

## **1266 Queen Street West – Official Plan and Zoning By-law Amendment Application – Decision Report – Refusal of Official Plan Amendment and Approval of Zoning By-law Amendment**

Date: June 21, 2024

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

**Planning Application Number:** 23 136834 STE 04 OZ

### **SUMMARY**

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The application at 1266 Queen Street West proposes to amend the Official Plan and Zoning By-law to construct a 24 storey mixed use building with a 5 storey base building, containing 331 residential units. A total of 22,104 square metres of gross floor area is proposed, including 563 square metres of commercial space on the ground floor.

This report reviews and recommends refusal of the Official Plan Amendment (OPA) application and approval of the application to amend the Zoning By-law. The OPA is proposed to be refused, as the redesignation has previously been reviewed and recommended for conversion through Official Plan Amendment (OPA) 653, that forms a part of the City's Municipal Comprehensive Review (MCR) and Growth Plan conformity exercise. The Minister is the approval authority for the MCR.

The proposed development is consistent with the Provincial Policy Statement (2020) and will conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), pending the Minister's decision on OPA 653. The proposed development also conforms to the City's Official Plan.

### **RECOMMENDATIONS**

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1266 Queen Street West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council refuse the application for an Official Plan Amendment for the lands at 1266 Queen Street West.

3. City Council direct the City Solicitor to withhold the introduction of the necessary Bills until such time as:

a. the Minister of Municipal Affairs and Housing approves Official Plan Amendment 653 as it relates to the property known as 1266 Queen Street West;

b. Owner prepares and submits a revised rail safety and mitigation report, to be peer reviewed at the owner's expense, to the satisfaction of the Chief Planner and Executive Director, City Planning; and

c. the Chief Planner and Executive Director, City Planning confirms to the City Solicitor that Bills do not require any changes, beyond stylistic and technical changes, as may be required, as a result of the Minister's decision.

4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1266 Queen Street West from Permit Parking.

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

## **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 Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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In September 2020, City Council adopted OPA 445, implementing Site and Area Specific Policy 566 or the West Queen West Planning Area: [Agenda Item History - 2020.TE14.5 \(toronto.ca\)](#)

Since the time of adopting the West Queen West Planning Study, City Council designated much of the western portion of the study area as the Parkdale Main Street HCD. City Council's decision adopting the Parkdale Main Street HCD may be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.58>

Council's adoption of OPA 445 was appealed to the Ontario Land Tribunal (OLT). On November 10, 2023, the OLT approved OPA 445 with modifications.

On July 19, 2023, City Council adopted Official Plan Amendment No. 653 (OPA 653), which was the result of the City's Five-year Official Plan Review and the Municipal Comprehensive Review (MCR) in conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) as amended in 2020. OPA 653 re-designated the lands at 1266 Queen Street West from General Employment Areas to Mixed Use Areas. In accordance with the Planning Act, the Minister of Municipal Affairs and Housing is the approval authority for the conformity exercise and MCR. OPA 653 has been submitted to the Province pending approval. The following is a link to OPA 653: <https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-237563.pdf>

A pre-application consultation (PAC) meeting was held on March 23, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available here: <https://www.toronto.ca/1266QueenStW>. The current application was submitted on April 24, 2023 and deemed complete on June 23, 2023. Staff conducted a Community Consultation Meeting for the application on October 10, 2023. Community consultation is summarized in the Comments section of this Report.

## **THE SITE**

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### **Description**

The site is located on the north side of Queen Street West, east of Noble Street, and west of the Parkdale Amphitheatre. The site is also directly adjacent to the passenger rail corridor operated by both Metrolinx (GO Transit Georgetown Line) and Canadian Pacific Railway (CP Rail). The site is roughly rectangular with an area of 2,136 square metres, with a frontage of 27 metres along Queen Street West and a depth of 86 metres. The site slopes down from the rail corridor, as well as eastward towards the Dufferin Street underpass.

### **Existing Use**

The site is currently occupied by a 2-storey commercial building that is vacant.

### **Surrounding Land Uses**

North: CP railway and a 6 storey residential building to the northwest

South: A 6 storey mixed use building and 3 storey Parkdale Queen West Community Health Centre

East: City-owned Parkdale Amphitheatre

West: 2-3 storey mixed uses buildings fronting Queen Street West.

## THE APPLICATION

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### Description

This application at 1266 Queen Street West proposes a 24 storey mixed use building on a 5 storey base building (81 metres, excluding mechanical penthouse) with 331 residential condominium units. A total of 22,104 square metres of gross floor area is proposed, of which 563 square metres of commercial space is located on the ground floor. The development would contain 34 vehicle parking spaces and 395 bicycle parking spaces.

### Density

The proposal has a density of 10.35 times the area of the lot.

### Dwelling Units

The proposal includes 331 dwelling units, consisting of 18 studio (5.4%), 207 one-bedroom (62.5%), 73 two-bedroom (22.1%), and 33 three-bedroom units (10%).

### Non-Residential Component

The proposal includes 563 square metres of commercial space on the ground floor.

### Amenity Space

The proposal includes 662 square metres of indoor amenity (2 square metres per unit) and 448 square metres of outdoor amenity space (1.4 square metres per unit), for a combined ratio of 3.4 square metres per unit.

### Access, Bicycle Parking, Vehicle Parking and Loading

The primary pedestrian and vehicular access to the building is along Noble Street. The proposal includes a total of 34 vehicular parking spaces, of which 26 residential spaces are located in parking level 2, and 8 non-residential spaces in parking level 1. A total of 395 bicycle parking spaces are provided, of which 298 long-term parking spaces are located in parking level 2 and on the second floor, and 97 short-term parking spaces are located in parking level 1 and on the ground floor. The proposal provides one Type G loading space with access from Noble Street.

### Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, elevations, and three-dimensional massing of the proposal. 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/1266QueenStW](http://www.toronto.ca/1266QueenStW).

## **Reasons for Application**

The application seeks to amend the Official Plan in order to redesignate 1266 Queen Street West from General Employment Areas to Mixed Use Areas.

A zoning by-law amendment is required to bring the lands into Zoning By-law 569-2013, as amended, and to vary performance standards to permit the proposed height, building setbacks, density, parking requirements, and other performance standards. All amendments to the by-law can be found in the draft zoning by-law, included as Attachment 5 to this report.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

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

- Arborist Report;
- Civil and Utilities Plan;
- Energy Modelling;
- Energy Strategy Report;
- Environmental Site Assessment - Phase 1;
- Geotechnical Study;
- Toronto Green Standards Checklist
- Hydrogeological Report;
- Noise Impact Study;
- Pedestrian Wind Level Study;
- Planning Rationale
- Public Consultation Strategy Report;
- Rail Safety Plan;
- Functional Servicing Report;
- Sun/Shadow Study; and
- Transportation Impact Study;

These materials can be found at [www.toronto.ca/1266QueenStW](http://www.toronto.ca/1266QueenStW).

