



## STAFF REPORT ACTION REQUIRED

### 1880 and 1882 Queen Street East and 196 Woodbine Avenue - Zoning Amendment Application - Preliminary Report

<b>Date:</b>	August 20, 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 32 – Beaches-East York
<b>Reference Number:</b>	12 142308 STE 32 OZ

#### SUMMARY

This application proposes the construction of a six-storey mixed-use building with underground parking at 1880 and 1882 Queen Street East and 196 Woodbine Avenue.

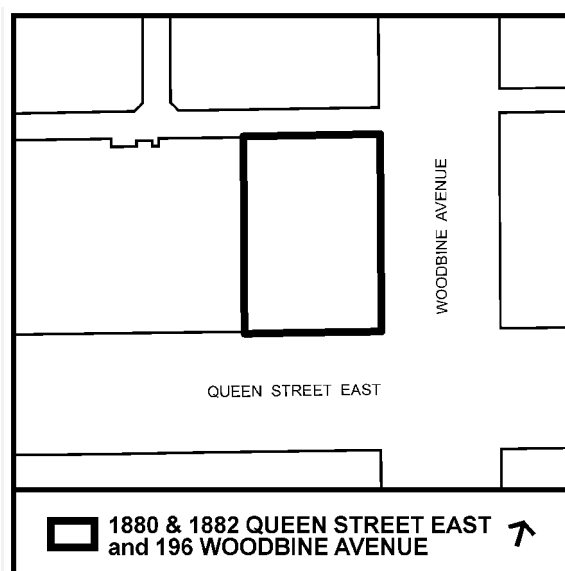
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff will hold a community consultation meeting in the late fall of 2012.

#### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 1880 and 1882 Queen Street East and 196 Woodbine Avenue 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.
4. City Council determine that for the proposed development of the lands at 1880 and 1882 Queen Street East and 196 Woodbine Avenue that a full Avenue Segment Study is not required given the limited development potential within this segment of Queen Street East.
5. Staff be directed to review this application concurrently and in the context of the Queen Street East Visioning Study.

### **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 applicant proposes to construct a 6-storey mixed-use condominium building which would contain 23 residential dwelling units and retail uses at grade. The proposed building would have a gross floor area of approximately 3,301 square metres, of which 459 square metres would be allocated to retail uses. The overall height of the building is 20 metres (plus a mechanical penthouse), and the proposed density is 4.2 times the lot area.

The applicant proposes to provide 39 parking spaces to serve this development, 34 of which would be provided below grade and be accessed by means of a parking elevator, and the remaining 5 provided at the rear of the building off the public lane.

Attachments 1 through 5 contain drawings of the proposed development. Attachment 7 is the Application Data Sheet.

### **Site and Surrounding Area**

The property is located on the north-west corner of Queen Street East and Woodbine Avenue. The site is currently occupied by two mixed-use buildings.

To the north of the site is a low density neighbourhood. To the east, on the east side of Woodbine Avenue, is a vacant site formerly occupied by a gas station. Immediately to the west of the site is a 2-storey mixed-use building with a barber shop on the ground floor. Further to the west is a 6-storey mixed-use building which is currently under construction. On the south side of Queen Street East are mixed-use buildings that are part of the former Greenwood Racetrack development.

## **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 Official Plan designates the site *Mixed Use Area*, 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 spaces 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.

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.” These traditional “main street” Avenues already permit mixed-use development. 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**

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 designation 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 Plan Control**

The development is subject to Site Plan Control. An application for Site Plan Control has been submitted by the applicant and will be reviewed concurrently with the rezoning application.

## **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 4.2 times the area of the lot. The proposed building would exceed the permitted height of 12 metres with a proposed height of 20 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 Rationale
- Servicing and Stormwater Management Report
- Tree Declaration
- Avenue Segment Review
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on August 14, 2012.

