

Housing Now - Parkdale Hub - 1303, 1313, 1325, 1337, 1345 Queen Street West and 212, 220, 224 Cowan Avenue – Official Plan & Zoning By-law Amendments, and Rental Housing Demolition Applications – Decision Report – Approval

Date: October 10, 2023

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Ward: 4 - Parkdale-High Park

Planning Application Numbers: 22 241856 STE 04 OZ, 23 107855 STE 04 RH

SUMMARY

The Parkdale Hub is the improvement and expansion of important City-owned facilities and community agency space located at the intersection of Queen Street West and Cowan Avenue. The Parkdale Hub was considered by City Council in 2017 as an opportunity to integrate and improve service provision and unlock City-owned lands for new affordable rental housing. In May of 2023, City Council approved the site to be included as part of the Housing Now Initiative to advance the affordable rental housing component of the project. This report recommends approval of the City-initiated Official Plan and Zoning By-law Amendments, and the Rental Housing Demolition application to permit the proposed development concept.

The recommended Official Plan and Zoning By-law Amendments relate to three blocks: the West Block as a 16-storey mixed-use building, the Centre Block as the location of the renovated and expanded Masaryk-Cowan Community Recreation Centre integrated with the relocated Toronto Public Library Parkdale branch, and the East Block as a six-storey mixed-use building. The mixed-use buildings are proposed to provide a minimum of 231 rental housing units, with a minimum of one-third of all units secured as affordable rental housing operated by a non-profit housing partner(s). Community agencies will be relocated within the blocks of the Parkdale Hub, as a core component of the overall redevelopment of the City properties.

Nine existing rental dwelling units located in 1313 Queen Street West are proposed for demolition and would be replaced in the West Block. The proposal also includes a Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to a replacement rental dwelling unit at a similar rent as well as financial compensation to lessen hardship.

The proposed development concept is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1337 and 1345 Queen Street West, substantially in accordance with the recommended Official Plan Amendment attached as Attachment 4 to this report.
2. City Council amend Zoning By-law 569-2013, for the lands at 1303, 1313, 1325, 1337, 1345 Queen Street West and 212, 220, 224 Cowan Avenue ("Parkdale Hub") substantially in accordance with the recommended Zoning By-law Amendment attached as Attachment 5 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the recommended Official Plan and Zoning By-law Amendments as may be required.
4. City Council request the Executive Director, Housing Secretariat, in consultation with the Chief Planner and Executive Director, City Planning and the City Solicitor, to engage City Divisions, Agencies, and Corporations and the development partner(s) to advance the detailed design of development requirements identified in Attachment 6 to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, and to secure the delivery of development requirements on terms, including details and timing, in a Lease Agreement with the non-profit development partner(s).
5. City Council endorse the Parkdale Hub Design Brief (August 31, 2023) and direct that future planning applications for the Parkdale Hub, including applications for Site Plan Control, be prepared, and reviewed in the context of the Parkdale Hub Design Brief, provided as Attachment 7 to this report.
6. City Council approve the Rental Housing Demolition Application File No. 23 107855 STE 04 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of 9 existing rental dwelling units located at 1313 Queen Street West, subject to the developer partner entering into a Lease with the City of Toronto that requires the following:
 - a. The development partner shall provide and maintain at least nine replacement rental dwelling units on the subject site, in the West Block for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose or for demolition without providing for replacement. The replacement rental dwelling units shall collectively have a total gross floor area of at least 682

square metres and be comprised of at least five one-bedroom units and four two-bedroom units as generally illustrated on the plans submitted to the City Planning Division dated July 7, 2023. Any revisions to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

b. The development partner shall, as part of the nine replacement rental dwelling units required in Recommendation 6 a. above, provide at least five one-bedroom units and four two-bedroom units at affordable rents, as currently defined in the City's Official Plan, for a period of at least 10 years beginning from the date of first occupancy of each unit;

c. The development partner shall provide tenants of all nine replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the new mixed-use building on the West Block at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

d. The development partner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed mixed-use building on the West Block at no additional cost to tenants;

e. The development partner shall provide central air conditioning in each replacement rental dwelling unit at no additional cost to tenants;

f. The development partner shall provide tenants of the nine replacement rental dwelling units with access to all bicycle and visitor parking on the same terms and conditions as any other resident of the proposed residential building;

g. The development partner shall provide nine storage locker to tenants of the replacement rental dwelling units; and

h. The nine replacement rental units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units in the proposed building on the West Block, exclusive of the replacement rental units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning.

7. City Council direct the Executive Director, Corporate Real Estate Management, in consultation with, and to the satisfaction of the Chief Planner and Executive Director, City Planning to provide an acceptable Tenant Relocation and Assistance Plan for all Eligible Tenants of the nine existing rental dwelling units proposed to be demolished at 1313 Queen Street West, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents and other assistance to mitigate hardship.

8. City Council authorize the Chief Planner and Executive Director, City Planning, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of nine existing rental dwelling units located at 1313 Queen Street West after:

a. All conditions in Recommendations 6 and 7 above have been fully satisfied or secured;

b. The nine replacement rental units on the West Block are ready and available for occupancy; and

c. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

9. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Recommendation 8 above;

10. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 1313 Queen Street West after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Recommendation 8 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to Section 6.2 of Chapter 363 on condition that the existing rental units have been replaced in the West Block.

11. City Council authorize the appropriate City officials to take such actions as necessary to implement City Council's decision, included execution of an agreement to secure rental replacement matters and other related agreements.

12. City Council direct the General Manager, Parks Forestry and Recreation, and Director Branch Operation and Customer Experience, Toronto Public Library to undertake community consultation and engagement with community-agencies currently located within the affected properties to develop an integrated approach to service delivery and programming for the Parkdale Hub.

13. City Council approve an amendment to Schedule B of the City of Toronto Municipal Code, Chapter 925, Permit Parking, to exclude the development located at 1303, 1325, 1337 and 1345 Queen Street West from Permit Parking Area 2;

14. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Parks, Forestry and Recreation, to permit, where applicable, entering into licenses or other arrangements at nominal value in respect of new or existing parkland, or to waive in full the following fees, for the site located at 1303, 1313, 1325, 1337 and 1345 Queen Street West and 212, 220 and 224 Cowan Avenue ("Parkdale Hub"):

- a. all fees related to tieback encumbrances and construction staging which impact new or existing parkland; and
- b. crane swing agreements over any new or existing parkland.

15. City Council waive in full all application and permit fees required under City of Toronto Municipal Code Chapter 743, Streets and Sidewalks, Use of, and City of Toronto Municipal Code Chapter 441, Fees, and Charges, for Street Work Permits and Temporary Street Occupation Permits for 1303, 1313, 1325, 1337 and 1345 Queen Street West and 212, 220 and 224 Cowan Avenue ("Parkdale Hub").

16. City Council request the Chief Executive Officer, CreateTO, in consultation with the Executive Director, Corporate Real Estate Management to engage the City Divisions, Agencies and Corporations involved with the construction and operation of the Parkdale Hub to develop a governance structure to support the delivery, planning, management and operation of the facility based on the Council direction and vision for the Parkdale Hub as set out in item number 2021.RA27.6 "Parkdale Hub Project – Completion of Phase 2 Feasibility Study, Advancing to Phase 3".

FINANCIAL IMPACT

Housing Secretariat

City Council has authorized Open Door incentives for the Parkdale Hub through PH3.6, the Housing Now Initiative - 2023 Progress Update, for up to 90 affordable rental homes (50%) for 99 years at the West Block. This includes exemption from the payment of development charges, a waiver of all planning and building permit fees and parkland dedication fees, and the exemption of municipal and school taxation over the 99 year term, estimated at a total of \$8.045M as of May, 2023 shown in Table 1.

Table 1: Financial Incentives, Parkdale Hub

Site	Net New Affordable Rental Homes	Estimated Affordability Period (Years)	Estimated Development Charges*	Estimated Planning Fees and Charges**	Estimated Net Present Value of Property Taxest†	Estimated Total Value of Incentives
Parkdale Hub	90	99	\$2,849,886	\$1,655,924	\$3,539,272	\$4,505,810

*Calculated using May 2023 DC rates POST Bill 23.

**includes estimated 2023 building permit fees of \$134.9 thousand, 2023 planning fees of \$170.9 thousand, and parkland dedication fees of \$1.4 million.

†Calculated using 2023 property tax rates. 2023 Education Tax Rates will be available after May 11, 2023, City Council meeting

The Housing Secretariat will be initiating the selection process for the non-profit development partner in early 2024. In partnership with the project team, the Housing

Secretariat is exploring various housing delivery and operation models, partnership opportunities and other avenues to municipal, provincial and federal support. The Housing Secretariat will work specifically with the Canada Mortgage and Housing Corporation (CMHC) to identify opportunities/programs that further augment the City's ability to deliver affordable rental housing as part of the Parkdale Hub project.

Lastly, in order to accommodate the residential parking requirement and loading requirements for the West Block and Centre Block, upgrades to the driveway of 245 Dunn Avenue, and a relocation of an existing private playground will be required. These costs will be included as part of the residential development cost of the West Block, any additional financial impacts would need to be identified and submitted for consideration through future budget processes.

Parks, Forestry & Recreation

The 2023 Council Approved Capital Budget and 2024-2031 Capital Plan for Parks, Forestry and Recreation (PFR) includes a project, classified as Service Improvement, for the design and construction of the Masaryk-Cowan Community Recreation Centre (CRC) Redevelopment over 2024-2029. PFR continues to review the cost estimate for the project subject to the development of the scope of work, for consideration through future budget processes.

Upon completion, any additional operating impacts, including staffing resources, associated with the expanded and renovated facility would also need to be identified and submitted for consideration through future budget processes.

Similar to other Open Door incentives, it is recommended that Parks, Forestry and Recreation waive all fees related to tieback encumbrances, construction staging, and crane swing agreements over any new or existing parkland, subject to the construction requirements. The purpose of these additional incentives is to support the affordable rental housing component and is for the benefit of the project with no financial impacts to the City.

Toronto Public Library

The Parkdale relocation and expansion project is part of the Toronto Public Library's approved 10-year Capital Plan of \$32.8 million. The project, categorized as growth related, aims to include spaces for children, teens and adults. This project is funded primarily by debt as well as development charges. The project is currently in design development requiring community consultation and engagement.

Upon completion of the reconstruction and expansion of the Parkdale Library branch, any additional operating impacts associated with staffing resources would need to be identified and submitted for consideration through future budget processes.

Corporate Real Estate Management

The Parkdale Hub includes the replacement of nine rental units owned by the City and managed by Toronto Artscape Inc. Regardless of the current lease arrangement, the

City, as owner, is responsible for the Tenant Relocation and Assistance Plan, as set out in Recommendation 7 of this report. The total costs to implement the TRAP are estimated to be between \$17,500 and \$53,500 depending on tenant support required. Once the amount is confirmed, funding will be submitted for consideration through future budget process.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agrees with the information set out in the financial impact section.

