

**7, 15, 25R, 29 and 39 Queens Quay East – Official Plan and Zoning Amendment – Supplementary Report**

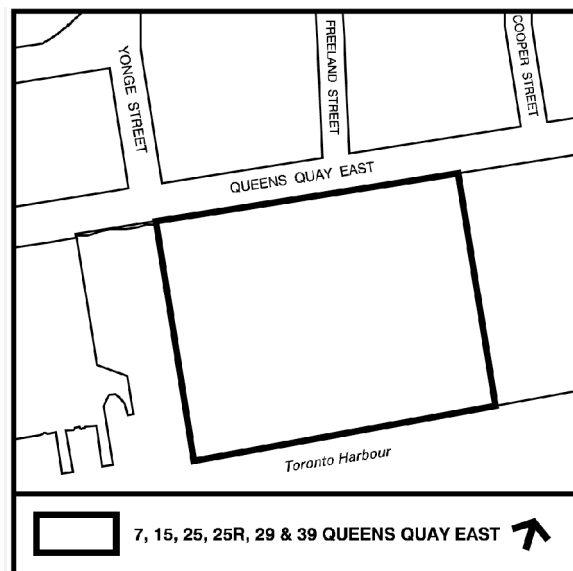
<b>Date:</b>	January 5, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	10 147083 STE 28 OZ

**SUMMARY**

This proposal is a revision to the second phase of a development of a total of seven buildings and public open space located along the Yonge Street Slip and the water’s edge. The final report from City Planning for the Phase 2 application respecting the necessary Official Plan Amendment and Zoning By-law Amendment was adopted by City Council at its meeting on June 14 and 15, 2011. The Phase 2 application proposes to construct three mixed use buildings containing retail at grade and residential above at 7, 15, 25R, 29 and 39 Queens Quay East. The easterly buildings will have heights of 13 storeys each and the westerly building will have a height of 35 storeys, with a combined total of 607 dwelling units. The application also proposes a commercial parking garage on the Phase 1 and 2 lands.

The Phase 2 application is a modification to the permitted built form to incorporate a proposed land exchange with the Waterfront Toronto and achieve a better public realm within the permitted residential density. Since the June 2011 Council meeting, the applicant has proposed some additional modifications to the built form.

The purpose of this report is to provide an update on the following issues, prior to the Bills being introduced at City Council



including:

- a 20 degree rotation of the westerly tower;
- changes to the amount of permitted commercial parking;
- revised noise, vibration and air quality reports; and
- recommendations regarding mitigation measures.

This report reviews and recommends approval of the minor changes to Zoning By-law to reflect the modified proposal, subject to noise, vibration and air quality issues being addressed to the satisfaction of the Chief Planner, prior to the introduction of the Bills to City Council, and that no further notice be required.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. In addition to the recommendations approved by City Council on June 14 and 15, 2011 in Clause TE7.6, for the lands at 7, 15, 25R, 29 and 39 Queens Quay East, Zoning By-law 438-86 be further amended to the satisfaction of the Chief Planner and Executive Director, by:
  - a. Revisions to the by-law text and maps to address the 20 degree rotation of the westerly tower, subject to any amendments required by the Chief Planner to address noise, vibration and air quality issues, including reports, as peer reviewed on behalf of the City, all to the satisfaction of the Chief Planner;
  - b. Despite Item No. 2(d)( ii) of City Council's Decision on June 14 and 15, 2011 in Item No. TE7.6, the total number of permitted commercial parking spaces shall be 529, through an increase of 18 commercial spaces in Phase 2; and
  - c. Dimensions of the vertical bicycle parking spaces shall be a minimum 0.4 m by 1.016 m.
2. City Council authorizes City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.
3. City Council determine that no further notice be given.

## **DECISION HISTORY**

Council approved a draft by-law and Official Plan Amendment at the June 14 and 15, 2011 meeting for the current proposal, which is a modification to the permitted built form to incorporate a proposed land exchange with the Waterfront Toronto and achieve a better public realm within the permitted residential density. Some revisions were required based on Council's decision and conditions to be fulfilled prior to introducing the Bills to Council. The planning staff report, supplementary report addressing requests from Toronto and East York Community Council and the Council decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE7.6>.

