

## **1233-1243 Queen Street East and 77 Leslie Street – Official Plan and Zoning Amendments – Preliminary Report**

Date: June 10, 2022  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Ward: 14 - Toronto-Danforth

**Planning Application Number:** 22 123730 STE 14 OZ

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment and Zoning By-law Amendment applications for an eight-storey mixed-use rental building with 132 dwelling units. Staff are currently reviewing the application.

The application has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the applications located at 1233-1243 Queen Street West and 77 Leslie Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

### **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.

## THE SITE

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**Description:** The site is at the south-east corner of Queen Street East and Leslie Street. The rear of the site is along Memory Lane, immediately south of Queen Street East. It has frontages on Queen Street East and Leslie Street.

**Existing Use:** two two-storey industrial buildings formerly operated by Lee's Food Products, manufacturer of China Lily soy sauce. The buildings are currently vacant.

**Official Plan Designation:** Mixed Use Areas

The site also is within the area subject to Site and Area Specific Policy No. 501, which was adopted in 2016 to respect and reinforce the existing mixed-use and physical character of Queen Street East and to ensure an appropriate transition between new development and existing *Neighbourhoods* and *Parks and Open Space Areas*.

**Zoning:** The site is zoned Commercial Residential (CR 2.5 (c1.0; r2.0) SS2 (x2224)) under the City of Toronto Zoning By-law 569-2013. This zone category permits a range of residential and commercial uses, to a total maximum density of 2.5 times the lot area.

## THE APPLICATION

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**Notice of Complete Application Issued:** April 22, 2022

**Description:** eight-storey mixed-use rental building (27.94 metres excluding the mechanical penthouse).

**Density:** 4.2 times the area of the lot.

**Dwelling Units and Amenity Space:** The proposed 132 dwelling units include 84 studio units (64%), 1 two-bedroom (1%), 12 three-bedroom units (9%) and 35 four-bedroom units (27%).

375 square metres of indoor amenity and 703 square metres of outdoor amenity space are proposed.

**Access, Parking and Loading:**

Access to the site is from Memory Lane. A total of 10 vehicular parking spaces are proposed, comprised of eight visitor and two car-share spaces.

A total of 160 bicycle parking spaces are proposed, comprised of 16 short-term and 144 long-term spaces.

An internal Type G loading space is proposed to be accessed from Memory Lane by the eastern property line.

**Additional Information:**

See Attachments 2, 3 and 4 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=wdqsT0eH14vayzZ%2BPrZnRg%3D%3D>

**Reason for Application:**

The Official Plan Amendment application proposes to amend the Official Plan to permit a building height greater than the maximum of six storeys, as prescribed in Site and Area Specific Policy No. 501.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 for performance standards including: gross floor area and floor space index; building height; building setbacks; and vehicular parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

**Site Plan Control:**

The development is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

**COMMENTS**

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**ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (PPS), conformity with the Growth Plan, and conformity to the Official Plan, including Site and Area Specific Policy 501.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified:

- Appropriate density, massing and transitions, including setbacks and stepbacks in relation to the area's existing and planned mid-rise context;
- Appropriate on-site heritage conservation
- Appropriate heritage conservation strategy to adjacent heritage resources;
- Appropriate height of the building;
- The provision of affordable housing;
- The provision of parkland;

- The provision of high-quality public realm, including landscaped open space, tree planting and streetscapes;
- Shadow impacts on Queen Street East, Leslie Street and surrounding properties;
- Appropriate site circulation, vehicular access and loading;
- Determination of infrastructure capacity (transport, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Appropriate regard for applicable City guidelines, including the Queen Street East: Ashbridge Precinct Urban Design Guidelines; and
- The applicant will be encouraged to pursue Tier 2, 3, or 4 of the Toronto Green Standards.

