

## **1684-1702 Queen Street East – Zoning Amendment Application – Final Report**

Date: June 13, 2022

To: Toronto and East York Community Council

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

Ward: 19 - Beaches-East York

**Planning Application Number:** 19 242696 STE 19 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 6-storey mixed-use building. The proposed development will have 90 residential units, and 1,130 square metres of non-residential gross floor area, including conservation of the Imperial Bank of Canada Building at 1702 Queen Street East. One level of underground parking is proposed with 56 vehicular and 91 residential and visitor bicycle parking spaces.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1684-1702 Queen Street East, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
3. City Council authorize the City Solicitor and appropriate City staff to take such actions as are required to implement City Council's decision, including the execution and implementation of appropriate agreements.

### **FINANCIAL IMPACT**

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

## DECISION HISTORY

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A preliminary report on the application was adopted without amendment by Toronto and East York Community Council on January 8, 2020, authorizing staff to hold a community consultation meeting. The Toronto and East York Community Council decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.29>.

A Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act report was adopted by City Council on May 11, 2022 (the "Designation Report"), authorizing staff to introduce a Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act. The City Council decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB33.2>.

## SITE AND SURROUNDING AREA

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**Description:** The site is located on the north side of Queen Street East, at the intersection of Queen Street East and Kingston Road. It is irregular in shape and approximately 3,116 square metres in area (inclusive of a portion of an east-west public lane abutting the north lot line of the property that is proposed to be closed by the city and purchased by the applicant). It has a frontage of approximately 65 metres on Queen Street East, 53 metres along Orchard Park Boulevard, and 36 metres along Penny Lane.

It is occupied with a two-storey hotel (Days Inn); a now-demolished one-storey carwash building, two-storey mixed-use building containing an ice cream shop at grade and residential uses above and surface parking lot; and a two-storey commercial building containing a restaurant (Murphy's Law Pub and Kitchen) with another surface parking lot at the rear.

**Official Plan Designation:** The site is located on lands shown as an Avenue on Map 2 of the Official Plan's Urban Structure Map and *Mixed Use Areas* on Map 21 of the Official Plan's Land Use Maps. It is also subject to Site and Area Specific Policy 466 ("SASP 466"), where it is identified as part of the Woodbine Beach Precinct.

**Zoning:** The Former City of Toronto Zoning By-law 438-86 zones the property MCR T2.0 C1.0 R2.0, with a maximum permitted height of 12 metres. This zone permits a maximum gross floor area of 2.0 times the lot area for a combination of residential and non-residential uses, a maximum gross floor area of 1.0 times the lot area for non-residential uses and 2.0 times the lot area for residential uses. The zoning permits a wide range of residential and non-residential uses including apartment buildings, triplexes, row houses, live-work units, retail stores, restaurants, offices and a range of institutional and commercial uses.

Area-specific Zoning By-law 607-2013 amended the former City of Toronto Zoning By-law 438-86, for lands located on both the north and south sides of Queen Street East, between Coxwell Avenue and Nursewood Road. This by-law put in place a set of regulations for properties zoned MCR regarding setbacks from Queen Street, additional setbacks for corner lots and for buildings higher than 9.5 metres in height, and ground floor heights.

## **Surrounding Land Uses**

**North:** 2- and 2.5-storey detached and semi-detached dwellings and rowhouses. The northeast portion of the subject property is abutted by a public laneway that runs east-west from Penny Lane, terminating halfway along the property's north lot line.

**South:** Greenwood Teletheatre, Alliance Cinemas and a nightclub front onto Queen Street East south of the subject property. Further south and south-east is Woodbine Park.

**East:** Three-storey residential apartment buildings along the north side of Kingston Road, and a three-storey mixed-use strip mall with residential above at the north-east corner of Kingston Road and Queen Street East. Further east, the context along Queen Street East ranges from two to five storeys in height.

**West:** Orchard Park Boulevard, currently a one-way southbound street, abuts the property. Further west, lots fronting onto Queen Street East include rowhouses, one-storey retail buildings, and mixed-use developments.

## **THE APPLICATION**

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**Description:** A 6-storey mixed-use building (19.5 metres height, excluding mechanical penthouse) with 9,207 square metres of residential GFA and 1,130 square metres of non-residential GFA. The heritage building at 1702 Queen St E will be conserved and integrated into the development.

**Density:** 3.32 times the lot area.

**Dwelling Units and Amenity Space:** 90 residential units are proposed, comprised of 2 studios (2%), 20 one-bedroom units (22%), 58 two-bedrooms (64%) and 10 three bedrooms (11%).

258 square metres of indoor amenity space (2.9 square metres per dwelling unit) would be provided on Levels 2, 3 and 4, and 192 square metres of outdoor amenity space (2.1 square metres per dwelling unit) would be provided on Level 3.

**Retail:** The proposal features two at-grade retail units (731 square metres in total). One unit will front along Queen Street East, adjacent to the conserved heritage building, and the other unit will be at the corner of Queen Street East and Orchard Park Boulevard.

**Access, Parking and Loading:** 56 vehicular parking spaces are proposed in a one-level below-grade parking garage. 91 residential and visitor bicycle parking spaces are proposed in the parking garage and at grade. Access to the underground parking garage would be provided off Penny Lane via a public laneway, and off Orchard Park Boulevard via a private driveway.

One shared Type 'G/B' loading space is proposed at the rear of the building on ground level to accommodate retail and residential loading/unloading, moving, delivery and refuse collection.

## **Additional Information**

See Attachment 1 to this report for a location map, Attachment 2 for an existing land use map, Attachment 3 for an existing Zoning By-law map, Attachment 4 for the application data sheet, Attachment 6 for the proposed site plan, Attachment 7 for elevations, and Attachment 8 for simplified 3D renderings of the proposal in context. Detailed project information can be found on the City's Application Information Centre at: [www.toronto.ca/1684QueenStE](http://www.toronto.ca/1684QueenStE).

