

**3385 Dundas Street West – Zoning By-law Amendment
Application - Preliminary Report**

Date:	May 10, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No.13 – Parkdale – High Park
Reference Number:	File No. 07 112712 WET 13 OZ

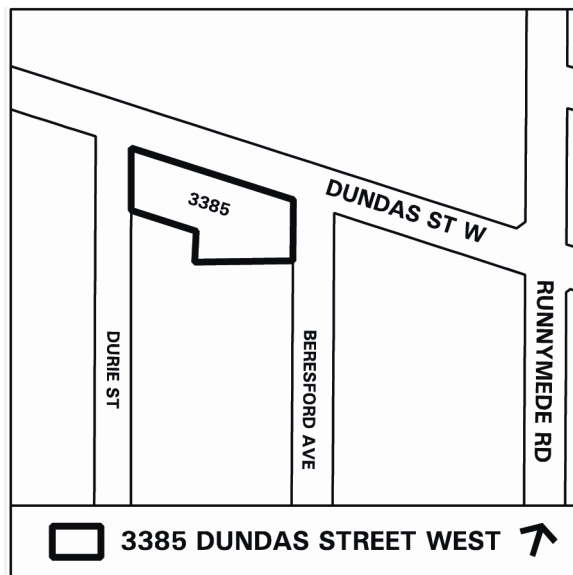
SUMMARY

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 to amend the former City of York By-law No. 1-83 to permit a six storey, mixed use building at 3385 Dundas Street West. The proposed use of the building is a senior’s residence with complementary retail at grade.

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

It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor. The completion of a further staff report and statutory public meeting under the Planning Act is targeted for the third quarter of 2007. This target assumes that all required information shall be provided without delay and that issues arising from the application can be resolved in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
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.

ISSUE BACKGROUND

Proposal

The application proposes to amend the former City of York By-law No. 1-83 to permit a 6-storey, 8726 square metre, mixed use building. As proposed the development includes 120 residential units with 104 square metres of roof top amenity space, and 765 square metres of retail space on the ground floor. A total of 80 parking spaces will be provided on two levels below grade with 27 spaces being proposed for retail users, and 53 for tenants and visitors.

Site and Surrounding Area

The 0.28 hectare parcel of land extends along the south side of Dundas Street West between Durie Street and Beresford Avenue. The property is presently occupied by a single-storey, twelve-bay, car wash facility that extends the length of the Dundas frontage. The site is entirely paved in asphalt except for two raised planters located at the front of the site. A gravel covered portion to the rear of the property is utilized for refuse and automobile storage related to the neighbouring auto-body repair facility.

Surrounding land uses include:

North: Dundas Street West with commercial and industrial properties located on the opposite side of the street;

South: a municipal lane and low-density residential properties;

East: Durie Street, with commercial uses fronting on Dundas Street West and residential properties to the south; and

West: Beresford Avenue, with commercial uses fronting Dundas Street West and residential properties to the south.

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 site is designated as Mixed Use Area. This designation provides for a range of commercial, residential and industrial uses in either single or mixed use buildings. The proposed uses are among those permitted for this designation, therefore no amendment is required providing the application remains in compliance with all other policies of the Official Plan.

The property is situated on an Avenue on Map 2 of the Official Plan. An Avenue Study has not been completed for this portion of Dundas Street West. However, the Plan provides policies and performance criteria for the evaluation of proposals prior to the completion of an Avenue study.

The applicant has submitted a study that is intended to address the policies of the Plan. It evaluates the proposal in the context of a broader area and addresses the corresponding criteria for Avenues within Mixed Use areas. This study is presently under review by City staff.

Zoning

The property is zoned Commercial Employment (CE) by the City of York By-law. The existing zoning provides for a height limit that varies from 14 metres for any portion of a building located within 10 metres of the abutting residential zone, to a maximum of 6 storeys or 20 metres for the remainder of the site. As presently proposed, no portion of the building is located within 10 metres of the abutting residential zone and the proposed height for the remainder of the site is 6 storeys at 17.34 metres. However, the zoning category permits a range of industrial, commercial and retail functions but does not permit the proposed residential uses.