### **Additional Issues:**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **NEXT STEPS**

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City staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

## **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 Drawings**

Attachment 1: Location Map

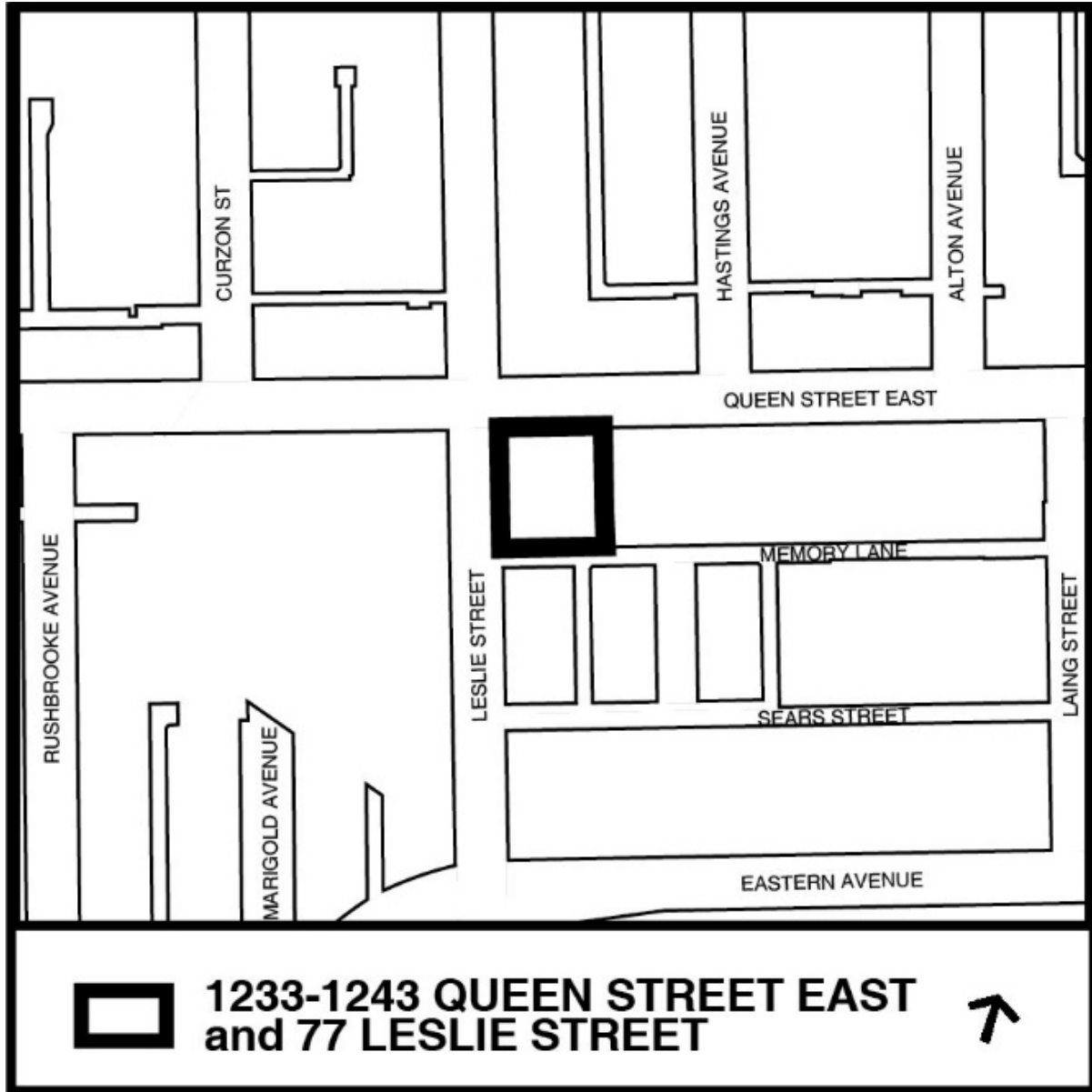
Attachment 2: 3D Model of Proposal in Context