The current proposal incorporates revisions from the original application as follows:

- The historic Imperial Bank of Canada Building will be wholly retained, rather than retention of just the facades on the property lines;
- The new building was reshaped around the Imperial Bank of Canada Building to maintain an open rooftop condition, which will allow the rooftop patio serving the existing restaurant use (Murphy's Law) to continue;
- A portion of the public lane abutting the north lot line has been incorporated into the development;
- The massing of the building was reconfigured to expand the middle portions of Levels 3 to 6 to the north and south;
- The retail space at grade was subdivided into two smaller units;
- A patio-style seating area was incorporated at grade fronting onto Queen Street East;
- The privately operated daycare space originally proposed by the applicant at grade has been removed by the applicant;
- A 66-square metre extension was added to the existing restaurant use;
- Total new gross floor area has been reduced from 10,911 square metres to 10,065 square metres; and
- The number of units has been reduced from 110 to 90 units.

## **Reasons for Application**

A zoning by-law amendment application is required to amend various performance standards to permit the development, including building height, angular planes, setbacks and stepbacks, floor space index, number of parking and loading spaces, parking space dimensions, and location of residential uses.

## **Site Plan Control**

The proposal is subject to site plan control. Site plan control application no. 21 235161 STE 19 SA was submitted on November 8, 2021, and is under review.

## **Provincial Land Use Policies**

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) ("PPS"), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) ("Growth Plan"), and conformity to the City's Official Plan. 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. The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

## **Agency Circulation**

The application, together with the submitted reports/studies, has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **COMMUNITY CONSULTATION**

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Feedback has been provided via email and phone directly to Community Planning, and a virtual community consultation meeting was held on October 13, 2020. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, existing planning framework, and the proposed development. Following presentations, City staff led a "question and answer"-style format meeting.

Comments and questions provided by the public include:

- Concerns about traffic impact of the new development on the residential areas to the north;
- Possibility of traffic calming measures such as installing speed humps on Orchard Park Boulevard;
- Possibility of two-way operation of Orchard Park Boulevard for the length of the development;
- Requests to access the traffic study;
- Support for conserving the Imperial Bank of Canada Building containing Murphy's Law Pub and Kitchen;
- Whether Green P parking would be available at the site;
- Details regarding a potential daycare space that was proposed as part of the application but later removed from the scheme;
- Support for a scheme higher than 6 storeys to accommodate additional housing;
- Whether a car wash will continue to be available for public use;
- Whether the Toronto Transit Commission had been coordinated with and concerns about overcapacity on the streetcar line

The issues raised through community consultation have been considered through the review of the application and are addressed in the Comments section below. Detailed building design (including building materiality, lighting and landscaping, among other matters) is being considered through the site plan control process.

### **Statutory Public Meeting Comments**

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

## **COMMENTS**

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

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

### **Land Use**

The Official Plan states that lands designated as *Mixed Use Areas* are made up of a range of commercial, residential and institutional uses, and are intended to absorb the majority of new development. The property is also located within SASP 466, which provides policies to guide and shape development within the Queen Street East, Coxwell Avenue to Nursewood Avenue Area. SASP 466 establishes compatible built form policies that reinforce the existing character of the area, providing direction on achieving an appropriate building scale in relation to Queen Street East, transition between new development and adjacent neighbourhoods, and design details for new development. The Queen Street East: Coxwell Avenue to Nursewood Avenue Urban Design Guidelines (the "UDGs") are a tool used to implement SASP 466, and provide further direction around area planning priorities, compatibly massing buildings, and improving the public realm.

The site is located within the Woodbine Beach Precinct, which is described in the UDGs as the western "Gateway to the Beach", and which contemplate intensification in the form of mixed-use mid-rise building in this precinct. As such, the proposed mix of residential and commercial uses is consistent with the land use provisions of the Official Plan, SASP 466 and the UDGs.

### **Density**

The Official Plan land use designation of the site permits intensification. The application proposes a density of 3.32 times the lot area and employs a series of setbacks and stepbacks to articulate the massing and scale to ensure that the development fits the

site and its context. The UDGs recognize that there are a number of possible redevelopment sites to the west of Kingston Road in this precinct, including the subject property.

## **Built form**

City Planning staff find that the proposal conforms with applicable Official Plan policies with respect to built form, massing and transition to adjacent *Neighbourhoods*, as well as with relevant built form policies in SASP 466 and the UDGs.

Consistent with SASP 466 and the UDGs, the proposal is six storeys in height (plus mechanical penthouse) and features a main front streetwall that does not exceed 12.5 metres in height. Portions of the building cantilever over the ground floor along Queen Street East, Penny Lane, and the rear of the building. The second and third storeys are wrapped with an architectural frame that mimics the height of the Imperial Bank of Canada Building.

Massing above the streetwall is substantially contained within the required 45-degree angular plane, and features 3.0 to 3.3 metre stepbacks at the upper storeys on the south, east and north facades. Each residential unit features its own private balcony or terrace. While greater than the maximum height of 18.5 metres as recommended in the UDGs, the building height of 19.5 metres (plus mechanical penthouse) is considered appropriate in this case to accommodate more generous retail heights of 4.5 metres at grade, and efforts to conserve the heritage building.

At the rear of the property, the proposal is set back 7.5 metres from the rear property line to provide a transition to the adjacent neighbourhood, and substantially complies with a 45-degree rear angular plane, beginning at a height of 10.5 metres, measured at the 7.5-metre setback from the rear property line.

Staff will continue to work with the applicant through the site plan control process to further refine materiality, streetwall articulation, and other architectural detailing to ensure the proposal will complement and enhance the character of the area.

## **Heritage**

At the time of submission of the application, the property was not listed or designated under the Ontario Heritage Act. The Woodbine Beach Precinct section of the UDGs noted a number of buildings in the precinct as being of heritage interest and as having potential for study and possible inclusion in the City's inventory of listed and designated buildings.

Following research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, Heritage Planning staff determined that the property at 1702 Queen Street East merits designation under Part IV, Section 29 of the Ontario Heritage Act for its design and physical, historical and associative, and contextual values. At its meeting on May 11, 2022, City Council stated its intention to designate the property at 1702 Queen Street East under Part IV, Section 29 of the

Ontario Heritage Act, and authorized the City Solicitor to introduce the Bill in City Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

The Imperial Bank of Canada Building will be integrated into the new 6-storey mixed-use development in a way that respects its scale, form, and massing. A report recommending that City Council approve the alterations proposed for the property will be considered by the Toronto Preservation Board at its meeting on July 11, 2022 and by City Council at its meeting on July 19 and 20, 2022 (the "Alterations Report"). The Alterations Report will require that the owner enter into a heritage easement agreement under Section 37 of the Ontario Heritage Act and provide a detailed conservation plan, and that prior to final site plan approval for the proposed Zoning By-law Amendment, the owner shall provide final site plan drawings substantially in accordance with the approved conservation plan, as well as an interpretation plan, signage plan, and heritage lighting plan, all to the satisfaction of the Senior Manager, Heritage Planning.

