

1233-1243 Queen Street East and 77 Leslie Street – Official Plan and Zoning By-law Amendment Applications – Decision Report – Approval

Date: October 30, 2023

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York

Ward: 14 - Toronto-Danforth

Planning Application Number: 22 123730 STE 14 OZ

SUMMARY

This application proposes to permit a 9-storey mixed-use building at 1233-1243 Queen Street East and 77 Leslie Street. The proposed development would contain 142 rental residential dwelling units with 385.8 square metres of non-residential retail/commercial space. The application includes building setbacks at grade, at the corner of Queen Street East and Leslie Street, for a commemorative public space celebrating the history of the former China Lily site.

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

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law. The proposal results in an appropriate built form that fits with the existing and planned context of the surrounding area and which meets the intent of the site specific policies for development along Queen Street East. Additionally, the proposal contributes to an overall supply and mix of available of housing units, as per Official Plan direction.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands at 1233-1243 Queen Street East and 77 Leslie Street substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1233-1243 Queen Street East and 77 Leslie Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

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

DECISION HISTORY

A Preliminary Report on the applications was considered by Toronto and East York Community Council on June 29, 2022. The Toronto and East York Community Council decision is available at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.102>.

The recommendations of the Preliminary Report were amended to include the following:

3. Planning staff be requested to circulate the application to the Housing Secretariat.
4. Planning staff be requested to pursue the inclusion of long-term affordable housing units that will be provided within the proposed development and include the number and size of the affordable units in the final report from City Planning.
5. Planning staff be requested to pursue a unit mix in the development that increases the number of family sized units with 2 and 3 bedrooms.

A Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act was considered by City Council on September 28, 2022. This recommended designation for the properties known municipally as 1233-1235 Queen Street East, which includes all of the site's existing buildings along Queen Street East. The recommendation to designate was amended to provide the following direction:

1. City Council direct the Chief Planner and Executive Director, City Planning to report back to the Toronto and East York Community Council on listing the property on the Heritage Register, including preparing Reasons for Listing, and to secure the incorporation of a commemorative strategy for acknowledgement of

the contribution of the Lee family, the significance of this industry for the east Toronto Chinese Community as well as any culturally significant architectural features based on the listing should the Official Plan, Zoning By-law and Site Plan applications be approved.

As discussed later in this report, the listing of the property will not occur, though a commemorative strategy will be implemented.

PROPOSAL

The site is located on the south-east corner of Queen Street East and Leslie Street. The site has an area of 2,137.2 square metres with frontage of 42.5 metres along Queen Street East, 50.2 metres along Leslie Street and 42.5 metres along Memory Lane.

The applications propose a 9-storey mixed-use building (35.5 metres including mechanical penthouse). A total of 142 rental dwelling units are proposed with a total of 10,123.1 square metres of residential gross floor area. The non-residential gross floor area of 385.8 square metres consists of retail/commercial space located on the ground floor along Queen Street East. The total gross floor area for residential and non-residential uses is 10,508.9 square metres.

The proposed 142 dwelling units include: 83 (58.4%) studio, 2 (1.4%) two-bedroom, 19 (13.4%) three-bedroom and 38 (26.8%) four-bedroom units. There are ground-floor, at-grade residential units proposed along Leslie Street and in the rear along Memory Lane.

The applications propose to demolish the existing two-storey industrial buildings formerly belonging to Lee's Food Products, manufacturer of China Lily Soy Sauce.

Reasons for Application

The Official Plan Amendment proposes to amend the maximum building height of Site and Area Specific Policy 501 from six storeys to nine storeys. The Zoning By-law Amendment proposes to amend City of Toronto Zoning By-law 569-2013 to create site specific performance standards including: building height, building setbacks, floor space index and parking requirements, as well as to permit residential uses on the ground floor in the Commercial Residential Zone of City of Toronto By-law 569-2013.

APPLICATION BACKGROUND

Application Requirements

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

- Arborist Report;
- Geotechnical Study;

- Heritage Impact Assessment;
- Hydrological Review Summary;
- Pedestrian Level Wind Study;
- Planning Rationale;
- Public Consultation Strategy Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Sun/Shadow Study; and
- Traffic Impact Study.

Additional Information

See Attachments 1, 7, 8 and 9 of this report for the Application Data Sheet, site plan, elevations and three dimensional representations of the proposal, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at the following link:

<https://www.toronto.ca/1233QueenStE>

Agency Circulation Outcomes

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

Statutory Public Meeting Comments

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

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being located along one of the City's Avenues. The land use designation for the site is Mixed Use Areas. See

Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan also provides policy direction for areas within the floodplain that are susceptible to flooding. In order to implement the Provincial policy direction of prohibiting development in hazard lands, development is prohibited in the floodplain, except for lands identified in Special Policy Areas on Maps 10 and 11 of the Official Plan, which are still under appeal to the Ontario Land Tribunal. The site, however, does not lie within a Special Policy Area though it is within a Regulatory Floodplain.

Provincial policy further directs development to areas outside of hazard lands and imposes strict requirements for development that may be permitted in a floodplain, including flood-proofing for major storm events and permitting by the Toronto and Region Conservation Authority (TRCA). TRCA comments will be discussed later in this report.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policy 501

Site and Area Specific Policy (SASP) 501 applies to the site and its policies are intended to guide and manage moderate, incremental development while respecting and reinforcing the existing mixed-use and physical character of Queen Street East.

The policies require all new development in Mixed Use Areas to respect the existing character of the area, include architectural design that is consistent and complementary with prevailing building characteristics, have ground-floor heights between 3.5 to 4.5 metres, and for development that exceeds the permitted height in the Zoning By-law to have a maximum height of six storeys with appropriate setbacks and transitions to existing low-rise residential buildings.