### **Agency Circulation Outcomes**

The application together with the applicable reports 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 Zoning By-law standards.

## **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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

### **Official Plan**

The Official Plan Urban Structure Map 2 identifies the site as Employment Areas located along an Avenue. Employment Areas are generally located on the periphery of Employment Areas on major roads where a range of retail, service and restaurant uses can serve local workers and also benefit from visibility and transit access to draw the broader public. Growth is directed to Avenues, among other areas, in order to use municipal land, infrastructure and services efficiently; concentrate jobs and people in areas well served by transit; promote mixed use development to increase opportunities for living close to work and to encourage walking and cycling for local trips; and facilitate social interaction, public safety and cultural and economic activity.

The land use designation of the site is General Employment Areas. See Attachment 3 of this report for the Land Use Map. As noted below, through Official Plan Amendment (OPA) 653, Council has directed that the site be converted from General Employment Areas to Mixed Use Areas.

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

### **Official Plan Amendment 653**

Official Plan Amendment (OPA) 653 introduced Site and Area Specific Policy (SASP) 845 which converts the designation from General Employment Areas to Mixed Use Areas, as part of the City's MCR and Growth Plan conformity exercise. SASP 845 also includes criteria that generally requires new development on the site within the 30 metre setback adjacent to the rail corridor to demonstrate feasibility through a peer reviewed Rail Safety and Mitigation Report that is acceptable to the City and to the applicable rail operator as part of the zoning by-law amendment.

OPA 653 was adopted by Council on July 19, 2023, and is pending approval by the Minister of Municipal Affairs and Housing (MMAH). OPA 653 is in draft form and a copy of the OPA can be found at: <https://www.toronto.ca/wp-content/uploads/2023/06/95cd-CityPlanning-OPA-653.pdf>

## **Official Plan Amendment 445 Site and Area Specific Policy 566**

The Queen Street West Planning Study resulted in Official Plan Amendment (OPA) 445 which recommended amendments to the City Official Plan in the form of a SASP 566 to guide development and public initiatives on Queen Street West fronting properties between Bathurst Street to Roncesvalles Avenue. The site falls within the Parkdale Main Street portion that spans from Dufferin Street to Roncesvalles Avenue.

Council's adoption of OPA 445 was appealed to the Ontario Land Tribunal (OLT). On November 10, 2023, the OLT approved OPA 445 with modifications. OPA 445 reflects and is intended to achieve the planning objectives for Avenues set out in Section 2.2.3 and Mixed Use Areas set out in Section 4.5 of the City's Official Plan, and represents an integrated approach to city-building that is aligned with the principles, vision and objectives of the Official Plan and is in harmony with adjacent SASPs.

OPA 445 sets out a built form framework that directs conserving features that define the area character and sense of place, and ensures an appropriate relationship of development to its surrounding Parks and Neighbourhoods context. The policies of OPA 445 facilitate the retention of the historic main street character of Queen Street West, while promoting sensitive, incremental development in the form of a tailored mid-rise built form typology appropriate for this Avenue while allowing for flexibility on sites that may accommodate additional height.

Development of new buildings exceeding the right-of-way width of Queen Street West may be permitted if they meet the criteria as outlined in the SASP where the existing characteristics or context of the site is less constrained than the prevailing conditions; the development can appropriately fit and transition in scale to the planned context; provide appropriate setbacks and stepbacks, separation distances, floorplates and orientation; limit additional shadow impacts on the public realm; and reinforce the historic streetwall heights and character.

A copy of SASP 566 can be found at:

<https://www.toronto.ca/legdocs/mmis/2023/cc/bgrd/backgroundfile-238292.pdf>

## **Zoning**

The site is zoned Industrial 1 (I1 D2) under former City of Toronto Zoning By-law 438-86. The Industrial 1 zoning category permits a range of industrial, institutional, office and limited range of retail and warehousing uses. The category also permits community facilities. 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;
- Growing Up Guidelines for Children in Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Retail Design Manual;
- Streetscape Manual; and



- Complete Streets Guideline.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

### **Site Plan Control**

Site plan control applies to this application. A site plan control application has been submitted to the City (23 136837 STE 04 SA) and is currently under review.

## **COMMUNITY CONSULTATION**

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Planning staff, in consultation with the local Councillor, held a virtual community consultation meeting on October 10, 2023. The virtual community consultation was a joint consultation with another application at 1437-1455 Queen Street West. Approximately 35 residents participated, as well as representatives on behalf of the Ward Councillor and the applicant. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, existing planning policy framework, and the proposed development. Following the presentations, City staff led a question-and-answer format discussion. The following comments were raised at the consultation:

- Potential shadows cast on adjacent mid-rise developments, as well as the Amphitheatre that is adjacent to the site;
- How the proposed development as a high-rise will integrate into the character of the neighbourhood, and specifically, how this aligns with the SASP 566 implementing the West Queen West Planning Study;
- The provision of affordable housing especially for the residents in Parkdale;
- Concerned with increased traffic and congestion issues brought about by the proposed development, while significant fewer parking spaces are proposed to accommodate the influx in population;
- Timeline of construction;
- Support for the development, especially the provision of bicycle parking and reduced vehicular parking that aligns with the City's direction of moving away from auto dependency; and
- Supportive of the proposed development as it integrates with the Parkdale Amphitheatre.



The concerns, comments, and questions raised through community consultation have been considered through the review of the application.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast 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 has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of staff, the proposal is consistent with the PPS and will conform with the Growth Plan, pending Provincial approval of the MCR.

### **Land Use**

This application has been reviewed against the Official Plan policies as described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole. The proposed development is consistent with the development criteria of Mixed Use Areas in Policy 4.5.2 of the Official Plan, that permits a broad range of commercial, residential, institutional and open space uses along an Avenue.

The proposed mixed use development is also consistent with the Council adopted OPA 653 that converts the site from General Employment Areas to Mixed Use Areas. An amendment to the Official Plan is not required should OPA 653 receive approval from the Ministry of Municipal Affairs and Housing. The zoning by-law amendment for this proposal includes a recommendation to hold back the zoning bills until such time as the Minister renders a decision on OPA 653 and so brings the Mixed Use Areas designation already endorsed by Council for these lands into force and effect.

The proposed application reflects the policy direction of SASP 566 in permitting contextually appropriate growth and change while reinforcing the form and character of Parkdale Main Street, and supporting fine grain commercial storefront widths on the ground floor for a vibrant street life.

