

**1630 Queen St East - Zoning Amendment Application - Preliminary Report**

|                          |  |
|--------------------------|--|
| <b>Date:</b>             | April 14, 2015   |
| <b>To:</b>               | Toronto and East York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Toronto and East York District |
| <b>Wards:</b>            | Ward 32 – Beaches-East York                                  |
| <b>Reference Number:</b> | 15 129628 STE 32 OZ  |

**SUMMARY**

This application proposes a 6-storey mixed-use building with 58 residential units and 4 live/work units at grade at 1630 Queen Street East.

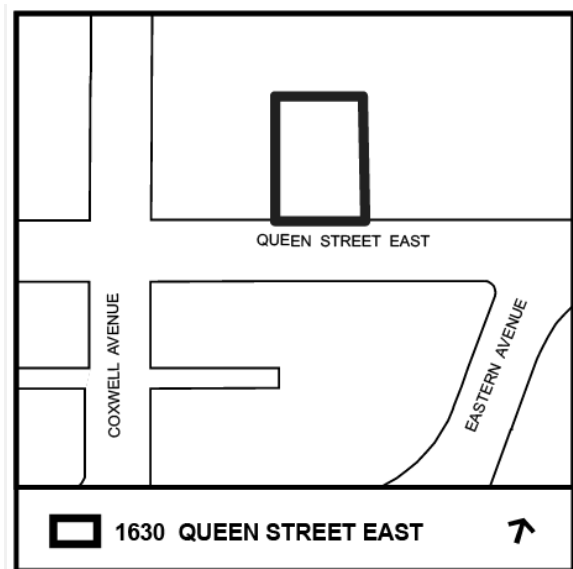
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Consultation meeting is anticipated to be held in the spring of 2015. The final report is targeted for the final quarter of 2015. The target date assumes that the applicant will provide 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 1630 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

At its meeting of November 27, 2012, City Council adopted Urban Design Guidelines for Queen Street East between Coxwell Avenue and Nursewood Road.

Link to the Queen Street East – Coxwell Avenue to Nursewood Road Urban Design Guidelines:  
<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-51604.pdf>

At its meeting of July 8, 9, 10 and 11, 2014, City Council adopted Official Plan Amendment No. 151 to introduce a new Site and Area Specific Policy for Mixed-use designated properties on Queen Street East between Coxwell Avenue and Nursewood Road.

<http://www.toronto.ca/legdocs/bylaws/2014/law0716.pdf>

### **Pre-Application Consultation**

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

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is for permission to construct a 6-storey mixed-use building with 58 residential units and 4 live/work units at grade. The proposed residential units include 46 one-bedroom units and 16 two-bedroom units. Parking is proposed in a 2 level underground garage with 59 parking spaces. One loading space will be provided at grade at the rear of the building. Access to the parking and loading will be from a driveway off of Queen Street East.

### **Site and Surrounding Area**

The site is located on the north side of Queen Street East, east of Coxwell Avenue.

The site is surrounded by the following uses:

North: To the north of the site, fronting onto Battenberg Avenue are detached and semi-detached houses.

- South: Across Queen Street East is a 4-storey building containing the Beaches Employment and Social Services Centre and the Coxwell Child Care Centre and a 2-storey building containing the East End Community Health Centre.
- West: Immediately to the west is a 2-storey mixed-use building with a restaurant at grade. Further west to Coxwell Avenue are 1-storey commercial buildings and a TTC streetcar loop.
- East: Immediately to the east are two 3-storey mixed-use buildings. Further east there are 1-storey commercial buildings.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 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 Official Plan also notes that not all Avenues are the same. "Each Avenue is different in terms of lot sizes and configurations, street width, existing uses, neighbouring uses, transit service and streetscape potential. There is no "one size fits all" program for reurbanizing the Avenues". 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 of the Official Plan 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.” These traditional “main street” Avenues already permit mixed-use development. This portion of Queen Street East is such an Avenue.