## **ISSUE BACKGROUND**

The June 14 and 15, 2011 Council decision included requirements to address noise, vibration and air quality issues and to reduce the commercial parking spaces to 511 from 529.

## **COMMENTS**

The current proposal modifies the approval from the June 14 and 15, 2011 meeting of Council with a 20-degree rotation of the westerly tower with the intent to assist in addressing noise mitigation. The applicant is also proposing to increase their commercial parking to 529 spaces. Other minor changes to the bicycle parking standard are proposed.

## **Building Massing**

The primary design change is a 20-degree rotation of the northerly portion of the west tower (Building G), which continues to have a height of 35 storeys and sits above a 12-storey podium (See Attachments 1-6: Site Plan, Roof Plan and Elevations). Previously, the podium and tower shaft were rectangular and aligned in a north-south direction. The revised scheme rotates the north half of the building 20 degrees to the east beginning at the third floor and extending up to the mechanical penthouse. Similar to the previous scheme, the angles of the terraces and balconies projecting from the exterior walls provide architectural interest and articulation to the tower.

The rotation of the tower portion of Building G, while maintaining its floor plate size at approximately 697 square metres, continues to achieve the same urban design objectives as the original proposal. The proposal remains consistent with applicable design criteria set out in the City's Tall Building Design Guidelines.

The applicant has indicated the principal reason for the rotation of Building G is to address noise mitigation measures. The applicant advises that the revised scheme provides for additional buffering of the proposed residential development from the abutting Redpath industrial use to the east and minimizes adverse impact on the ability of Redpath to conduct existing operations and to expand, as required by the site-specific Official Plan policies. The evaluation of how the revised proposal meets the environmental guidelines for noise, vibration, dust and air quality is under review and, following Council's June 14 and 15, 2011 decision regarding the approval of the Official

Plan Amendment and rezoning, are subject to any amendments required by the Chief Planner to address the noise and vibration reports and air quality reports, as peer reviewed on behalf of the City, all to the satisfaction of the Chief Planner.

### **Shadow**

The revised tower location creates some improved shadow conditions, particularly in the morning. While the previous shadows were acceptable, the revised shadow study shows modest improvements on the open space at the northwest corner of Yonge and Queens Quay West.

### **Wind**

The applicant's consultant did not recommend revised modelling to reflect the change in the tower location to identify improvements. The November 1, 2011 addendum to the wind study stated that wind conditions would be the same and likely some locations would be slightly better and some locations would be slightly worse. The previous submissions indicated that any "uncomfortable" locations can be addressed as a matter of site plan approval.

### **Parking**

The revised proposal proposes some changes to commercial parking and bicycle parking.

Following Council's June 2011 decision, the applicant revised the Phase 1 plans to exclude the residential visitor parking spaces required for Building B and Building D (Phase 1) from the commercial parking count, as required by City Council. Council also determined to reduce the total number of permitted commercial parking spaces from 529 to 511 to reflect the reduction of Phase 1 commercial parking spaces, resulting from the separation of residential visitor parking from commercial parking in Phase 1. The revised plans reflect the applicant's objective of achieving 529 commercial parking spaces on the site by adding 18 commercial parking spaces in Phase 2 through finding efficiencies in the design of the garage.

Transportation Services staff have reviewed the proposed increase in the commercial parking supply and indicate that this will not have any significant impact on the future traffic conditions or the approved Transportation Demand Management measures. They have advised that there are some manoeuvring issues in the parking garage layout which need to be resolved through the site plan process and may reduce the final number of parking spaces.

The revised by-law will also address a site-specific exception for the vertical bicycle parking spaces to permit dimensions of 0.4 m by 1.016 m, instead of the required 1.2 m by 0.6 m. The applicant has provided specifications of bicycle parking racks and this has been reviewed and accepted by City Planning staff.

### **Environment – Noise, Air Quality and Odour**

The applicable site specific Official Plan policies regarding the impacts of the existing adjacent industrial use to the east, Redpath, set out that buildings in this area must

achieve adequate buffering and separation distance between any proposed residential development and Redpath. Prior to passing zoning by-laws, Council shall be satisfied that there is regard for the applicable environmental guidelines, with particular regard for noise, vibration, dust and air quality. New development should minimize adverse impact on the ability of Redpath to conduct existing operations and to expand.