### **Public Realm and Streetscape**

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

The proposal provides a 6 metre setback from Queen Street West, including a minimum 2.5 metre pedestrian clearway, to be conveyed to the City along the entire frontage of Queen Street West. The setback from Queen Street will create an active pedestrian zone (from curb to building face) to accommodate street trees and planters, bicycle parking, and benches. A 5.65 metre setback along Noble Street is also proposed, accommodating street trees and bicycle parking. Narrow storefront widths are provided along Noble Street to reinforce the fine-grained commercial character of Parkdale, as well as improvement of the interface with Queen Street West and the Parkdale Amphitheatre.

### **Density, Height, Massing**

This application has been reviewed against the Official Plan policies, planning studies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

The majority of the massing and height of the development is located to the north end of the site adjacent to the rail corridor. Along the rail corridor, the base building would be 5 storeys and 21.6 metres in height. This portion of the base building would be setback approximately 5 metres from the rail corridor. The base building would increase in height to a 24 storey tower (81 metres) that is setback 5 metres from the rail corridor. The proposed base building addresses the intent of the Queen Street West Planning Study which resulted in the adoption of SASP 556.

SASP 556 calls for new developments to be located and massed to be compatible with the low-scale streetwall character of Queen Street West, generally no more than 3 storeys with upper portions above a height of 16.5 metres provided with additional stepbacks. The proposed 5 storey base building has a streetwall height of 15.1 metres and introduces a 5 metre stepback above the third floor for an overall base building height of 21.6 metres to provide a compatible streetwall and massing along Queen Street West.

Above the fifth storey, the tower is setback 17.2 metres from the face of the building and 20 metres from Queen Street West, providing a significant setback to maintain the general scale and character of the main street buildings. The site's location within the block, lot depth, and adjacency to the rail corridor also make the site uniquely appropriate for this building form and configuration.

### **Sun, Shadow, Wind**

A sun shadow study has been submitted for this application and the proposal will not have significant impact on open spaces and streets. Concerns were expressed from the nearby community regarding the impact of shadow on adjacent outdoor amenity spaces and properties, particularly Parkdale Amphitheatre and Pessoa Park (405 Dufferin Street). The shadow analysis demonstrates that shadow impacts during the spring and fall equinoxes (March 21 and September 21) on the Parkdale Amphitheatre fall within the open terraced space at 4:18pm onwards. The shadow impacts on Pessoa Park, which contains a splash pad and passive uses, during the spring and fall equinoxes are minimal and fall primarily within the rail corridor.

A Pedestrian Level Wind Study was also submitted as part of the application. The study concludes that the conditions over surrounding sidewalks, transit stops, GO transit - Metrolinx and the CP rail corridor, Parkdale Amphitheatre and in the vicinity of building access points, are considered acceptable.

### **Access, Parking, Loading**

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. The primary pedestrian and vehicular access to the building is along Noble Street.

A total of 34 vehicular spaces are provided, consisting of 26 residential parking spaces which will be supplied with electric vehicle infrastructure, 7 visitor parking space, and one car-share space.

A total of 395 bicycle parking spaces, including 298 long-term spaces and 67 short-term spaces. Bicycle facilities for long and short-term spaces are located in storage areas in the first and second levels below ground and second story, as well as bicycle rings along Queen Street West and Noble Street. A Type G loading space is integrated into the building with access from Noble Street.

At City Council's direction, staff recommend the development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

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

### **Servicing**

Functional Servicing, Stormwater Management, Geohydrology, Geotechnical reports have been submitted in support of the proposed application. The reports submitted are satisfactory and acceptable to Engineering and Construction Services for zoning implementation

### **Housing Issues**

The Official Plan directs that a full range of housing in terms of form, tenure, and affordability to be provided to meet the current and future needs of residents. This proposal for a mixed use high-rise condominium development proposes a unit mix of 18 (5.4%) studio units, 207 (62.5%) one-bedroom, 73 (22.1%) two-bedroom, and 33 (10.0%) three-bedroom units, which satisfies the unit mix objectives of the Growing Up Guidelines. Staff recommend provisions in the draft Zoning By-law for a minimum percentage of two and three bedroom units to ensure the intent of the Growing Up Guidelines are maintained.

## **Parkland**

The application proposes an on-site parkland dedication of 307 square metres along the north property line. Parks Development does not find this to be an acceptable parkland dedication as the size, location, and configuration of the proposed open space does not meet City standards. The width of the walkway poses safety concerns related to site lines from the street and Parks Development recommends that the new thoroughfare connecting to Noble Street is instead re-purposed as a private amenity space to support the development. Staff do not support the proposed deficiency in outdoor amenity space in the proposal, and so the opportunity to add outdoor amenity space to reach full zoning compliance is desirable.

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. The Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-grade building permit for the land to be developed.

## **Tree Preservation**

The application is 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). The submitted Tree Inventory and Preservation Plan Report identifies preserving five trees on and within six metres of the subject property, four of which are within the City road allowance. The proposal provides for the planting of five new trees on the site and seven on the City road allowance, which is acceptable to City staff. The applicant is to submit a tree planting deposit to ensure the planting and survival of the new trees.

## **Noise Impacts**

The Official Plan requires that development adjacent to, or nearby, transportation corridors will be appropriately design, buffered, and/or separated from transportation sources, as necessary, to mitigate any adverse impact of these sources on the new development, and vice versa. A Noise and Vibration Impact Study was submitted in support of the subject application and will be peer reviewed prior to Site Plan Approval, to the satisfaction of the Chief Planner and Executive Director, City Planning. The final design and applicable warning clauses would be secured through the Site Plan process.

The proposed development is also in proximity to Noble Street Studios (17 Noble Street). To reduce future conflict between residents of the new development and the pre-existing music venue, the City recommends that the applicant consider implementing sound and vibration mitigation measures and monitoring as part of the development and construction management plan.

## **Rail Safety**

A rail safety and mitigation report has been submitted given the proposed development is located within 30 metres of the rail corridor from its property line. As the report was based on an earlier iteration of the proposed development, a revised report and a peer

review of the revised report is required. Thus, staff are recommending that the Bills be withheld until such time that the rail safety study be revised to reflect the latest set of drawings and designs of the proposed development, and a peer review completed, to the satisfaction of the Chief Planner and Executive Director, City Planning. The final design of the proposed mitigation measures would be secured through the Site Plan process.

### **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.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and will conform with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), pending the Minister's decision on the conversion from General Employment Areas to Mixed Use Areas.

The proposal also reflects area-specific policy intent for West Queen West, particularly as it relates to policies associated with built form, development within mixed use areas, and the intent of SASP 566. Staff worked with the applicant and the community to improve the proposed height and massing, and to limit shadow impacts on adjacent properties. Staff recommend that Council support approval of the application.

### **CONTACT**

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Community Planner  
Telephone: 416-338-1264  
E-mail: [Doris.Ho@toronto.ca](mailto:Doris.Ho@toronto.ca)

## **SIGNATURE**

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A handwritten signature in cursive script, appearing to read 'Carly R', followed by a long horizontal flourish.

