

## **83-89 Queen Street East and 119-127 Church Street – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report – Approval**

Date: January 8, 2024

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

**Planning Application Numbers:** 22 186084 STE 13 OZ and 22 232694 STE 13 RH

### **SUMMARY**

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This report reviews and recommends approval of the Zoning By-law Amendment and Rental Housing Demolition applications to permit the demolition of the existing 2- to 4-storey buildings containing 17 rental dwelling units and permit a 59-storey (194 metres including mechanical penthouse) mixed use building, containing 690 dwelling units, including the 17 replacement rental units, at 83-89 Queen Street East and 119-127 Church Street.

The proposal also includes a Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to replacement rental dwelling units at similar rent and financial compensation to lessen hardship.

City Council stated its intention to designate the properties at 119 Church Street, 127 Church Street, and 89 Queen Street East under Part IV of the Ontario Heritage Act on December 20, 2023. The front façades of the heritage buildings at 89 Queen Street East and 127 Church Street are proposed to be retained in situ and the front façade of the heritage building at 119 Church Street is proposed to be panelized and reassembled.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 83-89 Queen Street East and 119-127 Church Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 5 to this report.

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

3. Before introducing the necessary bills to City Council for enactment, require the owner to:

a. submit a Functional Servicing Report, Hydrogeological Report, Hydrogeological Review Summary Form, and the Foundation Drainage Summary Form and Technical Brief for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

b. should it be determined that improvements to private infrastructure are required and acceptable to service the development, provide confirmation that the necessary agreements have been entered into, to satisfaction of the Chief Engineer and Toronto Water;

c. should it be determined that upgrades to municipal infrastructure and road improvements are required to support the development according to the Transportation Impact Study, accepted by the General Manager, Transportation Services and the Functional Servicing Report, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to municipal infrastructure, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

d. enter into a Heritage Easement Agreement with the City for the properties at 119 and 127 (121-123) Church Street and 89 Queen Street East substantially in accordance with the plans and drawings dated November 10, 2023, prepared by Arcadis and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by GBCA Architects, dated November 10, 2023, subject to and in accordance with the Conservation Plan required in Recommendation 3.e., to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor;

e. provide a detailed Conservation Plan that includes an appropriate strategy for all ground level storefronts and a Reconstruction Strategy for the building at 119 Church Street, to be prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the properties at 127 (121-123) Church Street and 89 Queen Street East prepared by GBCA Architects, dated November 10, 2023, to the satisfaction of the Senior Manager, Heritage Planning.

4. City Council approve the Rental Housing Demolition application File No. 22 232694 STE 13 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 seventeen (17) existing rental dwelling units at 83-89 Queen Street East and 119-127 Church Street, subject to the following conditions:

a. the owner shall provide and maintain seventeen (17) replacement rental dwelling units at 83-89 Queen Street East and 119-127 Church Street for a period of at least 20 years beginning from the date that each replacement rental 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 seventeen (17) replacement rental dwelling units shall collectively have a total gross floor area of at least 1,040 square metres and shall be comprised of eight (8) one-bedroom units, eight (8) two-bedroom units and one (1) three-bedroom unit, as generally illustrated in the plans submitted to the City Planning Division dated November 10, 2023. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b. the owner shall, as part of the seventeen (17) replacement rental dwelling units required in Recommendation 4.a. above, provide and maintain at least four (4) one-bedroom, two (2) two-bedroom and one (1) three-bedroom replacement rental dwelling units at affordable rents, one (1) two-bedroom replacement rental dwelling unit at mid-range (affordable) rents, and four (4) one-bedroom, and four (4) two-bedroom replacement rental dwelling units at mid-range (moderate) rents as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit. The rent of the remaining one (1) replacement rental dwelling unit shall be unrestricted;

c. the owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the seventeen (17) existing rental dwelling units proposed to be demolished at 83-89 Queen Street East and 119-127 Church Street, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of rent gap assistance, and other assistance to lessen hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division;

d. the owner shall provide tenants of seventeen (17) replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed building 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;

e. the owner shall provide ensuite laundry in each replacement rental dwelling unit at no extra charge;

f. the owner shall provide central air conditioning in each replacement rental dwelling unit at no extra charge;

g. the owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor vehicular parking on the same terms and conditions as any other resident of the proposed building;

h. the seventeen (17) replacement rental dwelling units required in recommendation 4.a. above 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 development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

i. The owner shall enter into, and register on title to the lands at 83-89 Queen Street East and 119-127 Church Street an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 4.a. through 4.h. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the demolition of the seventeen (17) existing rental dwelling units at 83-89 Queen Street East and 119-127 Church Street after all the following have occurred:

a. all conditions in Recommendation 4 above have been fully satisfied and secured;

b. the Zoning By-law Amendment has come into full force and effect;

c. the issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning or their designate pursuant to Section 114 of the City of Toronto Act, 2006;

d. the issuance of excavation and shoring permits (conditional or full permits) for the approved development on the site; and

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

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division 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 5 above.

7. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 83-89 Queen Street East and 119-127 Church Street after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 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:

- a. the owner removes all debris and rubble from the site immediately after demolition;
- b. the owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building Division;
- c. the owner erects the proposed building on the site no later than four (4) years from the date that the demolition of the existing rental dwelling units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and
- d. should the owner fail to complete the proposed building within the time specified in Recommendation 7.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

8. City Council authorize the appropriate City officials to take such actions as are necessary, including execution of the Section 111 Agreements and any other related agreements.

## **FINANCIAL IMPACT**

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

## THE SITE

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**Description:** The site is located on the southeast corner of Queen Street East and Church Street. The rectangular parcel has an approximate area of 1,595 square metres, with a frontage of 52.9 metres along Queen Street East and 30.2 metres along Church Street.

**Existing Use:** The site currently contains 2- to 4-storey mixed-use buildings comprised of commercial uses at grade and a mix of commercial and rental dwelling units above. City Council stated its intention to designate the properties at 119 Church Street, 127 Church Street (including entrance addresses 121 and 123 Church Street), and 89 Queen Street East (including entrance address 85 Queen Street East) under Part IV of the Ontario Heritage Act on December 20, 2023.