### **Queen Street East – the Beaches Design Guidelines**

The Queen Street East Design Guidelines originated in 1987. In 1991, they were added to the Part II Plan for the area. The Part II Plan (now called Secondary Plans) was not brought forward as part of the Official Plan that was adopted by City Council in 2002, but rather was included in the consolidated Urban Design Guidelines that is a companion piece to the Official Plan that was before City Council in 2004. The general intent of the guidelines throughout these different iterations has always been to encourage new development to be in keeping with the character of the particular portion of Queen Street East within which each site is situated. As stated in the guidelines, "the guidelines provide a framework for re-development in the area and are to be read in conjunction with the urban design policies in the Official Plan".

The east portion of the subject property is subject to the design guidelines. The sub-area referenced as 'The Entrance to the Beaches' includes the four corner properties at the intersection of Queen Street East and Woodbine Avenue. "The objective is to create a well defined entrance to the Beaches neighbourhood by facilitating the development of predominant buildings having an outstanding architectural design which reflects the overall character of the neighbourhood."

Staff will be reviewing the application within the context of the guidelines, as well as the Queen Street East Visioning Study discussed below.

### **Queen Street East Visioning Study**

At its meeting of January 10, 2012, Toronto and East York Community Council adopted a motion from Councillor McMahon which requested that a Visioning Study be undertaken for Queen Street East, between Coxwell Avenue and Neville Park Avenue. The motion states, "It is recognized by the ward councillor, the community and the City Planning Division that the existing "Queen Street East – The Beaches" Design Guidelines are out-of-date and may not fully reflect the policies of the Official Plan and may not

result in development that will contribute to creating a vibrant, high quality mixed-use development on this portion of Queen Street East. The study is underway and is intended to be completed in the fall.

At its meeting of June 6, 7 and 8, 2012, City Council, in considering a rezoning application for 1960 and 1962 Queen Street East, adopted the following: "City Council direct that any rezoning applications received after City Council's request for a Visioning Study for Queen Street East (January 2012), between Coxwell Avenue and Neville Park Avenue, be considered in the context of and concurrently with the Queen Street East Visioning Study". As the subject site at 1880 and 1882 Queen Street East and 196 Woodbine Avenue is within the study area of the Visioning Study and the rezoning application was submitted on March 23, 2012, the application is being reviewed in accordance with Council's direction. It is expected that staff will submit a final report on the application in early 2013.

## **Avenue Segment Study**

The applicant has submitted an Avenue Segment review which looks at the development potential for Queen Street East between Woodbine Avenue and Kingston Road.

The applicant's review notes that the south side of Queen Street East, between Woodbine Avenue and Kingston Road, was previously developed as part of the former Greenwood Racetrack development, and contains mixed-use buildings ranging in height from 4 to 5 stories. The submitted review further notes that, on the north side of Queen Street East approximately half of the area between Woodbine Avenue and Kingston Road is zoned residential, with an Official Plan Designation of *Neighbourhoods*, and development of similar mixed-use buildings is discouraged in *Neighbourhoods*. The remaining 2 ½ blocks of the Avenue Segment contain 2 previously built 4-storey buildings and one 6-storey building under construction. Other existing buildings contain more than 6 rental housing units, which have limited development potential based on the Official Plan policies that require the replacement of demolished rental units. There appears to be only one other potential development site in the Avenue segment according to the applicant's analysis, and its development would require the consolidation of lots.

Given the modest nature of the proposed development (23 units), the past development history of the area and the limited development opportunities, staff do not feel that a full Avenue Segment Study is required, in order to review the subject application in accordance with the Official Plan.

## **Issues to be Resolved**

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

The applicant proposes to construct a 6-storey building with a height of approximately 20 metres with a proposed density of 4.2 times the lot area. The building contains stepbacks on the north elevation, but not on the east or west and only for a portion of the south

facades. The size and location of the proposed setbacks on the north elevation, along with the lack of setbacks on the remaining elevations will be reviewed by staff. The appropriateness of the proposed heights, massing and density needs to be evaluated in terms of the surrounding context and impacts on views, adjacent properties and land uses.