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

## **ATTACHMENTS**

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### **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 Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: Elevations and/or Ground Floor Plan
- Attachment 8: 3D Massing Model

## Attachment 1: Application Data Sheet

**Municipal Address:** 1266 Queen Street West      **Date Received:** April 21, 2023

**Application Number:** 23 136834 STE 04 OZ

**Application Type:** Official Plan and Zoning By-law Amendment

**Project Description:** A 24 storey mixed use building consisting of 331 units. The development consists of a total of 22,104 square metres of gross floor area, including 563 square metres of commercial space on the ground floor. The development will provide 34 vehicle parking spaces and 395 bicycle parking spaces.

**Applicant**

Republic  
Developments

**Architect**

BDP Quadrangle  
Architects Ltd.

**Owner**

DKI Queen Inc.

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	845 and 566
Zoning:	I1 D2	Heritage Designation:	N/A
Height Limit (m):	14m	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m):	2,136	Frontage (m):	27	Depth (m):	86
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,392		1,630	1,630
Residential GFA (sq m):			21,541	21,541
Non-Residential GFA (sq m):	1,392		563.2	563.2
<b>Total GFA (sq m):</b>	<b>1,392</b>		<b>22,104</b>	<b>22,104</b>
Height - Storeys:	2		24	24
Height - Metres:	9		81	81

Lot Coverage Ratio (%)	76	Floor Space Index:	10.35
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### Floor Area Breakdown      Above Grade (sq m)      Below Grade (sq m)

Residential GFA:	21,541.2
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Retail GFA: 563.2  
 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:				
Freehold:				
Condominium:			331	331
Other:				
Total Units:			331	331