SASP 501 also requires reviewing development with the Urban Design Guidelines for Queen Street East in the Ashbridge Precinct.

Zoning

The site is zoned Commercial Residential (CR 2.5 (c1.0; r2.0) SS2 (x2224) under Zoning By-law 569-2013. The Commercial Residential (CR) zoning category permits mixed-use buildings and, for this site, permits a height of 14 metres with a permitted density of 2.5 times the lot area. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

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

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 conforming with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole. The proposal is an acceptable form of mixed-use development in Mixed Use Areas. The Official Plan Amendment to increase the maximum permitted height in SASP 501 from six to nine storeys is appropriate and meets the intent and purpose of the policies for development along Queen Street East.

Density, Height, Massing

City Planning staff find that the proposal conforms with the applicable Official Plan policies and meets the intent and purpose of SASP 501 with respect to built form, height and massing. It is appropriate within Mixed Use Areas and provides an appropriate transition in density and scale to adjacent low-rise residential buildings.

The proposal is a 9-storey (35.5 metres including mechanical penthouse) mixed-use building consisting of 142 rental dwelling units and 385.8 square metres of retail/commercial space. The proposal meets the general direction of the Mid-Rise Building Performance Standards and Urban Design Guidelines for Queen Street East in the Ashbridge Precinct by providing upper-storey stepbacks and building massing generally within a 45-degree angular plane. The building is designed to frame and support the public realm and maintains a human-scaled street character while providing for transitions to adjacent low-rise residential buildings.

With the exception of the north-west corner of the building, the proposal establishes a three-storey street wall, to be consistent with the street wall height along Queen Street East of two and three storeys. At a height of 14 metres (approximately 70% of the Queen Street right-of-way width), a series of upper-storey stepbacks begin along the public-fronting elevations. Along Queen Street East, there is a 2-metre stepback at the third storey, a 2.5-metre stepback at the fifth storey, 3-metre stepbacks at both the six and seventh storeys, and a 3.5-metre stepback at the eighth storey. Along Leslie Street, there are 1.5-metre stepbacks at the third, sixth and seventh storeys, and a 2.1-metre stepback at the eighth storey. Along Memory Lane, there is a 2-metre stepback at the third storey, a 2.5-metre stepback at the sixth storey and a 3.5-metre stepback at the eighth storey. The aforementioned built-form articulations achieve transition to adjacent low-rise buildings (to the south) while also maintaining a human-scaled street character along Queen Street East.

There is a carve-out of the building massing on the east side, centred around the outdoor amenity space on the ground floor, that continues to the top. This carve-out provides interior units with access to sun and sky views while also providing an appropriate building separation distance of 13.97 metres to the adjacent building to the east.

At the ground floor, by the residential entrance at Queen Street East and Leslie Street, there is a commemorative public space with at-grade building setbacks of 10.5 metres and 11.7 metres from Queen Street East and Leslie Street, respectively. Details of the commemorative public space are outlined in the Heritage Listing section later in this report.

The proposal is appropriate for the site and fits within the planned and existing contexts.

Streetscape and Tree Preservation

This proposal provides a 2.1-metre pedestrian clearway, to be conveyed to the City, along the entirety of the site at Queen Street East and Leslie Street. Additionally, along Queen Street East, a 4.8-metre sidewalk zone (from curb to building face) is provided, as per direction of the Mid-Rise Building Performance Standards along the City's Avenues.

The applications are subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). Six trees on-site are proposed to be retained, including all five street trees currently along Queen Street East and one along Memory Lane. These street trees are subject to pruning, as outlined in the Arborist Report, and will require submission of a complete Agreement for Arborists Retained by Private Property owners to Undertake Work on City Trees from Urban Forestry.

Due to utility conflicts along Leslie Street, large shade-growing trees cannot be planted. Discussions with City staff, including City Planning and Urban Forestry, recommended alternative plantings to avoid such conflicts while maintaining tree planting areas that meet the required soil volumes. Proposed alternative plantings along Leslie Street include one each of the following: Shademaster Honey Locust, Kentucky Coffeetree, Autumn Blaze Freeman Maple and Common Hackberry.

The Owner is to submit a tree protection deposit of \$6,382.04 to ensure the survival of three new City trees due to injury, removal and/or replacement along Queen Street East. In addition, Urban Forestry requires four new plantings along Leslie Street and is required to submit a tree planting deposit of \$2,332.

Sun, Shadow, Wind

The applicant submitted a Shadow Study that demonstrates the extent of the shadowing from the proposal on the spring and fall equinoxes (March 21 and September 21) and the summer and winter solstices (June 21 and December 21). The shadow resulting from the proposal is acceptable. The proposal does not shadow the adjacent Neighbourhoods lands to the south and provides for ample sunlight on the public realm (i.e. sidewalk along Queen Street East, particularly the north side) year-round.

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that generally all areas at grade will be suitable for their intended uses year-round. City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with its assessment, conclusions and recommendations.

Unit Mix

The proposed 142 rental dwelling units include: 83 (58.4%) studio, 2 (1.4%) two-bedroom, 19 (13.4%) three-bedroom and 38 (26.8%) four-bedroom units. There are ground-floor, at-grade residential units proposed along Leslie Street and in the rear

along Memory Lane. The proposed unit mix is consistent with the Growing Up Guidelines to provide 25% of units as larger units (i.e units with two or more bedrooms). Additionally, the unit mix meets the intent and policy direction of the Official Plan to provide a full range of housing and unit types.

The proposal provides an additional 10 units from the original submission of 132 units, providing one additional two-bedroom unit, seven additional three-bedroom units and five additional four-bedroom units.