Staff are also exploring integrating a lift into the retained Imperial Bank of Canada Building that would provide barrier-free access to the space currently occupied by Murphy's Law Pub and Kitchen.

### **Shadow Impact**

The UDGs recommend that the rear of buildings create a transition area from the commercial frontage along Queen Street East to residential districts to the north and south. One reason for this is to mitigate shadow impacts on the abutting neighbourhoods.

The built form proposed substantially complies with the UDGs, as well as the City's Mid-Rise Guidelines applicable to development on Avenues. City Planning staff find the proposal adequately limits shadow impacts on adjacent Neighbourhoods and the adjacent public streets, particularly during the spring and fall equinoxes.

### **Unit Mix**

A total of 90 residential dwelling units are proposed, consisting of 2 studio units (2%), 20 one-bedroom units (22%), 58 two-bedroom units (64%), and 10 three-bedroom units (11%). Average unit sizes are as follows:

- Studio = 46 square metres (495 square feet)
- One bedroom = 63 square metres (678 square feet)
- Two bedroom = 86 square metres (926 square feet)
- Three bedroom = 128 square metres (1,378 square feet)

The unit mix meets unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (the "Growing Up Guidelines") to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments, and is consistent with Official Plan policy direction to provide a full range of housing. The proposed unit sizes also generally fall within the range of unit size objectives of the Growing Up Guidelines for two- and three-bedroom units.



## **Amenity Space**

The proposal provides 192 square metres of outdoor amenity space (2.1 square metres per unit) at Level 3 in the form of a partially covered outdoor terrace facing Queen Street East. 258 square metres of indoor amenity space (2.9 square metres per unit) are provided directly adjacent to the outdoor terrace on Level 3 (160 square metres), as well as 38 square metres on Level 2 and 30 square metres on Level 4.

Detailed design of the amenity spaces, including design for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines) will be reviewed and secured through the site plan control review process. In particular, staff will work with the applicant to ensure the programming and materials used for the outdoor terrace area at Level 3 lead to a functional and comfortable outdoor space, despite the area being partially covered.

## **Public Realm**

The UDGs provide direction for how new development can contribute to an improved public realm along Queen Street East. A minimum 4.8 metre-wide sidewalk (from the curb to the front main wall of the proposed building at grade) is provided along both Queen Street East and Orchard Park Boulevard, including a minimum 2.1 metre-wide pedestrian clearway. A 130-square metre outdoor patio area will be provided along the Queen Street East frontage, which can serve the retail and restaurant uses planned at the site and which will animate the street. Vehicle parking and loading will be accessed at the rear of the development, off Orchard Park Avenue.

City staff are satisfied that the proposal is consistent with applicable public realm policies of the Official Plan and UDGs. Features such as benches, paving, street lighting, and planting, as well as minimizing the impact of obstructive features such as vent grates and gas meters, will be reviewed in greater detail through the site plan control process.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The proposal would remove three street trees along Orchard Park Boulevard, a private tree on the Queen Street East frontage, and three private trees along the rear property line. Forestry will require the planting of new street trees to replace street trees proposed for removal, and the planting of new private trees to replace private trees proposed for removal. Tree planting deposits to ensure the planting and survival of new street trees will be determined through the site plan control process.

## **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. 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 28+ m<sup>2</sup> of parkland per person, which is comparable to the city-wide average provision of 28 m<sup>2</sup> 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 payment. The non-residential component of this proposal is subject to a 2% parkland dedication while the residential component is subject to a cap of 10% parkland dedication.

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

### **Road Widening/Lane Disposition**

No widenings are proposed or required along Queen Street East, Kingston Road, Orchard Park Boulevard, Penny Lane, or the east-west lane at the rear of the subject property.

The southerly portion of an east-west public lane that connects to the adjacent north-south public lane (Penny Lane) is being incorporated into the development proposal. This portion of public lane measures approximately 15 metres in length and 4.5 metres in width. The owner has submitted a separate application to Transportation Services to close and purchase this section of public lane. An agreement of purchase and sale for this portion of the public lane must be finalized and executed as a condition of the lands being developed. This will be secured by way of a holding provision in the Zoning By-law amendment, as described below in "Holding Provision".

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

56 vehicular parking spaces are proposed in a one-level below-grade parking garage. 91 residential and visitor bicycle parking spaces are proposed in the parking garage and at grade. One shared Type 'G/B' loading space is proposed at the rear of the building on ground level to accommodate retail and residential loading/unloading, moving, delivery and refuse collection.

Vehicular access to the underground parking garage would be provided off both Penny Lane and Orchard Park Boulevard, so as to limit traffic infiltration in the adjacent residential neighbourhood that may otherwise occur with a single access point off Penny Lane. A private east-west lane would provide site access off Orchard Street and the remaining north portion of the east-west public lane will provide site access off Penny Lane. As the private lane is contiguous to the east-west public lane, the owner

will be required to enter into an easement agreement with the City, to the satisfaction of the General Manager of Transportation Services and the City Solicitor, ensuring that the private lane provide pedestrian and vehicular access to the public to and from the public lane in perpetuity.

In response to community suggestions at the community consultation meeting in October 2020 to convert Orchard Park Boulevard from one-way southbound to two-way operations near the subject site, the existing southbound left turn lane on Orchard Park Boulevard will be converted into a northbound lane from Queen Street East to the site entrance. This change is expected to bring a significant reduction in site inbound traffic that would otherwise be expected to travel through the adjacent residential neighbourhood during peak periods.

Transportation Services staff have reviewed the Urban Transportation Considerations Report provided by the applicant and accepted its conclusions. Any additional detailed comments related to site access, site circulation and layout, electric vehicle infrastructure, design of the proposed reconfiguration of Orchard Park Boulevard, on-site cycling infrastructure and other matters will be provided through the site plan control review process.