**Rental Dwelling Units:** The existing 2- to 4-storey buildings, which are proposed to be demolished, contain 17 rental dwelling units. Based on the information provided by the applicant to date, approximately 8 units are currently occupied by eligible tenants (tenants who were tenants at the time of the rental housing demolition application). The remaining units are either vacant or occupied by tenants who moved into the building after the rental demolition application was made. The existing rental dwelling units have the following rent levels:

Table 1: Existing Rental Dwelling Units by Bedroom Type and Rent Classification

Unit Type	Affordable Rent	Mid-range (affordable) Rent	Mid-range (moderate) Rent	Above Mid-range Rent	Total
Studio	3	0	0	0	3
One-Bedroom	1	0	4	0	5
Two-Bedroom	2	1	4	1	8
Three-Bedroom	1	0	0	0	1
Total	7	1	8	1	17

## THE APPLICATION

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**Description:** A 59-storey (194 metres including mechanical penthouse) mixed-use building containing 690 dwelling units, totaling 42,500 square metres of gross floor area, including 400 square metres of non-residential uses.

**Density:** 26.65 times the area of the lot.

**Non-Residential:** A total of 400 square metres of non-residential gross floor area is proposed at grade.

**Dwelling Units:** A total of 690 residential units are proposed, consisting of 73 studio units (11%), 433 one-bedroom units (64%), 98 two-bedroom units (15%), 69 three-bedroom units (10%), and the 17 rental replacement units described below.

**Rental Replacement Units:** The existing 17 rental dwelling units on the site will be replaced on-site within the proposed redevelopment. The unit types and rent classifications for the replacement rental units are outlined in the table below:

Table 2: Replacement Rental Dwelling Units by Bedroom Type and Rent Classification

Unit Type	Affordable Rent	Mid-range (affordable) Rent	Mid-range (moderate) Rent	Above Mid-range Rent	Total
One-Bedroom	4	0	4	0	8
Two-Bedroom	2	1	4	1	8
Three-Bedroom	1	0	0	0	1
Total	7	1	8	1	17

Overall, replacement units are proposed to replace 109.5% of the gross floor area of the existing rental dwelling units. The proposal includes the replacement of existing studio units as one-bedroom units.

Returning tenants have the right to return to a similar unit size at similar rent where the existing unit has been replaced with a larger unit type (for example, a studio replaced with a one-bedroom unit).

The 17 replacement units will be located on floors 3 and 4 of the proposed building. All replacement rental dwelling units will be provided with ensuite laundry facilities and

central air conditioning. All tenants of the replacement rental dwelling units will have access to bicycle parking, visitor parking, lockers, and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the proposed building.

### **Tenant Relocation and Assistance Plan**

The applicant will implement the City's Tenant Relocation and Assistance Plan for all Eligible Tenants who reside in the existing rental units. The Plan would assist tenants in finding and securing alternative accommodation while the proposed development and replacement rental dwelling units are being constructed. The Tenant Relocation and Assistance Plan would include the following:

- the right to return to a replacement rental unit of a similar unit size, and at similar rent, as the rental unit they currently occupy;
- at least six months' notice before having to vacate their existing dwelling unit, inclusive of notice required under the Residential Tenancies Act (RTA);
- compensation equal to three months' rent, pursuant to the RTA;
- additional compensation in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for vacant private rental apartments by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) Zone 1 – Toronto (Central), which encompasses the development site, over the period of construction of the proposed building (estimated at 36 months). The vacant market rents used to establish rent gap assistance will be indexed upwardly to better reflect changes in market conditions since the completion of the latest CMHC survey;
- move-out and move-back moving allowances;
- special needs compensation for applicable tenants, as determined by the Chief Planner and Executive Director, City Planning; and
- upon request, availability of a rental leasing agent.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices.

**Access, Parking, and Loading:** Vehicle and loading access would be from a driveway on Ditty Lane. A total of 7 vehicular parking spaces for residential visitors are proposed at grade along the laneway. One Type G loading space is proposed for the development. A total of 700 bicycle parking spaces (79 short-term and 621 long-term) are proposed.

### **Additional Information**

See Attachments 1, 2, and 6 of this report for the Location Map, Application Data Sheet, and a site plan 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: [www.toronto.ca/119ChurchSt](http://www.toronto.ca/119ChurchSt).

## **Reasons for Applications**

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including building height and building setbacks.

A Rental Housing Demolition application (under Chapter 667 of the City's Municipal Code) is required because the development site contains six or more residential units, of which at least one unit is rental housing. The Municipal Code requires an applicant to obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

## **Heritage Conservation**

The proposal includes the integration of the front façades of the heritage buildings at the base building. The front façades of the heritage buildings at 89 Queen Street East and 127 Church Street are proposed to be retained in situ and the front façade of the heritage building at 119 Church Street is proposed to be panelized and reassembled.

## **POLICY & REGULATION CONSIDERATIONS**

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### **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 designates the site as part of the Downtown and Central Waterfront. The land use designation for the site is Mixed Use Areas. See Attachment 3 of this report for the [Official Plan](#) Land Use Map.

### **Downtown Plan**

The [Downtown Plan](#) designates the site as Mixed Use Areas 2 - Intermediate which would permit a mix of uses and building typologies that respond to their site context including mid-rise and some tall buildings. Queen Street East and Church Street are identified as Priority Retail Streets.

### **Tall Building Setback Area Specific Policy (SASP) 517**

SASP 517 contains performance standards for all building setbacks and separation distances in the Downtown Secondary Plan Area.

## **Rental Replacement**

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

## **Rental Housing Demolition and Conversion By-law**

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is a rental unit, 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 an applicant obtain approval from the City to permit the demolition of the existing rental housing units and allows the City to impose conditions on the approval that must be satisfied before a demolition permit is issued.

