

21-51 Queen Street North

OZ/OPA 22-9 W11

Recommendation Report

September 18, 2023

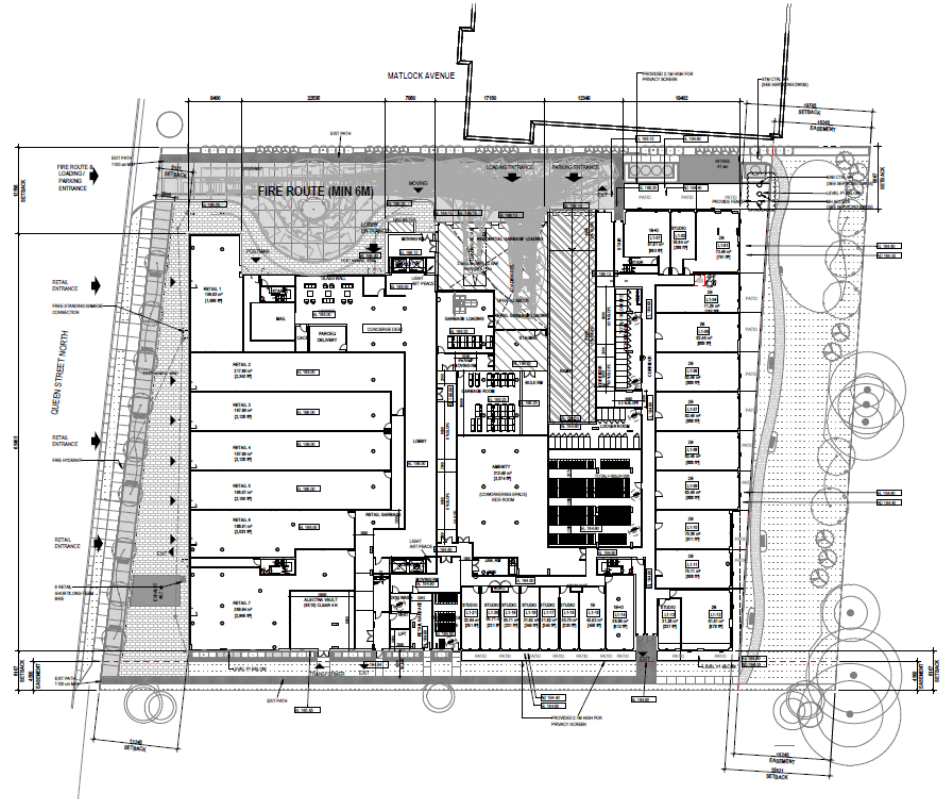
Planning and Development Committee

Location and Adjacent Context



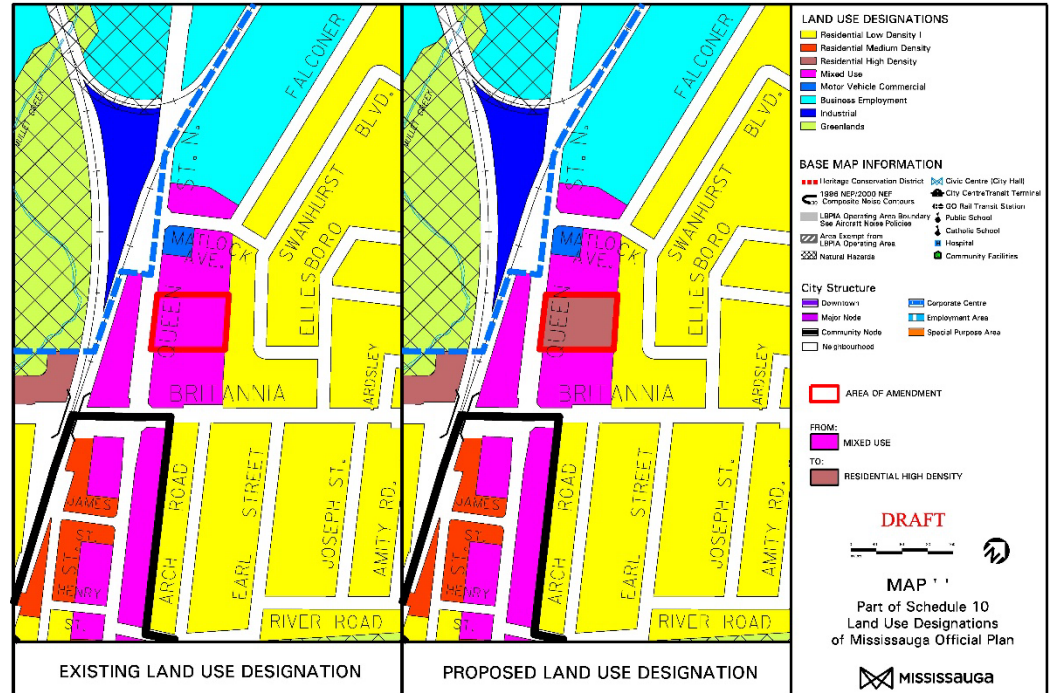
Site Plan

- 9 storey apartment building +MPH
- 444 residential units
- 7 retail/commercial ground floor units
- 358 parking spaces (310 residential, 22 visitor, 26 retail) within 2 levels of underground parking
- Access on Queen Street North