The recommendations in the May 2011 report were subject to any amendments required to address noise, vibration and air quality issues to the satisfaction of the Chief Planner. Since the June 2011 City Council meeting, the City's peer reviewers have provided a number of comments and responses to the applicant's and Redpath's consultants.

The applicant submitted a revised Air Quality Assessment and a revised Noise and Vibration Impact Statement, as part of their updated Phase 2 application for the tower rotation, on December 6, 2011 and December 9, 2011, respectively. These studies were also submitted to Redpath for their review and comment as required by the Section 37 Agreement and Three Party Agreement. These reports are under review by the City's peer reviewers.

The applicant provided a response to the City's air quality peer reviewer's comments regarding mitigation of air quality/odour impacts on December 19, 2011. The applicant has proposed some design measures, including: the mechanical intakes for Building A will be designed and constructed to include carbon filtration; specific requirements for the location of air intakes; and requirements for the air intakes of the mechanical heating ventilation and air-conditioning systems. These mitigation measures are still under review by the City's peer reviewer.

The applicant's noise consultant concluded that the "proposed 35-storey tower (Building G) has been reoriented in such a way that the predicted sound levels from Redpath activities are within the established sound level criteria." The applicant's consultant also provided recommendations regarding landscaping features (to be addressed at site plan), central air conditioning, acoustic ratings for windows (process to review permit drawings to be secured in Section 37) and warning clauses.

Previous recommendations in the May 2011 staff report addressed the possible use of a Ministry of the Environment matrix. These revisions to the application are intended by the applicant to meet provincial noise guidelines, without requiring the use of a matrix.

## **Conclusion**

The proposed tower rotation is acceptable from a built form and massing perspective, subject to any amendments required by the Chief Planner to address noise, vibration and air quality issues, as peer reviewed on behalf of the City.

## **CONTACT**

Allison Meistrich, Senior Planner  
Tel. No. (416) 392-7363  
Fax No. (416) 392-1330  
E-mail: ameistr@toronto.ca

## **SIGNATURE**

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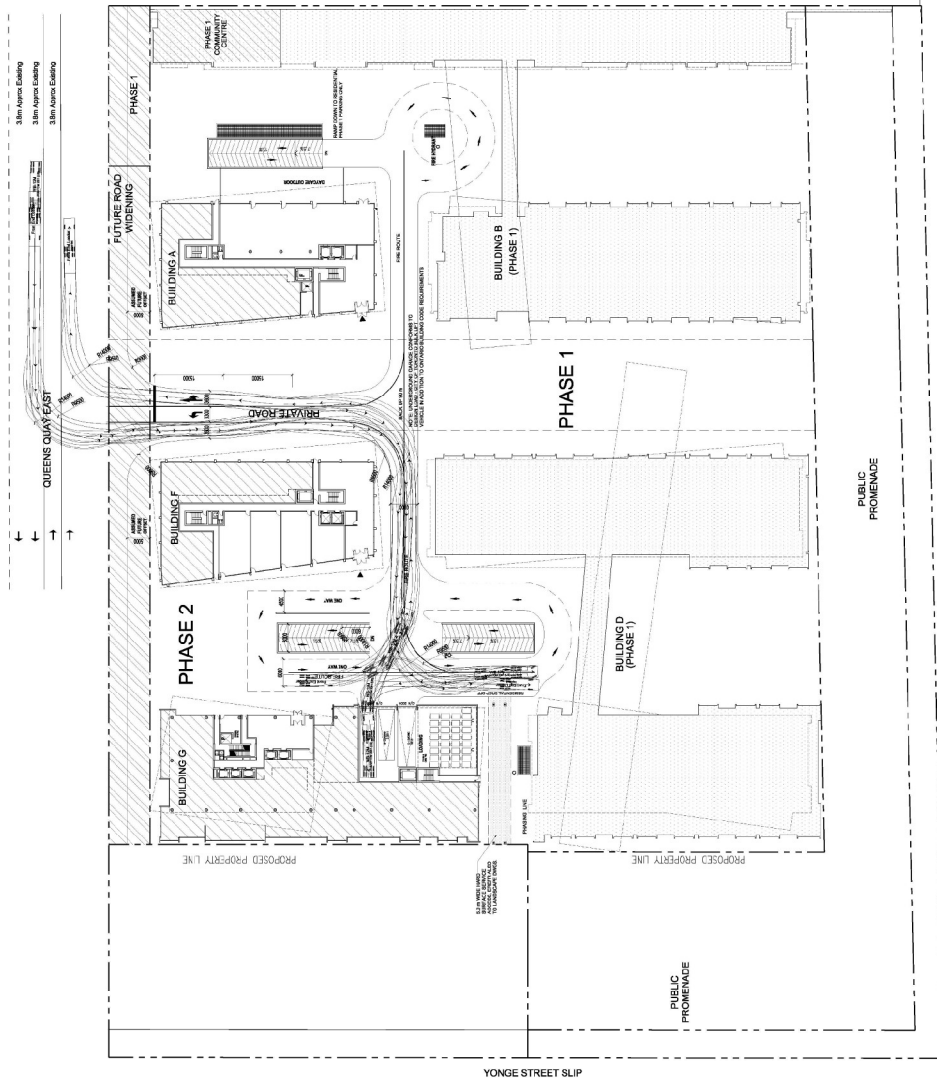
Gregg Lintern, MCIP, RPP  
Director, Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Roof Plan  
Attachment 3: North Elevation  
Attachment 4: West Elevation – Building G  
Attachment 5: East Elevation – Building G  
Attachment 6: South Elevation