Housing Issues

Affordable Housing is a significant priority for the City and City Planning staff advocate for the inclusion of affordable housing units on any project where possible. The applicant will be subject to a Community Benefit Charge (CBC) requirement at the time of Building Permit issuance. The CBC can be satisfied by a cash payment or an in-kind contribution, provided both the applicant and City agree to the proposal, and are directed towards growth-related capital facilities and matters consistent with the CBC Strategy adopted by City Council on August 15, 2022.

As directed by Community Council when the Preliminary Report was considered, City Planning staff have circulated the applications to the Housing Secretariat for their assessment of opportunities for the provision of affordable units. Discussions were held with the applicant regarding the potential for affordable housing. The applicant has requested the City to consider the potential for them to pool their CBC contribution from this site towards implementation of an in-kind affordable housing contribution off-site. Discussions with City Legal, Housing Policy and Housing Secretariat staff are currently underway to consider whether the applicant's request is feasible and appropriate.

Heritage Listing

City Council directed the Chief Planner and Executive Director, City Planning to report back to Toronto and East York Community Council on listing the property on the Heritage Register should the Official Plan, Zoning By-law and Site Plan applications be approved.

The applicant has prepared and submitted a comprehensive suite of commemorative actions which Heritage Planning staff are reviewing. Consequently, Heritage Planning staff are of the opinion that listing the site on the Heritage register is not necessary.

Should these applications be approved, a commemorative strategy will be implemented to acknowledge the contribution of the Lee family, the significance of this industry for the east Toronto Chinese community as well as any culturally significant architectural features based on the listing. This strategy will engage City staff, including Heritage Planning and will be a condition of removing the Holding provision, discussed in a later section of this report.

Traffic Impact, Access, Parking

The primary pedestrian access to the majority of the residential units is along Queen Street East by Leslie Street. There are four ground-floor residential units (two along Leslie Street and two along Memory Lane) with direct access from the street. Elevator access is provided on all floors, with two sets of stairs contained within the interior of the building.

Vehicular access for parking is proposed via a 3.5-metre-wide one-way driveway from Memory Lane to one level of underground parking. A total of 24 spaces are proposed, three of which are accessible, eight for visitors, two for the use of a car share, and six with electric vehicle supply equipment. One Type G loading space, required in the Zoning By-law, is proposed with access from Memory Lane.

A total of 208 bicycle parking spaces (24 short-term and 184 long-term) are proposed solely for residential use. Short-term spaces are provided at-grade in the Queen Street East right-of-way. Long-term spaces are provided in the underground level.

Transportation Services staff have reviewed the Traffic Impact Assessment, by NexTrans, which estimates the proposed development will generate 13 and 18 two-way vehicular trips during morning and evening peak hours. The assessment concludes that the traffic generated by the development will not negatively impact on the road network. Transportation Services staff are satisfied with its findings and conclusions, provided additional functional plan details are provided at Site Plan stage.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 4 square metres of local parkland per person, well below the city-wide average provision of 28 square metres per person. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a Holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until conditions set out in the By-law are satisfied. Section 5.1.2 of the Official Plan outlines the conditions to be met prior to the removal of the Holding provision. The specific conditions to be met prior to removal of the proposed Holding provision in the proposed By-law include:

- The Owner has addressed all outstanding comments in Section A of the memo from Engineering and Construction Services, dated August 23, 2023, in relation to functional servicing and revisions to architectural plans for solid waste management and the landscape plan for the streetscape design and soil volume system, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- The Owner has provided a commemorative strategy for implementation to acknowledge the contribution of the Lee family, the significance of this industry for the east Toronto Chinese community and any culturally significant architectural features to the satisfaction of the Senior Manager, Heritage Planning, City Planning; and
- The Owner has received confirmation that the floodplain is removed with the completion or partial implementation of the Port Lands Flood Protection and Enabling Infrastructure (PLFPEI) project, to the satisfaction of the Associate Director, Development Planning and Permits, Development and Engineering Services, Toronto and Region Conservation Authority.

In order to address the impact of legislative changes to the Planning Act under Bill 109, the More Homes for Everyone Act, 2022, on July 19, 2023, City Council amended City of Toronto Municipal Code, Chapter 415, and the Official Plan to delegate the removal of the Holding (H) symbol to the Chief Planner and their designate. Once the conditions noted above are met, no further report to City Council will be required to remove the Holding symbol.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the inclusion of but not limited to:

- Provision of EVSE for 20% of parking spaces;
- Provision of bicycle parking spaces in accordance with the Zoning By-law;
- Green roof required under the Green Roof By-law;
- Building design to achieve 15% energy performance improvement beyond the Ontario Building Code; and
- Total soil volumes of 30 cubic metres for each planting; and
- Landscaping including 50% native plants with no invasive species proposed.

The applicant has indicated that they will pursue Tier 2 of the TGS, and may be eligible for a post-construction DC refund.

Community Consultation

A virtual Community Consultation Meeting was held on February 21, 2023, with 52 residents, the Area Councillor, City staff and the applicant in attendance. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format discussion. Comments and questions included:

- The suitability of the proposed massing, including setbacks and stepbacks;
- Assessment of the impacts on adjacent properties, including appropriate transitions to Neighbourhoods, shadowing, privacy and overlook;
- Opportunities for more amenity space and improved streetscaping;
- Adequate site circulation and access; and
- Opportunities for affordable housing.

The issues raised through community consultation have been considered through the review of the application.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020).

The proposal is in keeping with the intent of the Official Plan, particularly as it relates to appropriate development and built form in Mixed Use Areas. Staff worked with the applicant and the community to address and resolve key concerns, including

appropriate building setbacks and transition, as well as appropriate streetscaping. This proposal redevelops a currently underutilised site into a mixed-use development that provides an increase in housing supply and unit mix while contributing to the built form character along Queen Street East. Staff recommend that Council support approval of the application.