The Official Plan designates the site *Mixed Use Areas*, made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open space and utilities. The Plan provides a list of development criteria that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment; and
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

#### Site and Area Specific Policy #466

In January 2012, City Council directed City Planning staff to initiate a Visioning Study of Queen Street East between Coxwell Avenue and Nursewood Road. At its meeting of November 27, 2012, City Council adopted new urban design guidelines for this portion of Queen Street East, which will be discussed further below. In February 2014, City Council directed City Planning staff to report back on the merits of a site and area specific policy for Queen Street East between Coxwell Avenue and Nursewood Avenue. At its meeting of July 8, 2014, City Council adopted an Official Plan Amendment resulting in Site and Area Specific Policy #466 (SASP 466).

SASP 466 sets out the policies and development criteria specific to 3 precincts along Queen Street East, and instruction on how the Urban Design Guidelines should be utilized. In particular the policies require: that development respect and reinforce the local character; that adequate building setbacks be provided to achieve the required 4.8 metre sidewalk width; that building façades of the streetwall be articulated to recognize the prevailing façade characteristics; that

balconies on the Queen Street East frontage be recessed into the building façade; that ground floor heights be generally consistent with the prevailing building characteristics; and, that traditional building materials be used.

SASP 466 supplements the Mixed Use criteria otherwise applicable as Official Plan policies for the area with additional development criteria, appropriate for this area, reflecting the local area and consistent with key aspects of the Council adopted Urban Design Guidelines.

SASP 466 recognizes that development taller than 12 metres may be appropriate on lots with sufficient width and depth and that have appropriate access for parking and servicing. Proposals for such development are required to demonstrate that the site is adequate to accommodate the proposal, through a rezoning or minor variance process, as appropriate. Such development above the existing height limit will be limited to 4, 5 or 6 storeys, in consideration of the lot depth and character of the Precinct. The proposal is located within the Woodbine Precinct.

In addition to Official Plan Policy 4.5.2, all new development in *Mixed Use Areas* along Queen Street East, Coxwell Avenue to Nursewood Avenue will:

- a. respect and reinforce the existing character of the area and the individual character of each of the precincts;
- b. provide adequate setback from curb to the entire building face to accommodate wider sidewalks which consist of an edge zone, a furnishing and planting zone, a pedestrian clearway to City standards, and an animation zone adjacent to the building;
- c. articulate building facades to reflect existing lot sizes for each precinct;
- d. require ground floor heights that are generally consistent with the prevailing building characteristics, street wall heights and setbacks appropriate for each Precinct; and include building materials that are traditionally found in the area to complement the existing streetscape.

Finally, the associated Urban Design Guidelines will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan.

## **Queen Street East – Coxwell Avenue to Nursewood Road - Urban Design Guidelines**

The purpose of the Queen Street East Visioning Study was to look at the built form and physical character of this portion of Queen Street East and to develop urban design guidelines for future development. The study involved extensive community consultation between June and September of 2012.

The subject property is located within the Woodbine Beach Precinct of the Guidelines. The massing requirements for Development within this precinct require:

- a setback of the building of 4.8 metres from the curb of Queen Street East;
- a setback at an angular plane of 45 degrees above the 12.5 metres height (above the 4<sup>th</sup> floor);
- a total height of 18.5 metres (6 storeys);
- mechanical penthouses provided within the angular plane;
- a rear setback of 7.5 metres from the rear lot line with an angular plane of 45 degrees measured from a height of 10.5 metres from the setback requirement; and
- building bay widths between 9 to 12 metres.

## **Zoning**

The site is zoned MCR T2.0 C1.0 R2.0 in the former City of Toronto Zoning By-law 438-86. This is a mixed-use zoning category that permits development up to 2.0 times the area of the lot, of which a maximum of 1.0 times may be non-residential and a maximum of 2.0 times may be residential. The maximum permitted height is 12.0 metres.

Site Specific Exception 12(2)248 applied to this property. The restrictive exception requires that the building be set back 4.8 metres from the existing curb on Queen Street East and that the ground floor of the building have a maximum height of 3.5 metres.

The property is not subject to Zoning By-law 569-2013.

## **Site Plan Control**

The proposed development is subject to site plan approval. A site plan application has not been submitted.