## **Zoning**

The site is zoned CR 4.0 (c2.0; r4.0) SS1 (x2254) in [City of Toronto Zoning By-law 569-2013](#). This zoning category permits a wide array of uses commercial, residential, and institutional uses. 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:

- Tall Building Design Guidelines;
- Downtown Tall Building Design Guidelines;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Toronto Accessibility Design Guidelines;
- Pet Friendly Design Guidelines; and
- Retail Design Manual.

## **Toronto Green Standard**

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

## **Parks Canada Standards and Guidelines**

The [Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada](#) assists in guiding planning, stewardship and conservation approaches for listed and designated heritage resources in Toronto.

## **COMMUNITY CONSULTATION**

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### **Community Consultation**

A virtual Community Consultation Meeting was hosted by City staff on March 6, 2023. Approximately 40 people participated, as well as the Ward Councillor and the applicant. At the meeting, City staff and the applicant's consultants provided 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 meeting.

Issues raised at the meeting and through written comments and phone calls include:

- Too much density proposed for the site;
- Concerns related to the rental housing demolition and replacement process;
- Impact to Ditty Lane during and after construction; and
- Impact to St. James Cathedral view corridor.

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

### **Tenant Consultation**

On December 11, 2023, an in-person joint tenant consultation meeting was held for the tenants to learn more about the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was held on site at 127 Church Street and attended by 5 tenant households, representatives of the applicant, Councillor's staff, and City Planning staff.

During the meeting, tenants asked questions and expressed concerns about the timing of the application and overall development, including the length of time tenants would be displaced from their unit, as well as the amount of rent gap compensation, eligibility for special needs assistance, and process for being deemed eligible for tenant relocation and assistance.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the

Toronto and East York Community Council for this application. The Community Council meeting is broadcasted live over the internet and recorded for review.

## **COMMENTS**

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### **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 have reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Rental Housing Demolition and Replacement**

In accordance with Official Plan policy 3.2.1.6., the applicant is proposing to replace the existing rental units with units of the same or larger bedroom type. The unit mix of the replacement rental units is comprised of 8 one-bedroom units, 8 two-bedroom units, and 1 three-bedroom unit. Existing studio units are proposed to be replaced with one-bedroom units. The 17 replacement rental dwelling units collectively contain 1,050 square metres of gross floor area (GFA), which exceeds the total GFA of the existing rental units. The replacement rental units would occupy the entire third floor and part of the fourth floor of the proposed development.

All tenants who resided on the lands at the time of application would have the right to return to a replacement rental unit of the same or a larger bedroom type at similar rent (without an increase in rent for those who move to a larger bedroom type), and rents for the replacement rental units without returning tenants would not exceed the applicable rent threshold for a period of at least 10 years from first occupancy. Existing tenants who elect to return to a replacement rental unit would be subject to annual rent increases capped by the provincial rent increase Guideline, irrespective of whether such Guideline is applied to the proposed development under the Residential Tenancies Act 2006, until their tenancy ends.

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 one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

### **Land Use**

The proposed residential and ground floor retail uses are acceptable and conform to the applicable policies of the Official Plan and Downtown Plan.

## **Built Form**

City Planning staff find that the proposal conforms with the Official Plan, Downtown Secondary Plan and SASP 517 policies with respect to built form and massing. Furthermore, the proposal meets the intent of the Tall Building Design Guidelines and Downtown Tall Building Design Guidelines.

### *Base Building*

The base of the proposed building has been massed to respond to the existing and planned context surrounding the site. The proposal retains the front section of the existing 3- and 4-storey heritage buildings to a depth of approximately 3 metres, which form the base building fronting onto Queen Street East and Church Street. The front façade of the heritage building at 119 Church Street is proposed to be panelized and reassembled in its original location and configuration to allow for construction. The base building transitions to 6 storeys along the east portion of the site.

The new portion of the base building is setback 2.3 metres from the north and 5 metres from the west property lines, creating a wider public realm at the northwest corner of the site. Levels 4 to 6 are further setback to 5 metres from the north property line and 10 metres from the centreline of Ditty Lane to the south.

The proposed base building is appropriately scaled to relate to its context. The base building retains the existing setback of the heritage buildings and increases the setback at the northwest corner. The base building is consistent with the height of adjacent buildings, reinforcing a pedestrian scale that is characteristic of the existing streetscape.

### *Tower*

The proposed height of 59-storeys (194 metres including mechanical penthouse) is appropriate for the site and fits with the planned context.

To the north, the tower is setback 2.3 to 5 metres from the north property line until level 7, and 1.6 to 5 metres at level 8 and above. To the west, the tower is setback 5 metres from the west property line until level 7, 2.7 metres from levels 8 to 20, and 0.65 metres at level 21 and above. The north and west tower setbacks allow for the existing heritage buildings to be conserved and to help reinforce a pedestrian scale along Queen Street East and Church Street.

The tower is setback 10 metres from the east property line and 10 metres from the centreline of Ditty Lane to the South. The proposed development meets the intent of the Tall Building Design Guidelines and Downtown Tall Building Design Guidelines with respect to built form and massing.

The proposed average tower floor plate of 775 square metres is acceptable, with the floor plate reducing in size above level 47 to reduce the impact on the St. James Cathedral Spire view corridor as viewed from between Church Street and Market Street

(across from Farquhars Lane), on the north side of Front Street East, looking north through the pedestrian pathway and Sculpture Garden, described in Schedule 4 of the Official Plan.

### **Unit Mix**

A total of 690 residential units are proposed, consisting of 73 studio units (11%), 433 one-bedroom units (64%), 98 two-bedroom units (15%), 69 three-bedroom units (10%), and the 17 rental replacement units described above.

The unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix requirements of the Downtown Plan to provide a minimum of 15% two-bedroom units and 10% three-bedroom units and an additional 15% of units that can be converted into two or three-bedroom units within new developments.

### **Public Realm and Streetscape**

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposed development provides a 6-metre distance between curb to building face at the northwest portion of the site where there are no existing heritage buildings. Vehicular access would be provided along Ditty Lane, which will be widened by 0.78 metres behind the existing heritage facade at 119 Church Street. The area in front of the building is proposed to include 4 replacement street trees and 2 new street trees.