CONTACT

Raymond Tung, Planner
Telephone: 416-392-3812
E-mail: Raymond.Tung@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Model of Proposal in Context

Attachment 1: Application Data Sheet

Municipal Address: 1233 QUEEN ST E Date Received: March 17, 2022

Application Number: 22 123730 STE 14 OZ

Application Type: OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment applications to facilitate the redevelopment of the site for a 9-storey mixed-use building having a non-residential gross floor area of 366.9m², and a residential gross floor area of 10,088.1m². A total of 142 dwelling units are proposed.

Applicant	Agent	Architect	Owner
MHBC PLANNING LTD	DAVID MCKAY	Studio JCI	1233 QUEEN PROJECT GP INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 501
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x2224)	Heritage Designation:	To be listed on the Heritage Register
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,137 Frontage (m): 46 Depth (m): 50

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,505	1,505
Residential GFA (sq m):			10,123	10,123
Non-Residential GFA (sq m):	1,752		386	386
Total GFA (sq m):	1,752		10,509	10,509
Height - Storeys:	2		9	9
Height - Metres:			32	32

Lot Coverage Ratio (%): 70.4 Floor Space Index: 4.92

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,123	
Retail GFA:	386	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			142	142
Freehold:				
Condominium:				
Other:				
Total Units:			142	142

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		83		2	57
Total Units:		83		2	57