Attachment 3: Site Plan

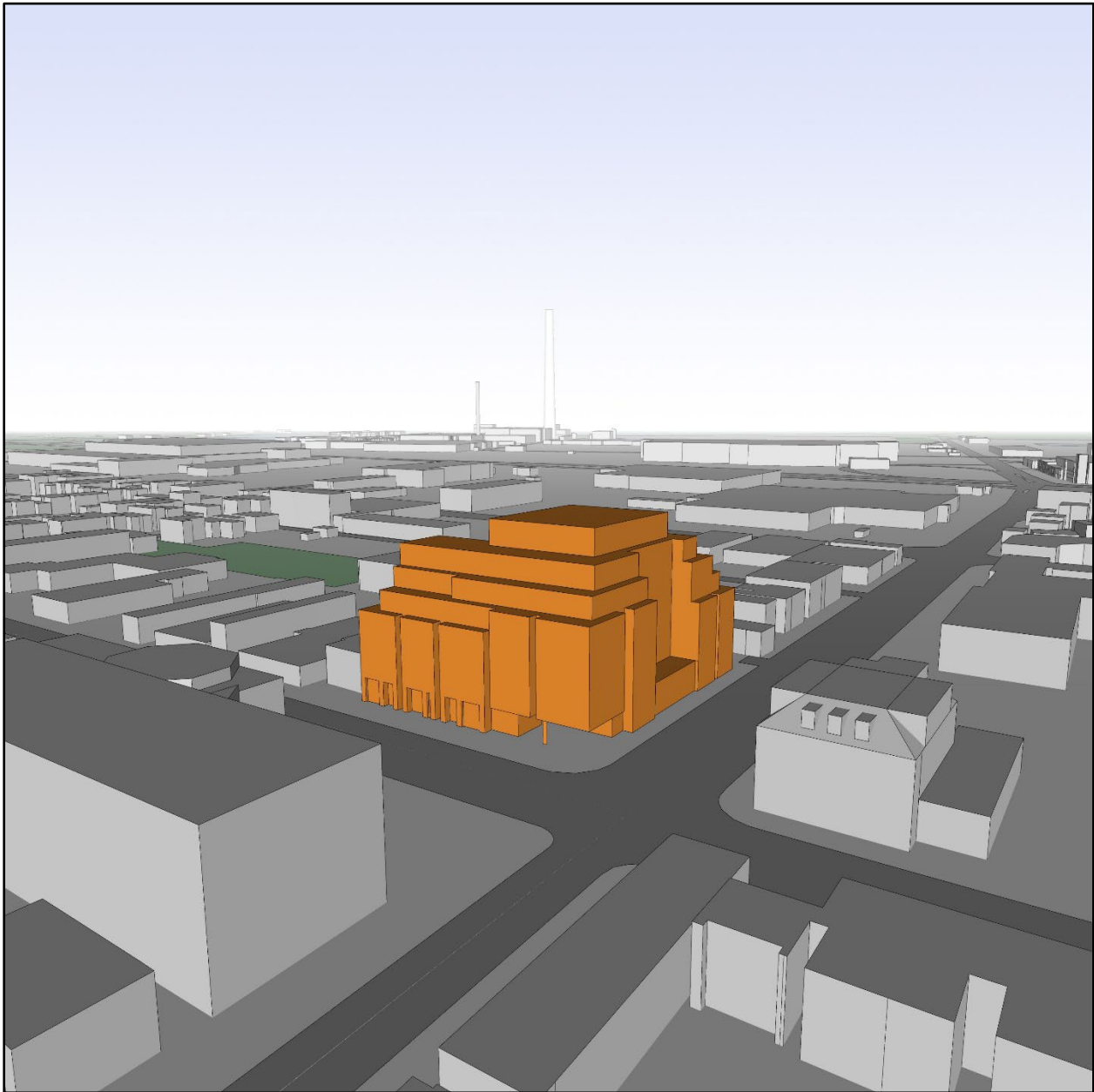
Attachment 4: Official Plan Map

Attachment 5: Application Data Sheet

