

1960 and 1962 Queen Street East – Zoning Amendment - Preliminary Report

Date:	May 2, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	11 166499 STE 32 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a six-storey mixed use building with underground parking at 1960 and 1962 Queen Street East.

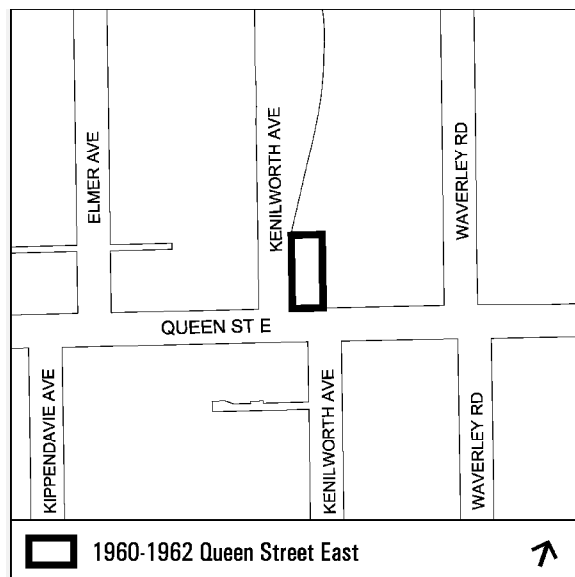
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Consultation meeting is anticipated to be held in the second quarter of 2011. A final report is targeted for the fourth quarter of 2011, assuming that applicant provides all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1960 and 1962 Queen Street East together with the Ward Councillor.



2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The subject site is located on the north east corner of Queen Street East and Kenilworth Avenue. The applicant proposes to construct a 6-storey condominium building which would contain 29 residential dwelling units and retail uses at grade. The proposed building would have a gross floor area of approximately 3,195 square metres, of which 451 square metres would be allocated to retail uses at grade. The overall height of this building is approximately 20 metres, and the proposed density would be 3.82 times the lot area.

The applicant proposes to provide 27 parking spaces to serve this development, 25 of which would be provided below grade and be accessed by means of a parking elevator, and the remaining 2 provided at the rear of the building for visitors.

Site and Surrounding Area

The subject site is located on the north east corner of Queen Street East and Kenilworth Avenue. The site has an overall area of approximately 836 square metres. The property is currently occupied by a two storey building containing a fast food outlet (Lick's). The rear of the site is occupied by an outdoor dining area.

Much of the built form along both sides of Queen Street East is comprised of 1 and 2 storey buildings, with some exceptions. To the north and south of the Queen Street East frontage are stable, low density neighbourhoods, primarily with detached and semi-detached houses.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of

conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject site is designated "*Mixed Use Areas*" in the City of Toronto Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in "*Mixed Use Areas*" include, but are not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The site is located on an Avenue, as shown on Map 2 – Urban Structure of the Official Plan.

Avenues are "important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents", according to Section 2.2.3 of the Plan.

The Avenues will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each Avenue will be established through an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The zoning by-law will set out the mix of uses, heights, densities, setbacks and other zoning standards.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors (Policy 3.a) states that development may be permitted on the Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of this Plan. Development applications on the Avenues prior to an Avenue Study are required to be accompanied by an Avenue Segment Study, which discusses the implications for the portion of the Avenue resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development of the remainder of the Avenue.

As stated in the Official Plan, “Some of the Avenues already serve as “main streets” that are focal points for the local community with attractive and bustling sidewalks. The traditional “main street” Avenues already have zoning in place to guide mixed use development in a way that fits with the neighbourhood...”. This portion of Queen Street East is such an Avenue.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole.

Zoning

Former City of Toronto Zoning By-law 438-86

The subject site is located in the former municipality of Toronto and is subject to Zoning By-law No. 438-86, and is zoned Mixed Commercial Residential. This zoning category permits a range of residential and commercial uses to a maximum height of 12.0 metres, and a maximum total density of 2 times the lot area.

City of Toronto By-law 1156-2010

On August 27, 2010, City Council enacted a new city-wide Zoning By-law for the City of Toronto. By-law 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. No hearing dates have been set. While the By-law is under appeal, the provisions of both the former zoning by-laws and the new zoning by-law are in effect for sites that are subject to By-law 1156-2010.

Under the new harmonized City-wide Zoning By-law the subject site is zoned Commercial Residential, Development Standard Set 2, and Exception 1946. The zoning allows for mixed use development up to a density of two times the lot area. The purpose of this zoning category is to provide for a broad range of uses including retail, service commercial, office and residential uses, often in mixed use buildings; and limit the impacts on adjacent residential neighbourhoods and contribute to pedestrian amenity. The maximum height permitted on the subject site is 12.0 metres.

Site Plan Control

The subject development is subject to Site Plan Control. An application for Site Plan Control has been submitted and is being reviewed concurrently with the Rezoning application.