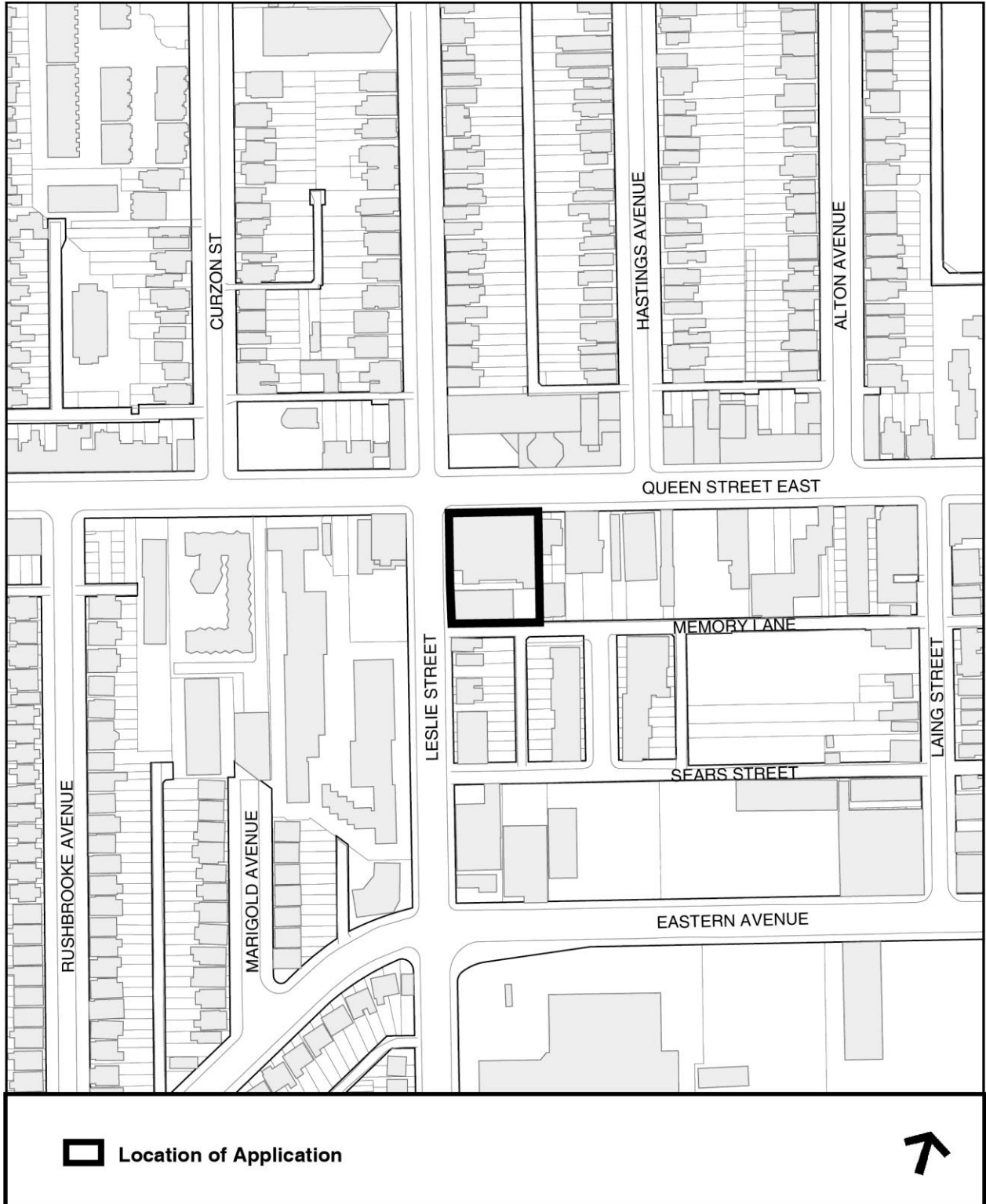
Parking and Loading

Parking Spaces:	24	Bicycle Parking Spaces:	208	Loading Docks:	1
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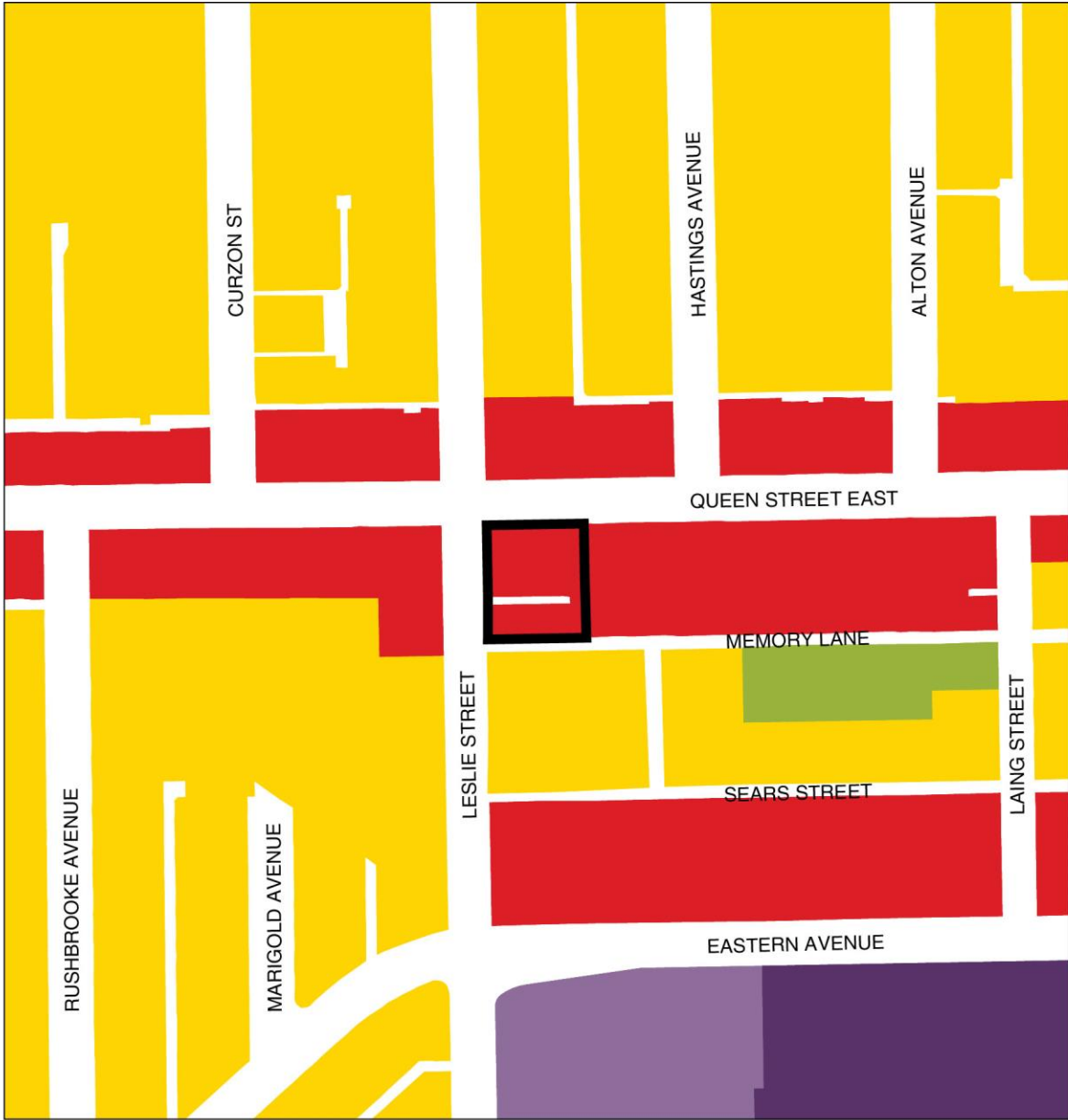
CONTACT:

Raymond Tung, Planner, Community Planning
416-392-3812
Raymond.Tung@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 21