# Attachment 1: Site Plan



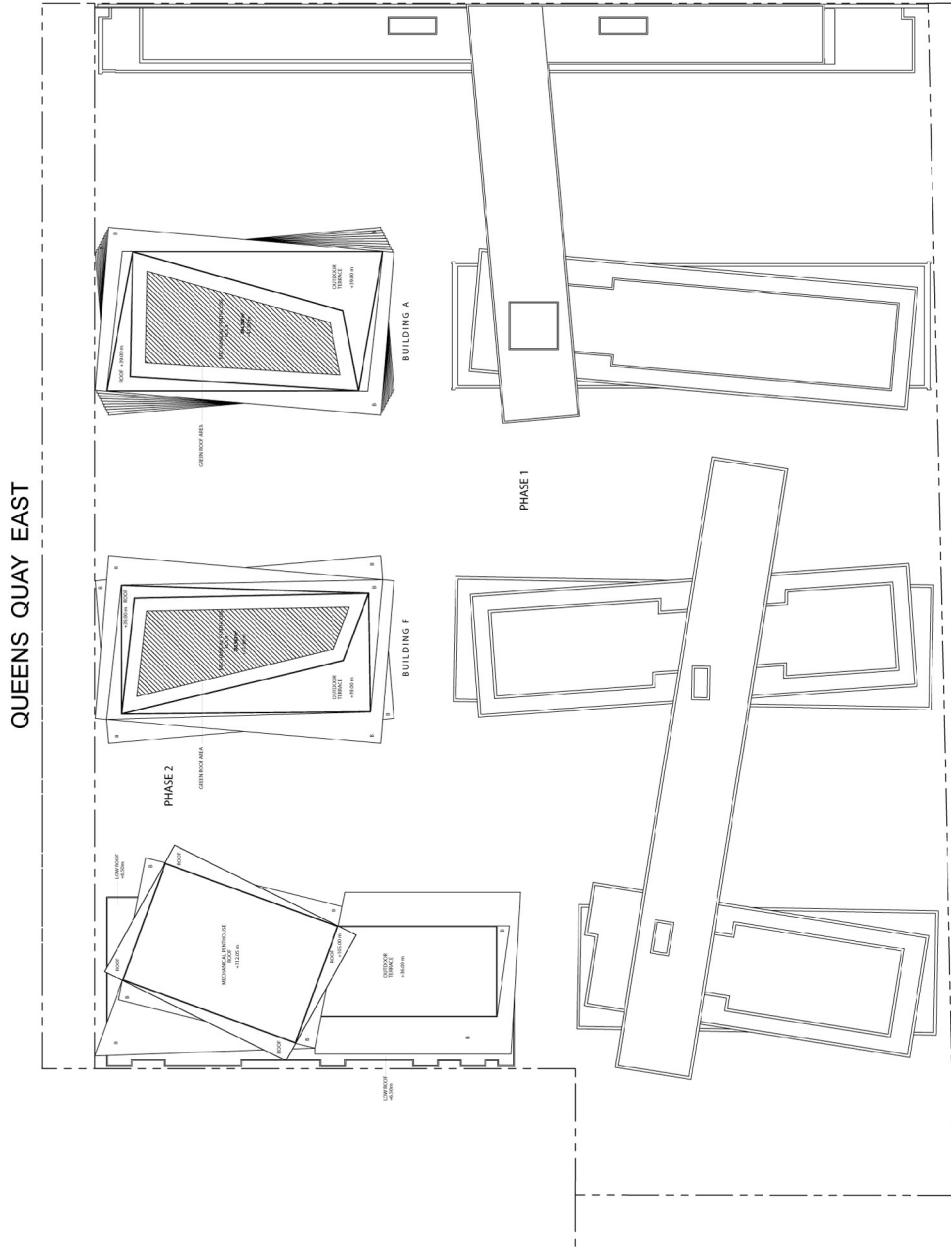
**Site Plan**  
7, 15, 25, 25R, 29 & 39 Queens Quay East