Site Plan Control

The property is subject to Site Plan Control. An associated application has not yet been submitted for the proposal.

Tree Preservation

An arborist's report has been submitted and is presently under review.

Reasons for the Application

Although the proposed uses conform to the Official Plan, a Zoning By-law amendment is required as the proposed uses are not permitted under former City of York By-law No. 1-83

COMMENTS

Issues to be Resolved

The zoning by-law amendment application has been circulated to all pertinent City departments and public agencies.

As part of their review, staff will assess compliance with the Official Plan policies including issues related to shadowing impact on the adjacent residential neighbourhood, built form, massing, density, traffic impacts and site circulation.

Staff has encouraged the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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
Etobicoke York District

ATTACHMENTS

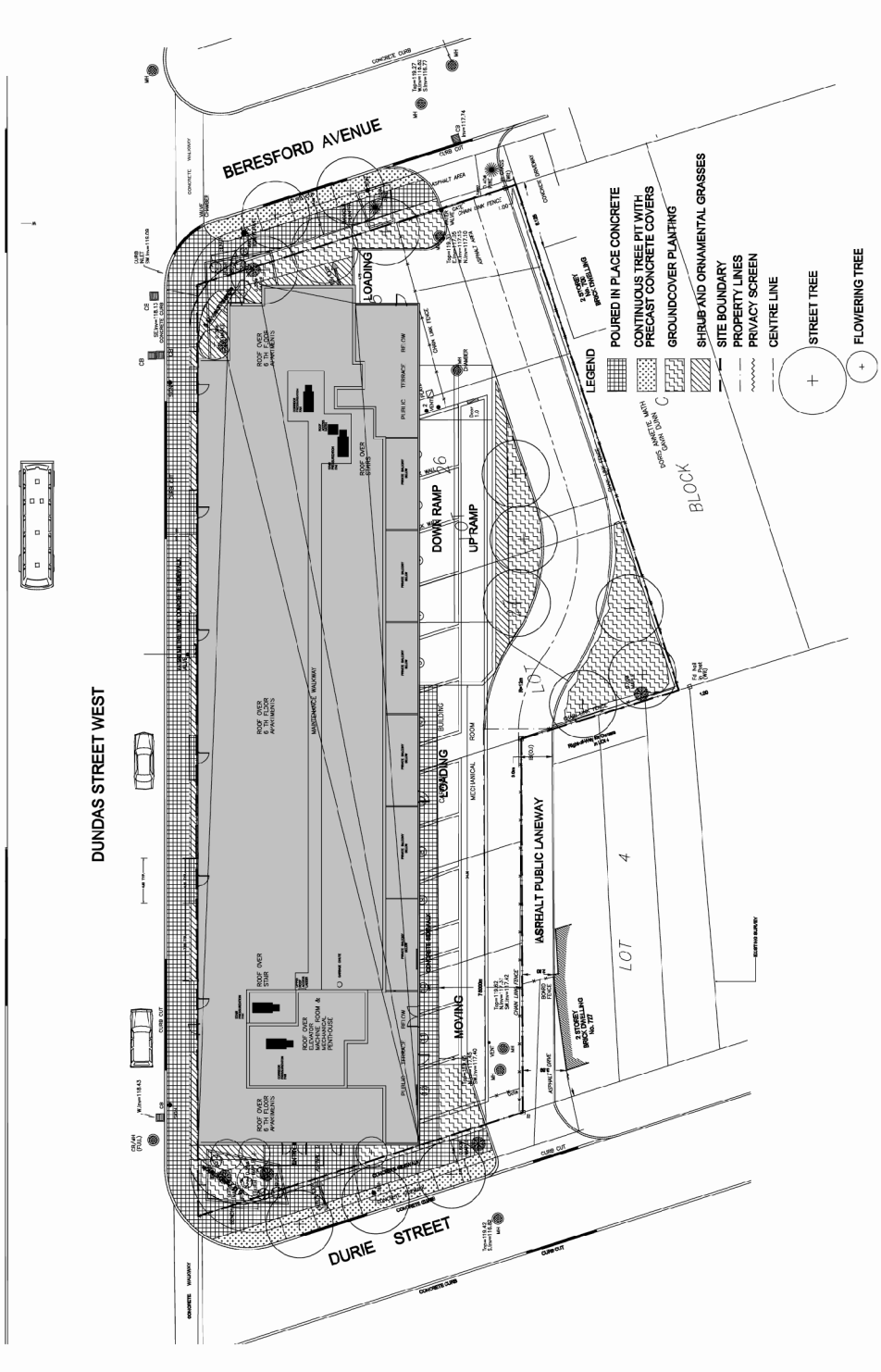
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