Detailed design of the public realm and streetscape will be addressed during the Site Plan Control review process.

### **Tree Preservation**

The applicant submitted an Arborist Report and Tree Preservation Plan in support of the application indicating that there are 4 street trees to be removed to accommodate the proposed development. The application proposes to remove and replace 4 existing street trees on Queen Street East and to plant 2 new street trees on Church Street. Urban Forestry is satisfied with the proposal. As part of the Site Plan Control process, the applicant will be required to provide revised landscape and utility overlay plans to address any remaining issues associated with the proposed street trees.

### **Heritage**

Heritage Planning staff are satisfied that the proposed development would appropriately conserve the cultural heritage value and attributes of the heritage resources.

## **Amenity Space**

Amenity space for building residents is proposed at levels 2, 4, and 7. A total of 1,383 square metres of indoor amenity space (2.0 square metres per unit) is proposed, along with 828 square metres of outdoor amenity space (1.2 square metres per unit). Detailed design of the amenity space will be reviewed and secured through the Site Plan approval process.

## **Shadow Impacts**

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impact on Neighbourhoods and parks, particularly during the spring and fall equinoxes.

The shadow studies submitted in support of the application show the extent of the shadow from the proposed building during the spring and fall equinoxes (March 21 and September 21) and the summer solstice (June 21). The proposed development would cast shadows on the Metropolitan United Church open space from 10:18AM to 11:18AM on March 21, 9:10AM to 12:18PM on June 21, and 9:18AM to 11:18AM on September 21. The proposed development would cast a minor shadow on the western edge of Moss Park at 4:18PM on March 21 and September 21.

Planning staff are satisfied this meets the intent of the Downtown Plan as the Metropolitan United Church open space is not identified as a sun protected park, and the shadow impact on Moss Park, which is a sun protected park, is adequately limited.

## **Wind**

A Pedestrian Level Wind Study was submitted in support of the application. The wind study indicates that at ground level, all pedestrian wind-sensitive areas are acceptable for the intended uses on a seasonal basis, with mitigation recommended for the west primary lobby entrance. The outdoor amenity terraces at Levels 4 and 7 will experience wind conditions that are suitable for sitting throughout the warmer months without the need for mitigation. Within the context of typical weather patterns, no areas over the study site are expected to experience wind conditions too windy for walking, or that could be considered unsafe.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study. Wind mitigation measures for the west primary lobby entrance will be secured through the Site Plan Control process.

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

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. A total of 7 vehicular parking

spaces for residential visitors and 700 bicycle parking spaces (79 short-term and 621 long-term) are proposed. One Type 'G' loading space is proposed for the development. Vehicular access for loading and parking will be from Ditty Lane.

Transportation Services staff have reviewed the Transportation Impact Study and accept its conclusions.

### **Servicing**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review. These matters will be addressed prior to submitting bills to City Council for approval.

### **Parkland**

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

### **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

### **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.

## **CONTACT**

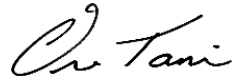
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## **SIGNATURE**

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Oren Tamir, Director  
Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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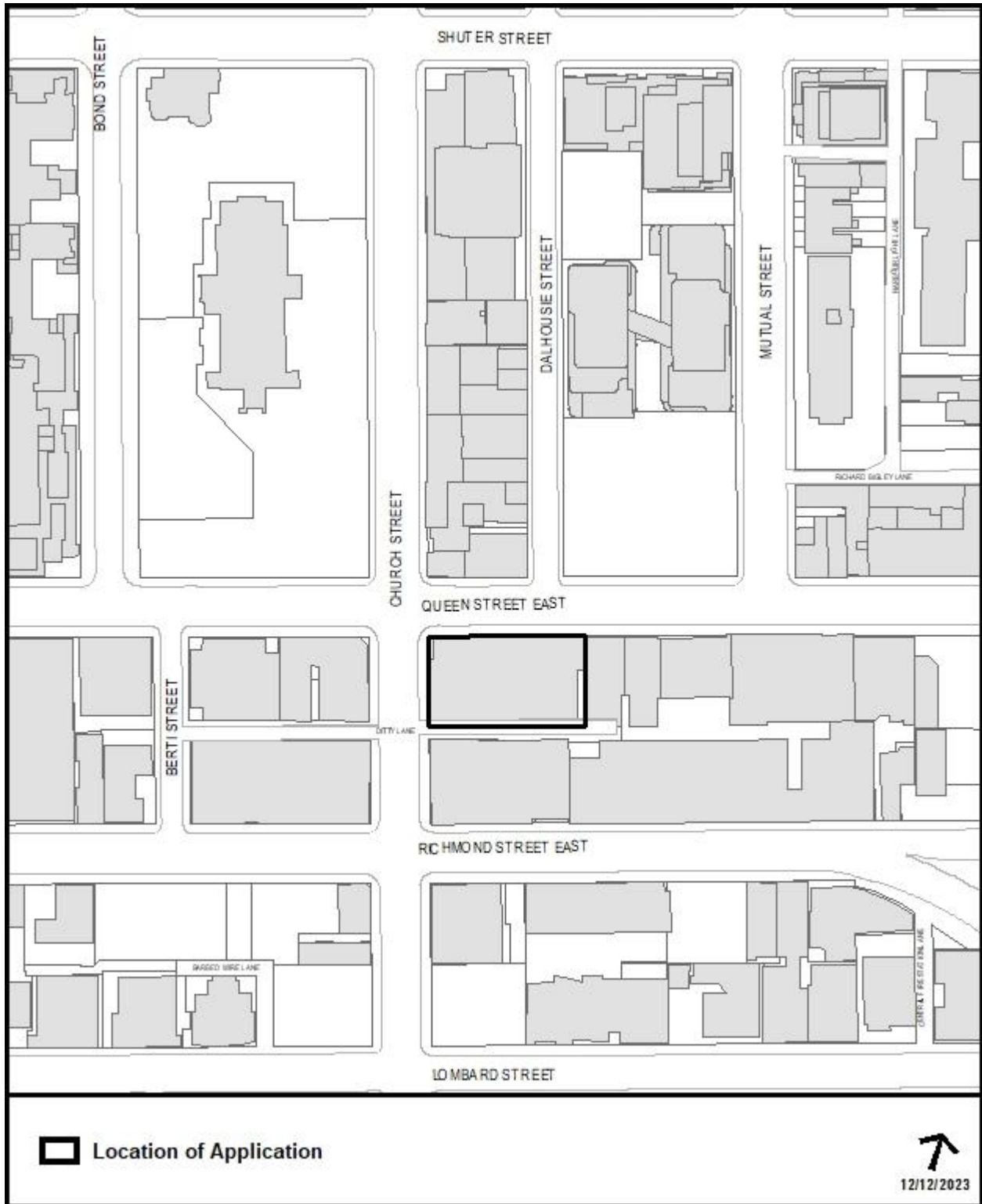
### **City of Toronto Data/Drawings**