## **Tree Preservation**

A Tree Inventory and Preservation Report has been submitted and is under review by Urban Forestry staff.

## **Reasons for the Application**

The proposed development would exceed the permitted density of 2 times the area of the lot with a proposed density of 3.6 times the area of the lot. The proposed building would exceed the permitted height of 12 metres with a proposed height of 19.15 metres. The application is currently being reviewed by Toronto Building who will provide a full list of areas of non-compliance.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale, including Avenue Segment Study
- Sun/Shadow Study
- Transportation Impact Study
- Functional Servicing Report
- Tree Inventory and Preservation Report
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on April 14, 2015.

### Issues to be Resolved

#### Avenue Segment Study

The applicant has submitted an Avenue Segment Study in support of the application. Planning staff will carefully review the findings of the study to assess the impacts of the incremental development along the Avenue segment, the proposed scale and intensity, whether incremental development of the entire Avenue would adversely impact any adjacent *Neighbourhoods* and other impacts as identified in the Official Plan.

#### Height, Massing and Density

The applicant proposes to construct a 6-storey building with a height of approximately 19.15 metres with a proposed density of 3.6 times the lot area. The appropriateness of the proposed heights, massing and density should be evaluated in terms of the surrounding context and impacts on views, adjacent properties and land uses. The proposed development will be reviewed for consistency with the Queen Street East - Coxwell Avenue to Nursewood Road Design Guidelines.

#### Parking, Servicing and Loading

Staff will review the access, servicing, loading and parking layouts proposed, especially the continuation of the driveway access from Queen Street East.

#### Toronto Green Standard

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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E-mail: lmajor@toronto.ca

## **SIGNATURE**

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

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: South Elevation

Attachment 3: North Elevation

Attachment 4: East Elevation

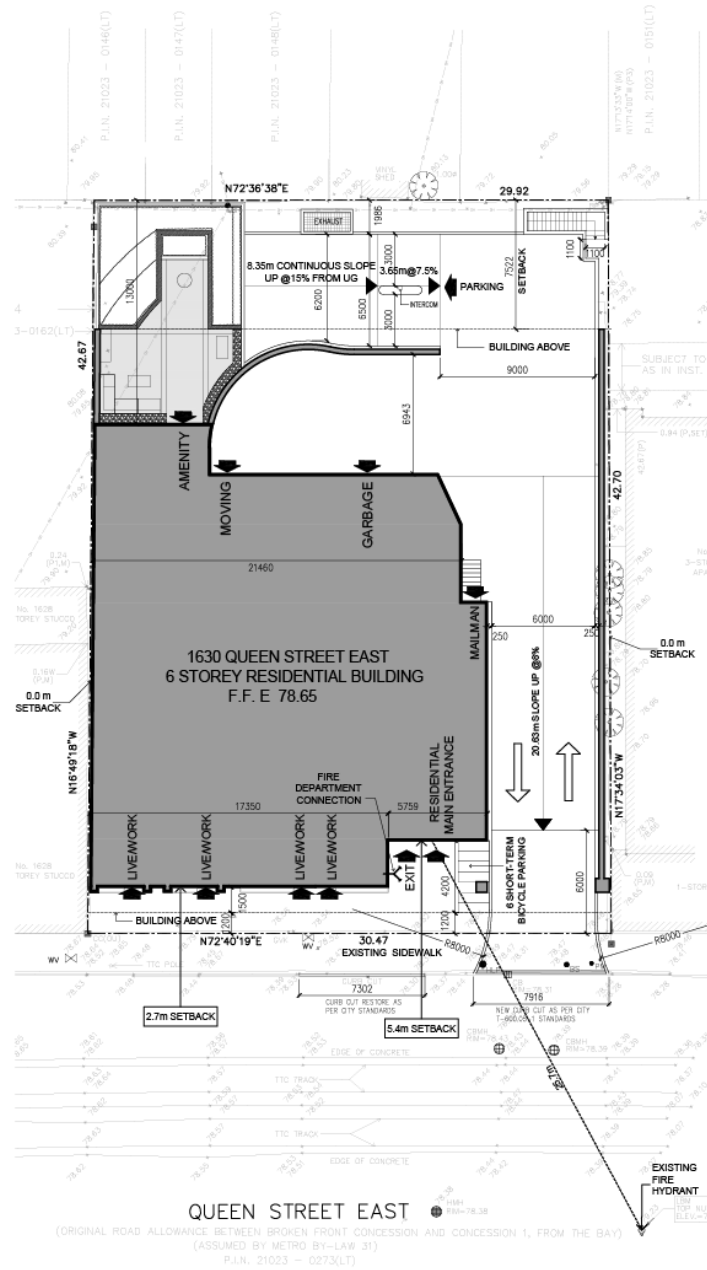
Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet



# Attachment 1: Site Plan



## Site Plan

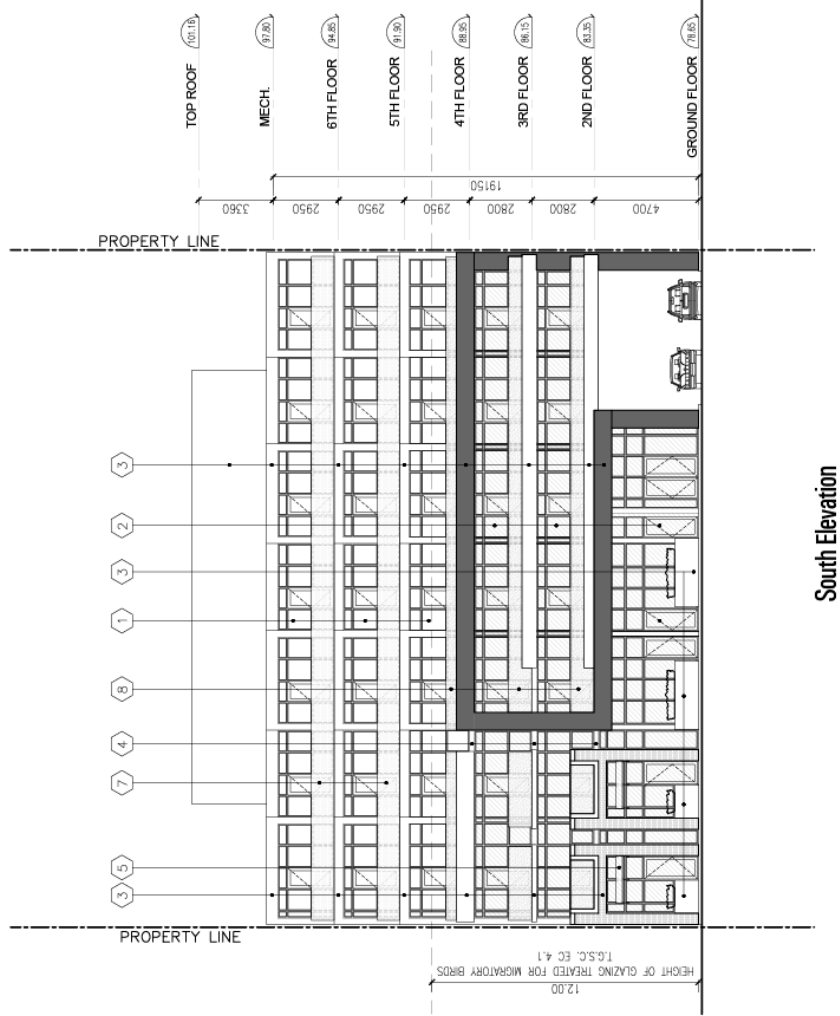
Applicant's Submitted Drawing

Not to Scale 03/08/2015

## 1630 Queen Street East

File # 15\_129628 STE 32 OZ

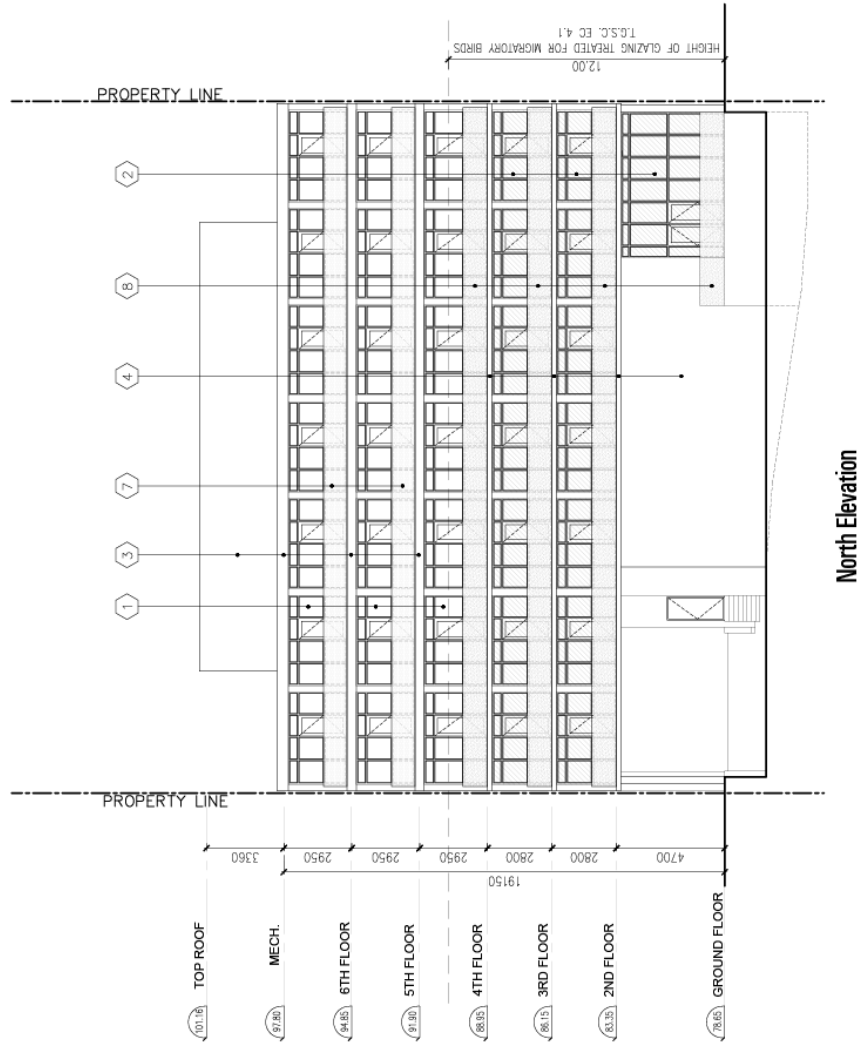