### **Servicing and Stormwater Management**

Engineering and Construction Services staff have reviewed the functional servicing report provided by the applicant, and have no further concerns prior to rezoning approval.

### **Holding Provision**

Under the Planning Act, Council can pass a “holding” zoning by-law that places an “H” symbol over the zoning and spells out the conditions that must be met before the “H” symbol is removed and the lands can be developed.

To remove the "H", the draft Zoning By-law will stipulate that satisfactory arrangements must be made with the Executive Director of Development Engineering and Construction Services, including any necessary agreements with the City for the design and construction of improvements to the municipal infrastructure (if necessary).

A holding provision will be used in the draft Zoning By-law amendment to ensure that an agreement of purchase and sale is finalized and executed for the portion of the east-west public lane being incorporated into the development prior to construction of the development.

### **Toronto Green Standard**

Climate change mitigation and resilience are key concerns of the City. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate. On October 2, 2019, City Council declared a Climate

Emergency and set a goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy was adopted by Council, outlining new and accelerated actions to reach net zero GHG emissions community-wide by 2040.

Council has adopted the four-tier Toronto Green Standard ("TGS"). 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 2028, to meet 2040 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 and higher 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 site plan application. TGS Version 3.0 applied to new applications submitted on or after May 1, 2018. TGS Version 4.0 applies 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/tier-1-planning-application-requirements/>.

As the site plan control application was submitted on November 7, 2021, the applicant is required to meet Tier 1 of the TGS Version 3.0. 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 2040 or sooner.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the provision of a mix of new housing, preservation of and compatibility with heritage resources, and minimizing the impact of new development on adjacent Neighbourhoods. Staff worked with the applicant and the community to address and resolve key concerns related to built form, heritage preservation and impact on area

traffic. The proposal will bring appropriate development in keeping with the UDGs to this stretch of Queen Street East, while conserving an important community and heritage resource, and providing new housing. Staff recommend that Council approve the application.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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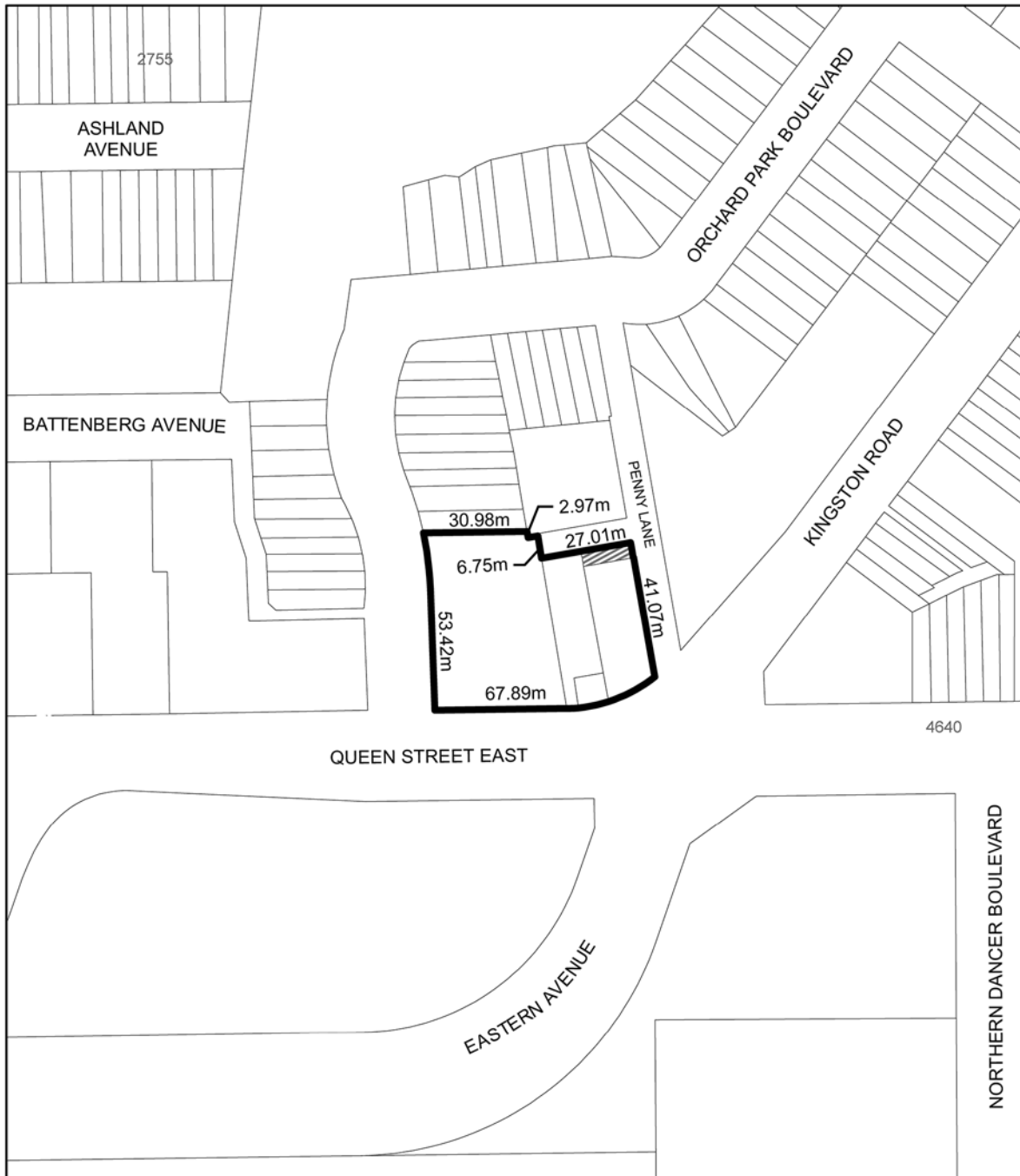
### **City of Toronto Data/Drawings**

