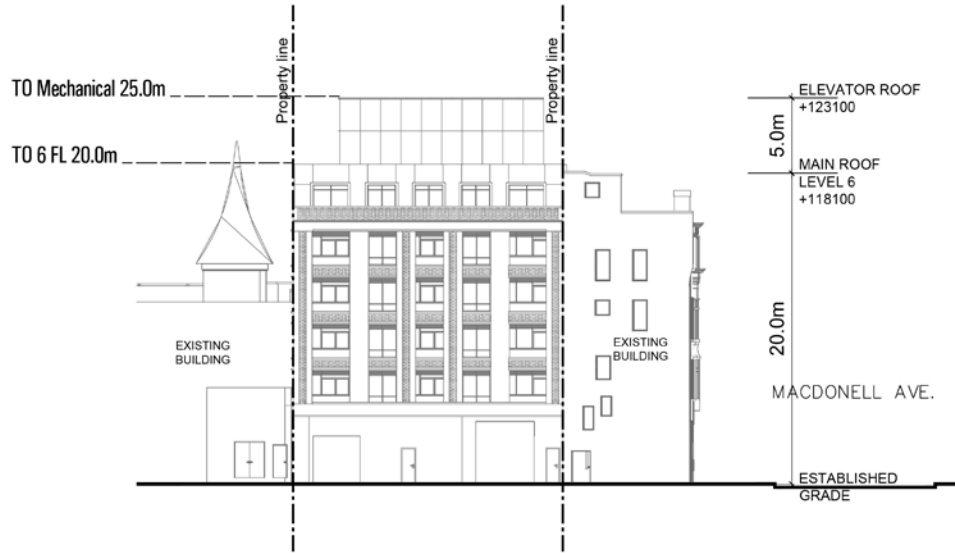
03/16/2022

Attachment 8: South Elevation



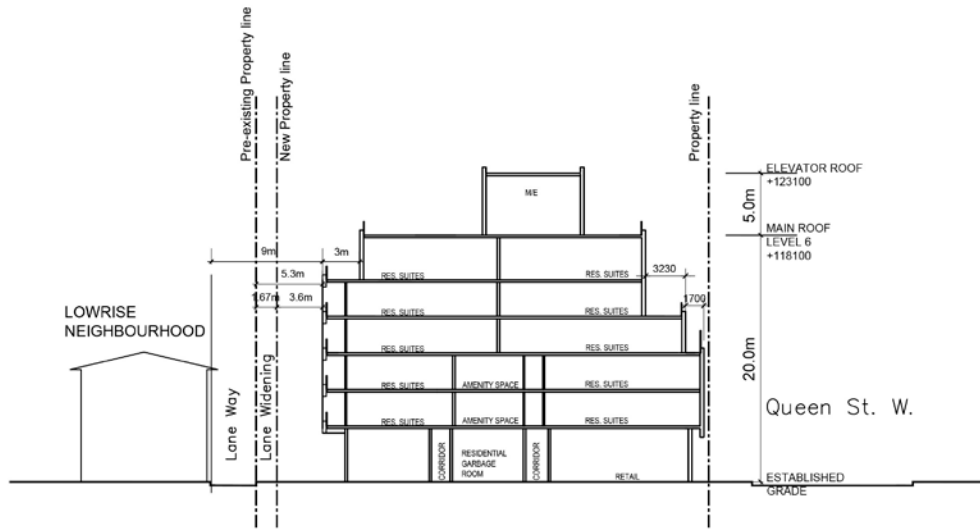
South Elevation

Attachment 9: North Elevation



North Elevation

Attachment 10: Building Section



Section Plan