3385 Dundas Street West

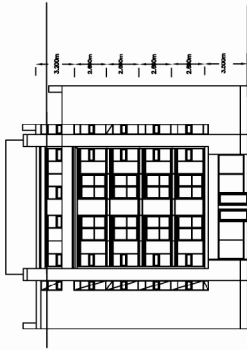
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Site Plan
Applicant's Submitted Drawing

Not to Scale
MM/DD/YY



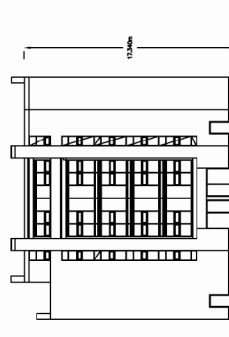
Attachment 2: Elevations



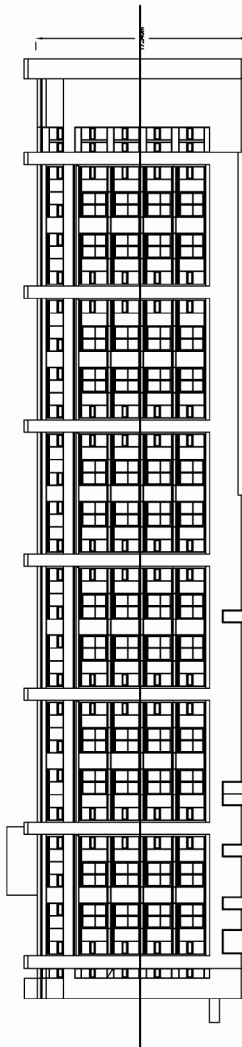
WEST Elevation



NORTH Elevation



EAST Elevation



SOUTH Elevation

3385 Dundas Street West

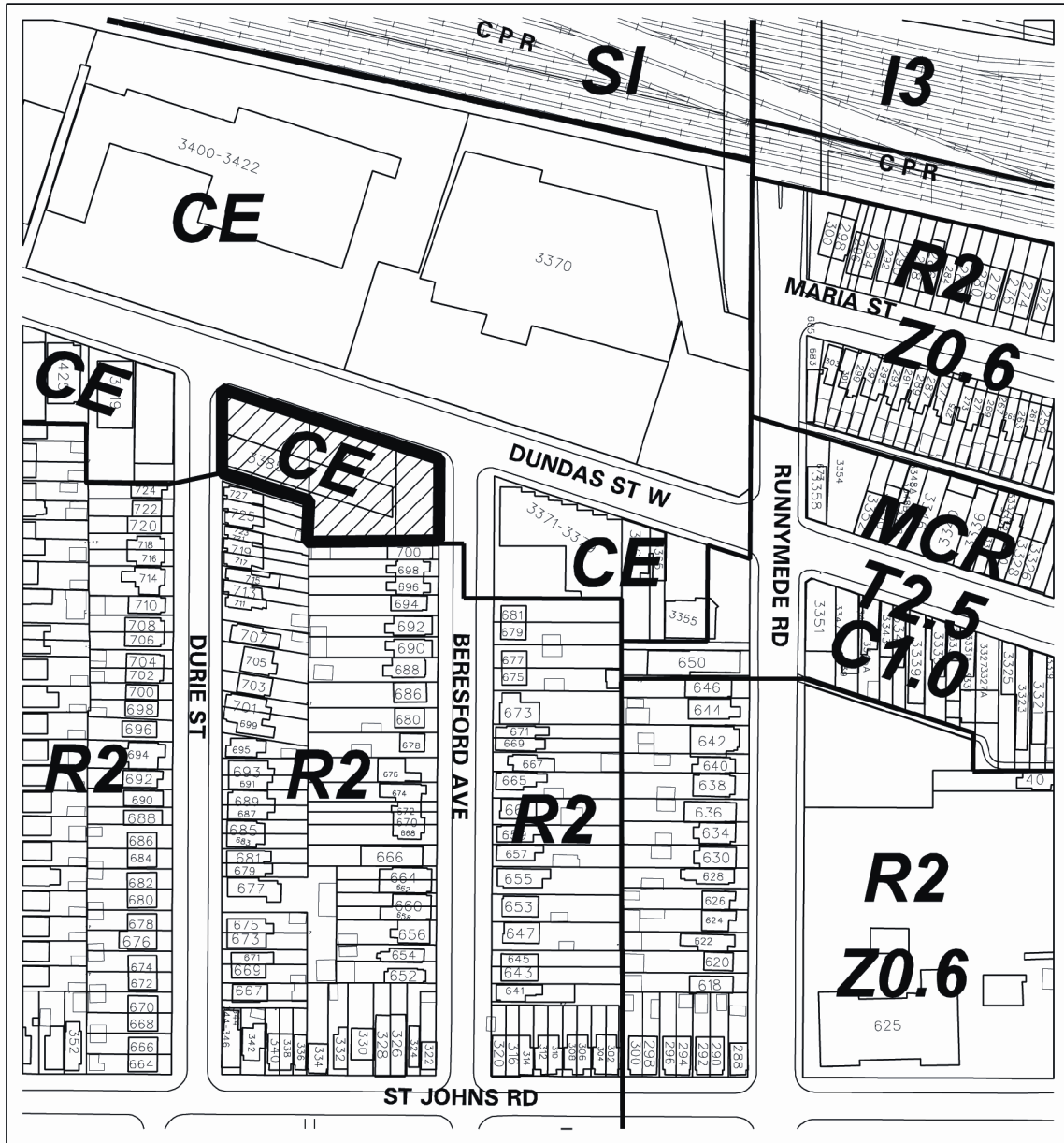
ELEVATIONS

Applicant's Submitted Drawing

Not to Scale
05/01/07

File # 07_112712

Attachment 3: Zoning



3385 Dundas Street West

File # 07-112712

Former York Zoning By-law 1-83
R2 Residential Zone
CE Commercial Employment Zone
SI Strategic Industrial Employment Zone

Former Toronto Zoning By-law 438-86
R2 Residential District
MCR Mixed-Use District
I3 Industrial District



Not to Scale
Zoning By-law 1-83 as amended
Extracted 05/01/07 - MH

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type Rezoning Application Number: 07 112712 WET 13 OZ
Details Rezoning, Complex Application Date: March 30, 2007

Municipal Address: 3385 DUNDAS ST W, TORONTO ON