#### **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:	18	207	73	33	
Total Units:	18	207	73	33	

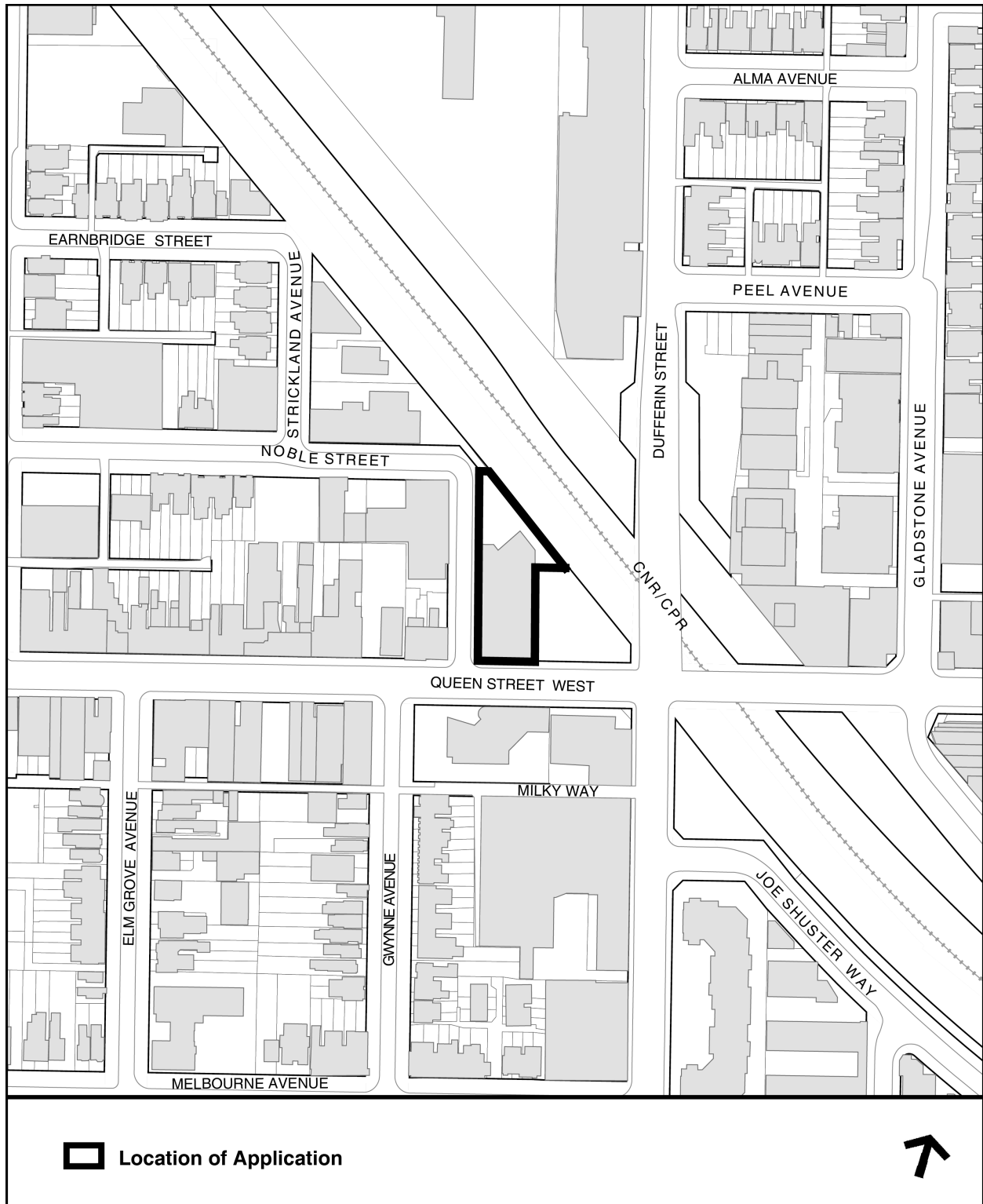
#### **Parking and Loading**

Parking Spaces: 34      Bicycle Parking Spaces: 395      Loading Docks: 1

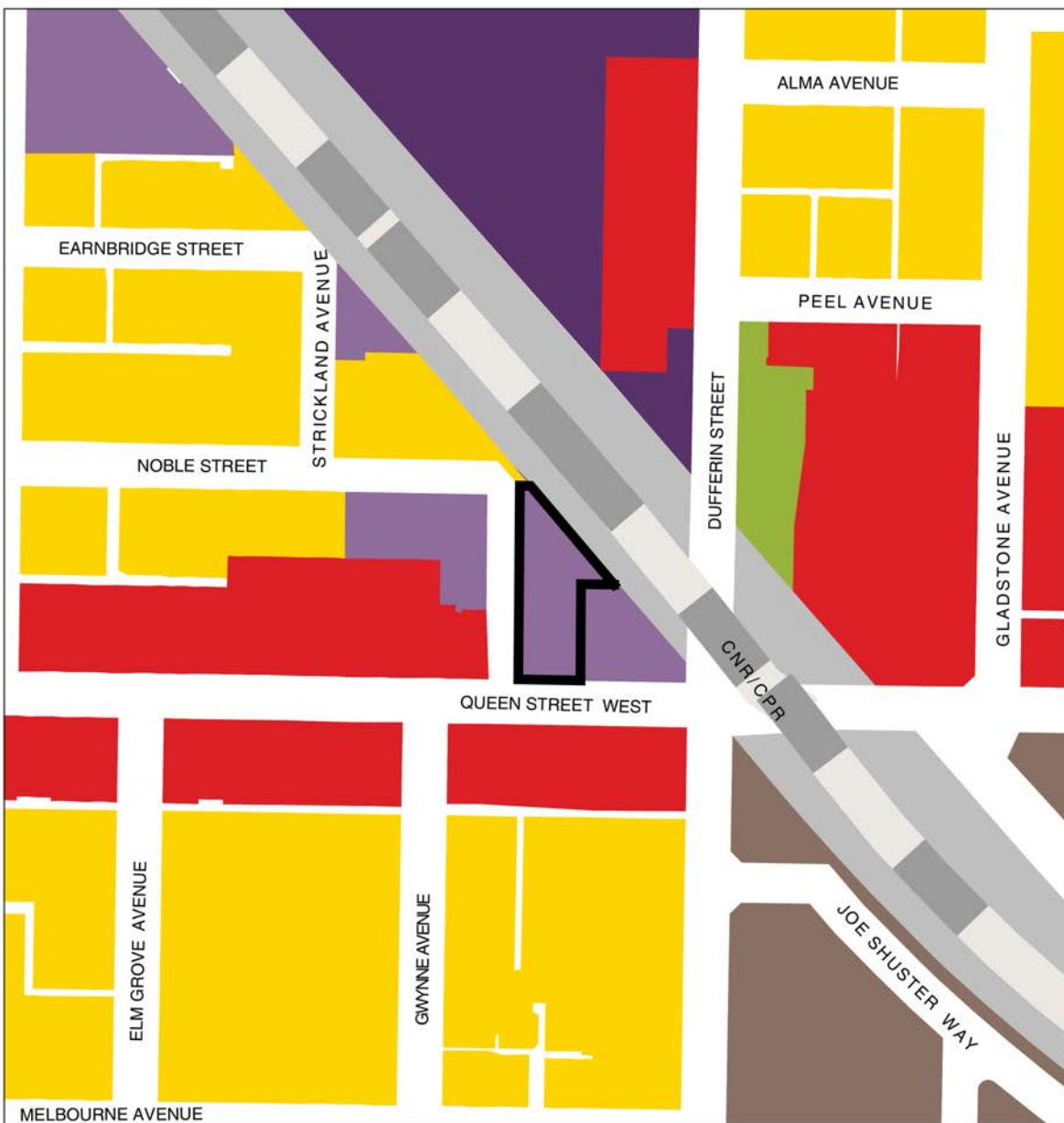
#### **CONTACT:**

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 Doris.Ho@toronto.ca

## Attachment 2: Location Map



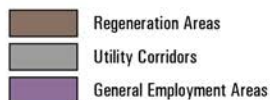
# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

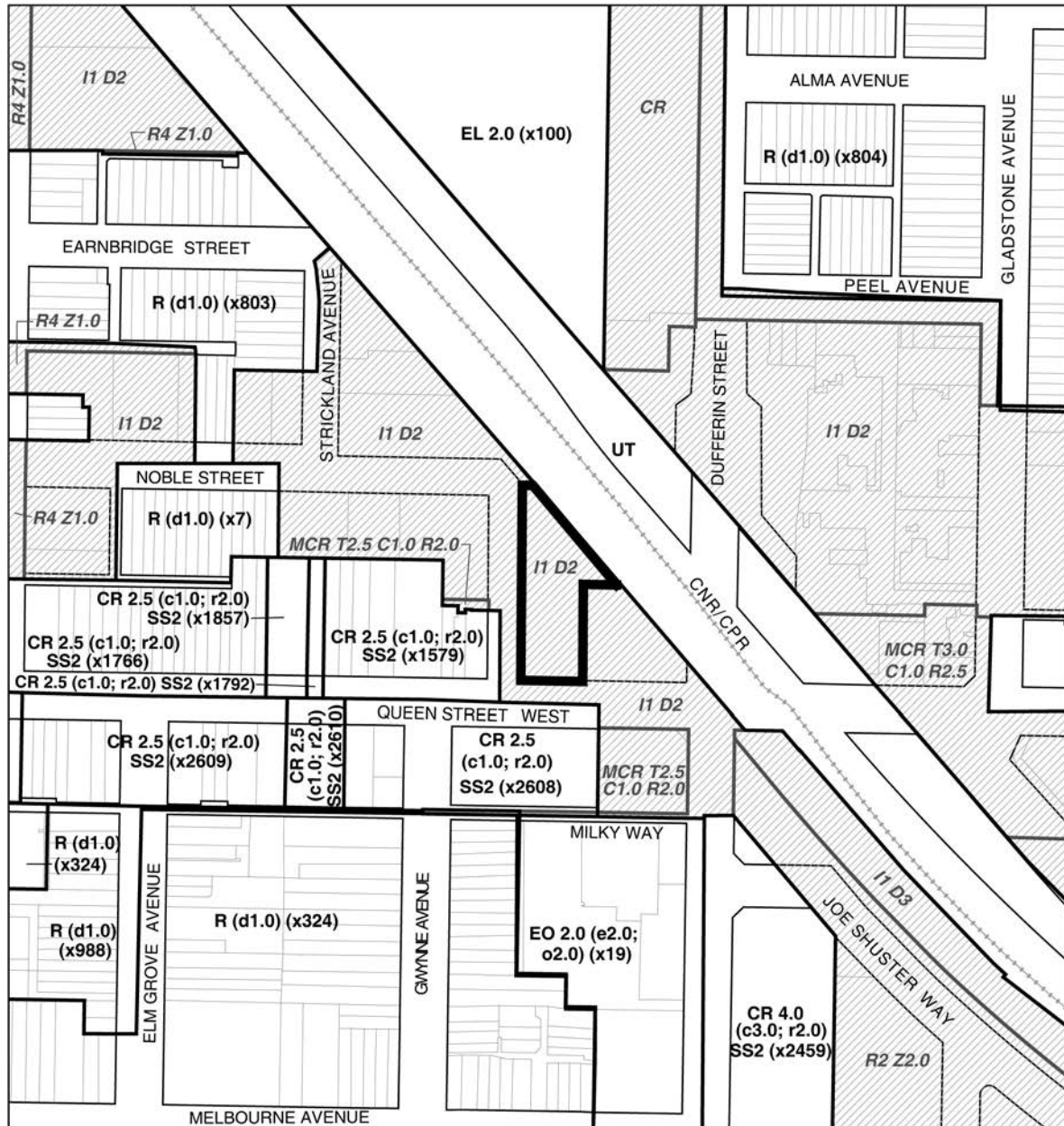
1266 Queen Street West

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Not to Scale  
Extracted: 04/24/2023

## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1266 Queen Street West

File # 23 136834 STE 04 02



Location of Application

R  
CR  
EL  
EO  
UT

Residential  
Commercial Residential  
Employment Light Industrial  
Employment Industrial Office  
Utility and Transportation



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

R2  
R4  
MCR  
I1

Residential District  
Residential District  
Mixed-Use District  
Industrial District

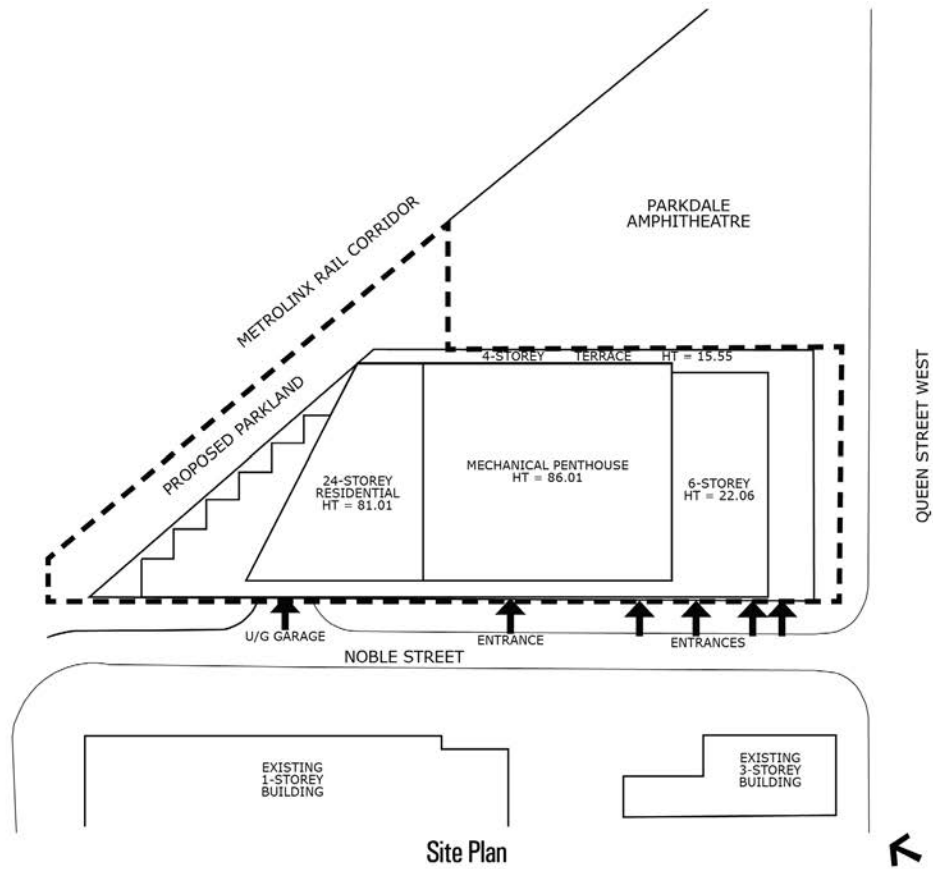


Not to Scale  
Extracted: 04/24/2023

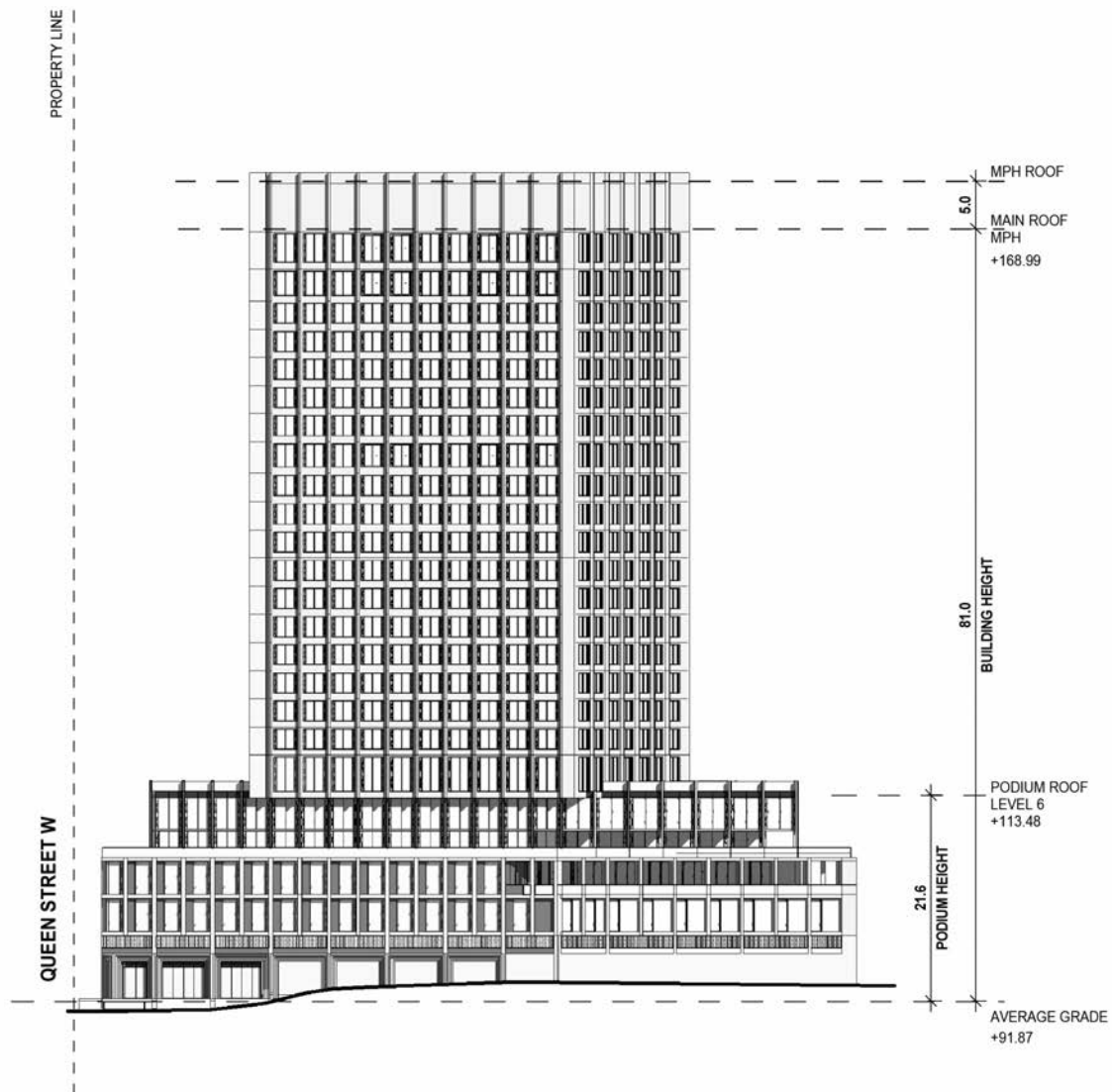
## Attachment 5: Draft Zoning By-law Amendment

Attachment will be made available on or before the July 10, 2024, Toronto and East York Community Council meeting.