Applicant's Submitted Drawing

Not to Scale  
01/03/2012

File # 10 147083 0Z

Attachment 2: Roof Plan



7, 15, 25, 25R, 29 & 39 Queens Quay East

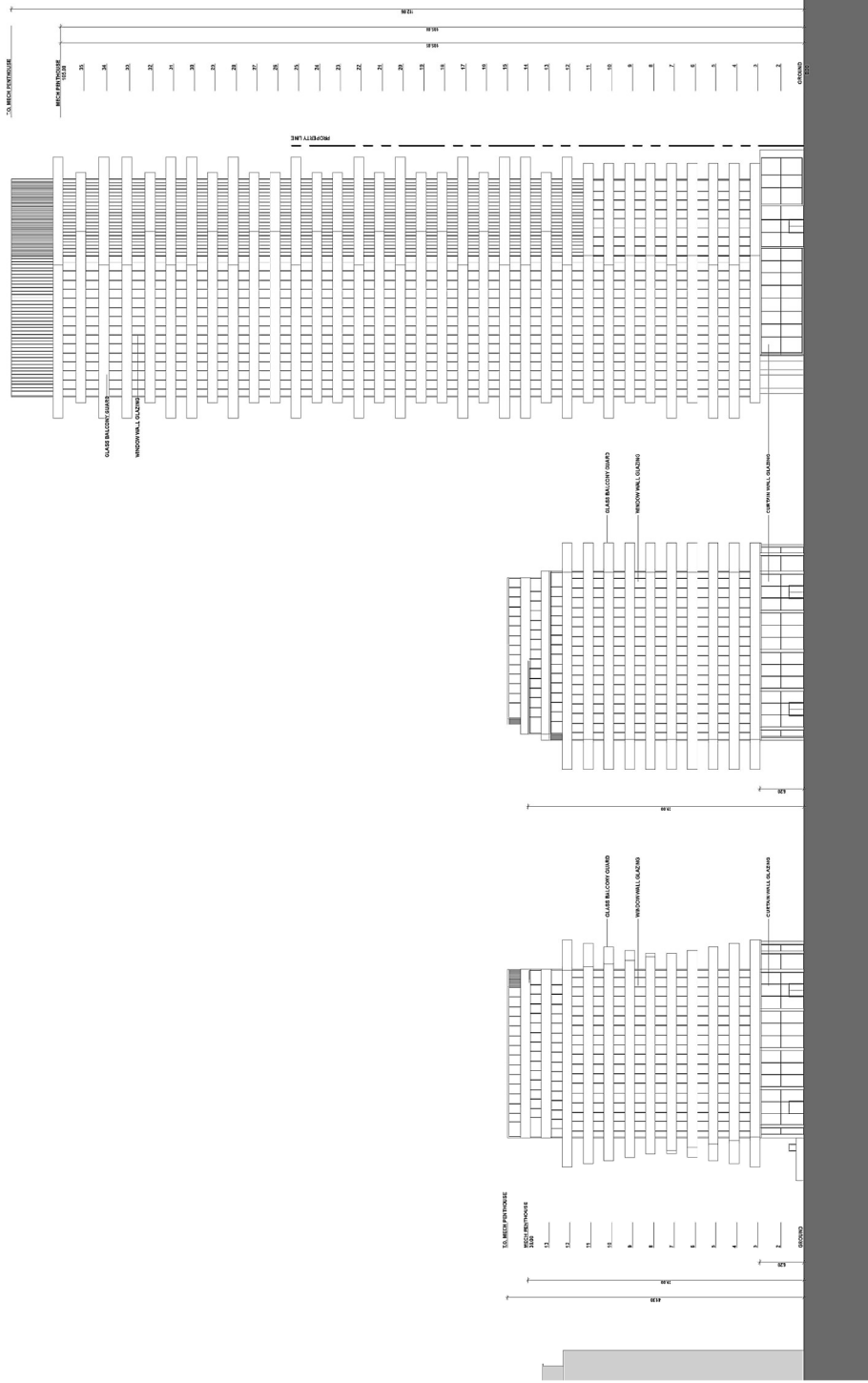
**Roof Plan**  
Applicant's Submitted Drawing  
Not to Scale  
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# Attachment 3: North Elevation