EQUITY IMPACT

The Parkdale Hub has continuously assessed the potential impact of proposed changes to the site on equity-deserving groups and vulnerable residents of Toronto since the project's initiation in 2017. This project has the potential to create new safe, inclusive and accessible community spaces, where diverse residents can access City services, community agencies, and further develop their sense of community identity and belonging. The Parkdale Hub will also provide safe, secure and affordable housing while advancing several of the City of Toronto's equity strategies and commitments, including the Social Procurement Policy, Strong Neighbourhoods Strategy, Toronto Newcomer Strategy, Toronto Poverty Reduction Strategy, and the Toronto Seniors Strategy.

The Housing Now Initiative is a core component of the 2022-2026 Housing Action Plan and a key program under the HousingTO 2020-2030 Action Plan aimed at creating new affordable rental housing within mixed-income, transit rich, complete communities. Creating new affordable housing through the Housing Now Initiative will increase the opportunity for structurally vulnerable and marginalized individuals, including Indigenous Peoples, Black and other racialized people, seniors, women and members of the 2SLGBTQ+ community to access safe, healthy and adequate homes. More housing opportunities for essential workers and families will also be created through the Housing Now Initiative. Safe, secure, affordable housing is an important social determinant of health. It improves the social and economic status of individuals, families and communities. Good quality, affordable housing is also the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

The proposed development concept is located at the southwest and southeast corners of Queen Street West and Cowan Avenue. The proposal will facilitate the construction of a new Library, redeveloped Community Recreation Centre and community agency spaces with corresponding jobs to support the community as it grows. The provision of additional purpose-built rental and affordable rental units will provide more housing for equity-deserving groups and households of low to moderate incomes in proximity to public transportation and City facilities. A Tenant Relocation and Assistance Plan for the nine rental units will ensure that existing tenants have the right to return to a replacement rental dwelling unit at similar rent and financial compensation to lessen hardship as a measure of anti-displacement.

DECISION HISTORY

Decision History related to the Parkdale Hub and associated feasibility studies, community engagement, real estate, planning, and heritage consideration work on the Parkdale Hub dates back to an initial Member's Motion in March, 2017, "MM27.3 - 1313, 1303 Queen Street West and 220 Cowan Avenue - City Plan for City-owned Properties." A full Decision History is provided in Attachment 10, "Parkdale Hub Decision History".

PARKDALE HUB

The intersection of Queen Street West and Cowan Avenue has been the focal point of municipal and community activities since Parkdale's early post-colonial settlement. Today, the intersection is home to an important cluster of City-owned facilities, properties, and community services, all of which need significant capital investment over the next ten years to meet their projected service delivery levels. In 2017, City Council directed staff to convene an Inter-Divisional Working Group to engage with the local community and develop a coordinated area-wide plan to enhance programming and service delivery spaces and help shape and define the revitalization efforts for the Parkdale Hub.

Comprehensive engagement with stakeholders and community members resulted in a shared vision and five guiding principles for the Parkdale Hub summarized as: "a complete cultural hub with vibrant public realm that will improve connectivity within the community, be built in a contextually sensitive way that celebrates heritage and supports diverse housing choice."

Feedback received during the engagement process led to the acquisition of 1337-1345 Queen Street West to provide a greater opportunity for housing and community services within the revitalized Hub. Table 2 lists the uses that will be included in the Parkdale Hub.

Table 2: Parkdale Hub Uses

Parkdale Hub Uses	Additional Information
Toronto Public Library – new Parkdale Branch	Approximately 2,905m ²
Parks, Forestry & Recreation - renovated and expanded Masaryk-Cowan Community Recreation Centre	Approximately 4,103m ²
Community Agency Space	Replacement space for existing community and cultural agencies with the opportunity to lease additional non-residential space included within the development for other community uses.

Parkdale Hub Uses	Additional Information
Residential	Approximately 231 units, of which a minimum of one-third will be affordable rental units.
Rental Replacement	The replacement of nine live-work units and ancillary space.
Heritage Conservation	1313 Queen Street West and 220 Cowan Avenue.
Open Space	325m2 (3,498ft2) of accessible outdoor space in the form of the 'Cowan Plaza' and the 'Dunn Courtyard'.

To advance the realization for the Parkdale Hub, City Planning worked with various City Divisions (Housing Secretariat, Parks, Forestry & Recreation, Toronto Public Library, Corporate Real Estate Management, Social Development, Finance & Administration) and CreateTO to bring forward Official Plan and Zoning By-law Amendments to facilitate a development concept that reflects the vision established through the comprehensive engagement, and the importance of optimizing the use of public lands to achieve Council's priorities for new affordable housing, a coordinated approach for community facilities and other components that create complete communities.

Figure 1, below, illustrates a conceptual allocation of uses throughout the Parkdale Hub. Further integration of uses will be pursued through the detailed design and site plan stage.

Figure 1: Parkdale Hub - Illustration of Uses



COMMUNITY CONSULTATION

Parkdale Hub Feasibility and Development Concept

In 2018, CreateTO was directed by City Council to undertake a Feasibility Study for the development of a community hub in the Parkdale neighbourhood. Undertaken in collaboration with the City of Toronto Real Estate Services Division, this process held several preliminary stakeholder and community meetings with Parkdale residents, community organizations and local City agencies.

In 2021, CreateTO established a Local Advisory Committee (LAC) comprising representatives of Parkdale organizations with an interest in the project. The mandate of the LAC was to provide a forum for feedback, guidance and advice to the project team at key decision points during the public consultation process. Since the establishment of the LAC, there have been three meetings, including meetings related to the planning approvals process, including the City-initiated Official Plan and Zoning By-law Amendments.

Parkdale Hub Official Plan Amendment and Re-Zoning Process

In early 2023, City Staff and CreateTO led community meeting and engagement events for the Parkdale Hub development submission. The consultation program included two pop-up meetings (February 28, 2023, and March 3, 2023), a community consultation meeting (March 8, 2023), and a City-led Tenant Meeting (May 3, 2023). This engagement focused on the comprehensive redevelopment of blocks within the Parkdale Hub related to the Housing Now Initiative, the integrated community recreation centre and library and the rental replacement units.

City staff and CreateTO held a pop-up meeting on August 23, 2023, to share an updated development concept for the West Block, supporting the addition of more homes within this particular block. As a result of community feedback, the proposal for the south portion of the West Block includes the addition of residential floor area, supporting approximately 60 more rental homes in a 16-storey built form.

Final summaries of the community meetings and engagement events held during this phase are posted on the [CreateTO project website](#).

The Parkdale Hub process has also been informed by the Parkdale Main Street Heritage Conservation District process and its consultations including the Niiwin Wendaanimak (Four Winds) program at the Parkdale Queen West Community Health Centre. The draft statement of cultural heritage value, statement of objectives and revised policies and guidelines relating to Indigenous communities were also reviewed by representatives of the Mississaugas of the Credit First Nation. More detail regarding the community consultations that were held HCD stage can be found in Report "Designation of the Parkdale Main Street Heritage Conservation District Plan under Part V of the Ontario Heritage Act " (TE34.58) linked in the Decision History of this report.

Design Review Panel

City staff presented the draft development concept for the Parkdale Hub to the City's Design Review Panel on October 6, 2022. The purpose of presenting the development concept at this stage was to receive feedback and comments to refine the

recommended Official Plan and Zoning By-law Amendments presented in this report as well as establish development criteria for City Divisions and the future non-profit development partner(s) through the procurement process.

The architects of each block will present to the Design Review Panel as part of the Site Plan Control processes.

Tenant Consultation

On May 3, 2023, City staff held a tenant consultation meeting with affected tenants of the nine existing rental units located in 1313 Queen Street West to provide an overview of the City's housing policies, the impact of the rental demolition proposal on tenants, and the proposed Tenant Relocation Assistance Plan. The meeting was held in person at the Masaryk-Cowan Community Recreation Centre and was attended by five tenants, City Planning, CreateTO, Artscape and the Councillor's office.

Tenants asked questions related to the project timeline, layouts of the replacement rental units, rent restrictions for the replacement rental units, provision of storage lockers and laundry facilities, information about the future development partner(s) and the building's amenity spaces.

HOUSING NOW OVERVIEW

City Council initiated the Housing Now Initiative to deliver affordable housing in mixed-income, mixed-use, transit-oriented communities. Housing Now presently includes 22 City-owned sites across Toronto. Housing Now achieves city-building outcomes by partnering with the private and non-profit sectors to deliver a mix of affordable rental, market rental and ownership housing. The new affordable rental homes will remain affordable for 99 years, providing quality housing opportunities for future generations. Investment in these sites will also contribute to the broader community by delivering new amenities revitalized public spaces and improved access to transit. In the case of the Parkdale Hub, re-investment in City-owned facilities has spurred the opportunity to include new rental housing on City property, and through acquisition of an adjacent property (currently a Dollarama store) based on consolidation of community uses on the Centre Block.

The Housing Now project partners (Housing Secretariat, City Planning and CreateTO) provide an annual progress report to City Council on the Initiative, including recommendations for updates to Council authorities to implement Housing Now, setting out the Housing Now program requirements, updating financial, real estate and planning program requirements, as appropriate. The 2023 Housing Now Progress Update was presented to Council on May 11, 2023, ([PH3.6](#)).