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

### **Applicant-Submitted Drawings**

Attachment 6: Site Plan  
Attachment 7: Elevations  
Attachment 8: 3D Models



**Attachment 1: Location Map**




**TORONTO**  
Diagram 1

**1684-1702 Queen Street East**

File #: 19 242696 STE 19 0Z

-  Location of Application
-  Lane Disposition Lands

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 05/30/2022

## Attachment 2: Land Use Map



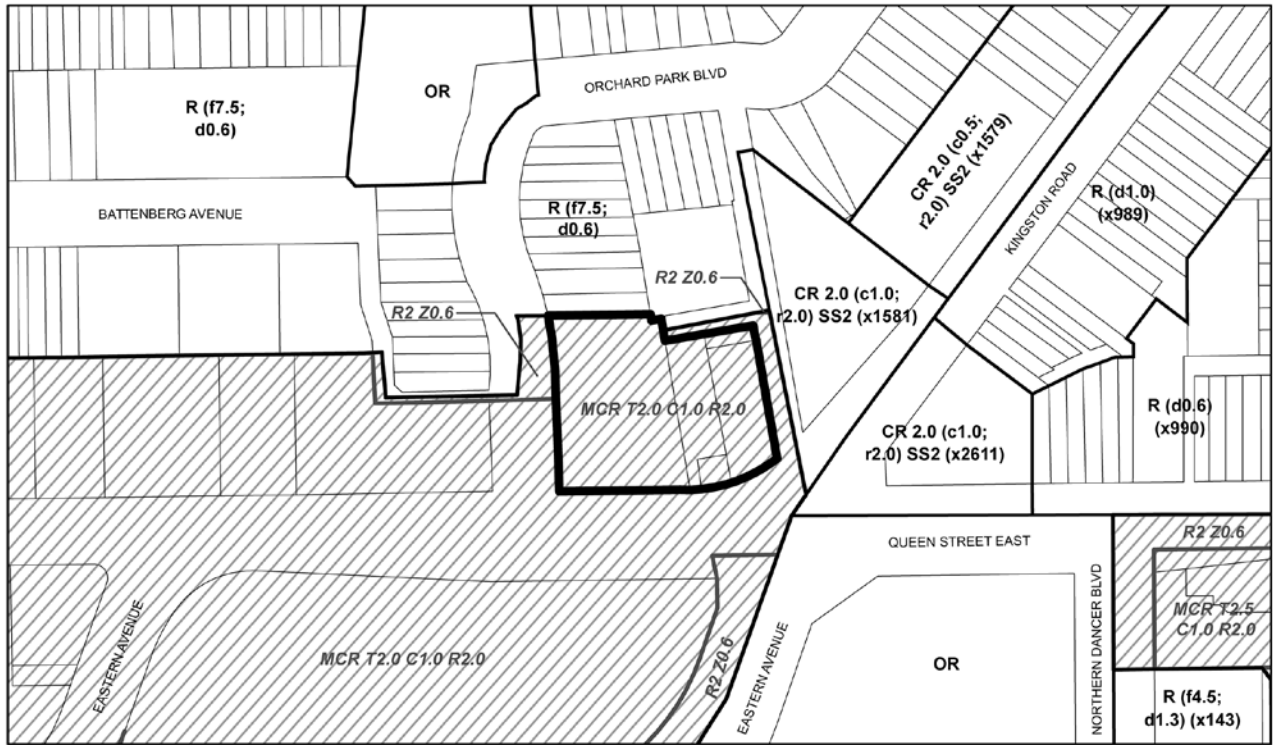
Official Plan Land Use Map #21

1684-1702 Queen Street East

File # 19 242696 STE 19 0Z



# Attachment 3: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**1684-1702 Queen Street East**

**File # 19 242696 STE 19 0Z**



Location of Application

R Residential    CR Commercial Residential  
 OR Open Space Recreation

See Former City of Toronto By-law No. 438-96

R2 Residential District  
 MCR Mixed-Use District  
 Gh Parks District



Not to Scale  
 Extracted: 05/18/2022



## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 1684 QUEEN ST E Date Received: October 29, 2019

Application Number: 19 242696 STE 19 OZ

Application Type: OPA / Rezoning

Project Description: Zoning by-law amendment application for a 6-storey mixed-use building (19.5 metres plus mechanical penthouse) with 9,207 square metres of residential gross floor area (90 units) and 1,130 square metres of non-residential gross floor area (731 square metres of retail space, existing 333-square metre Murphy's Law pub and kitchen, and a 66-square metre expansion to Murphy's Law). 56 car parking spaces are proposed in a one-level below-grade parking garage and 91 bicycle parking spaces are proposed at grade and in the parking garage. The heritage building at 1702 Queen St E will be conserved and integrated into the development.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC	BOUSFIELDS INC	GRAZIANI & CORAZZA ARCHITECTS	QUEEN KINGSTON HOLDINGS INC

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	MCR T2.0 C1.0 R2.0	Heritage Designation:	Y
Height Limit (m):	12	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	3,116	Frontage (m):	65	Depth (m):	53
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,621	125	1,861	1,986
Residential GFA (sq m):	0	0	9,207	9,207
Non-Residential GFA (sq m):	2,801	333	797	1,130
Total GFA (sq m):	2,801	333	10,003	10,336
Height - Storeys:	2		6	6
Height - Metres:	10		20	20

Lot Coverage Ratio 63.74 Floor Space Index: 3.34  
 (%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	9,156	112
Retail GFA:	1,041	89
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			90	90
Other:				
Total Units:			90	90

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	2	20	58	10	
Total Units:	2	20	58	10	