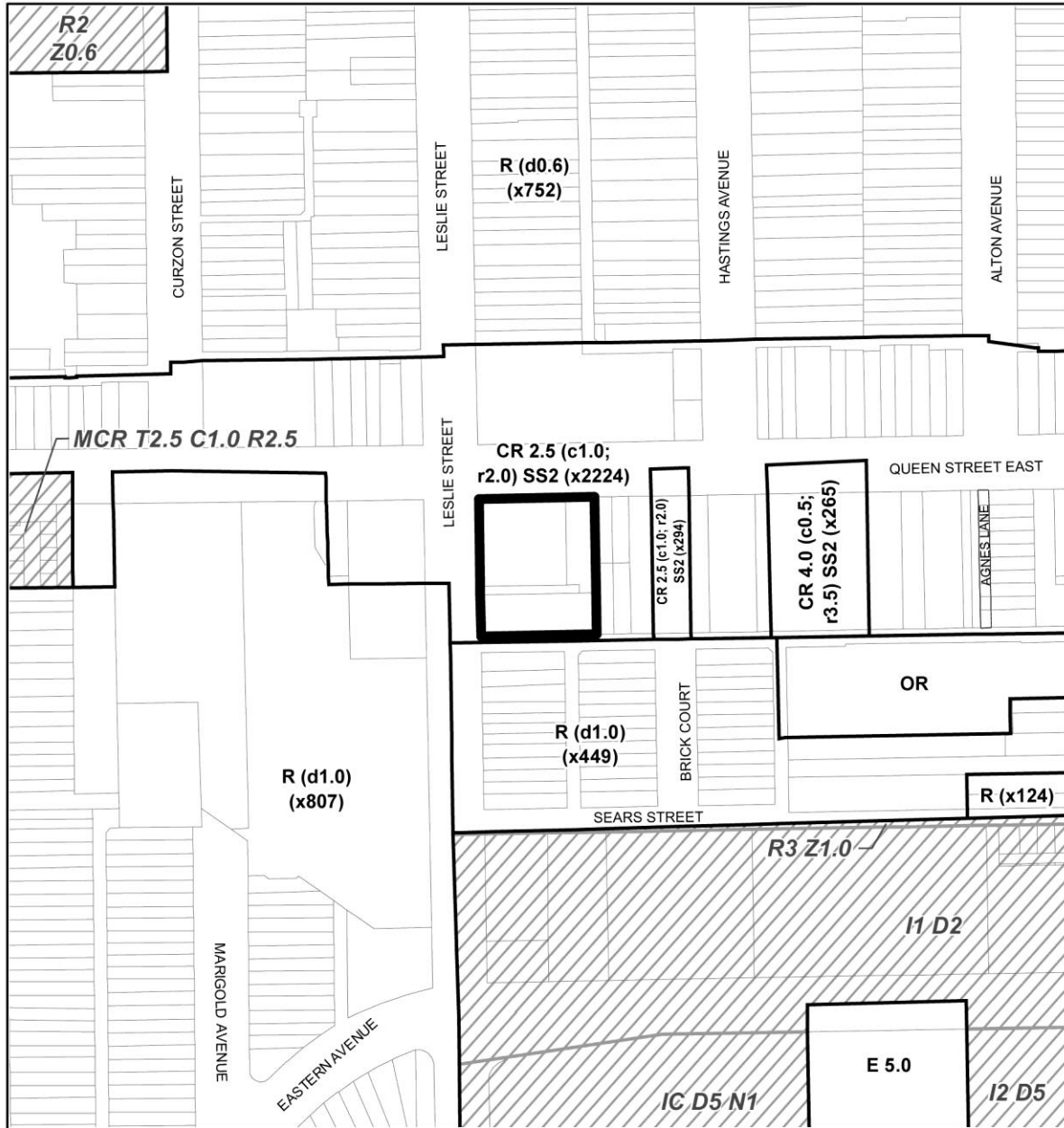
1233-1243 Queen Street East and 77 Leslie Street

File # 22 123730 STE 14 0Z

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


 Not to Scale
 Extracted: 03/21/2022

Attachment 4: Existing Zoning By-law Map



1233-1243 Queen Street East and 77 Leslie Street

Zoning By-law 569-2013

File # 23 123730 STE 14 0Z

Location of Application

R Residential E Employment Industrial
 CR Commercial Residential OR Open Space Recreation

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

R2 Residential District
 R3 Residential District
 MCR Mixed-Use District
 I1 Industrial District
 I2 Industrial District
 IC Industrial District



Not to Scale
 Extracted: 10/06/2023

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO
Bill XXX
BY-LAW XXX

To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2022, as
1233-1243 Queen Street East and 77 Leslie Street

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 699 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 699 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS
1233-1243 QUEEN STREET EAST AND 77 LESLIE STREET

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following to Site and Area Specific Policy No. 501 for lands known municipally in 2023 as 1233-1243 Queen Street East and 77 Leslie Street as follows:

8. 1233-1243 Queen Street East and 77 Leslie Street

For the lands known municipally in 2023 as 1233-1243 Queen Street East and 77 Leslie Street and shown as Area A in the map below, the following apply:

The maximum building height is permitted to be 9 storeys.

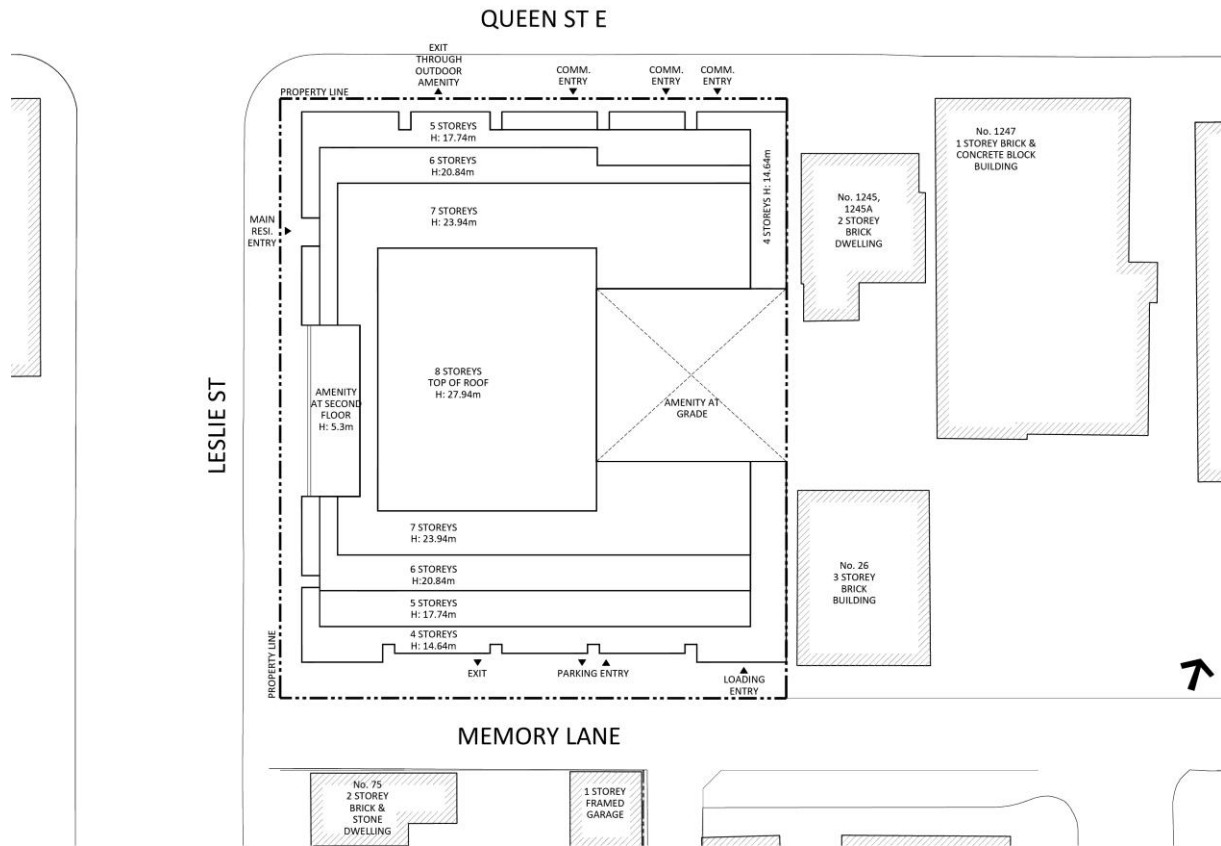
The ground floor height is permitted to be between 4.5 and 6.5 metres.