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.

Other issues may be identified through the community consultation process and the processing of this application.

## **CONTACT**

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## **SIGNATURE**

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Raymond M. David, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan

Attachment 2: South Elevation

Attachment 3: East Elevation

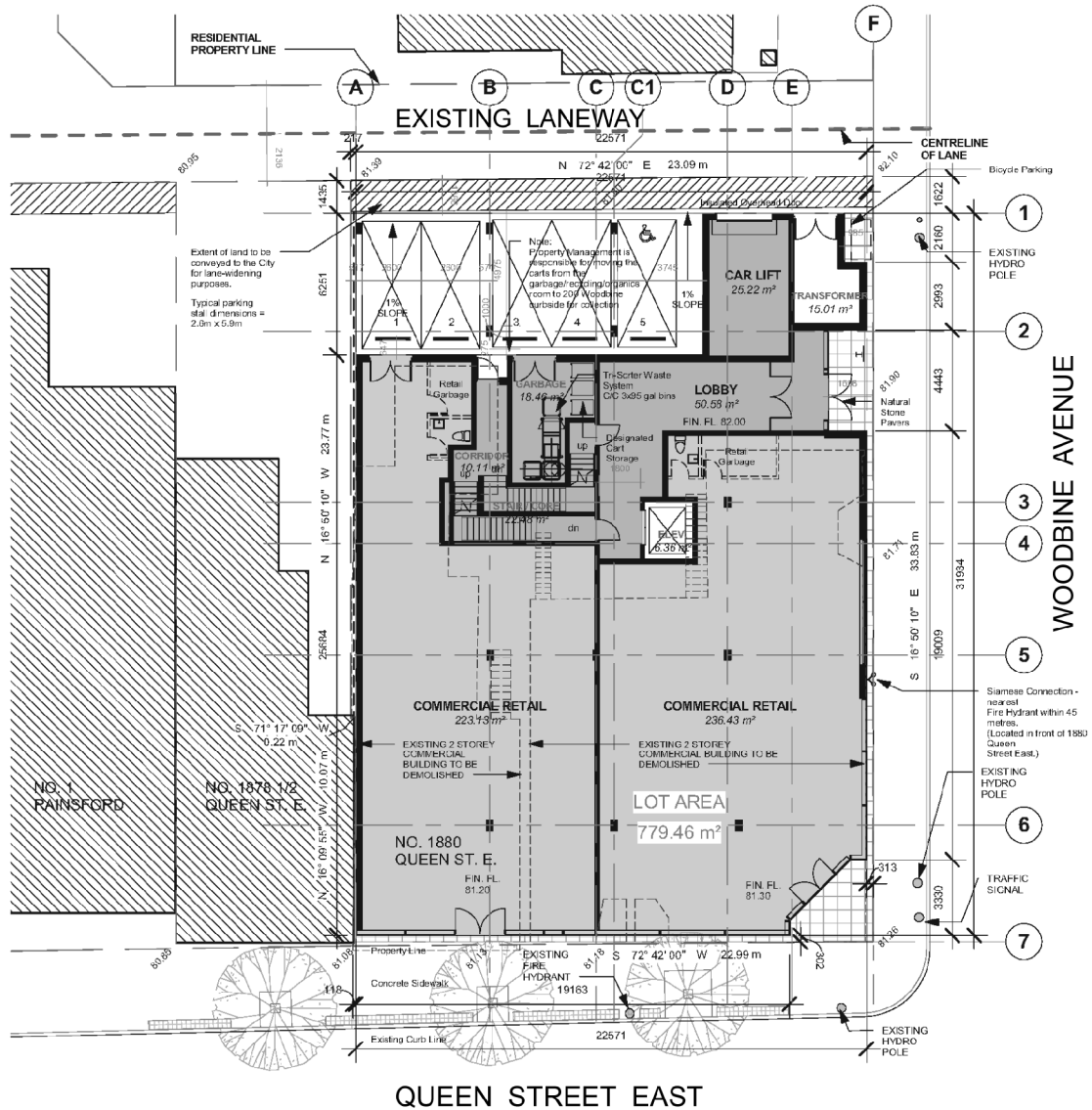
Attachment 4: North Elevation

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  
07/11/2012

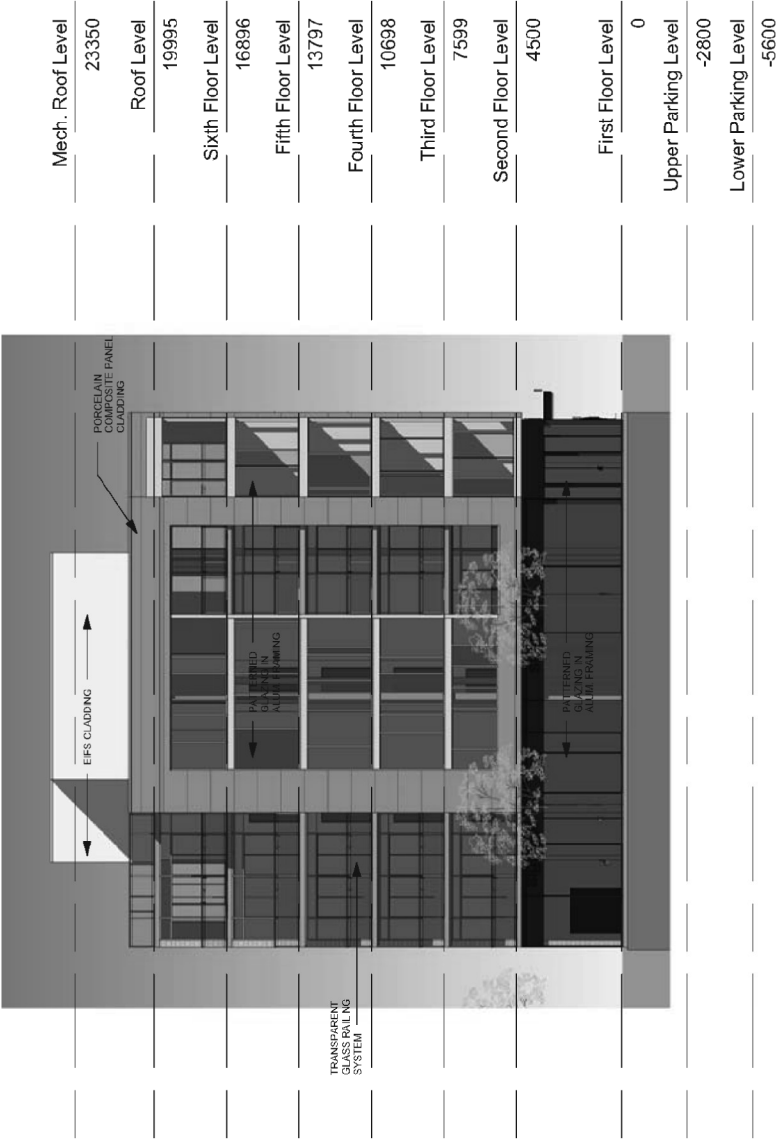


### 1880 & 1882 Queen Street East and 196 Woodbine Avenue

File # 12 142308 02