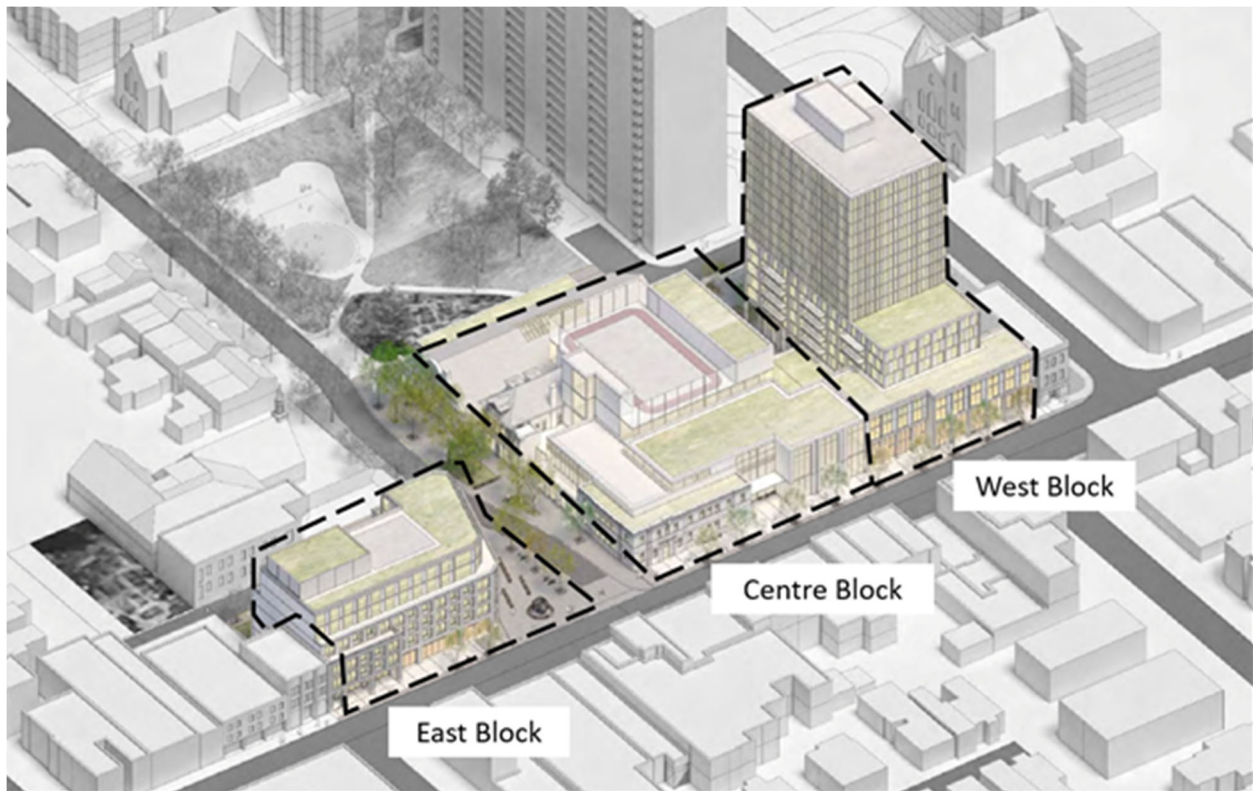
As Housing Now sites advance through the planning processes, City Planning, in collaboration with the Housing Secretariat and CreateTO continue to seek opportunities to increase the potential residential yield at each location, in accordance with the policies of the Official Plan. Recommended development concepts are informed by Toronto's evolving development context, the urgent need for affordable housing across Toronto and City Council's direction through the Housing Action Plan. The Parkdale Hub

is an example of the outcome of the ongoing review of Housing Now sites to support the City's objectives to increase housing supply.

PROPOSAL

Site Description: The Parkdale Hub is a cluster of five City-owned properties at the southwest and southeast corners of the Queen Street West and Cowan Avenue intersection. The proposed development concept for the Parkdale Hub is made up of three blocks referred to as the West, Centre, and East Blocks.

Figure 2: Parkdale Hub - Development Concept



West Block: 1337-1345 Queen Street West and a portion of 1325 Queen Street West. The West Block is referred to as Block A in the recommended Zoning By-law Amendment.

Centre Block: 1313 Queen Street West, 220-224 Cowan Avenue and portions of 1325 Queen Street West and 212 Cowan Avenue. The Centre Block is referred to as Blocks B1 and B2 in the recommended Zoning By-law Amendment.

East Block: 1303 Queen Street West. The East Block is referred to as Block C in the recommended Zoning By-law Amendment.

The West Block and East Block include residential uses with community agency spaces at-grade, and the Centre Block includes the integrated community recreation centre (CRC) and library branch. Table 3, below, provides a summary of the proposal.

Table 3: Summary of the Proposal

	West Block	Centre Block	East Block
Gross Floor Area Site Total: 23,567 m²	Residential: 12,887 m ² Non-Residential: 1,130 m ² Total: 14,017 m ²	Combined CRC/Library: 7,008 m ²	Residential: 5,007 m ² Non-Residential: 1,261 m ² Total: 6,268 m ²
Maximum Building Height (to top of Mechanical Penthouse)	54.5 m (16-storeys)	20 m (4-storeys)	24 m (6-storeys)
Residential Dwelling Units (estimate) Site Total: 231 units	1-Bedroom: 94 units (55%) 2-Bedroom: 61 units (35%) 3-Bedroom: 16 units (10%) Total: 171 units (100%)* *Includes 9 rental replacement units	N/A	1-Bedroom: 33 units (55%) 2- Bedroom: 20 units (33%) 3-Bedroom: 7 units (12%) Total: 60 units (100%)
Vehicular Parking Spaces	N/A	N/A	Accessible Parking (at grade): 1 space
Loading Spaces	1 Type "G"	1 Type "G"	1 Type "G"
Residential Amenity Space	Indoor Amenity Space: 372 m ² Outdoor Amenity Space: 330 m ²	N/A	Indoor Amenity Space: 155 m ² Outdoor Amenity Space: 99 m ²

Off-Site Parking at 245 Dunn Avenue

On April 5, 2023, the Committee of Adjustment for Toronto and East York approved a minor variance application (File number: A0062/23TEY) to bring components of the underground garage at 245 Dunn Avenue into conformity with the zoning by-law and reduce the number of required parking spaces for the Toronto Community Housing building on site.

These variances were required to permit parking spaces for the Parkdale Hub, which will be located off-site at 245 Dunn Avenue. The benefit of this approach is the efficient use of an existing surplus of publicly owned parking to meet the requirements and needs of the Parkdale Hub, minimizing the need for parking at-grade. Table 4 provides a breakdown of the required parking spaces to be located off-site.

Table 4: Parkdale Hub Off-Site Parking Provision

	Visitor Parking	Accessible Parking	Staff Parking (CRC/Library)
Underground Garage	6	13	19
Above Ground	0	4	0

Existing Rental Dwelling Units

The existing rental dwelling units are subject to a commercial head-lease between Toronto Artscape Inc. and the City of Toronto. Artscape is responsible for administering and managing the building at 1313 Queen Street West, which includes nine residential tenancies.

The existing rental housing is comprised of nine live-work units for Artscape tenants that contain five one-bedroom units and four two-bedroom units. None of the rental units contain private outdoor space or ensuite laundry.

At the time of this report, all nine of the existing rental dwelling units proposed to be demolished and replaced as part of the proposed development concept are occupied by tenants that pay affordable rent.

Reasons for the Application

The City-initiated Official Plan Amendment is required to redesignate the rear portion of 1337 and 1345 Queen Street West from *Neighbourhoods* to *Mixed Use Areas* to permit the proposed built form of the West Block.

The City-initiated Zoning By-law Amendment would amend City of Toronto Zoning By-law 569-2013 to establish new performance standards for each development block including: amendments to building height, setbacks and setbacks; minimum gross floor area requirements for community agency space, community centre, and library; maximum gross floor permissions for residential uses; loading space requirements; and the provision of off-site parking.

The application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires a permit from the City allowing the demolition of existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

On January 27, 2023, a Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code was submitted for 1313 Queen Street West to demolish nine (9) existing rental dwelling units.

POLICY & REGULATION CONSIDERATIONS

The Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (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. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform to provincial plans. The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS.

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

The Growth Plan, 2020 provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation, and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work; and
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure.

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. Comments, submissions, or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Toronto Official Plan

The subject site has a split land use designation with the majority of the Queen Street-fronting properties designated *Mixed Use Areas* and the Cowan Avenue-fronting properties designated *Neighbourhoods*. See Attachment 2 for the Official Plan Land Use Map.

Official Plan Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size and type of rental units as exist on the site, and maintain rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right for tenants to return to one of the replacement units at similar rents and other assistance to mitigate hardship.

Official Plan Amendment 445, Site & Area Specific Policy 566

The Queen Street West Planning Study resulted in Official Plan Amendment (OPA) 445 which recommended amendments to the City's Official Plan in the form of a Site and Area Specific Policy (SASP) to guide development and public initiatives on Queen Street-fronting properties between Bathurst Street and Roncesvalles Avenue.

The purpose of OPA 445 is to support opportunities for contextually appropriate growth and change while conserving and enhancing the cultural heritage value of Queen Street West. The OPA recognizes Parkdale as an important civic and commercial corridor, and describes the vision and planned character of Parkdale, directing:

- Parkdale continue its role as a mixed-use main street supporting community and cultural uses;
- The form and character of new buildings and additions to existing building will relate appropriately to the scale and historic character of the street within its Parkdale context;
- Sidewalks be improved and additional tree planting be pursued;
- The existing cluster of civic uses at the intersection of Queen Street West and Cowan Avenue be a focus for public investment and the establishment of a community and cultural centre comprising several uses within existing and new buildings; and
- Parkdale's historic character and heritage buildings be maintained and enhanced, through careful consideration for the massing and materiality of new buildings and additions, renovations of existing buildings, and investments in public spaces, including installations related to the area's Indigenous and other cultural heritage.

The policies of OPA 445 provides further direction in relation to the public realm, transportation, built form, residential and commercial uses, sustainability, cultural and community uses, heritage, and the Parkdale Hub.

In relation to Parkdale Hub, OPA 445 recognizes the intersection of Queen Street and Cowan Avenue contains an important cluster of historic civic, cultural, and institutional buildings and uses that support the local community. The OPA directs that the redevelopment of the multi-use Parkdale Hub will:

- Engage and consult with various stakeholders;
- Have regard for OPA 445's policies in the overall design of the project;
- Ensure high quality building design, materiality and construction practices;
- Provide contextually sensitive and appropriate built form to integrate with its surroundings;
- Conserve on-site and adjacent significant heritage resources;
- Expand, enhance and improve connections in public realm; and
- Accommodate all users.

The OPA permits the Parkdale Hub to incorporate variations in the criteria set out in the built form policies of OPA 445 so long as any resulting impact, including on pedestrian comfort, shadow impacts and transition in scale have been assessed in the context of a site-specific Zoning By-law Amendment application and addressed to the satisfaction of City Council.

Council's adoption of the OPA was appealed to the Ontario Land Tribunal and a hearing is scheduled for October of 2023. In July of 2023, staff recommended Council adopt a revised SASP with modifications to the policies Council previously adopted in September of 2020. The revised OPA is intended to provide additional flexibility, where appropriate, and greater clarity and precision for the implementation of the policies while continuing to reflect the original intent and achieve the objectives previously endorsed by Council.

Zoning

The Queen Street-fronting properties and 224 Cowan Avenue are largely zoned Commercial Residential in City of Toronto Zoning By-law 569-2013. The Commercial Residential zone allows for a maximum density of 2.5 times the lot area, permits a wide range of commercial and residential uses, and permits a maximum height of 14 metres.

The rear portion of 1337 and 1345 Queen Street West and 220 Cowan Avenue are zoned Residential in City of Toronto Zoning By-law 569-2013. The Residential zone allows for a maximum density of 1.0 times the lot area, permits residential uses as well as a range of civic and institutional uses including community centres and libraries, and permits a maximum height of 11 metres.

Design Guidelines

The following design guidelines have been used in the evaluation of the proposed development concept:

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities;
- Urban Design Guidelines for Privately-Owned Publicly Accessible Spaces

- Best Practices for Bird-Friendly Glass;
- Pet Friendly Design Guidelines;
- Best Practices for Effective Lighting;
- Toronto Green Standard, Version 4;
- Guidelines for the Design and Management of Bicycle Parking Facilities; and
- Toronto Accessibility Design Guidelines.