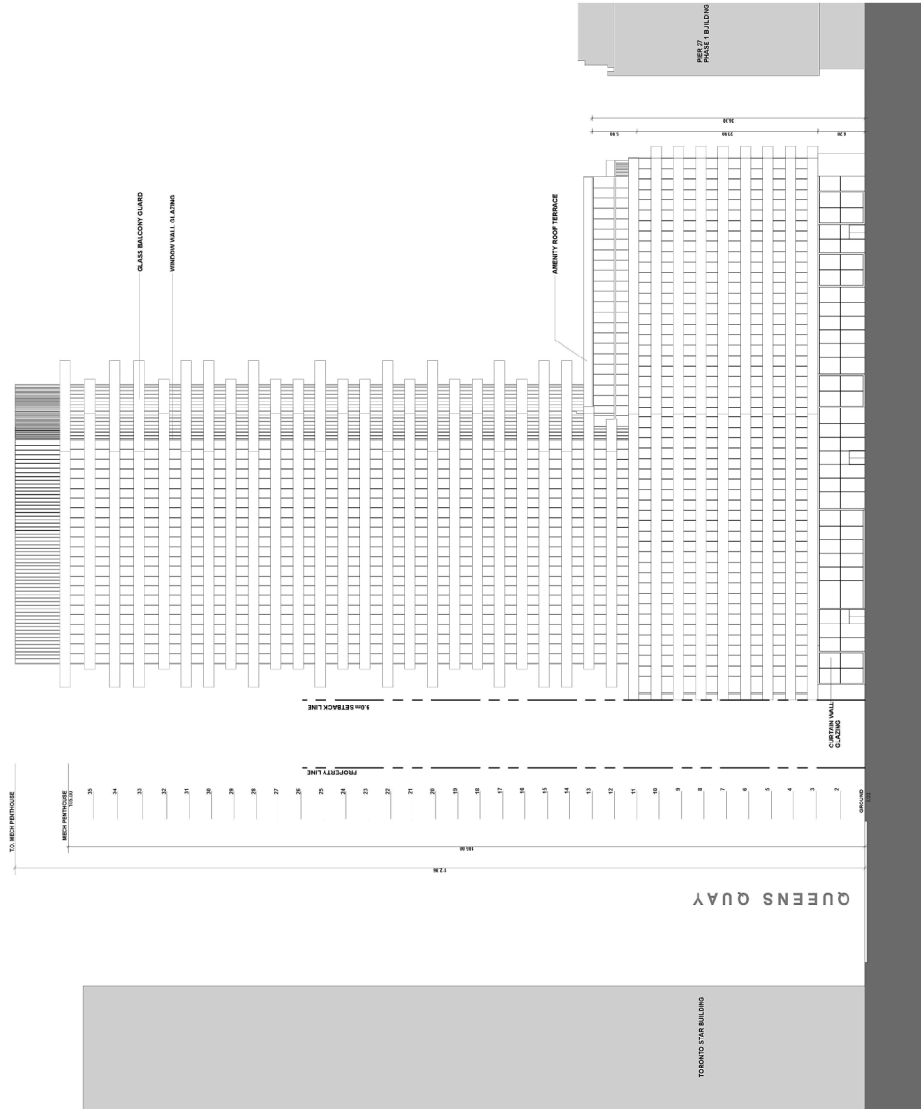
North Elevation

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/03/2012

**7, 15, 25, 25R, 29 & 39 Queens Quay East**

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Attachment 4: West Elevation – Building G



