



REPORT FOR INFORMATION

1555 Queen Street East (1050-1060 Eastern Avenue) Committee of Adjustment Application

Date: January 10, 2022

To: Chair and Committee Members of the Committee of Adjustment, Toronto and East York District

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

Ward: 14, Toronto-Danforth

File No: A1370/22TEY

Application to be heard: January 18, 2023

SUMMARY

This report is being provided to the Committee for information only.

APPLICATION

The applicant is seeking relief from the provisions of Site-Specific Zoning By-law 831-2020 (amending Zoning By-law 438-86), as amended, and Site-Specific Zoning By-law 832-2020 (amending Zoning By-law 569-2013), as amended, to revise the timing of certain obligations to design and construct municipal infrastructure improvements in connection with the development of a 16- and 17-storey building with a shared 8-storey podium (the "**Market Building**").

Variances are requested to Appendix A and Schedule A in the respective site-specific zoning by-laws.

CONTEXT

The property (also referred to as the Market Lands) is located on the south side of Queen Street East, just east of Woodward Avenue and west of Coxwell Avenue. It is part of a larger redevelopment site formerly known as 1555-1575 Queen Street East (the "**Don Summerville Lands**"). The site is designated *Mixed Use Areas* in the Official Plan, and is subject to Official Plan Amendment 504, which was adopted in 2020 in connection with an Official Plan Amendment, Rezoning, Part Lot Control and Rental Housing Demolition Application. OPA 504 provides site-specific policies guiding the redevelopment of the site, and the Don Summerville Lands more broadly. See Item 2020.TE16.5 for more detail:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.5>.

The property is zoned CR 2.0(c0.5, r2.0) SS2 (x270) in Zoning By-law 569-2013 of the City of Toronto, as amended by Site Specific Zoning By-law 832-2020, and MCR in Zoning By-law 438-86 of the Former City of Toronto, as amended by Site Specific Zoning By-law 831-2020. The

site-specific zoning by-laws provide site-specific development permissions in connection with the redevelopment of the Don Summerville Lands.

The proposal is currently subject to review under Site Plan Control Application No. 21 152485 STE 14 SA.

COMMENTS

The in-force site-specific zoning by-laws require the owner to design and construct any required municipal road and servicing infrastructure prior to the issuance of the first above-grade building permit for any part of the lot. The revised timing would facilitate the continuation of construction of the Market Building currently underway, and provide additional time to finalize detailed design and undertake construction of the municipal infrastructure.

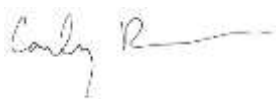
For the sake of clarity, the language in the proposed variance – "prior to the issuance of a Full Building Permit, except a structural permit" – means prior to the issuance of any above-grade building permit issued for the development with the exception of a permit issued solely for the structure of the building whether or not the permits issued are conditional permits under subsection 8(3) of the Building Code Act, 1992 or full, non-conditional permits. The effect of this language is that an above-grade permit, whether conditional or not, may be issued for the structure of the building prior to the design and construction of the subject municipal improvements, but no further above-grade permits (whether conditional or not) may be issued until such time as the improvements have been designed and constructed to the satisfaction of the Chief Engineer & Executive Director of Engineering and Construction Services.

Engineering and Construction Services, Transportation Services and Toronto Building staff have reviewed, and concur with, the proposed variances. The in-force Section 37 agreement will need to be revised to reflect the new timing, should this application be approved.

CONTACT

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SIGNATURE



Signed by Carly Bowman, M.Sc.Pl., MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

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Rick Sole, RC Ashbridge Inc.
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