Site Plan Control

Each development block is subject to Site Plan Control. Site Plan Control applications will be submitted once the development partner or architect for each block has been selected.

Through the Site Plan Control applications, matters addressed in the Parkdale Hub Design Brief, such as building access, façade treatment and materiality, heritage interpretation, landscaping, amenity space programming and safety considerations will be further reviewed and secured.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

The land uses proposed within the three blocks that comprise the Parkdale Hub include:

- new purpose-built rental housing (including affordable rental housing);
- the replacement of existing rental units;
- the revitalization and expansion of the Masaryk-Cowan Community Recreation Centre;
- a new Toronto Public Library Parkdale Branch;
- the creation of new community space; and
- the replacement of existing community and cultural space, including, Sistering, Greenest City and Parkdale Community Information Centre.

The proposed land uses are consistent with the land use permissions of the Official Plan's *Mixed Use Areas* and *Neighbourhoods* and would see the existing cluster of civic uses at Queen Street and Cowan Avenue enhanced and expanded to continue to support the social, cultural, and economic vibrancy of Parkdale.

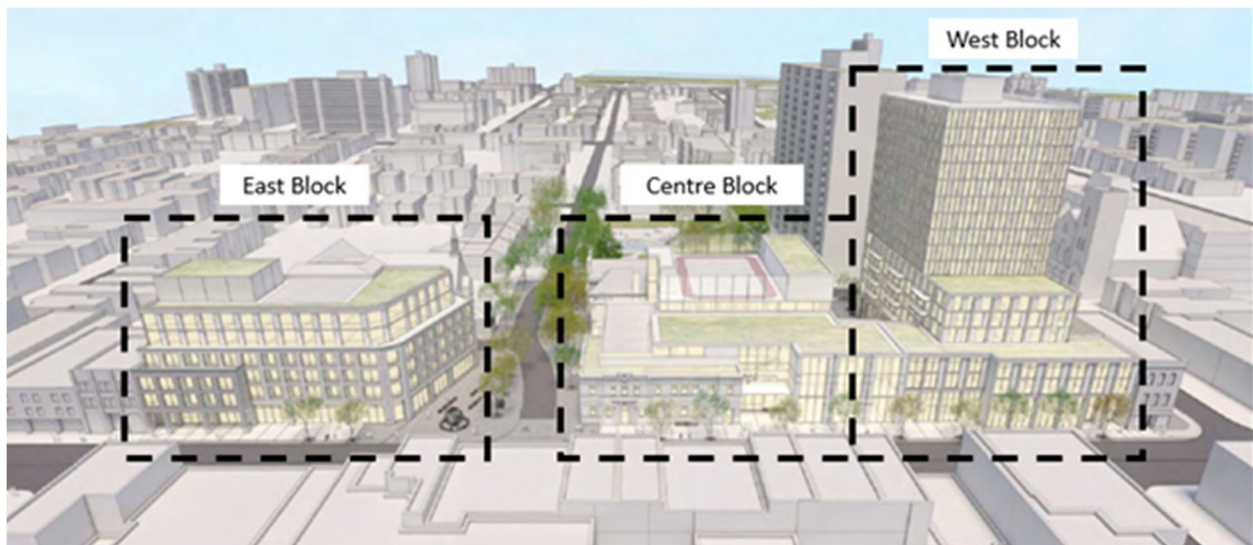
Official Plan Chapter 5, Implementation: Making Things Happen speaks directly to the imperative for strategic reinvestment to maintain and improve our quality of life. The Parkdale Hub implements Chapter 5 policies including Policy 5.1.6.1 respecting the acquisition of lands to develop features of the Official Plan, and Policy 5.3.3.4 which speaks to the strategic use of City resources, including lands and buildings, to advance city-building objectives of the Official Plan.

Built Form

The proposed massing of each block forming the Parkdale Hub has been reviewed against the applicable policies of the Official Plan and OPA 445 (SASP 566).

Figure 3, below, is a rendered view of the Parkdale Hub's south elevation, labeled by Block.

Figure 3: Parkdale Hub, Rendered South Elevation



West Block

The West Block will be comprised of residential uses with non-residential space at-grade, within a massing that incorporates a three-storey (12.5 metre) streetwall along Queen Street West. The proposed massing incorporates a series of stepbacks above the third and sixth levels, totaling 19 metres, before rising to a maximum height of 16-storeys (54.5 metres, inclusive of the mechanical penthouse).

The West Block will extend to the site's western property line along Queen Street West and the proposed three-storey streetwall will align with the façade of the existing three-storey building at 1347 Queen Street West. The streetwall of the eastern limit of the West Block will align with the in-situ retention and conservation of 1313 Queen Street West (discussed further below).

The rear of the West Block will extend to the southern property line and will be designed to incorporate an east-west pedestrian connection between Dunn Avenue and Masaryk Park by pulling in the ground floor.

Proposed along the western limit of the West Block, to the south of the three-storey portion of the building that fronts Queen Street West, is a courtyard with a width of 7.5 metres, which will be accessible from Dunn Avenue. The Dunn Courtyard will function as an entrance court and gathering space.

The depth of the West Block and its adjacency to the blank wall of an existing 20-storey apartment building located directly to the south at 245 Dunn Avenue presented an opportunity to incorporate additional height, and therefore additional rental dwelling units. The proposed three and six-storey portions of the West Block will maintain the consistent main-street character of Queen Street West and the generous setback of the 16-storey portion of the proposed building from Queen Street West will minimize its visual impact built form on the street, which is consistent with the built form objectives of OPA 445.

Centre Block

The Centre Block will be comprised of an integrated community recreation centre and library facility within a massing that incorporates the in-situ retention and conservation as well as adaptive reuse of heritage buildings, including the designated buildings at 1313 Queen Street West (Police Station Number 6) and 220 Cowan Avenue (Parkdale Curling Club and Fire Hall Number 18). At its tallest point, the Centre Block would have a height of four-storeys (20 metres) with a new two-storey (12.5 metre) streetwall along Queen Street West. The proposed massing has been designed to conserve the existing heritage buildings that are proposed to be retained within the block.

The two-storey massing beside and behind the retained two-storey former police station streetwall at 1313 Queen Street West is largely setback 5 metres along Queen Street West and 3 metres along Cowan Avenue, in accordance with the built form direction for corner properties of OPA 445.

The proposed four-storey massing will step back 17 metres along Queen Street West and 9 metres along Cowan Avenue. This portion of the Centre Block proposes a rooftop running track that may either be enclosed with a roof or remain open with a series of parapets and guardrails that would be setback away from Queen Street West and Cowan Avenue to limit its visibility from the public realm.

Towards the rear of the Centre Block along Cowan Avenue, a one-storey glazed connection will link the retained three-storey former fire hall to the retained one-storey former Parkdale Curling Club. An additional one-storey glazed addition is proposed at the southern limit of the Centre Block enhancing Centre Block's visual and physical connections to the abutting Masaryk Park.

The proposed Centre Block will deliver uses, services and programs that are integral to a complete cultural community hub within a context sensitive built form that is thoughtfully designed. The Centre Block involves the in-situ retention and conservation

of heritage buildings as well as the stepping of new massing to respond to the retained heritage buildings and to limit the visual impact of the new massing from Queen Street West and Cowan Avenue. The Centre Block is massed to fit within the site's existing and planned context, and appropriately frames the public realm including Queen Street West, Cowan Avenue and Masaryk Park. The low-scale massing of the Centre Block appropriately responds the site's partial *Neighbourhoods* designation by addressing the Official Plan's development criteria for development within *Neighbourhoods*.

East Block

The East Block will be comprised of residential uses with non-residential space at-grade within a six-storey (24.5 metres, inclusive of the mechanical penthouse) massing. Towards the eastern limit of the East Block along Queen Street West, the proposed massing will extend the existing three-storey (10.5 metre) streetwall to align with the height of the existing heritage building at 1291 Queen Street West (designated under Part IV of the *Ontario Heritage Act*). The streetwall height will increase to four-storeys (13.5 metres) as the building wraps the corner at Cowan Avenue.

To maintain the legibility of the Queen Street West streetwall, the upper two-storeys will be setback 5 metres from the face of the streetwall that abuts 1291 Queen Street West, and those upper two-storeys will be setback 3 metres from the remainder of the Queen Street West streetwall as well as the Cowan Avenue streetwall.

At the rear of the East Block, a 3 metre stepback is incorporated above the fifth storey providing an appropriate transition to those properties designated *Neighbourhoods* to the south of Milky Way Lane.

The proposed massing of the East Block is angled at Cowan Avenue creating a visual connection to 1313 Queen Street West and enhancing the prominence of the southeast corner of Queen Street West and Cowan Avenue which currently functions as a community gathering space and plaza.

The overall height, stepping and rear transition of the East Block is consistent with the built form direction of OPA 445 and is massed to fit with adjacent building facades, particularly with the façade of the designated heritage building at 1291 Queen Street West.

Rental Housing Demolition and Replacement

In accordance with Official Plan policy 3.2.1.6, all nine existing rental units will be replaced in the new building on the West Block with replacement rental units of the same bedroom type and of similar size.

The tenants of the existing rental units would be provided the right to move directly to a replacement rental unit at the same rent they currently pay. The replacement rental units would be subject to annual rent increases capped by the provincial rent increase Guideline, irrespective of whether such Guideline applied to the units, for at least 10 years or until tenancies end. Rents for replacement rental units without returning tenants would not exceed the City's affordable rent thresholds for a period of at least 10

years. Regardless of the current lease arrangement between Toronto Artscape Inc. and the City of Toronto, provision of replacement rental housing units will be the subject of the request for proposals for a non-profit partner, which will have the responsibility to meet the obligations for unit replacement and rents as set out in this report.

The replacement rental units would be located on levels 2 and 3 of the new building on the West Block. All replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning. As the West Block development will be completed prior to the interior demolition of the 1313 Queen Street West building, existing tenants will move directly from their current rental unit to their replacement rental unit.

Tenants of the replacement rental dwelling units will have access to bicycle parking and all indoor and outdoor amenities, at no extra charge, on the same terms and conditions as any other resident of the building. There are nine storage lockers proposed for tenants of the replacement rental units, which will be available at a similar monthly charge that such tenants previously paid in the existing building.

Tenant Relocation Assistance Plan

A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants residing in the existing rental dwelling units.

In accordance with the Tenant Relocation and Assistance Plan shared with tenants at the tenant meeting on May 3, 2023, all eligible tenants will receive the following:

- at least six months' notice of the date that they must vacate their rental unit;
- the right to move directly to a rental replacement unit of the same type at the same rent in the new development on the West Block;
- where a tenant chooses not to move directly to replacement unit, financial compensation equal to three months' rent, as required under the *Residential Tenancies Act, 2006*;
- a moving allowance; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning.