West Elevation - Building G

7, 15, 25, 25R, 29 & 39 Queens Quay East

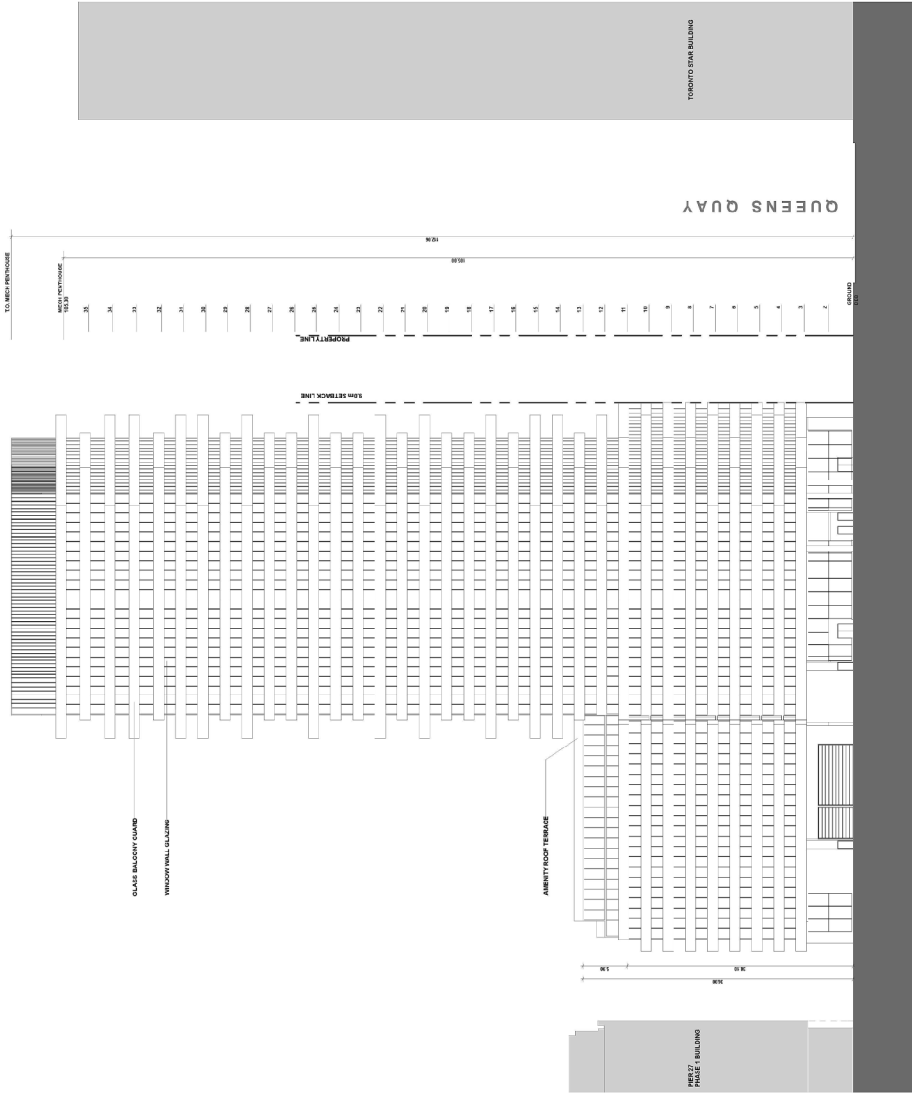
Elevations

Applicant's Submitted Drawing

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01/03/2012

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Attachment 5: East Elevation – Building G