Attachment 1: Location Map  
Attachment 2: Application Data Sheet  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Existing Zoning By-law Map  
Attachment 5: Draft Zoning By-law Amendment to Amend Zoning By-law 569-2013

### **Applicant Submitted Drawings**

Attachment 6: Site Plan  
Attachment 7: 3D Model of Proposal in Context

Attachment 1: Location Map



## Attachment 2: Application Data Sheet

**Municipal Address:** 83-89 Queen Street East and 119-127 Church Street  
**Date Received:** August 4, 2022

**Application Number:** 22 186084 STE 13 OZ

**Application Type:** Rezoning, Rental Housing Demolition

**Project Description:** A 59 storey (194 metres including mechanical penthouse) mixed use building containing 690 dwelling units and 400 square metres of retail on the ground floor.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
CentreCourt Developments	Mitch Gascoyne	IBI Group	CCD 119 Church Street Limited Partnership

### EXISTING PLANNING CONTROLS

**Official Plan Designation:** Mixed Use Areas Site Specific Provision: Downtown

**Zoning:** CR 4.0 (c 2.0; r4.0) SS1 (x2254) Heritage Designation: Y

Height Limit (m): 30 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 1,595 Frontage (m): 53 Depth (m): 30

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	1,214		1,223	<b>1,223</b>
Residential GFA (sq m):	948		42,000	<b>42,000</b>
Non-Residential GFA (sq m):	2,401		500	<b>500</b>
<b>Total GFA (sq m):</b>	<b>3,349</b>		<b>42,500</b>	<b>42,500</b>
Height - Storeys:	4		59	<b>59</b>
Height - Metres:	17		182	<b>182</b>

Lot Coverage Ratio (%): 76.7 Floor Space Index: 26.65

**Floor Area Breakdown    Above Grade (sq m)    Below Grade (sq m)**

Residential GFA:                    42,000

Retail GFA:                         500

Office GFA:

Industrial GFA:

Institutional/Other GFA:

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	17		17	<b>17</b>
Freehold:				
Condominium:			673	<b>673</b>
Other:				
<b>Total Units:</b>	<b>17</b>		<b>690</b>	<b>690</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		73	441	100	76
<b>Total Units:</b>		<b>73</b>	<b>441</b>	<b>100</b>	<b>76</b>

**Parking and Loading**

Parking Spaces:                    7                    Bicycle Parking Spaces:    700                    Loading Docks:    1