Parking and Loading

Parking Spaces:	56	Bicycle Parking Spaces:	91	Loading Docks:	1
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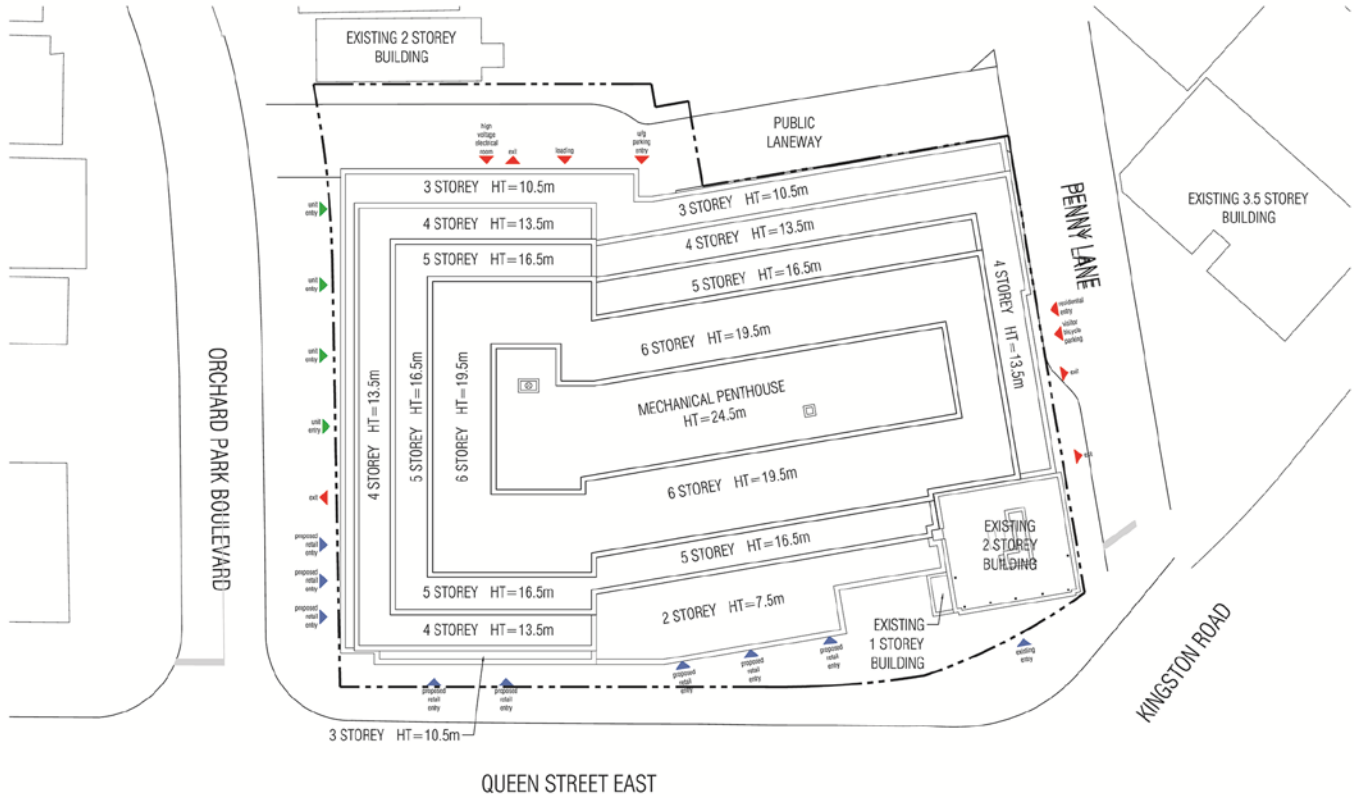
CONTACT:

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 (416) 392-0674  
[Kasia.Kmiec@toronto.ca](mailto:Kasia.Kmiec@toronto.ca)

## **Attachment 5: Draft Zoning By-law Amendment**

The draft Zoning By-law Amendment will be made available on or before the June 30, 2022 Toronto and East York Community Council Meeting.