East Elevation - Building G

7, 15, 25, 25R, 29 & 39 Queens Quay East

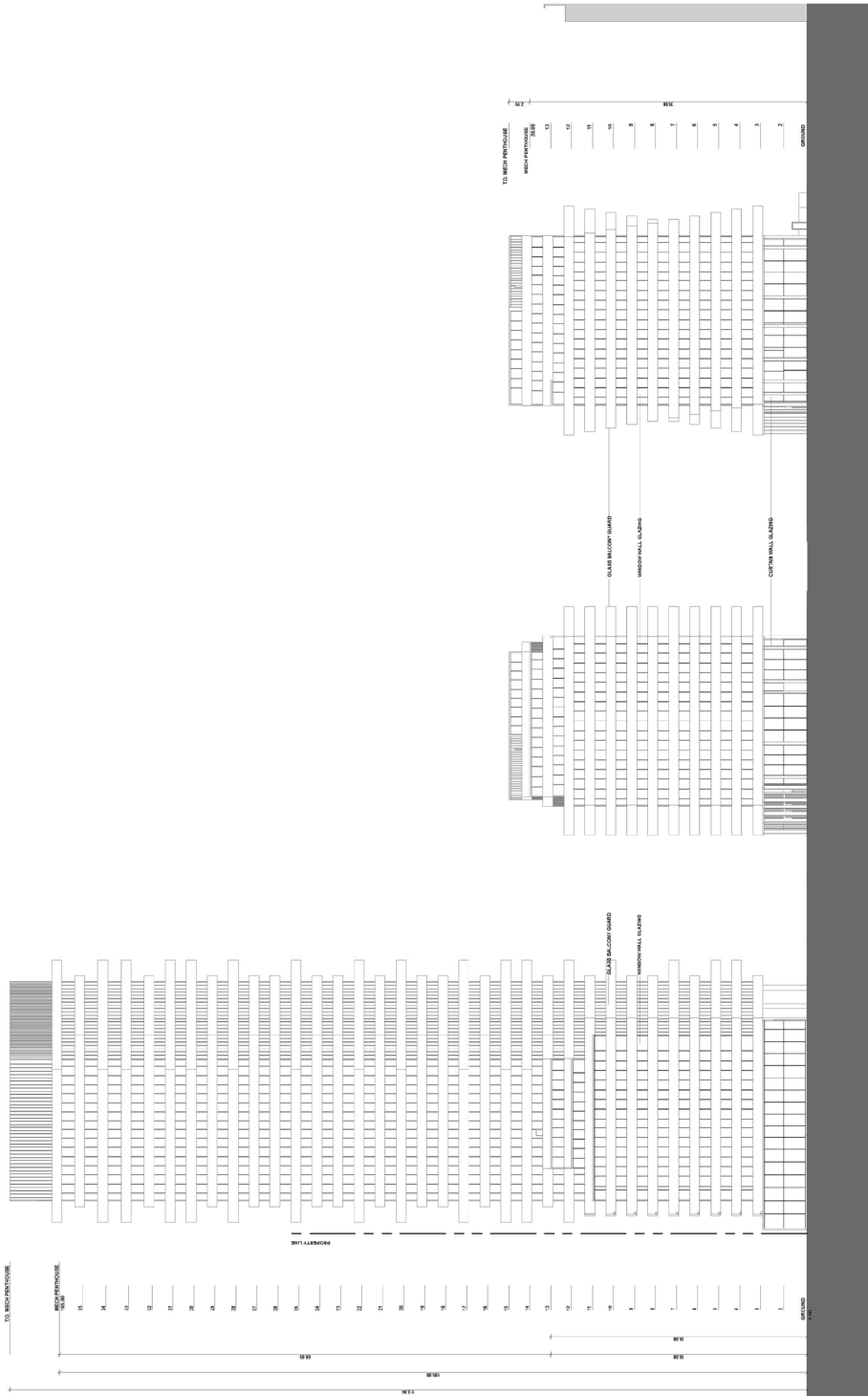
Elevations

Applicant's Submitted Drawing

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**Attachment 6: South Elevation**



**South Elevation**

**7, 15, 25, 25R, 29 & 39 Queens Quay East**

**Elevations**

Applicant's Submitted Drawing

Not to Scale  
01/03/2012

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