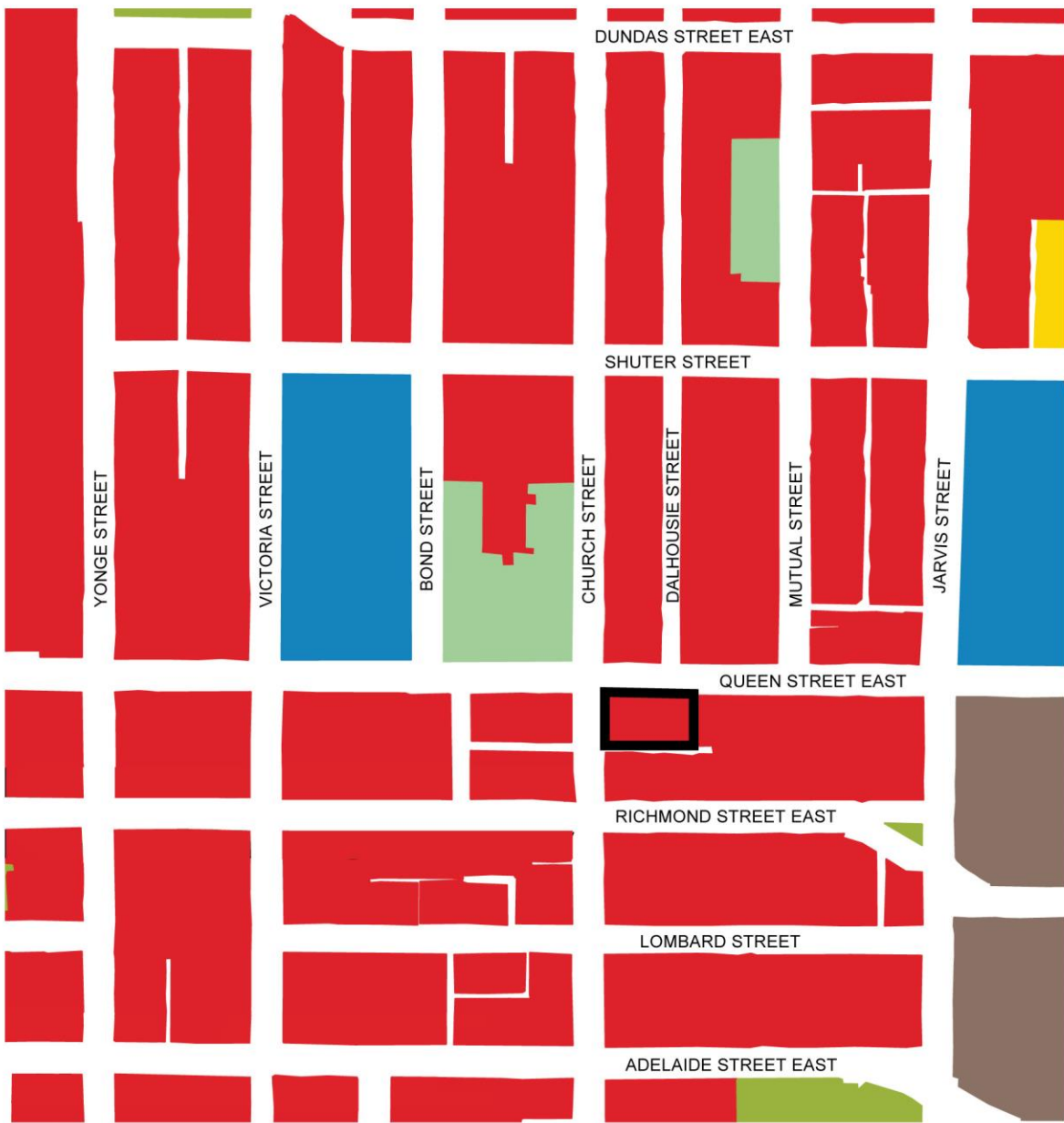
**CONTACT:**

Christy Chow, Planner

416-392-8479








Christy.Chow@toronto.ca

Attachment 3: Official Plan Land Use Map



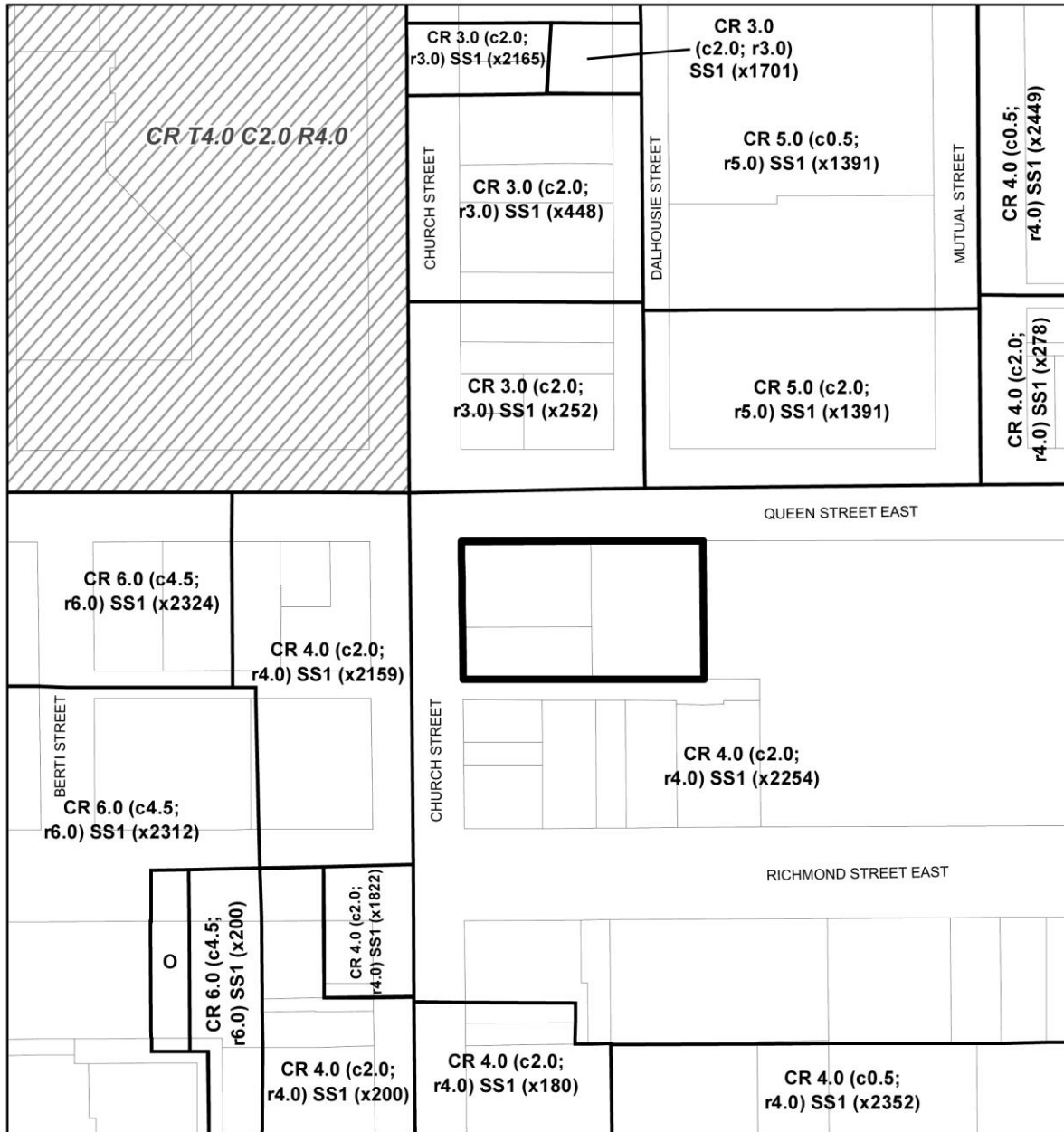
Official Plan Land Use Map #18

89 Queen Street East and  
119-127 Church Street  
File # 22 186084 STE 13 0Z

- |   |   |
|---|---|
|  Location of Application |  Institutional Areas |
|  Neighbourhoods          |  Parks               |
|  Mixed Use Areas         |  Regeneration Areas  |
|  Other Open Space Areas  |   |