## Attachment 6: Site Plan



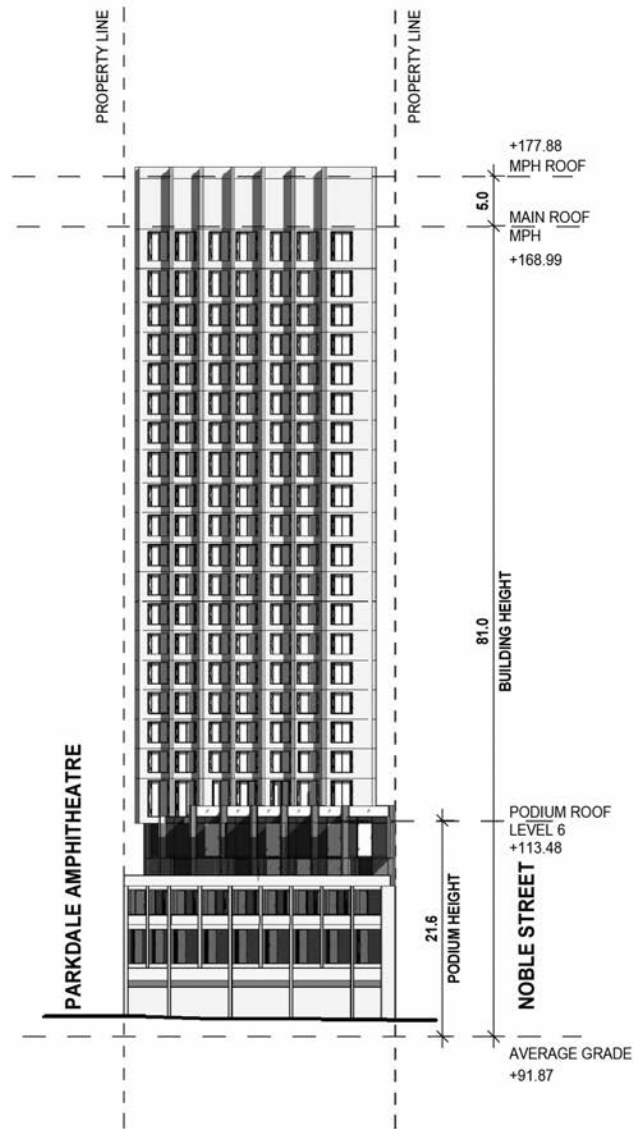
Attachment 7: Elevations (1 of 4)



East Elevation

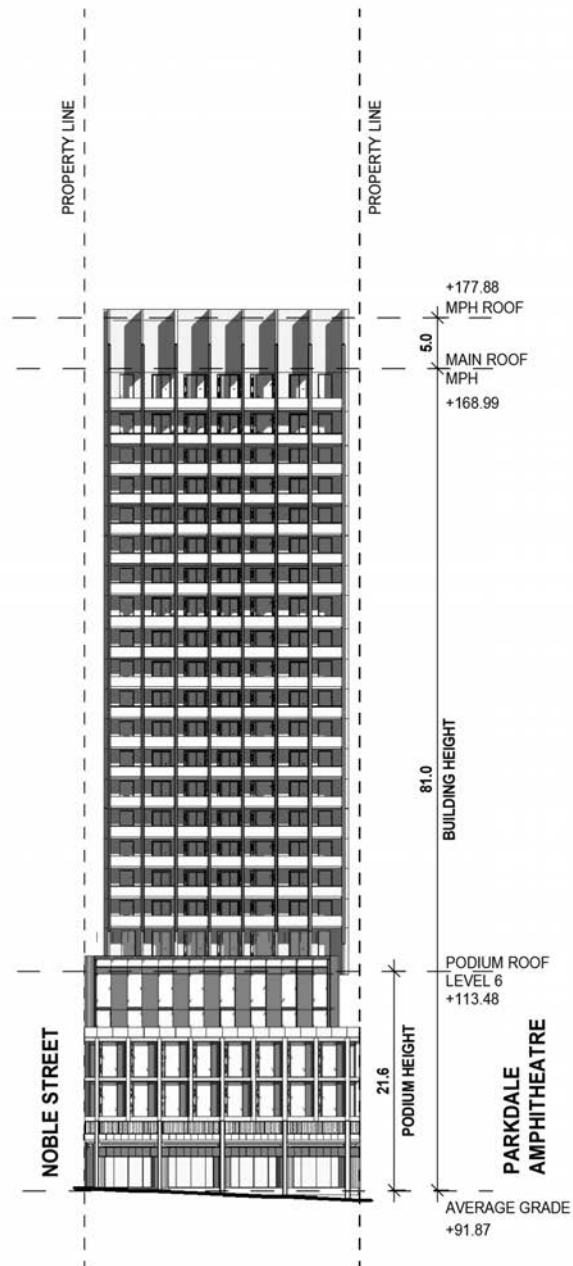


Attachment 7: Elevations (2 of 4)