The Tenant Relocation and Assistance Plan is consistent with the City's current practice when tenants are provided the opportunity to move directly to replacement rental units. Staff are satisfied with the proposed approach to replacing demolished rental units, and with the proposed Tenant Relocation and Assistance Plan. The replacement housing and tenant assistance matters will be secured through the lease between the City of Toronto and the future non-profit housing partner, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

Heritage Impact & Conservation Strategy

Two heritage properties are located within the Centre Block at the southwest corner of the intersection of Queen Street West and Cowan Avenue within the Parkdale Main Street Heritage Conservation District (the "HCD"). The HCD was approved by City Council but is currently under appeal to the Ontario Land Tribunal (OLT) and not in effect. The properties include:

- 220 Cowan Avenue: The Masaryk-Cowan Community Recreation Centre consists of two buildings; the former Parkdale Curling Club and Fire Hall Number 18. The Parkdale Curling Club is a two-and-a-half storey brick building designed in the Edwardian Mannerist interpretation of Jacobean Revival style by architects Darling and Pearson and constructed in 1898. Fire Hall Number 18 is also a two-and-a-half storey brick building and was designed in the Beaux-Arts style by architect R. McCallum and constructed in 1905. The property at 220 Cowan Avenue is designated under Part IV, Section 29 of the *Ontario Heritage Act* through By-law 72-86; and
- 1313 Queen Street West: The Parkdale Arts and Cultural Centre is a two-storey Art Deco former police station, known as Police Station Number 6. It was constructed in 1931-32 to the designs of the City Architect's Office led by City Architect J.J. Woolnough, Deputy City Architect K.S. Gillies and designer S.T.J. Fryer, and has a high degree of artistic merit, reflecting architectural detailing and principles from both the Art Deco and Art Moderne styles. It was decommissioned as a police station in 1965, but thereafter continued to fulfill an integral role in the Parkdale community as the site of emergency and low-income housing, and more recently as the Parkdale Arts and Cultural Centre. City Council has stated its intention to designate the property at 1313 Queen Street West under Part IV, Section 29 of the *Ontario Heritage Act*.

The heritage properties at 220 Cowan Avenue and 1313 Queen Street West are proposed to be conserved and incorporated into the new building complex. The former Parkdale Curling Club and Fire Hall Number 18 at 220 Cowan Avenue will be retained as whole buildings with minor alterations to accommodate the new programming and the former Police Station Number 6 at 1313 Queen Street West will be retained as a substantial portion of a whole building with minor alterations for universal accessibility and to integrate the building into the new complex. The proposed design also involves the removal and/or relocation of the iron gate on the west side of the property.

A Heritage Impact Assessment was submitted with the development proposal that finds that the proposed alterations conserve the cultural heritage values and attributes of the properties. Staff agrees that the impacts of the proposed development concept on the heritage properties are appropriately mitigated through the overall conservation strategy and the compatible design of the new construction as set out in the Report "220 Cowan Avenue and 1313 Queen Street West - Alterations to Designated Heritage Properties" which is being brought to Planning and Housing Committee for consideration at the same meeting as this report.

Lane Widening and Corner Rounding

To improve the functionality of Milky Way Lane and satisfy the Official Plan requirement of a 6.0 metre right-of-way, a 2.34 metre laneway widening dedication along the rear of the subject site is required and is proposed to be completed by way of jurisdictional transfer.

In addition, a 5.0 metre corner rounding is required at the southwest corner of Queen Street West and Cowan Avenue and is proposed to be completed by way of jurisdictional transfer.

Streetscape

The proposed Parkdale Hub will contribute to a revitalized streetscape along Queen Street West that reinforces and supports Queen Street's existing pedestrian-oriented character.

The Queen Street West streetscape, which will be further designed through the Site Plan application process, will include widened sidewalks, retained and new street trees, enhanced paving materials, and new street furniture. The conservation of heritage buildings will provide an animated built form edge with at-grade community space. Between Dunn and Cowan Avenues, the curb to building face of the West and Centre Blocks vary between 3.8 metres and 11 metres to the Centre Block's entrance vestibule. At the southeast corner of Queen Street West and Cowan Avenue, the East Block incorporates an angled setback providing an enhanced gathering space and plaza that will see the retention of the World Peace monument. The curb to building face of the East Block is consistently 6.1 metres to align with the adjacent building to the east.

Urban Forestry

Redevelopment of the Parkdale Hub properties includes the retention of 31 existing street trees, three existing park trees, one existing private tree, and five trees not protected by the City's tree protection by-law. The remaining 10 trees on-site will be removed and replaced with new trees that will be situated in continuous soil trenches, to the satisfaction of the General Manager, Parks, Forestry & Recreation. Through the site plan stage, the City and the future non-profit housing partner(s) will prepare a coordinated detailed landscape plan to ensure consistency with the landscape concept set out in the Design Brief, and coordination across the Queen Street West frontages and on Cowan Avenue.

Through the application for Site Plan Control, following will be prepared: an arborist report for each block, tree preservation plan, landscape plan and street tree planting plans co-ordinated with a composite utility plan.

Design Brief

The submission package for Housing Now proposals includes a Design Brief, which provides enhanced direction on built form, landscape treatments, materiality and other factors related to the future Site Plan Control applications. The Official Plan and Zoning

By-law Amendment submission included the proposed development concept which was prepared to test the zoning envelope and confirm the ability to accommodate the Design Brief's key design elements, such as built form, pedestrian connections and the public realm.

The City-selected development partner(s) for the West Block and East Block and the architect selected by Parks Forestry and Recreation and Toronto Public Library for the Centre Block will be provided with the Design Brief that specifies key objectives to be met within each development block. Preparation of coordinated applications for Site Plan Control that addresses the Design Brief will be a condition of the Lease Agreement as set out in Recommendation 4 of this report. The future non-profit housing partner(s) and the City-led redevelopment of the Centre Block will be required to demonstrate consistency with the design direction for the Parkdale Hub. This requirement, along with others, is set out in Attachment 6 - Development Requirements and the Design Brief is provided as Attachment 7.

Access, Loading, and Parking

Access to bicycle parking spaces, and vehicular access is proposed via two driveway connections to Dunn Avenue and a direct connection to Milky Way Laneway. The current development concept does not contemplate on-site below grade parking for bicycles or vehicles.

West and Centre Block: Accessed from Dunn Avenue, via two existing driveway connections, through the neighbouring property at 245 Dunn Avenue. The southernmost driveway provides a connection to five accessible at-grade parking spaces. This portion of the driveway then continues north and provides access to two Type 'G' loading spaces located at the rear of the West and Centre Blocks. The northernmost driveway provides access to the existing underground parking garage at 245 Dunn Avenue, where 41 parking spaces will be dedicated to the Parkdale Hub, for use by staff and visitors.

East Block: Accessed from Milky Way Laneway, providing access to one accessible parking space and to a Type 'G' loading space at the rear.

To permit the sharing of parking spaces within 245 Dunn Avenue's underground parking garage with staff and visitors of the Parkdale Hub, a minor variance application was required to bring components of the existing underground garage into conformity, to reduce the number of required parking spaces, and to permit a public parking use. On April 5, 2023, the Committee of Adjustment approved minor variance application 22 241611 STE 04 MV, permitting the proposed parking arrangement.

A Public Notice was placed on the City's website requesting those objecting to the exclusion of 1303, 1325, 1337 and 1345 Queen Street West from permit parking in Permit Parking Area 2 forward their objections in writing to the City Clerk, so they may be scheduled as deputations at the Planning and Housing Committee meeting. There were no objections received.

The proposed shared access and parking with 245 Dunn Avenue will be formalized through a shared access and parking agreement between the City of Toronto and Toronto Community Housing Corporation, who is the owner of 245 Dunn Avenue.

Servicing

As part of the inter-divisional review of the proposed development concept, City staff reviewed several reports and studies related to servicing for the Parkdale Hub. The materials prepared to support this application were refined to ensure that each block of the development can be serviced independently of one another. This was particularly important for the development of the West Block and Centre Block, since the West Block will be delivered by a non-profit development partner, while the Centre Block will be delivered by Toronto Public Library and Parks Forestry and Recreation. Water, sanitary and storm connections were identified for each of the blocks to minimize conflicts as noted in Table 5 below:

Table 5: Servicing Connections for Parkdale Hub

	Water	Sanitary	Storm
West Block	Queen Street West	Dunn Avenue	Queen Street West
Centre Block	Cowan Avenue	Cowan Avenue	Cowan Avenue
East Block	Queen Street West	Cowan Avenue	Queen Street West

Engineering Construction Services and Toronto Water have reviewed and accepted the Functional Servicing and Stormwater Management reports submitted in support of the Official Plan and Zoning By-law Amendment application. The proposed approach to servicing and stormwater management will be further reviewed and refined through the Site Plan application review process for each block.

Toronto Green Standard

Council adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. City Council direction requires the City's Agencies, Corporations and Divisions apply the Toronto Green Standard Tier 2 Core performance measures to all new buildings and that all new City-owned facilities are required to be designed and built to Net Zero Emissions. The West Block and East Block will be designed to meet Tier 2 Version 4 of the Toronto Green Standard, and the Centre Block will be designed to Net Zero Emissions.

A Toronto Green Standard Checklist has been submitted, which indicates the performance measures incorporated as part of the proposed re-zoning. Where possible and appropriate, these measures such as the number of bicycle parking spaces, have been secured in the recommended Zoning By-law Amendment. Implementation of TGS requirements will be confirmed as part of the forthcoming Site Plan Control applications and will be secured on site plan drawings and through a Site Plan Agreement with the selected development partner(s).

Governance

The Parkdale Hub is a complex project to deliver, and whose value to the community will be enhanced through collaboration with multiple stakeholders. Delivering on the 'hub' model has a range of construction and programming obligations. Recommendation 16 of this report recommends that Council request the creation of a governance structure and project lead for the Parkdale Hub that will oversee the alignment of construction timing, capital budgets and real estate considerations across multiple City Divisions, Agencies and Corporations, as well as the approach to ongoing community engagement and programming.

Next Steps

Following City Council's considerations of the recommended Official Plan and Zoning By-law Amendments, the Housing Secretariat will advance to issuance of a Request for Proposal for a non-profit housing partner(s) for the West and East Blocks including the terms set out in Attachment 6 of this report, and the Design Brief, provided as Attachment 7. The Housing Secretariat aims to select a non-profit housing partner(s) late in 2023 or early 2024.

The non-profit housing partner(s) will be required to enter a long-term lease and other applicable agreements for the site and submit a Site Plan Control application to confirm detailed design prior to the construction.

Redevelopment of Centre Block will be led by the Parks, Forestry & Recreation and Toronto Public Library. Preparation of detailed design will include ongoing community engagement to support a building that is responsive to programming requirements and available capital budget to implement the design. Parks, Forestry & Recreation and Toronto Public Library will commence this phase of work in 2024.