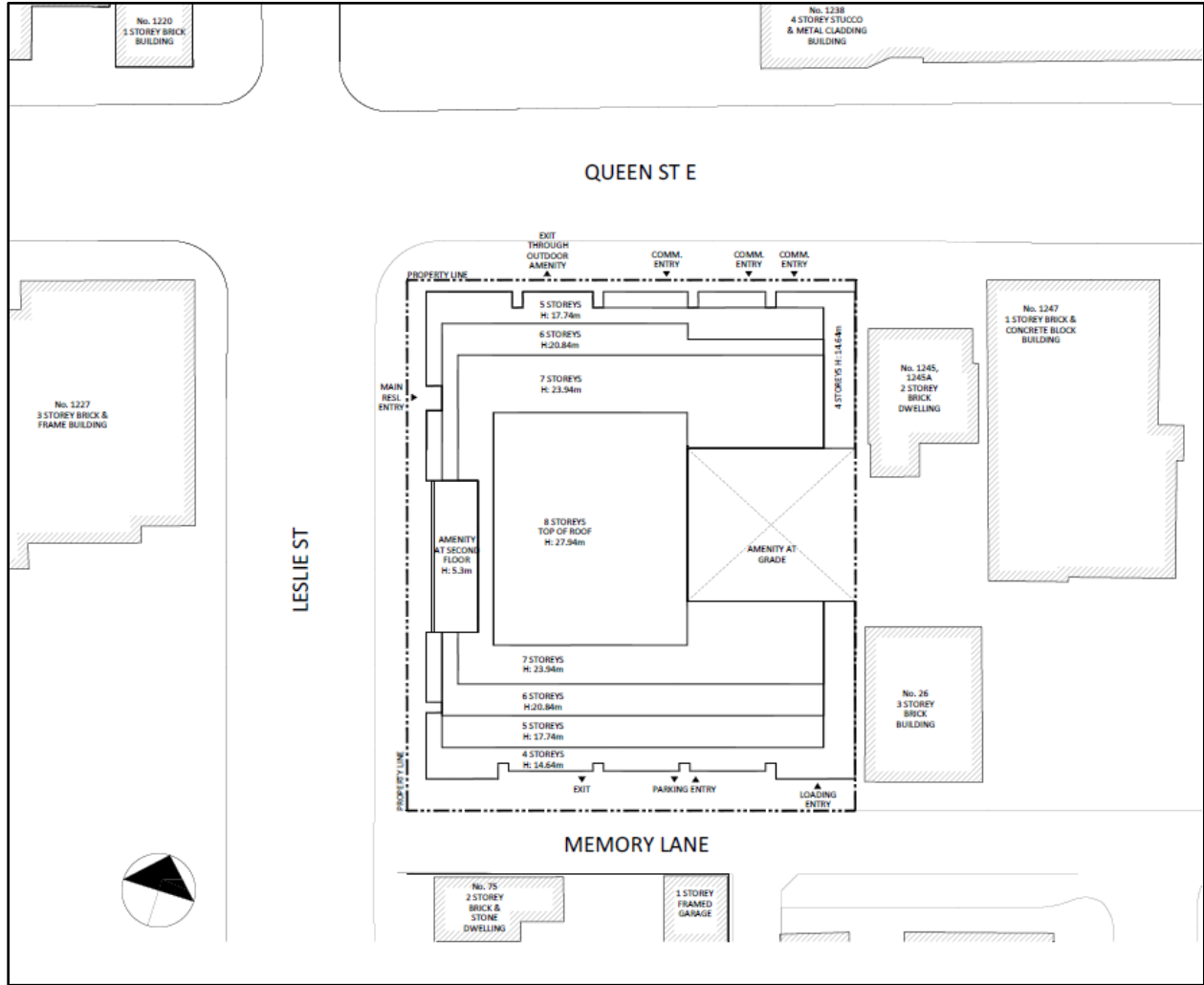
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context