# Attachment 2: South Elevation



File # 15 129628 STE 32 0Z

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/08/2015

### Attachment 3: North Elevation



1630 Queen Street East

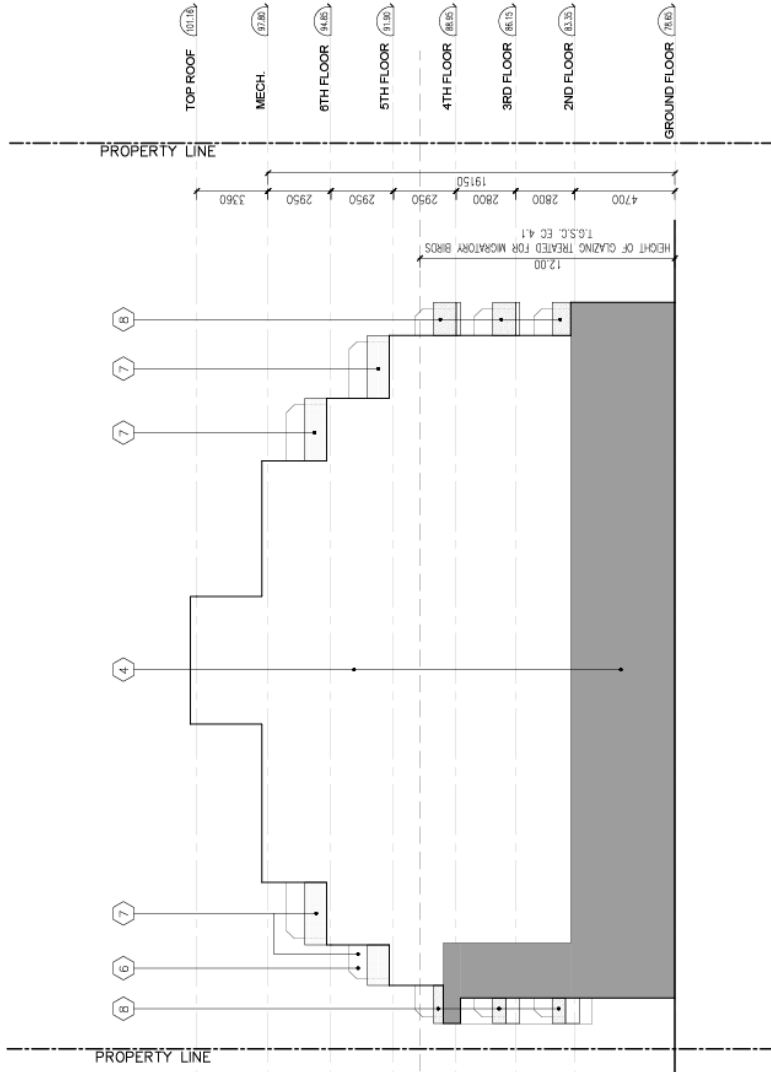
File # 15 129628 STE 32 0Z