Tree Preservation

There are 12 trees that have been identified in the Arborist report that are regulated by the city's private tree by-law. Eight of these trees are on private property and 4 are located on the adjacent city-owned boulevard. The applicant is proposing the removal of all of the identified trees and is proposing that new trees be planted within the City-owned boulevard. The Arborist Report is currently being reviewed by Urban Forestry staff.

Reasons for the Application

A Zoning Amendment application is required to permit the scale and density proposed by the applicant.

The reasons for the application include but are not limited to:

- increase in height (from 12.0 to 20.15 metres); and
- increase in total density (from 2.0 to 3.82 times the area of the lot).

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations, Sections and Renderings
- Site Servicing and Grading Plan
- Arborist Report
- Landscape Plan and Details
- Planning Rationale
- Stormwater Management Report
- Parking and Loading Overview
- Waste Handling Summary
- Toronto Green Standards Checklist

The application is in circulation to City Divisions to determine completeness.

Avenue Study

An Avenue Segment Study has not been submitted to date. The proposed development, as submitted, generally complies with the Mid-rise guidelines adopted by City Council. Given the existing lot patterning within this portion of Queen Street East and absence of laneways for servicing, there appear to be limited opportunities for significant redevelopment in the area. As such, the applicant may be directed to do an Avenue Segment Study with a limited scope.

Issues to be Resolved

The proposal will be reviewed with respect to the following issues:

- Conformity with the Official Plan
- Full compliance with the Mid-rise guidelines.
- Appropriate size of the retail space in relation to the existing character of Queen Street East within the area.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

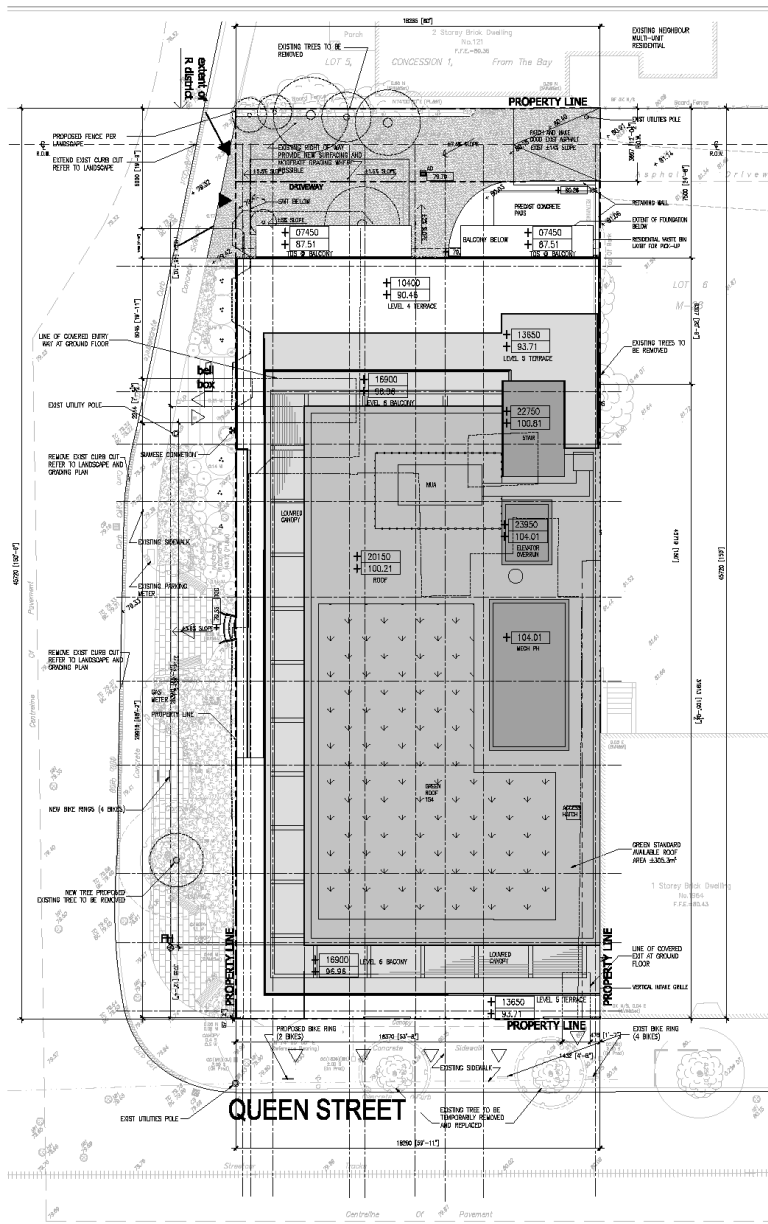
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