Attachment 2: South Elevation



South Elevation

Elevations

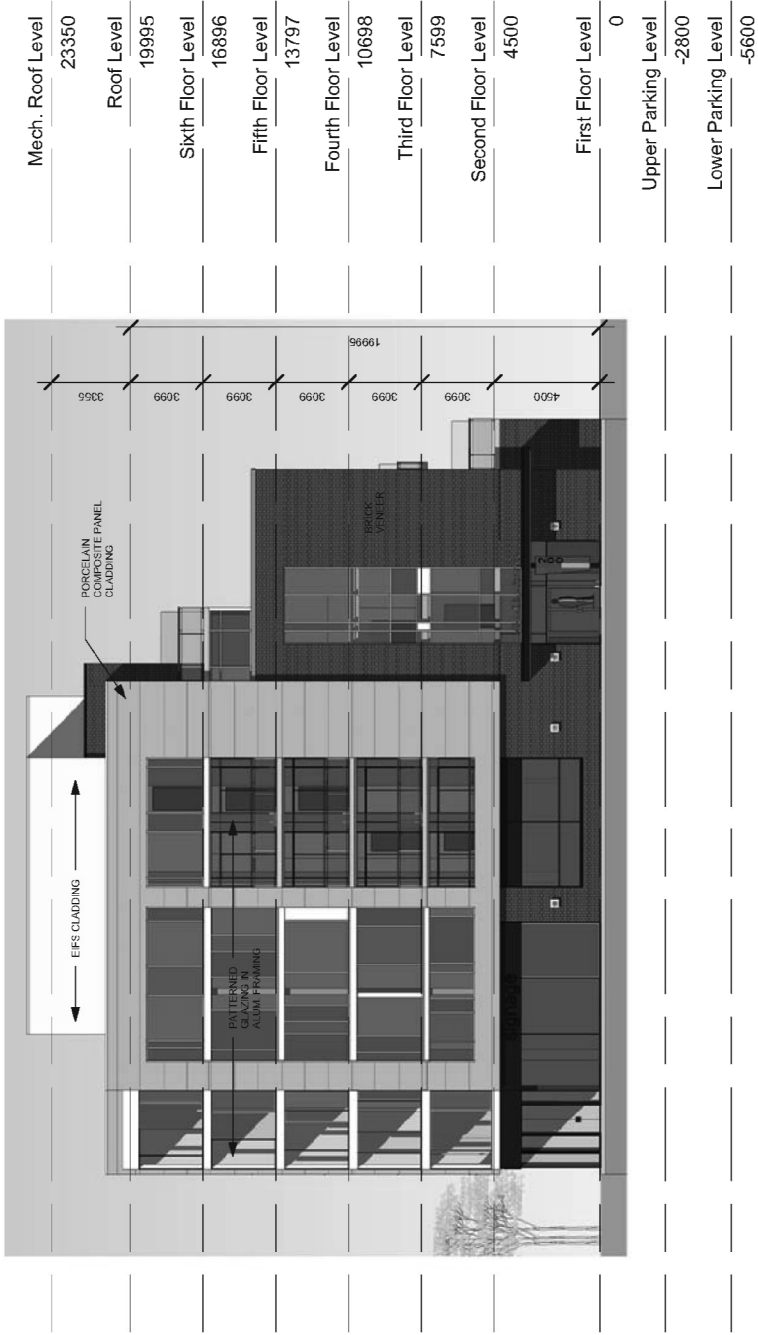
Applicant's Submitted Drawing

Not to Scale  
07/11/2012

1880 & 1882 Queen Street East  
and 196 Woodbine Avenue

File # 12 142308 02

Attachment 3: East Elevation



East Elevation

Elevations