  
Not to Scale  
12/13/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

89 Queen Street East and  
119-127 Church Street  
File # 22 186084 STE 13 0Z



Location of Application



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

CR Mixed-Use District

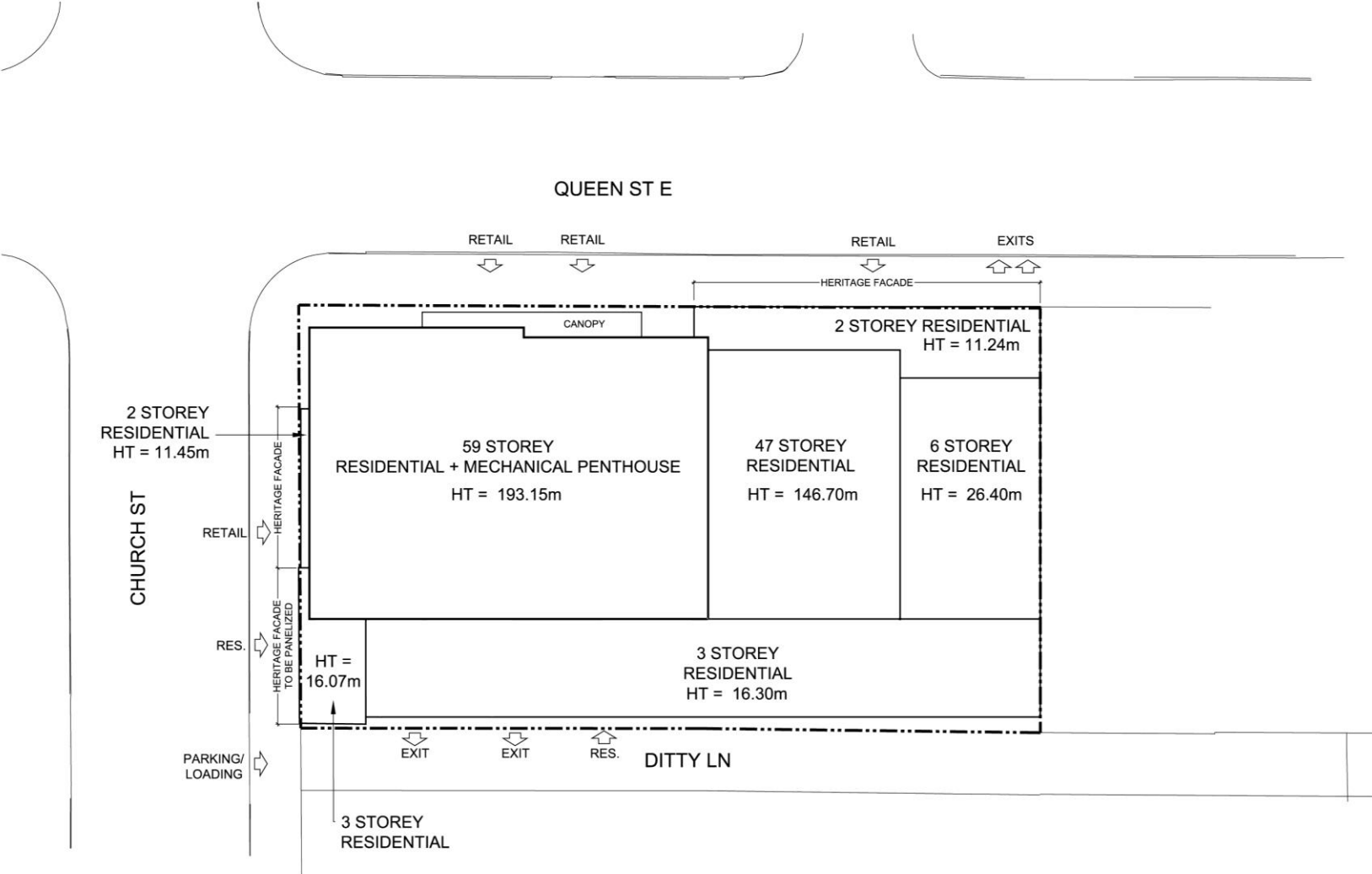
CR Commercial Residential    O Open Space



Not to Scale  
Extracted: 12/12/2023

Attachment 5: Draft Zoning By-law Amendment

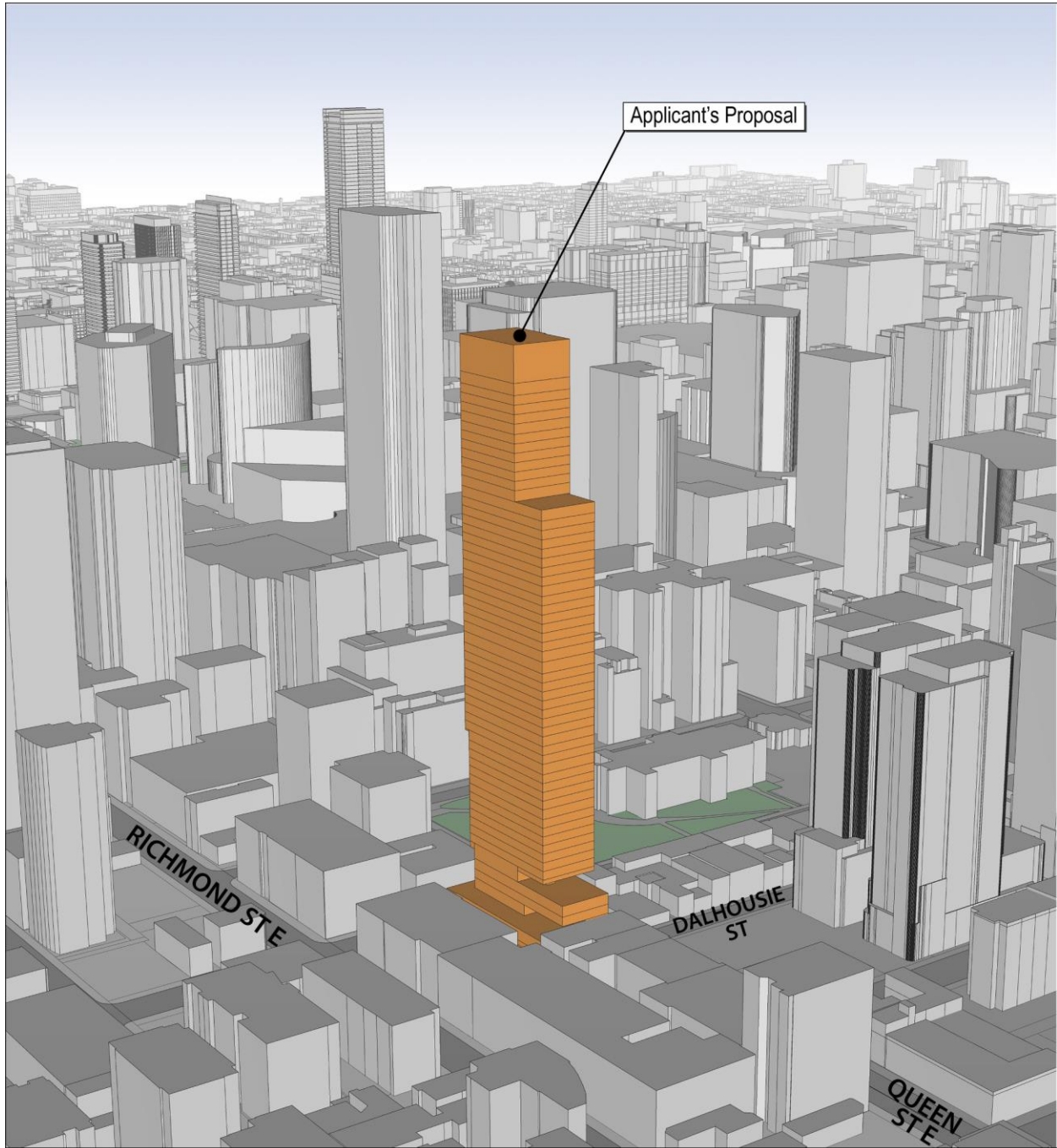
**To be available prior to the January 24, 2024 Toronto and East York Community Council Meeting.**