Location Description: PL 888 LTS 1 TO 3 PL 692 LTS 25 TO 27 **GRID W1302
Project Description: Proposal for a development consisting of a 6 storey mixed use building comprising of 120 residential units and a retail component located on the ground floor

PLANNING CONTROLS

Official Plan Designation: Mixed Use, Avenue Site Specific Provision: No
Zoning: CE Commercial Historical Status: No
 Employment
Height Limit (m): 17m-20m (6 storeys max) Site Plan Control Area: No

PROJECT INFORMATION

Site Area (sq. m):	2760.36	Height: Storeys:	6
Frontage (m):	29.9	Metres:	17.34
Depth (m):	83.39		
Total Ground Floor Area (sq. m):	1500.79		Total
Total Residential GFA (sq. m):	7225.63	Parking Spaces:	84
Total Non-Residential GFA (sq. m):	1500.79	Loading Docks	3
Total GFA (sq. m):	8726.46		
Lot Coverage Ratio (%):	54.3		
Floor Space Index:	3.16		

DWELLING UNITS

Tenure Type: Other
Rooms: 0
Bachelor: 10
1 Bedroom: 96
2 Bedroom: 14
3 + Bedroom: 0
Total Units: 120

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	7961.42	0
Retail GFA (sq. m):	765	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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