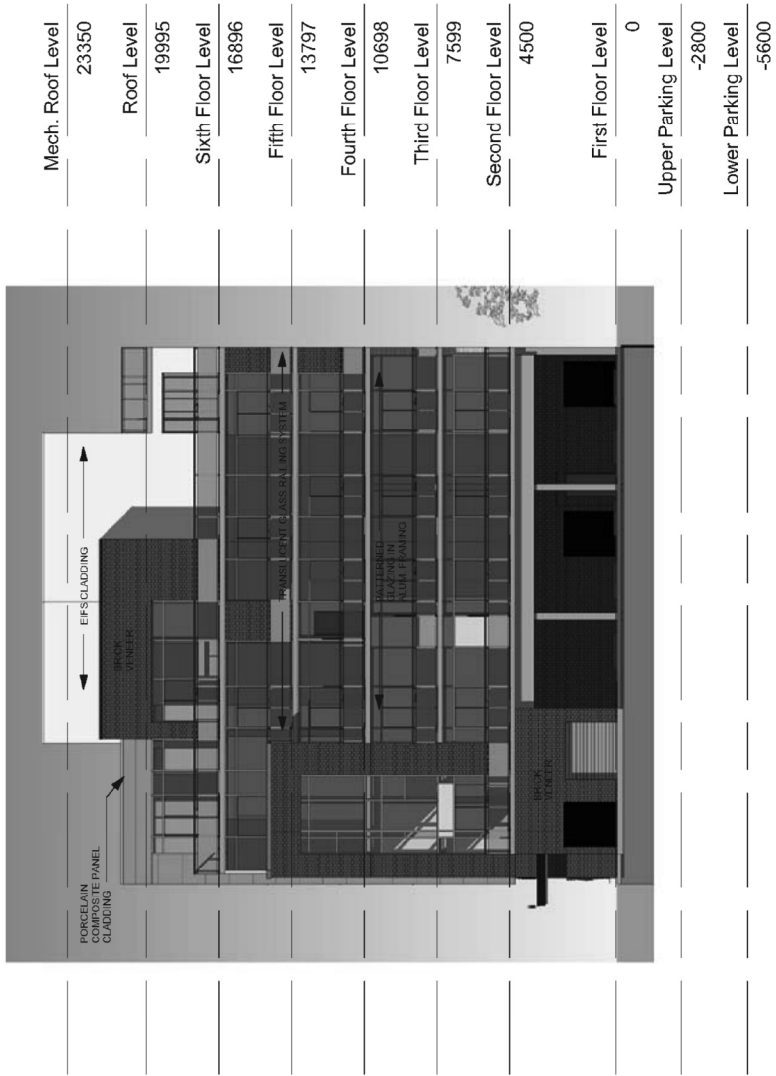
Applicant's Submitted Drawing

Not to Scale  
07/11/2012

1880 & 1882 Queen Street East  
and 196 Woodbine Avenue

File # 12 142308 02

Attachment 4: North Elevation



North Elevation

Elevations

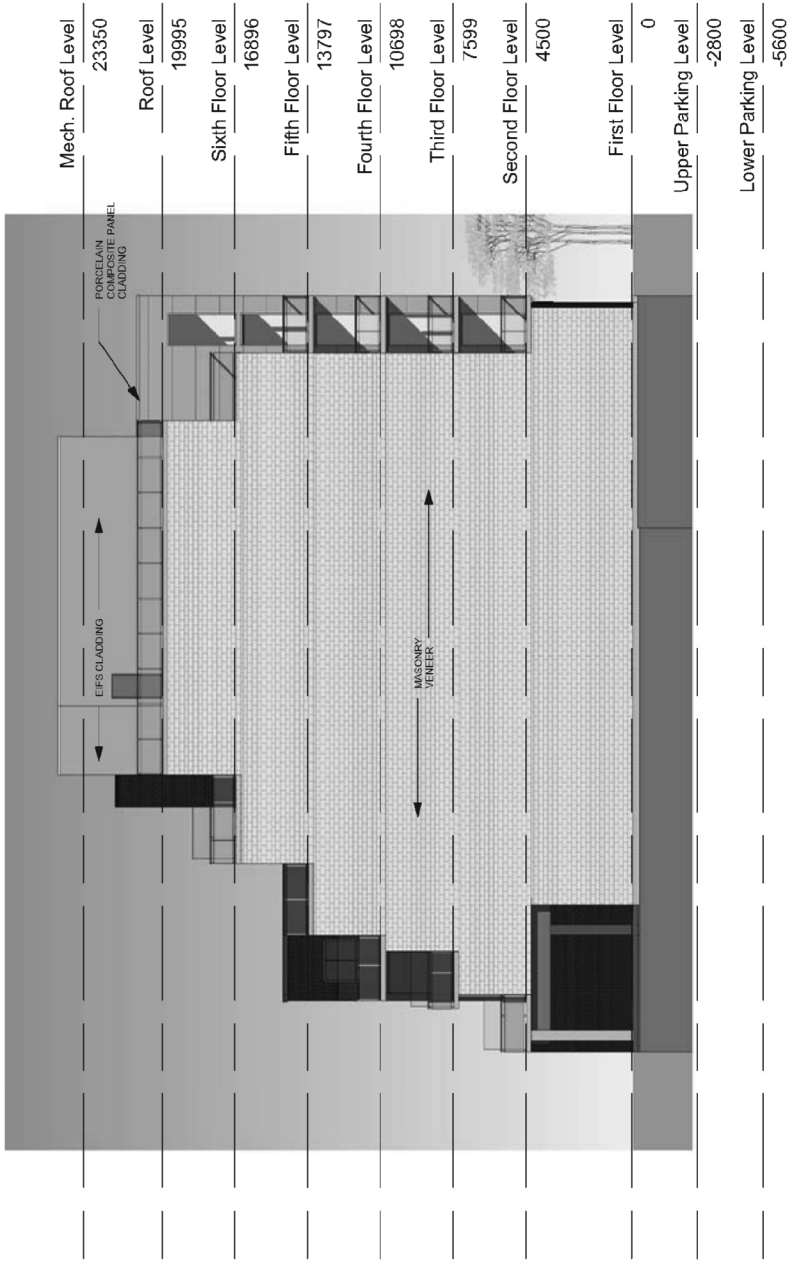
1880 & 1882 Queen Street East  
and 196 Woodbine Avenue