# Attachment 6: Site Plan



Site Plan



# Attachment 7: Elevations



## South Elevation



## East Elevation

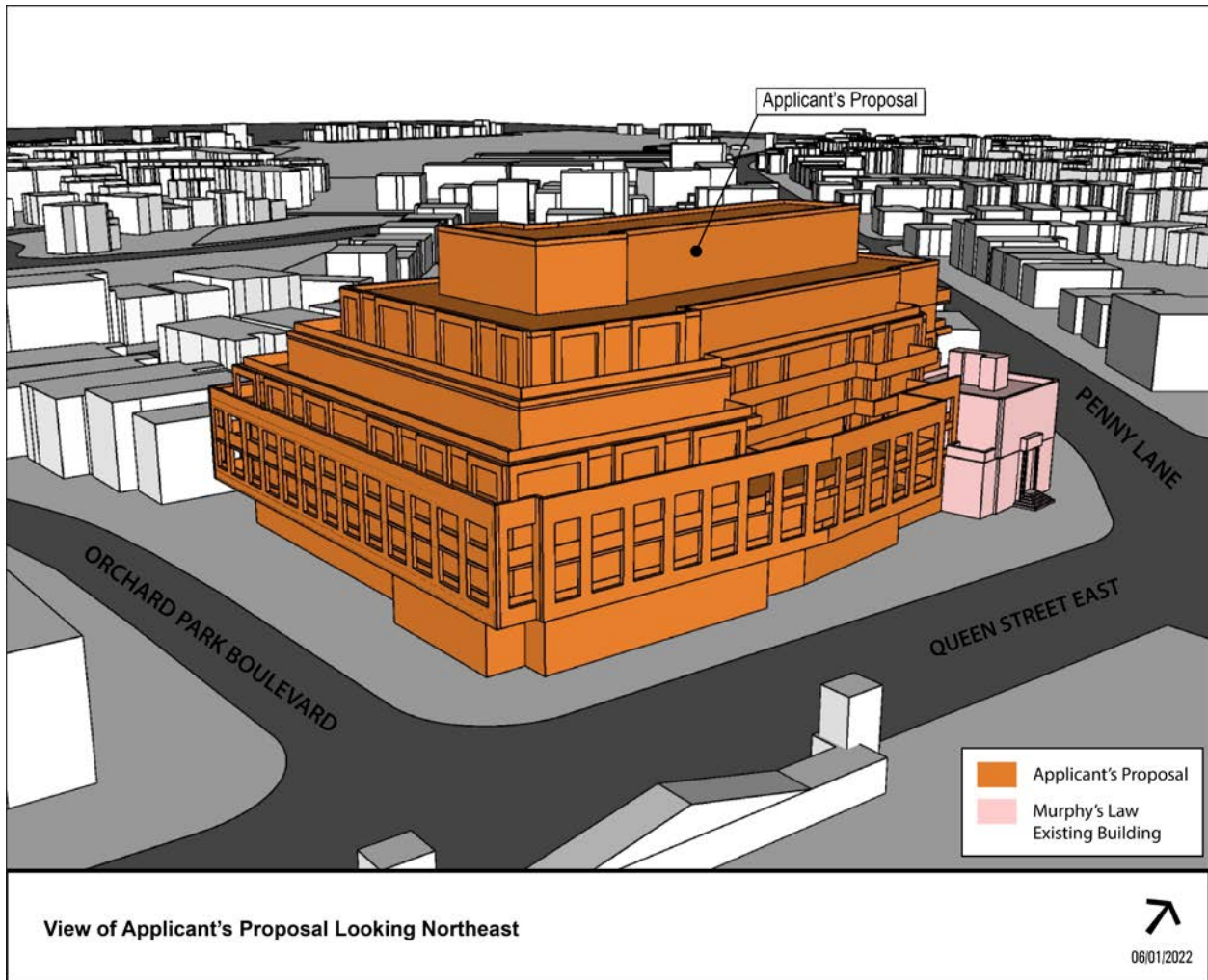


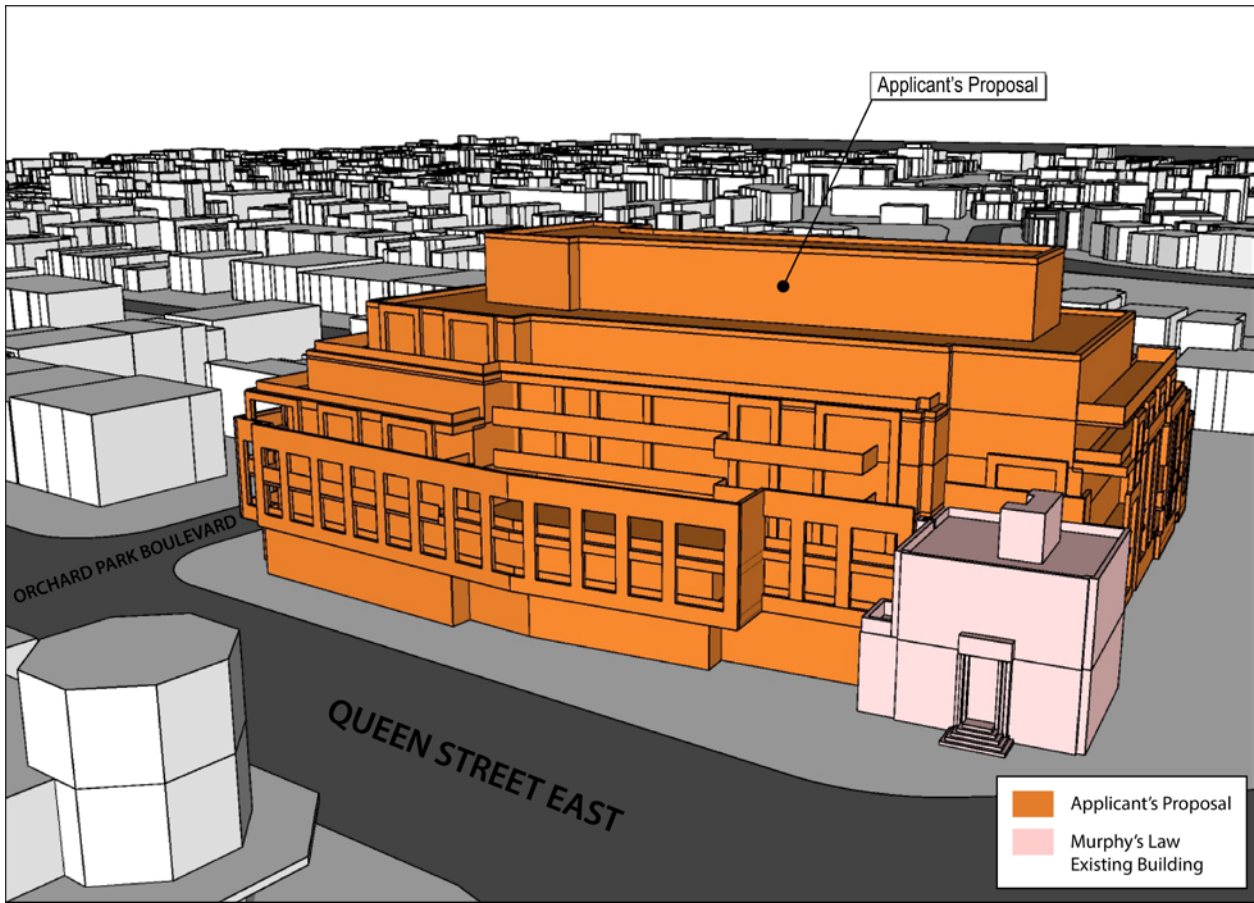
North Elevation



West Elevation