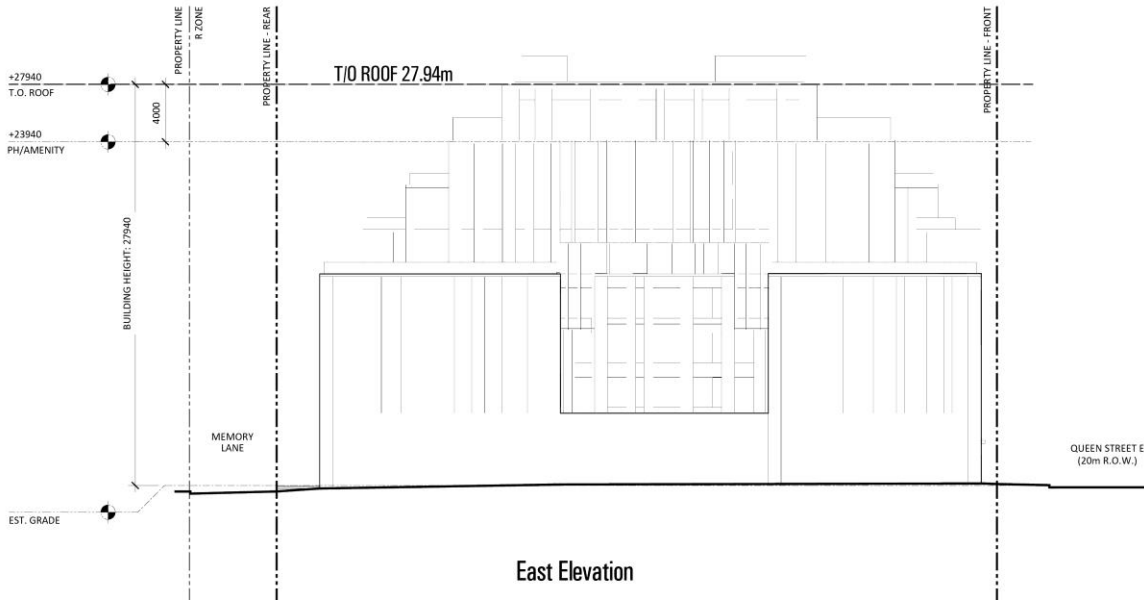
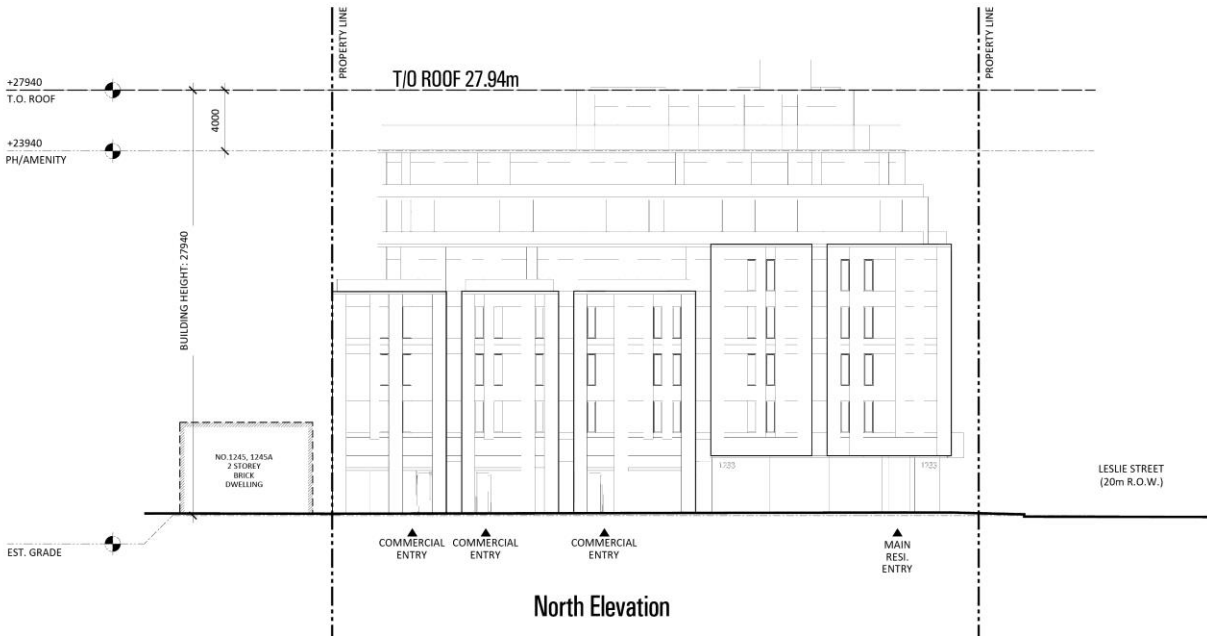
Attachment 6: Draft Zoning By-law Amendment

*To be provided prior to Toronto and East York Community Council.