Official Plan

- Official Plan Amendment required to:
 - Change designation from Mixed Use to Residential High Density
 - Permit a maximum height of 9 storeys
 - Permit an increased FSI of 2.92



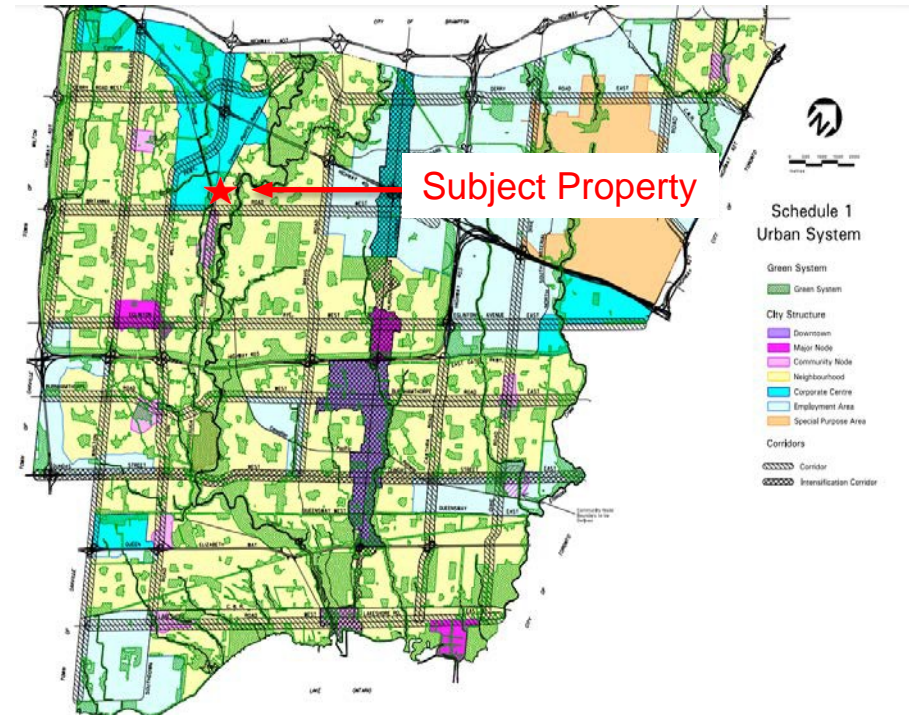
Application Timeline

- February 28, 2022– Submission of applications
- June 28, 2022 – Community meeting
- October 28, 2022 – Appeal to OLT due to non-decision
- December 5, 2022 – Public meeting and Information Report
- March 15, 2023 – OLT Case Management Conference (CMC #1)
- June 19, 2023 – Resubmission #1 received (architectural drawings)
- July 21, 2023 – Additional materials submitted (technical studies and reports)

October 10, 2023 - Next OLT Case Management Conference (CMC #2)

Evaluation – City Structure

- The property is located within the Streetsville Neighbourhood
- The PPS and Growth Plan direct intensification of an underutilized site
- Utilize existing infrastructure to accommodate growth
- Residential High Density designation is appropriate
- Compliance with applicable development standards – servicing and infrastructure has not yet been demonstrated



Evaluation - Feasibility

Additional outstanding items which require further information/modifications include:

- Updated Function Servicing and Stormwater Management Report
- Updated Transportation Impact Study
- Updated Parking Utilization Study
- Updated Noise and Vibration Report
- Phase 2 Environmental Site Assessment
- Updated Sun Shadow Study
- Updated Pedestrian Wind Level Study
- Unit Type and Distribution



Recommendation

- Premature to recommend approval in current form
- Direction is required given the OLT appeal and October 10th Case Management Conference
- Planning staff recommend refusal at this time however, are open to continuing to work with the applicant to resolve/narrow outstanding issues

Thank You

Recommendation:

1. That City Council direct Legal Services, appropriate City staff and any necessary consultants to attend the Ontario Land Tribunal (OLT) hearing in opposition to the Official Plan Amendment and Rezoning applications in their current form, for the lands at 21-51 Queen Street North to permit a 9 storey condominium apartment building containing 444 units with ground floor commercial space, and for Legal Services to bring a report to Council should there be a potential for settlement.
2. That City Council authorize the Planning and Building Department to instruct Legal Services on requesting mediation or to otherwise enter into settlement discussions during or before the Ontario Land Tribunal hearing process.