Elevations

Applicant's Submitted Drawing

Not to Scale  
03/08/2015

# Attachment 4: East Elevation



East Elevation

1630 Queen Street East

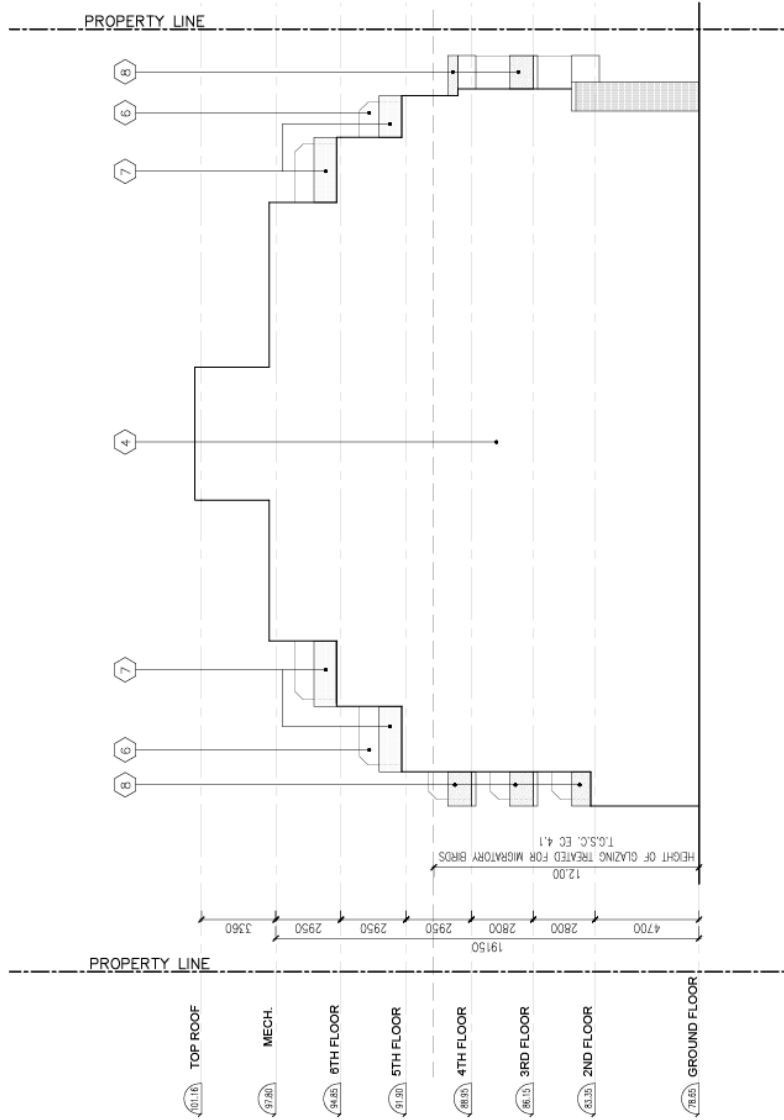
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/08/2015