Attachment 7: Site Plan



Attachment 8: Elevations



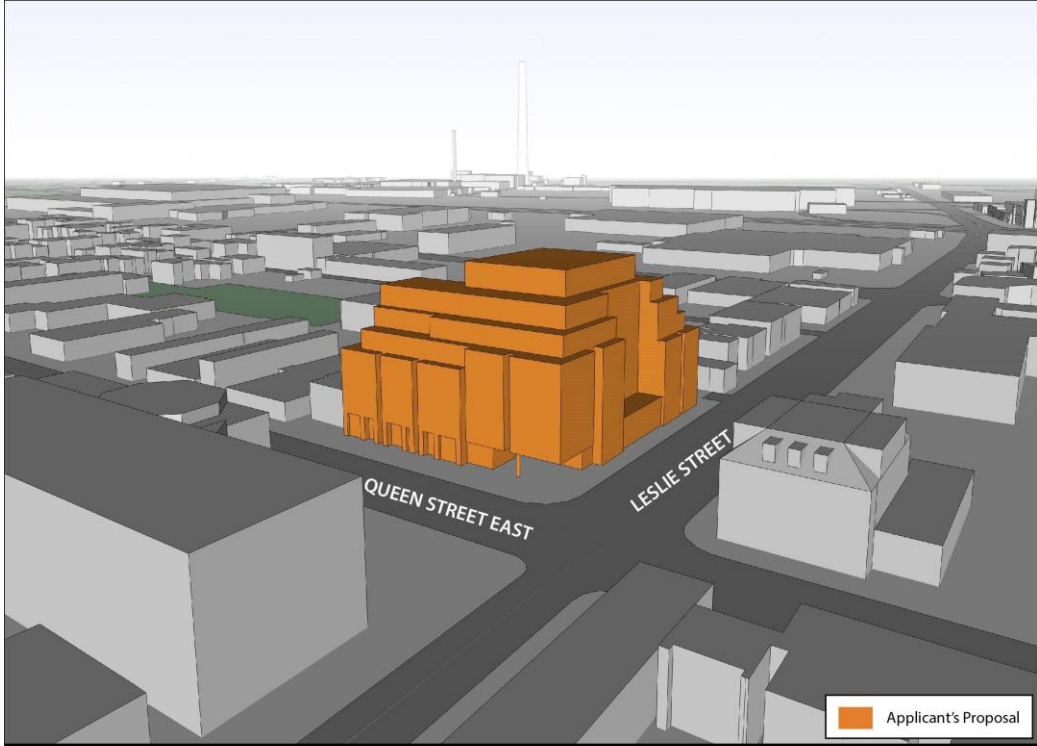


South Elevation

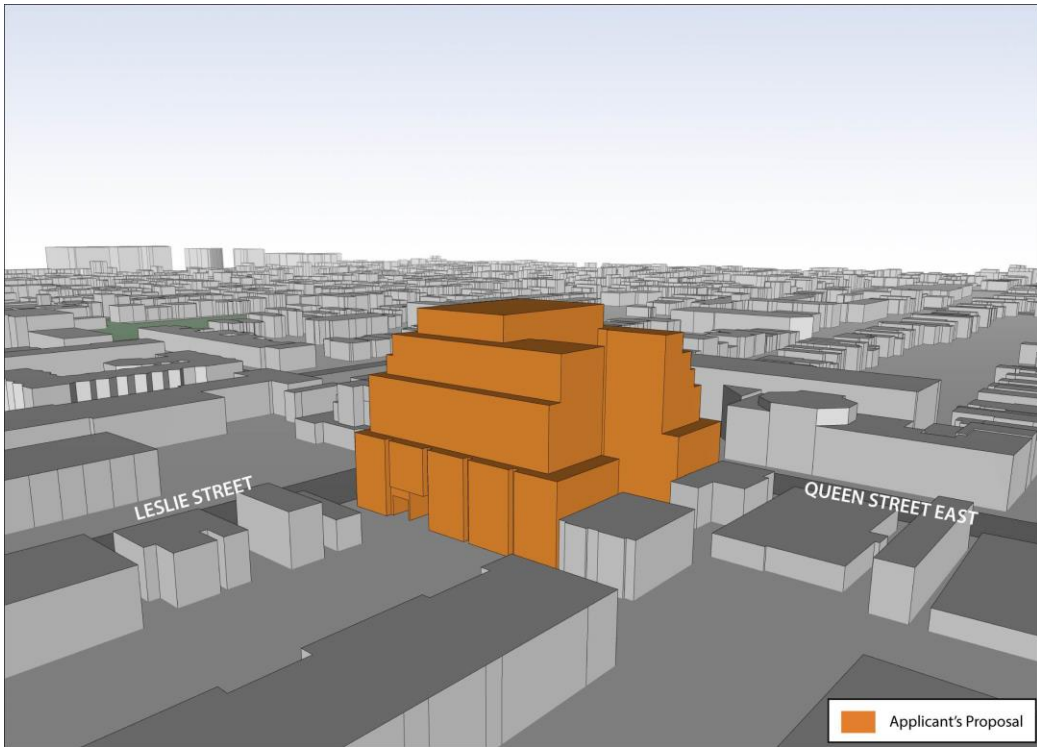


West Elevation

Attachment 9: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Southeast



View of Applicant's Proposal Looking Northwest