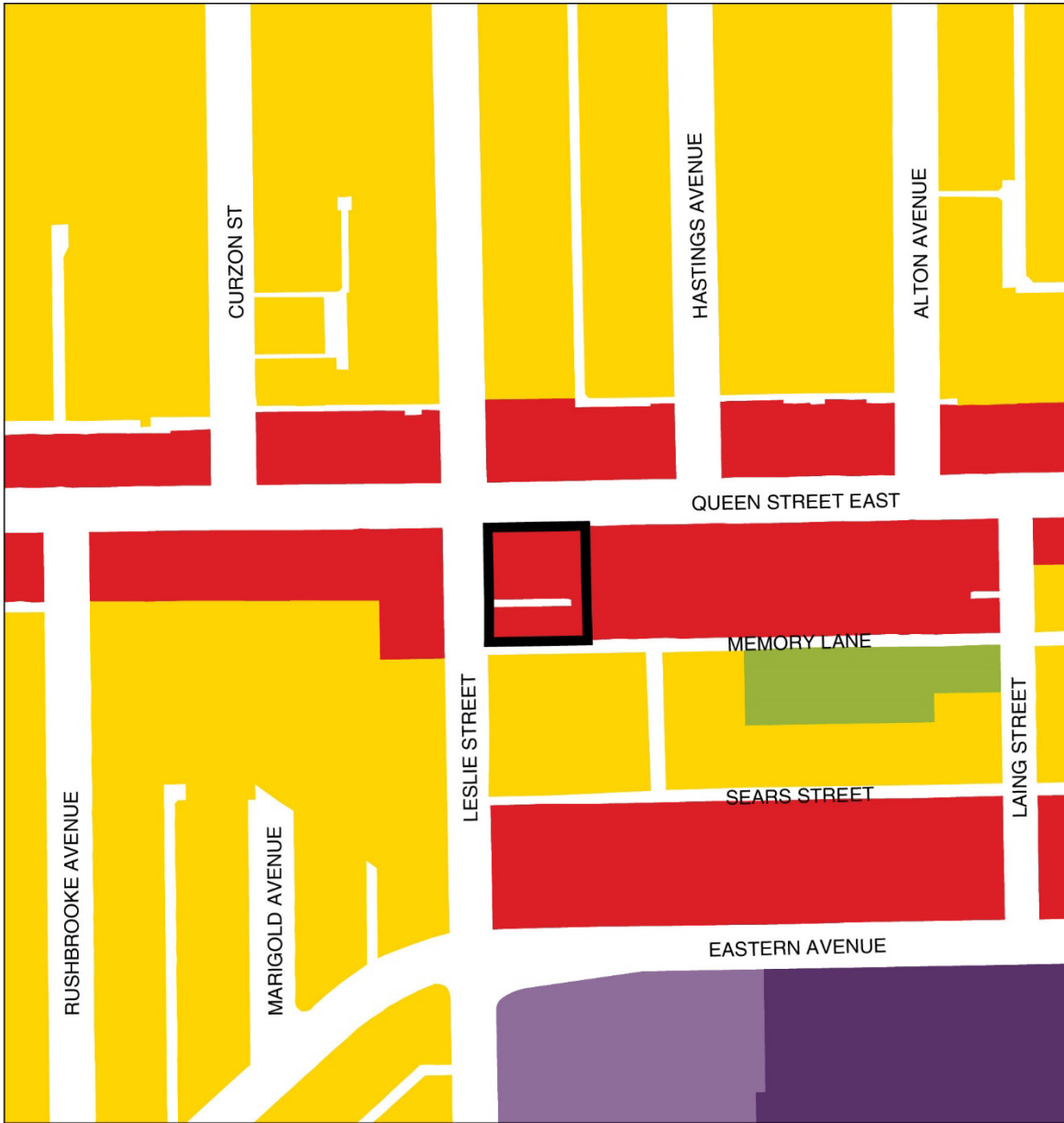


# Attachment 3: Site Plan





Attachment 4: Official Plan Map




Official Plan Land Use Map 21

1233-1243 Queen Street East and 77 Leslie Street

File # 22 123730 STE 14 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  General Employment Areas
-  Core Employment Areas

  
 Not to Scale  
 Extracted: 03/21/2022

**APPLICATION DATA SHEET****Municipal Address:** 1233 QUEEN ST E      **Date Received:** March 17, 2022**Application Number:** 22 123730 STE 14 OZ**Application Type:** OPA / Rezoning, OPA & Rezoning**Project Description:** Official Plan and Zoning By-law Amendment application to facilitate the redevelopment of the site for an 8-storey mixed-use building having a non-residential gross floor area of 250 square metres, and a residential gross floor area of 8656.50 square metres. 132 purpose built rental dwelling units are proposed.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
MHBC PLANNING LTD		Studio JCI	1233 QUEEN PROJECT GP INC

**EXISTING PLANNING CONTROLS**

Official Plan Designation: Mixed Use Areas      Site Specific Provision: SASP 501

Zoning: CR 2.5 (c1.0; r2.0) SS2 (x2224)      Heritage Designation:

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

**PROJECT INFORMATION**

Site Area (sq m): 2,137      Frontage (m): 42      Depth (m): 50

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			1,375	<b>1,375</b>
Residential GFA (sq m):			8,657	<b>8,657</b>
Non-Residential GFA (sq m):	1,752		250	<b>250</b>
<b>Total GFA (sq m):</b>	<b>1,752</b>		<b>8,907</b>	<b>8,907</b>
Height - Storeys:	2		8	<b>8</b>
Height - Metres:			28	<b>28</b>

Lot Coverage Ratio (%): 64.32      Floor Space Index: 4.17

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	8,657	
Retail GFA:	250	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			132	<b>132</b>
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>			<b>132</b>	<b>132</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		84		1	47
<b>Total Units:</b>		<b>84</b>		<b>1</b>	<b>47</b>

#### **Parking and Loading**

Parking Spaces: 10      Bicycle Parking Spaces: 160      Loading Docks: 1

#### **CONTACT:**

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