## Attachment 8: 3D Models

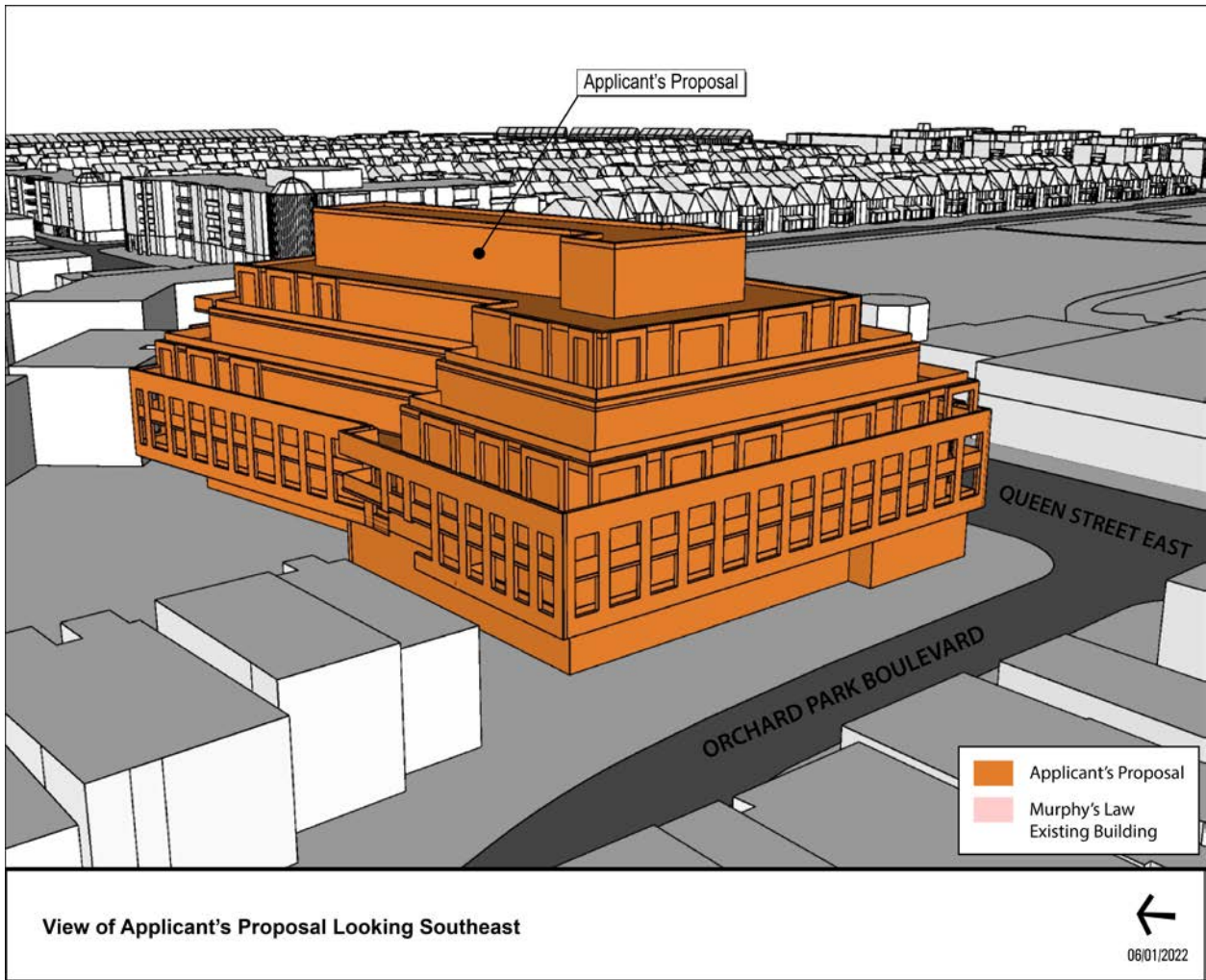


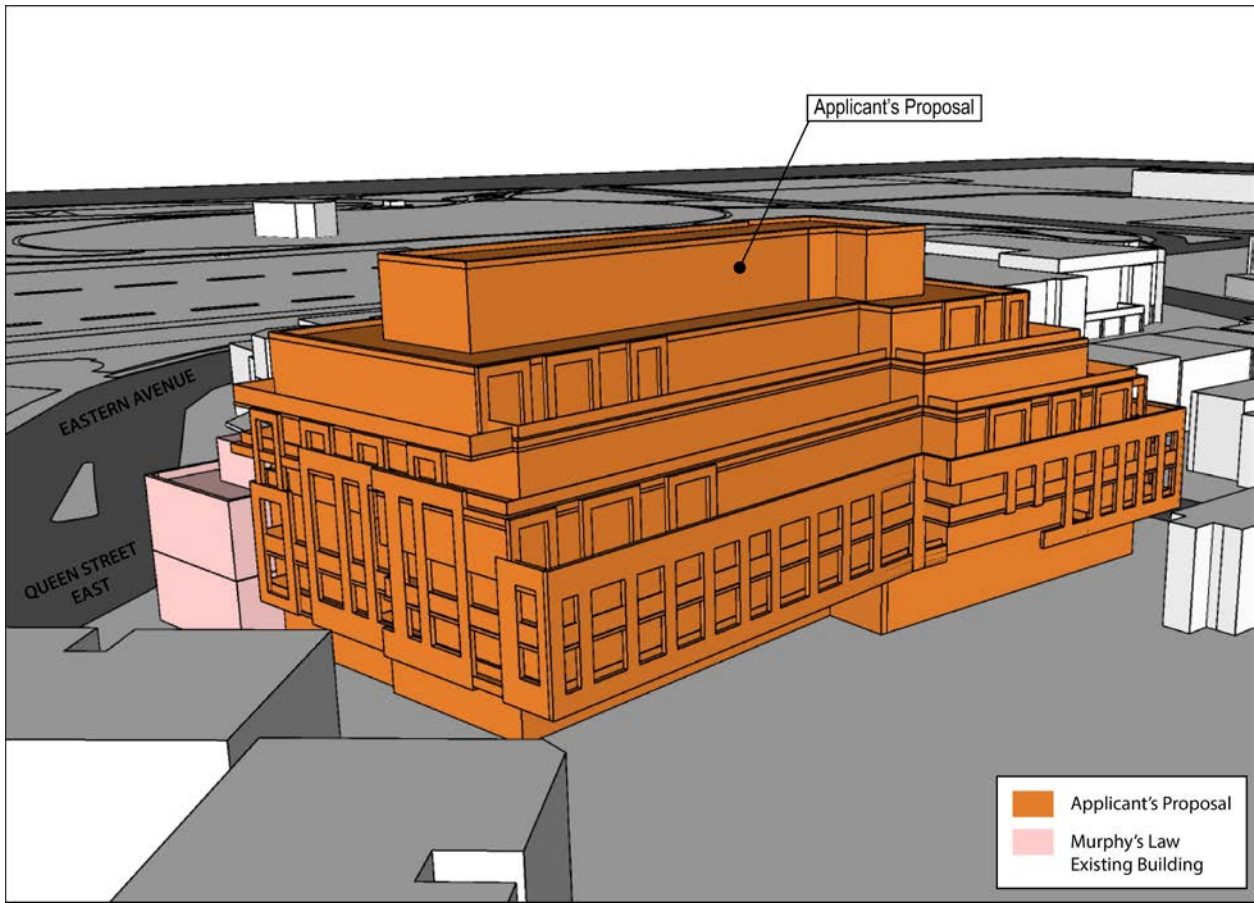


View of Applicant's Proposal Looking Northwest

06/01/2022







View of Applicant's Proposal Looking Southwest

06/01/2022