Conclusion

Parkdale Hub provides a model for a coordinated approach to city building through a strategic use of City-owned lands and acquisition. City staff and Council have supported a stage-gated approach to due diligence and project management of the Parkdale Hub approvals which has engaged multiple City Divisions and Agencies, including City Planning, Housing Secretariat, Parks, Forestry & Recreation, Toronto Public Library, Corporate Real Estate Management, CreateTO and those involved in development review. Preparation of the proposed development concept and emerging governance model for the Parkdale Hub has also been highly informed by the engagement with stakeholders and the broader community. The resulting recommended Official Plan Amendment and Zoning By-law Amendment provide the basis an RFP to enable the City to partner with a non-profit housing partner(s) to provide new and replacement rental housing in the heart of the Parkdale community and to advance detailed design of the new and enhanced City-owned Community Recreation Centre and Library branch.

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 Official Plan, particularly as it relates to

growth along Avenues and areas served by transit and is compatible with adjacent land uses. Staff are satisfied that the proposal is consistent with the direction set out in Official Plan Amendment 445 and SASP 566.

The development will result in 231 housing units, of which nine will be rental replacement units and at least 76 will be new affordable rental units delivered through the Housing Now Initiative and replace existing rental housing units. All new affordable rental units will be secured for 99 years, advancing the Official Plan priority of adequate and affordable housing for all Torontonians. Staff recommend that Council support approval of the application.

CONTACT

Cate Flanagan, Planner, Housing Policy, 416-392-4529, Cate.Flanagan@toronto.ca

Annely Zonena, Project Manager, Strategic Initiatives, 416-338-3105,
Annely.Zonena@toronto.ca

Dan Nicholson, Manager Community Planning, 416-397-4077,
Dan.Nicholson@toronto.ca

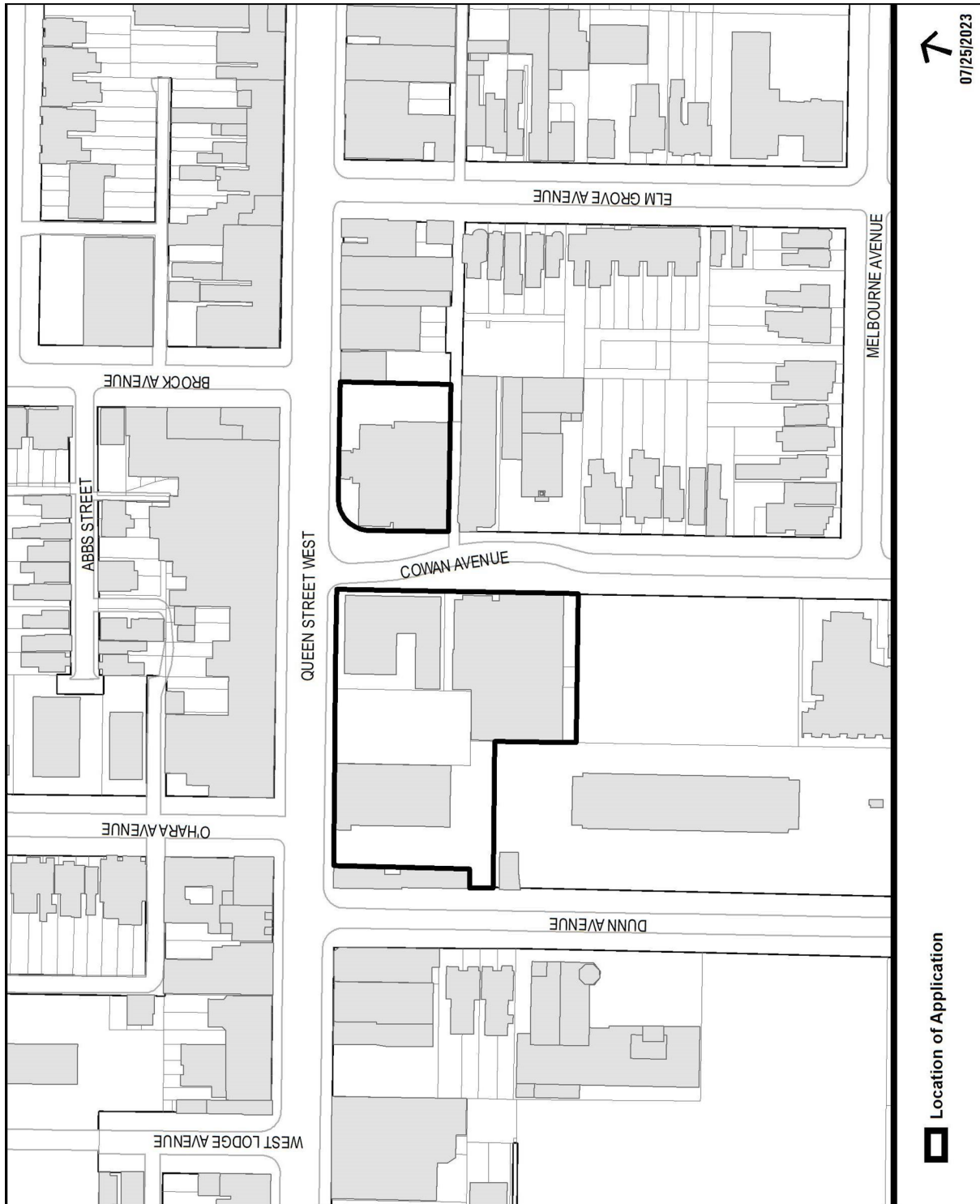
SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

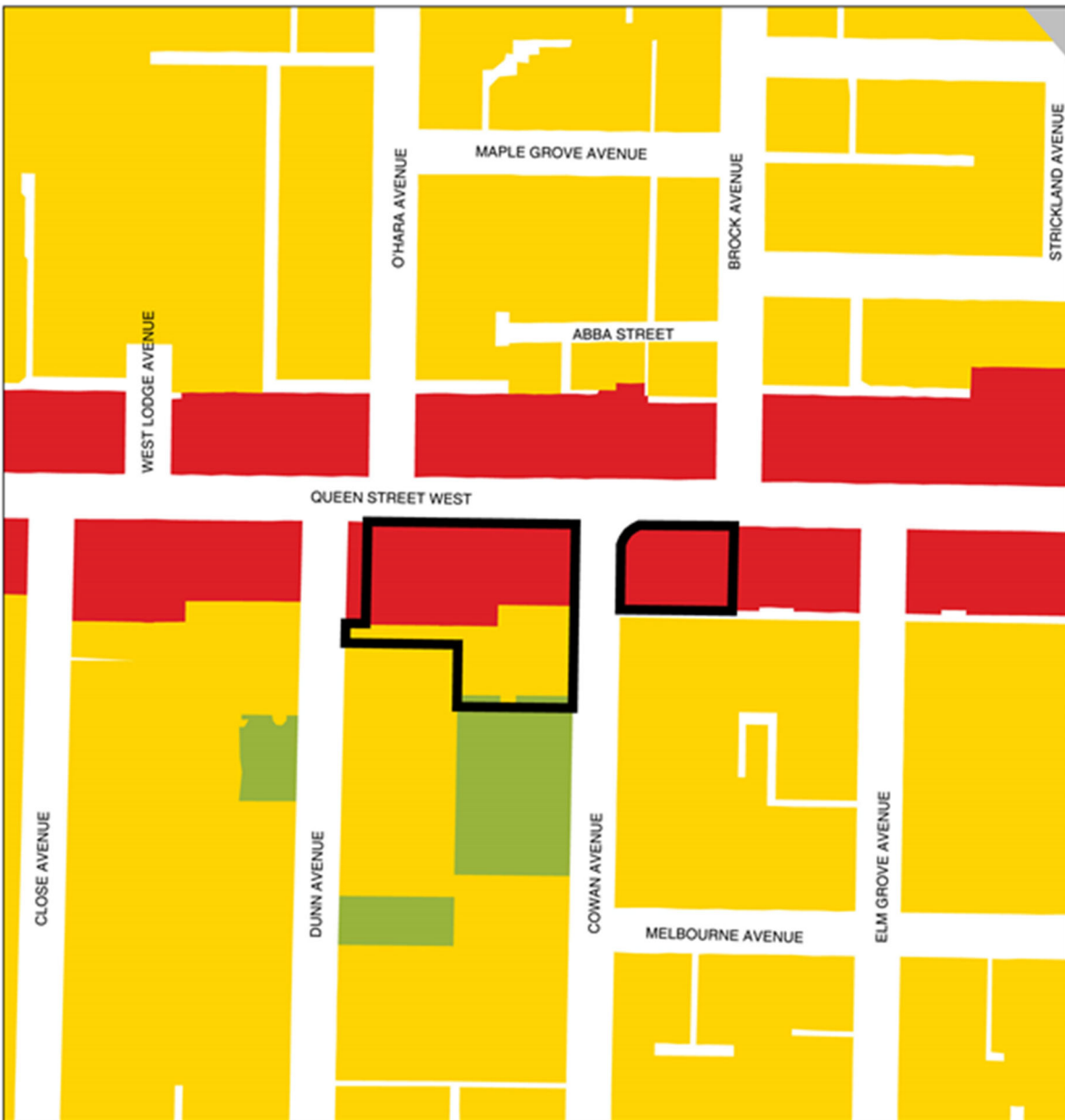
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3: Existing Zoning By-law Map
Attachment 4: Draft Official Plan Amendment
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Development Requirements
Attachment 7: Design Brief
Attachment 8: Development Concept Drawings
Attachment 9: Replacement Rental Housing Terms and Conditions
Attachment 10: Parkdale Hub Decision History