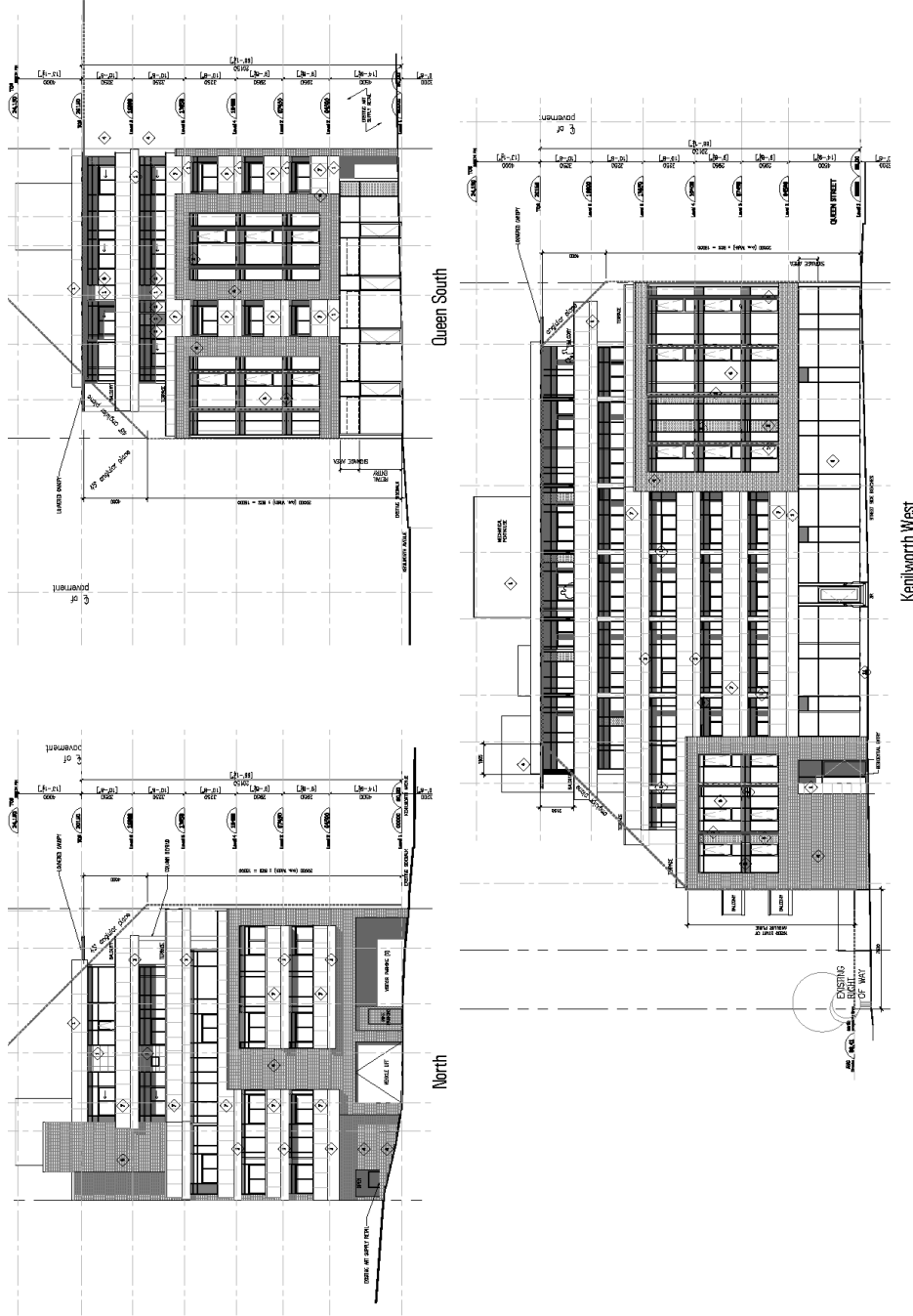
Not to Scale
04/27/2011



160-162 Queen Street East

File # 11 166499 02

Attachment 2: Elevations



160-162 Queen Street East

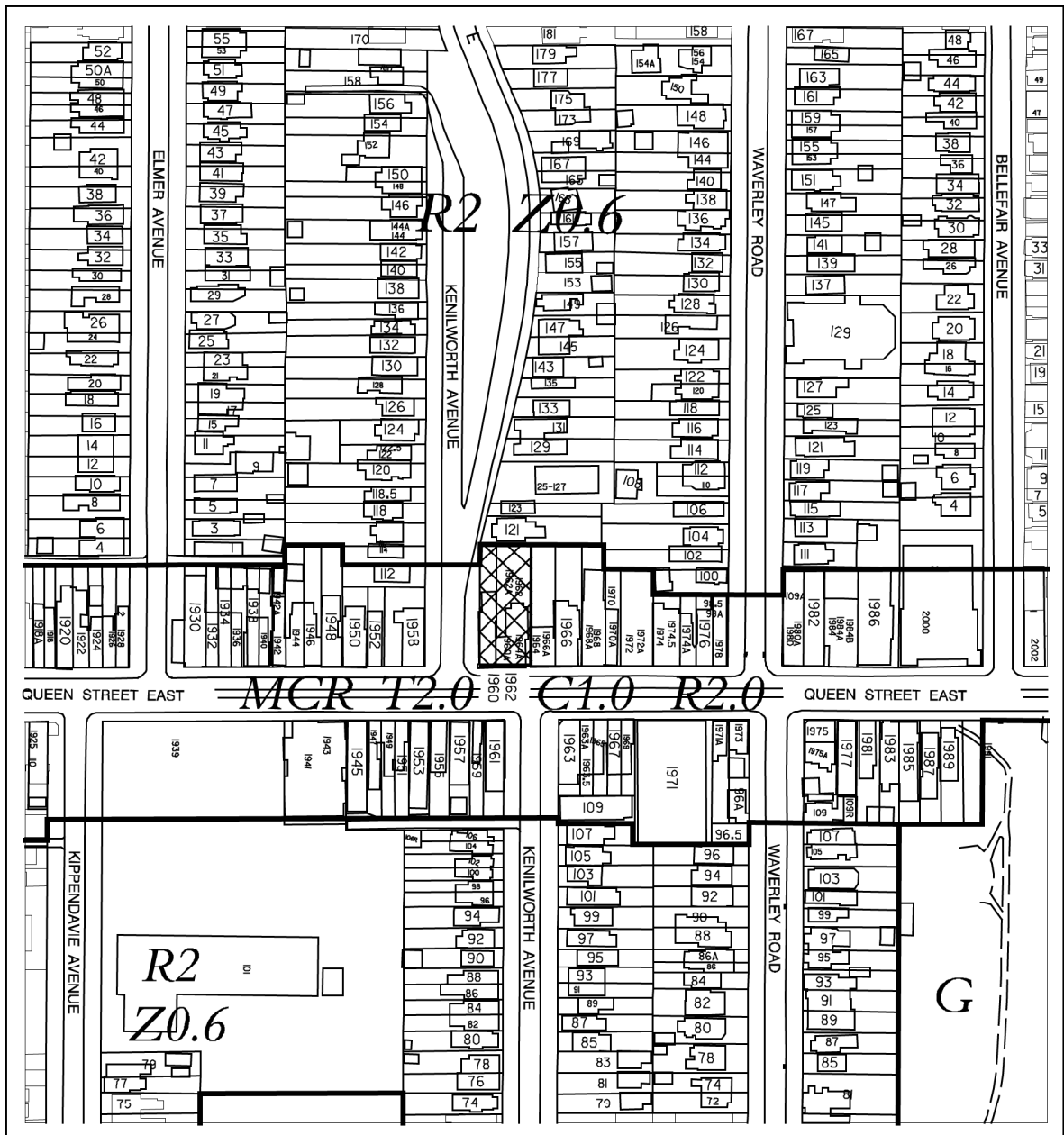
Elevations

Applicant's Submitted Drawing

Not to Scale
04/21/2011

File # 11 166499 0Z

Attachment 3: Zoning



Toronto City Planning
Zoning

1960 and 1962 Queen Street East

File # 11_166499_0Z

- G Parks District
- R2 Residential Zone
- MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 04/27/11

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 166499 STE 32 OZ
Details	Rezoning, Standard	Application Date:	April 6, 2011
Municipal Address:	1960 and 1602 QUEEN ST E		
Location Description:	PLAN M28 PT LOT 5 RP13595 PARTS 4 5 6 **GRID S3209		
Project Description:	Rezoning application for new 6 storey mixed use building containing retail on ground floor and residential above - 29 residential units - 25 Below grade parking spaces - 2 Visitor Parking at grade - 37 Bicycle parking spaces. - See 166506 STE 32 SA for Site Plan approval application		

Applicant:	Agent:	Architect:	Owner:
ARMSTRONG HUNTER & ASSOCIATES			2217995 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	MCR T2.0 C1.0 R2.0	Historical Status:	
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	836	Height:	Storeys:	6
Frontage (m):	18.28		Metres:	20.15
Depth (m):	45.72			
Total Ground Floor Area (sq. m):	577.2			Total
Total Residential GFA (sq. m):	2744.1		Parking Spaces:	27
Total Non-Residential GFA (sq. m):	451		Loading Docks	0
Total GFA (sq. m):	3195.1			
Lot Coverage Ratio (%):	69.04			
Floor Space Index:	3.82			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2744.1	0
Bachelor:	0	Retail GFA (sq. m):	451	0
1 Bedroom:	16	Office GFA (sq. m):	0	0
2 Bedroom:	12	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	29			

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