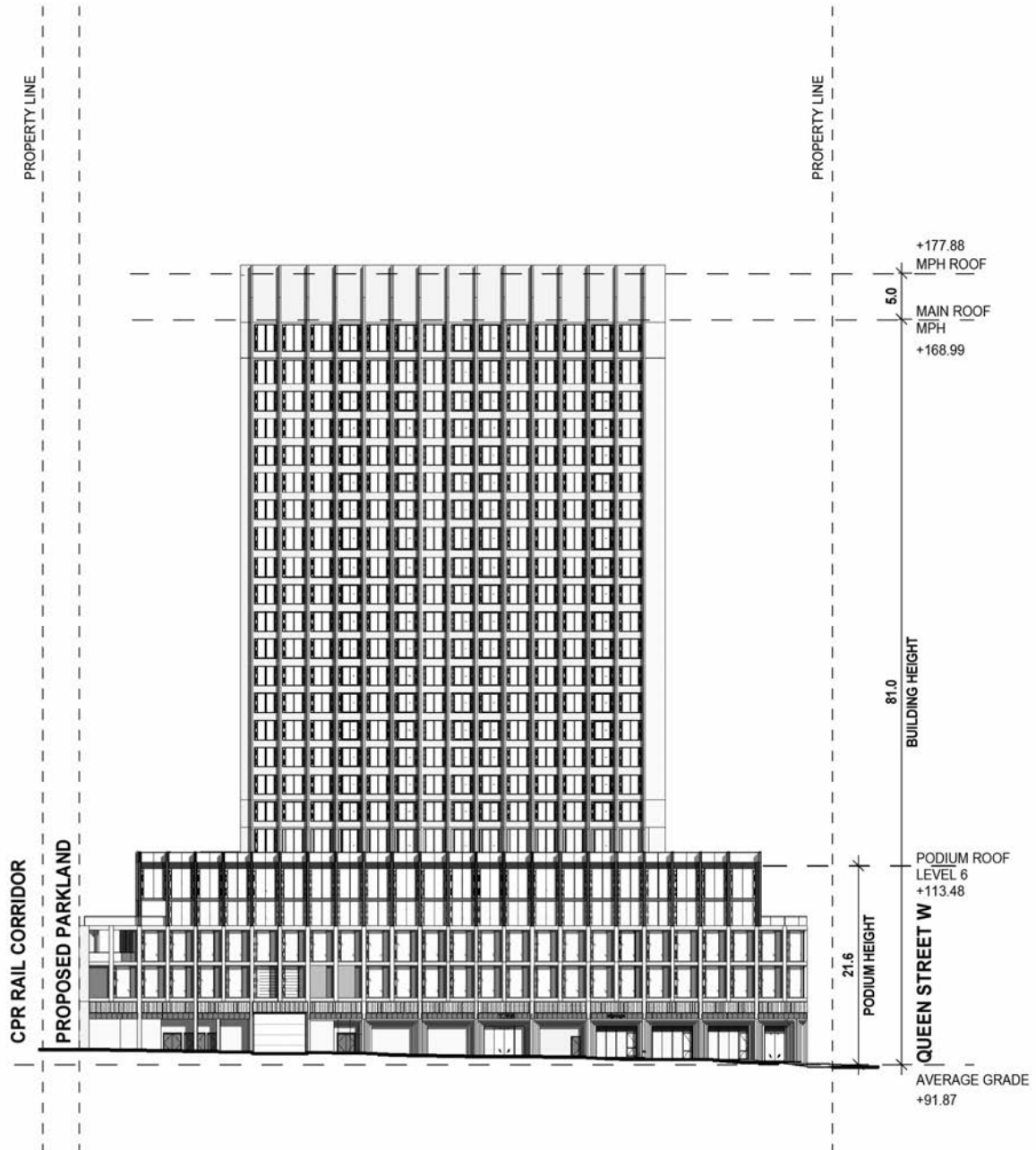
North Elevation

Attachment 7: Elevations (3 of 4)



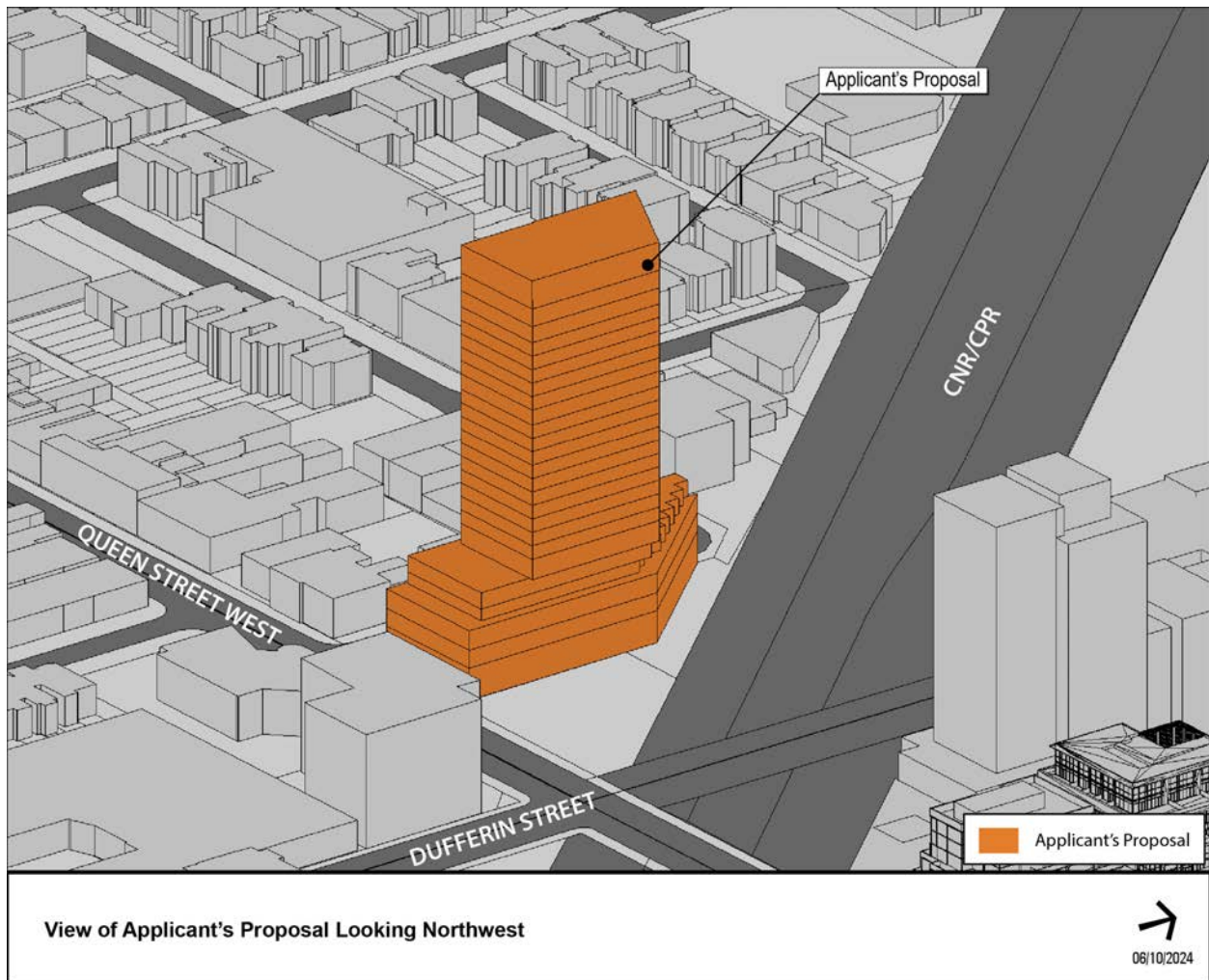
South Elevation

Attachment 7: Elevations (4 of 4)



West Elevation

Attachment 8: 3D Model in Context (1 of 2)



Attachment 8: 3D Model in Context (2 of 2)