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



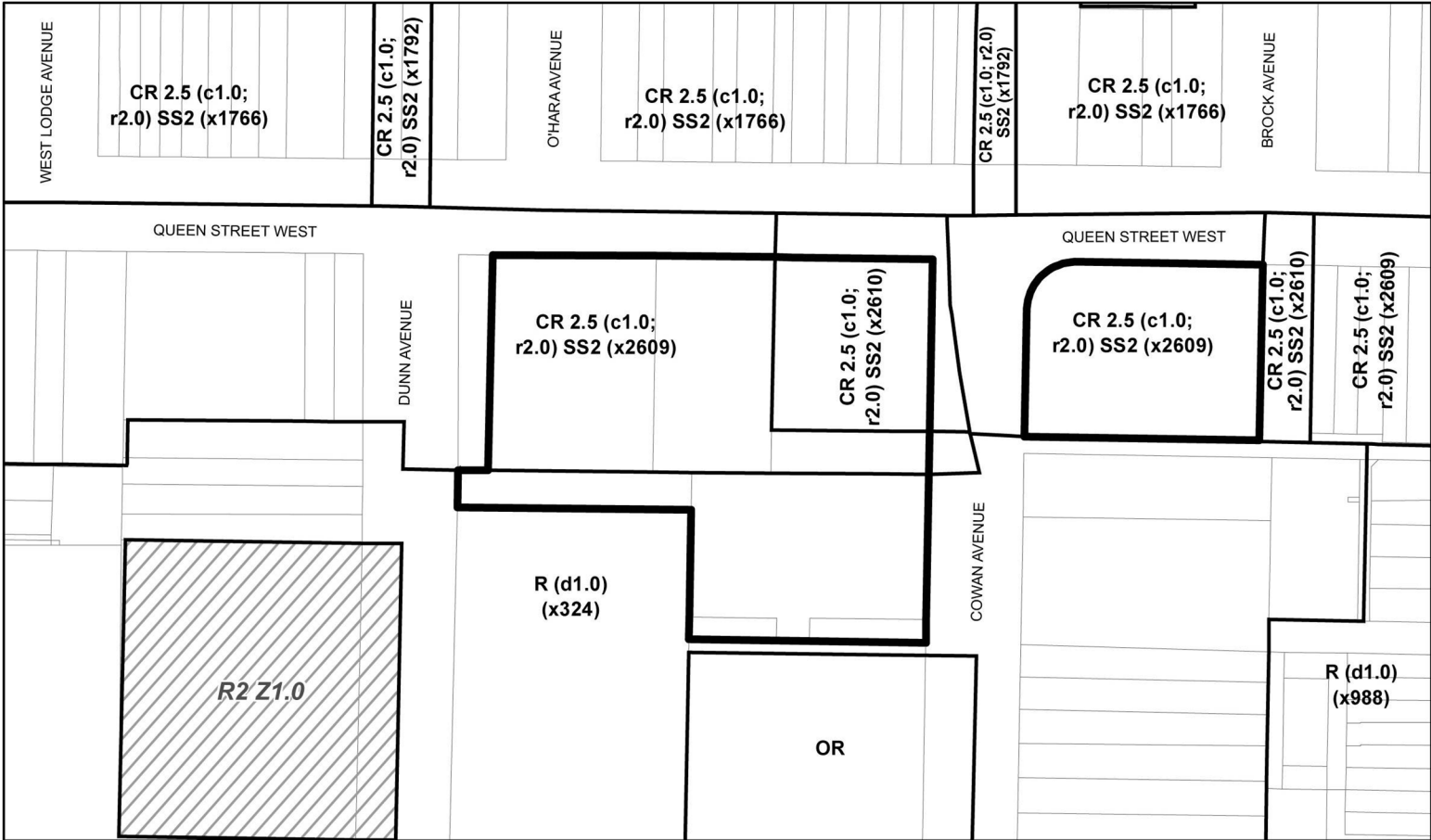
Official Plan Land Use Map #18

1303-1345 Queen Street West &
212-224 Cowan Avenue
File # 22 241856 STE 04 0Z

- Location of Application
- Neighbourhoods
- Mixed Use Areas
- Parks
- Utility Corridors



Not to Scale
Extracted: 07/25/2023



Zoning By-law 569-2013

1303-1345 Queen Street West &
212-224 Cowan Avenue

File # 22 241856 STE 04 0Z

Location of Application

R2 Residential District

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

R Residential CR Commercial Residential
OR Open Space Recreation



City of Toronto By-law 569-2013
Not to Scale
07/25/2023

Attachment 4: Draft Official Plan Amendment
(provided separately)

Attachment 5: Draft Zoning By-law Amendment
(provided separately)

Attachment 6: Development Requirements

The development of the addresses 1337-1345 Queen Street West and a portion of 1325 Queen Street West (West Block) and 1303 Queen Street West (East Block) will be subject to the provision of the improvements set out below on terms secured in the Lease Agreement between the City and the non-profit developer partner(s), satisfactory to the Chief Planner and Executive Director, City Planning in consultation with the Divisions involved.

Where applicable, terms will include that the final detailed scope and design will be confirmed in the Site Plan Approval process:

1. For the lease applicable to the East Block (1303 Queen Street West), and the West Block (1325 Queen Street West and 1337-1347 Queen Street West):

- Architectural drawings as part of the Site Plan Application for the Parkdale Hub that address the Design Brief, August 31, 2023, for review and acceptance in the context of Site Plan Approval.

2. For the lease applicable to the West Block (1337-1345 Queen Street West and a portion of 1325 Queen Street West):

- Provision of the Replacement Rental Housing Terms and Conditions in accordance with the Council authorities set out in Attachment 9 of this report, and subject to conditions of the Tenant Relocation and Assistance Plan, and the approval of the Chief Planner and Executive Director, City Planning.
- A publicly-accessible pedestrian connection (design, construction, maintenance and public access) between Dunn Avenue and the southwest corner of the Masaryk-Cowan Community Recreation Centre

Provision of the following parking and loading improvements at 245 Dunn Avenue, as set out in Committee of Adjustment Application File No: 22 241611 STE 04 MV that will be subject to applicable cost-sharing agreements and shared facilities agreements between the City of Toronto and the Lessee:

- provision of five accessible parking spaces required for the Parkdale Hub West Block;
- improvements to the servicing driveway of 245 Dunn Avenue;
- construction of a portion of the underground connection between the parking garage at 245 Dunn Avenue and the Parkdale Hub;
- relocation and reconstruction of the existing children's play area from its current location on the property of 245 Dunn Avenue to a location elsewhere on the property at 245 Dunn Avenue, subject to the satisfaction of Toronto Community Housing Corporation; and
- provision of Transportation Demand Management measures to be determined through the Site Plan Control process.

3. For the lease applicable to the East Block (1303 Queen Street West):

- Streetscape improvements located at the southeast corner of Queen Street West and Cowan Avenue and reconstruction of a portion of Milky Way Lane abutting the property to the specifications as required by Transportation Services, to be implemented through jurisdictional transfer, to include at a minimum:
- a 2.34 metre laneway widening at the south property line; and
- a 5.0 metre corner rounding at the southwest corner of Queen Street West and Cowan Avenue.

Attachment 7: Design Brief

(provided separately)

Attachment 8: Development Concept Drawings



AERIAL VIEW FROM THE NORTH



AERIAL VIEW FROM THE SOUTH-WEST

Attachment 9: Replacement Rental Housing Terms and Conditions

The terms and conditions identified in this Attachment will be secured through the lease agreement between the City and the non-profit development partner (the “Proponent”), subject to any changes made to the satisfaction of the Chief Planner and Executive Director, City Planning.

Replacement Rental Units

The Proponent will construct (or cause the construction of), provide and maintain at least nine replacement rental units, equating to at least 682 square metres of residential Gross Floor Area in the West Block building as follows:

- Five one-bedroom units, which shall have a minimum unit size of at least 68 square metres; and
- Four two-bedroom units, which shall have a minimum unit size of at least 81 square metres.

The unit layouts and sizes will be finalized through the Site Plan Application review process for the West Block building, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Location

The Proponent agrees that the replacement rental units will be integrated within the residential component of the development on the West Block. The locations of all replacement rental units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Amenities

The Proponent will ensure the following access to amenities is provided to tenants of the replacement rental units:

- en-suite laundry facilities in the replacement rental units with no extra charges for appliances;
- central air-conditioning in the replacement rental units at no additional cost to tenants;
- access to the indoor and outdoor amenity spaces associated with the units, and in accordance with the Zoning By-law, with no separate charges except for reasonable, ordinary and customary charges for private booking of a party room, guest suite, or other similar specific services or amenities; and
- permanent and visitor bicycle parking/bicycle lockers which shall generally be provided on the terms and conditions as the market rental units in the development.

Tenure

The replacement rental units shall be maintained as rental housing for at least a 20-year period from the date of first occupancy of each replacement rental unit and the Proponent agrees it will not apply to convert any of the replacement rental units to any

non-rental housing purposes, nor to demolish the units without replacement on the site, during this period.

Rents

The Proponent will ensure rents for the nine replacement rental units will be set in accordance with the following:

- Maximum initial rent for tenants of the existing rental units at 1313 Queen Street West who elect to move to a replacement rental unit (the “Returning Tenants”) shall not exceed an amount equal to their last paid rents.
- Utilities are included in rent for all nine existing rental units. If the Proponent elects to provide individual metering and to pass on the responsibility for payment of the basic utility charges to the tenant, then the rent will be adjusted downward using objective cost data, to the satisfaction of the Chief Planner in writing.
- Rents for replacement rental units not leased by Returning Tenants will be set at Affordable Rents for a minimum of 10 years from the date of first occupancy of each replacement rental unit (the '10-Year Affordability Period').
- Affordable Rent will be defined in accordance with the Official Plan of the City of Toronto as rents where the total monthly shelter cost (gross monthly rent, inclusive of utilities for heat, hydro, hot water and water) is at or below the lesser of one times the average City of Toronto rent, by dwelling unit type, as reported annually by the Canada Mortgage and Housing Corporation (CMHC), or 30% of the before-tax monthly income of renter households in the City of Toronto as follows:
 - studio units: one-person households at or below the 50th percentile income;
 - one-bedroom units: one-person households at or below the 60th percentile income;
 - two-bedroom units: two-person households at or below the 60th percentile income;
 - three-bedroom units: three-person households at or below the 60th percentile income.
- Rent for replacement rental units leased during the 10-Year Affordability Period may be escalated annually by not more than the annual Provincial Rent Guideline, regardless of whether such Guideline is applicable to the units under the Residential Tenancies Act or any successor legislation, until tenancy ends.
- Rent for replacement rental units that become vacant and are re-rented to a new tenant after the 10-Year Affordability Period has expired may be set in accordance with the Residential Tenancies Act.
- No other mandatory charges may be added to rent for facilities and services, including air conditioning and ensuite laundry.

Storage Lockers

The Proponent will construct nine (9) storage lockers and make them available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

The Proponent will ensure that storage locker charges will be set in accordance with the following:

- For Returning Tenants who rented a storage locker in the existing building at 1313 Queen Street West, the monthly rate charged will not exceed the monthly rate such tenant paid for a storage locker at the time the Tenant Relocation Information Notice was issued.
- For Returning Tenants that did not rent a storage locker in the existing building and new tenants, storage lockers will be made available to rent on a first-come-first-served basis at a monthly rate based on objective storage locker data in residential buildings in the neighbourhood, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- Storage locker charges may be escalated annually by not more than the annual Provincial Rent Guideline.

Existing Rental Units to be Demolished

The Proponent acknowledges and agrees that the City requires a Tenant Relocation and Assistance Plan, including notice and financial compensation provisions that extend beyond those provided pursuant to the Residential Tenancies Act, for the existing rental units at 1313 Queen Street West proposed to be demolished.

The Proponent acknowledges and agrees that the intent of the Tenant Relocation and Assistance Plan for the existing rental units located at 1313 Queen Street West is to provide Eligible Tenants with the opportunity to move directly from their existing rental unit to a replacement rental unit located in the West Block of the development. Eligible Tenants are defined as tenants who resided in the existing rental units at 1313 Queen Street West at the time the Rental Housing Demolition application was made and received a Tenant Relocation Information Notice.