Applicant's Submitted Drawing

Not to Scale  
07/11/2012

File # 12 142308 02

Attachment 5: West Elevation



West Elevation

Elevations

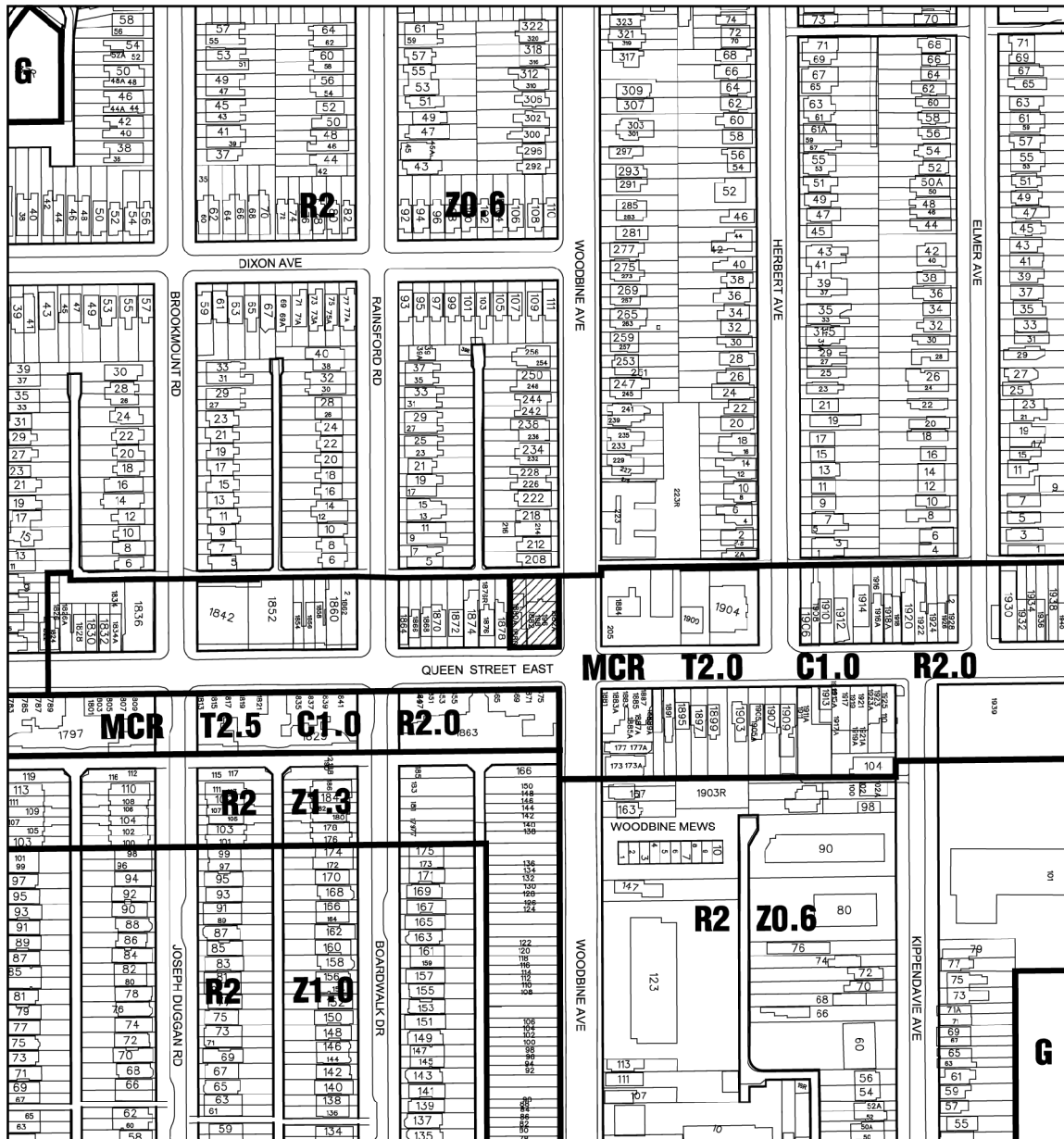
Applicant's Submitted Drawing

Not to Scale  
07/11/2012

1880 & 1882 Queen Street East  
and 196 Woodbine Avenue

File # 12 142308 0Z

## Attachment 6: Zoning



**Toronto** City Planning  
Zoning

**1880 & 1882 Queen Street East  
and 196 Woodbine Avenue**

File # 12 142308 0Z

MCR Mixed-Use District  
R2 Residential District  
G Parks District



Not to Scale  
Zoning By-law 438-86 (as amended)  
Extracted 07/12/2012

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 142308 STE 32 OZ
Details	Rezoning, Standard	Application Date:	March 23, 2012

Municipal Address:	1880 and 1882 QUEEN ST E and 196 WOODBINE AVE
Location Description:	PLAN 816 PT LOT 27 **GRID S3208
Project Description:	Proposed new 6 storey mixed use building with retail at grade and residential above

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
KARSTEN RIEDEL			FRANK RIEDEL

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	779.5	Height:	Storeys:	6
Frontage (m):	23		Metres:	20
Depth (m):	33.8			
Total Ground Floor Area (sq. m):	728.2			<b>Total</b>
Total Residential GFA (sq. m):	2842.2		Parking Spaces:	39
Total Non-Residential GFA (sq. m):	459.6		Loading Docks	0
Total GFA (sq. m):	3301.8			
Lot Coverage Ratio (%):	93			
Floor Space Index:	4.2			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	2842.2	0
Bachelor:	0	Retail GFA (sq. m):	459.6	0
1 Bedroom:	16	Office GFA (sq. m):	0	0
2 Bedroom:	7	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	23			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Leontine Major, Senior Planner</b>
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