File # 15 129628 STE 32 0Z

# Attachment 5: West Elevation



West Elevation

1630 Queen Street East

Elevations

Applicant's Submitted Drawing

Not to Scale  
03/08/2015

File # 15 129628 STE 32 0Z

## Attachment 6: Zoning



**Zoning By-law 569-2013**

**1630 Queen Street East**

File # 15 129628 STE 32 0Z



Location of Application



See Former City of Toronto Bylaw No. 438-86

R

Residential

CR

Commercial Residential

MCR

Mixed-Use District



Not to Scale  
Extracted: 04/08/2015

**Attachment 7: Application Data Sheet**

**APPLICATION DATA SHEET**

|                  |                    |                     |                     |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning           | Application Number: | 15 129628 STE 32 OZ |
| Details          | Rezoning, Standard | Application Date:   | March 19, 2015      |

Municipal Address: 1630 QUEEN ST E  
 Location Description: PLAN 455E LOT 5 LOT 6 \*\*GRID S3208  
 Project Description: Proposal for a 6-storey mixed-use building with 62 residential units, including 4 live/work units at grade. A total of 59 parking spaces are proposed in an underground parking garage.

|                             |               |                   |                         |
|-----------------------------|---------------|-------------------|-------------------------|
| <b>Applicant:</b>           | <b>Agent:</b> | <b>Architect:</b> | <b>Owner:</b>           |
| LOUIS TINKER,<br>BOUSFIELDS |               |                   | SCOTT'S TRUSTEE<br>CORP |

**PLANNING CONTROLS**

|                            |                    |                          |          |
|----------------------------|--------------------|--------------------------|----------|
| Official Plan Designation: | Mixed Use Areas    | Site Specific Provision: | 607-2013 |
| Zoning:                    | MCR T2.0 C1.0 R2.0 | Historical Status:       | NA       |
| Height Limit (m):          | 12                 | Site Plan Control Area:  | Yes      |

**PROJECT INFORMATION**

|                                    |        |                  |              |
|------------------------------------|--------|------------------|--------------|
| Site Area (sq. m):                 | 1288.8 | Height: Storeys: | 6            |
| Frontage (m):                      | 30.47  | Metres:          | 22.6         |
| Depth (m):                         | 42.7   |                  |              |
| Total Ground Floor Area (sq. m):   | 545.3  |                  | <b>Total</b> |
| Total Residential GFA (sq. m):     | 4683.6 | Parking Spaces:  | 59           |
| Total Non-Residential GFA (sq. m): | 0      | Loading Docks    | 1            |
| Total GFA (sq. m):                 | 4683.6 |                  |              |
| Lot Coverage Ratio (%):            | 42.3   |                  |              |
| Floor Space Index:                 | 3.6    |                  |              |

**DWELLING UNITS**

|              |       |
|--------------|-------|
| Tenure Type: | Condo |
| Rooms:       | 0     |
| Bachelor:    | 0     |
| 1 Bedroom:   | 46    |
| 2 Bedroom:   | 16    |
| 3 + Bedroom: | 0     |
| Total Units: | 62    |

**FLOOR AREA BREAKDOWN** (upon project completion)

|                                  | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m):         | 4683.6      | 0           |
| Retail GFA (sq. m):              | 0           | 0           |
| Office GFA (sq. m):              | 0           | 0           |
| Industrial GFA (sq. m):          | 0           | 0           |
| Institutional/Other GFA (sq. m): | 0           | 0           |

**CONTACT: PLANNER NAME: Leontine Major, Senior Planner**  
**TELEPHONE: (416) 397-4079**