At least six months prior to occupancy of the replacement rental units, the Proponent agrees it will notify City Planning and the landlord of the existing rental units of the expected occupancy date, to enable the City and landlord of the existing rental units to implement the Tenant Relocation and Assistance Plan.

The Proponent acknowledges and agrees that Eligible Tenants have the right to move to a replacement rental unit of a similar unit type as the Existing Rental Unit that such tenant occupied on the date that the Landlord issued the Tenant Relocation Information Notice. The Proponent agrees that prior to renting the replacement rental units to the public, the replacement rental units shall first be offered to the Eligible Tenants.

Access Plan

The landlord of the replacement rental units covenants and agrees to develop an Access Plan in consultation with, and to the satisfaction, of the Chief Planner and Executive Director, Housing Secretariat at least six (6) months in advance of any Replacement Rental Units being made available for rent. The Access Plan is intended to identify how the landlord will be offering Replacement Rental Units to Eligible Tenants

and marketing all other available units and selecting tenants in support of a fair and transparent selection process.

The Access Plan will, among other matters, address:

- Eligible Tenants will select replacement rental units based on their seniority, in order of length of tenure, by unit type, from the tenant with the most seniority to the tenant with the least seniority;
- An Eligible Tenant will not be required to submit an application for a Replacement Rental Unit as a new tenant and shall not be required to provide income verification or a credit check;
- Where two or more tenants occupy an existing rental unit, all tenants jointly share the right to return to the replacement rental unit;
- Any replacement rental units without Returning Tenants will be offered to tenant households who have demonstrated that they are in need of affordable rental housing and who are on a City-managed housing list or registry or referred by a non-profit agency approved by the Executive Director, Housing Secretariat.

Reporting and Monitoring

At the time of initial occupancy of the replacement rental units, and annually thereafter, the Proponent will provide a table to the Chief Planner which designates the replacement rental units by unit number and identifies each unit's bedroom type and floor area and specifies the initial rent and any vehicle parking and/or storage charges, if any.

Timing for Demolition of the Existing Rental Units

- The Proponent will not demolish the existing rental units at 1313 Queen Street West until such time as the replacement rental units are ready and available for occupancy.

Attachment 10: Parkdale Hub Decision History

On July 19, 2023, Council adopted item CC8.20 "West Queen West Planning Study (Bathurst Street to Roncesvalles Avenue) - Official Plan Amendment - Request for Direction", which proposed a series of amendments to Policy 566 for lands generally fronting Queen Street West between Roncesvalles Avenue and Bathurst Street. The policies of OPA 445 (SASP 566) support opportunities for contextually appropriate growth and change. Amendments to the policies provide for further direction and flexibility where warranted.

[CC8.20 - West Queen West Planning Study \(Bathurst Street to Roncesvalles Avenue\) - Official Plan Amendment - Request for Directions](#)

On May 10, 2023, City Council adopted Item PH3.15 "1313 Queen Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act", which stated City Council's intention to designate the property at 1313 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 1313 Queen Street West.

[PH3.15 - 1313 Queen Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act](#)

On May 10, 2023, City Council adopted Item PH 3.6 "Housing Now Initiative - 2023 Progress Update", which requested the Executive Director, Housing Secretariat to move the Parkdale Hub from being a 'pipeline' site to a Phase Three site to be offered to the non-profit, co-operative, and Indigenous housing sectors.

[PH3.6 - Housing Now Initiative - 2023 Progress Update](#)

On July 19, 2022, City Council adopted Item GL32.24 "Parkdale Hub Project - Acquisition of 1337 Queen Street West" authorizing the City to enter into an agreement of purchase and sale for the fee simple acquisition of the property municipally known as 1337 Queen Street West.

[GL32.24 - Parkdale Hub Project - Acquisition of 1337 Queen Street West](#)

On July 19, 2022, City Council adopted Item TE34.58 "Designation of the Parkdale Main Street Heritage Conservation District Plan under Part V of the Ontario Heritage Act", adopting the Parkdale Main Street Heritage Conservation District (HCD) Plan as the district plan for the Parkdale Main Street Heritage Conservation District. The HCD Plan identifies properties at 1313 Queen Street West and 220 Cowan Avenue as "contributing" as well as "landmark buildings" within the HCD. The Parkdale Main Street HCD Plan is currently under appeal to the Ontario Land Tribunal.

[TE34.58 - Designation of the Parkdale Main Street Heritage Conservation District Plan under Part V of the Ontario Heritage Act](#)

On February 17, 2022, City Council adopted Item EX30.2 "2022 Capital and Operating Budgets" authorizing the 2022-2031 Council Approved Capital Budget and Plan for Corporate Real Estate Management ("C.R.E.M.") including approval to acquire the Property under account CCA226-10 – Parkdale Hub Acquisition.

[EX30.2 - 2022 Capital and Operating Budgets](#)

On December 15, 2021, City Council adopted Item EX28.13 "Parkdale Hub Project - Advancing to Phase Three", authorizing the City to initiate expropriation proceedings to

acquire the Property as well as other actions to advance to Phase Three of the Parkdale Hub project.

[EX28.13 - Parkdale Hub Project - Advancing to Phase Three](#)

On November 22, 2021, the Board of Directors of CreateTO adopted report RA27.6 "Parkdale Hub Project - Completion of Phase 2 Feasibility Study, Advancing to Phase 3" recommending City Council direct CreateTO and relevant City Divisions to lead Phase 3 of the Parkdale Hub project:

[RA27.6 - Parkdale Hub Project - Completion of Phase 2 Feasibility Study, Advancing to Phase 3](#)

On November 9, 2021, City Council adopted Item EX27.4 City-wide Real Estate - Next Phase of Implementation, approving the updated Strategic Acquisition Policy and other actions to advance the implementation of the City-wide Real Estate model:

[EX27.4 - City-wide Real Estate - Next Phase of Implementation](#)

On October 28, 2021, the Planning and Housing Committee adopted Item PH28.2 "Housing Now Initiative – Annual Progress Update and Launch of Phase Three Sites". This report identified the Parkdale Hub as one of five 'pipeline' sites which, subject to satisfactory feasibility assessments, can be added to future phases of the Housing Now Initiative:

[PH28.2 - Housing Now Initiative - Annual Progress Report and Launch of Phase Three Sites](#)

On May 11, 2021, the Board of Directors of CreateTO reviewed a progress report on Phase 2 of the Parkdale Hub project, which provided an overview of work underway and advised that CreateTO staff would report back with the final findings of the Phase 2 study in Q4 2021. This report was forwarded by the Board to the June 1, 2021, meeting of Council's Executive Committee for information:

[RA22.8 - Parkdale Hub Project - 1303, 1313 and 1325 Queen Street West and 220 Cowan Avenue](#)

On February 18, 2021, City Council adopted report EX21.2 "2021 Capital and Operating Budgets". This included the adoption of the 2021-2030 Capital Plans for Parks, Forestry & Recreation, Toronto Public Library and Corporate Real Estate Management, each of which allocated capital funding towards the Parkdale Hub project over the next ten years. The adoption of this report also enabled the allocation of \$639,400 from the Housing Secretariat's budget towards the costs of undertaking Phase 3 of the Parkdale Hub project in 2022 and 2023, if directed to do so by City Council:

[EX21.2 - Capital and Operating Budgets](#)

On September 30, 2020, City Council adopted Item TE14.5 "Queen Street West Planning Study - Bathurst Street to Roncesvalles Avenue - Official Plan Amendment - Final Report", which had the effect of amending Chapter 7, Site and Area Specific Policies, by adding Site and Area Specific Policy 566 for lands generally fronting Queen Street West between Roncesvalles Avenue and Bathurst Street. 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:

[TE14.5 - Queen Street West Planning Study - Bathurst Street to Roncesvalles Avenue - Official Plan Amendment Report.](#) These policies have been appealed to the Ontario Land Tribunal and are not in full force and effect.

On July 19, 2023, City Council adopted Item CC8.20 “West Queen West Planning Study (Bathurst Street to Roncesvalles Avenue) – Official Plan Amendment – Request for Directions”, which requested further direction from City Council because of the concerns raised by the appellants related to the built form policies and the regulation of certain street-level uses, among a number of other concerns.

[CC8.20 - West Queen West Planning Study \(Bathurst Street to Roncesvalles Avenue\) - Official Plan Amendment - Request for Directions](#)

On December 17, 2019, City Council adopted report EX11.6 "Parkdale Hub Project - Feasibility Study", which provided an overview of the findings and recommendations arising from the Phase 1 feasibility study for the Parkdale Hub project. Based on these findings and recommendations, Council directed CreateTO to lead and collaborate with Corporate Real Estate Management, Parks, Forestry & Recreation, Toronto Public Library, Housing Secretariat, and Toronto Parking Authority in Phase 2 of the Parkdale Hub feasibility study. This report identified a preferred massing concept for the Parkdale Hub site, which included the opportunity for a strategic land assembly to further enhance programming opportunities, including additional affordable housing. Council authorized staff to initiate negotiations for the strategic land assembly, and directed staff to follow the guiding principles of the Housing Now Initiative in the implementation of the Parkdale Hub project:

[EX11.6 - Parkdale Hub Project - Feasibility Study](#)

On December 5, 2017, City Council adopted report GM23.14 from the Deputy City Manager, Cluster A and the Deputy City Manager, Internal Corporate Services, which included authorization for a new affordable housing lease agreement with Toronto Artscape Inc. at 1313 Queen Street West for a five-year term:

[GM23.14 Affordable Rental Housing - New Lease Agreements at 1313 Queen Street West, 125 Manse Road, 1177 King Street West, 156 and 158 Munro Street and 140, 163 and 164 Spadina Road](#)

On June 22, 2017, the Toronto Preservation Board endorsed the preparation of the Parkdale Main Street Heritage Conservation District Plan:

[PB24.2 - Proceeding from Study to Plan Phase for the Proposed West Queen West and Parkdale Main Street Heritage Conservation Districts](#)

On March 28 and 29, 2017, City Council adopted motion MM27.3 and requested the three Deputy City Managers to convene an interdivisional agency table, including: Parks Forestry & Recreation, Toronto Public Library, Shelter Support and Housing Administration, City Planning, Economic Development & Culture, Toronto Parking Authority, the Affordable Housing Office, Build Toronto, Toronto Public Health, Real Estate Services, and Social Development Finance & Administration to determine the feasibility of a coordinated City plan for City-owned properties located at 1313, 1303 Queen Street West and 220 Cowan Avenue:

[MM27.3 - 1313, 1303 Queen Street West and 220 Cowan Avenue - City Plan for City-owned Properties - by Councillor Gord Perks, seconded by Councillor Michael Thompson](#)

City Council included the subject property located at 1313 Queen Street West on the [City of Toronto's Heritage Register on May 2, 1983.](#)