Site Plan



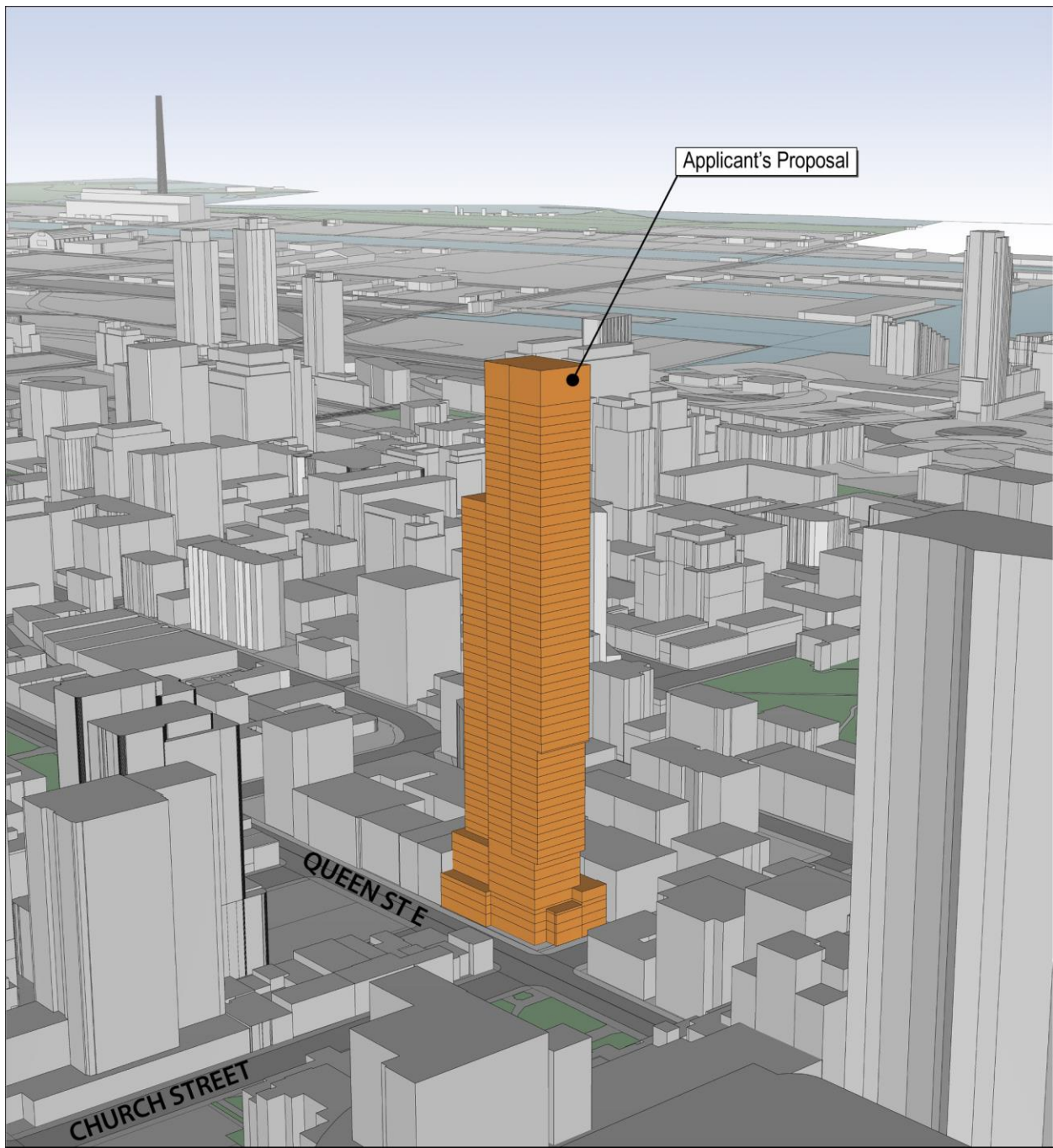
Attachment 7: 3D Model of Proposal In Context



View of Applicant's Proposal Looking Northwest



12/13/2023



**View of Applicant's Proposal Looking Southeast**



12/13/2023