

1201 Dundas Street East – Rezoning Application - Preliminary Report

Date:	March 7, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	07-289556 STE 30 OZ

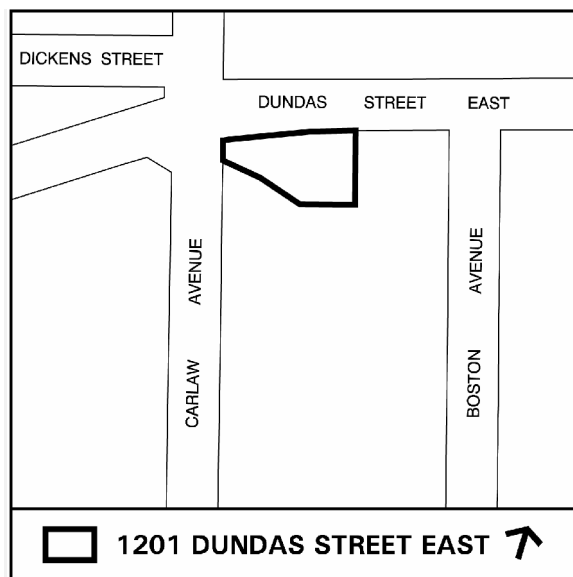
SUMMARY

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 construct a 12 storey building at 1201 Dundas Street East containing employment uses on the first 2 floors, and 91 residential units above.

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 departments and external agencies, where appropriate, for comment. Staff will hold a community consultation meeting in the first quarter of 2008.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a second community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 300 metres of the site.
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

On December 28, 2007 Aird and Berlis LLP, on behalf of Front and Sher Auto Repairs Ltd. applied for a Zoning By-law amendment to construct a 12 storey building containing employment uses on the first 2 floors, and 91 residential units above. Typical unit sizes include 1 bedroom units (62 square metres) and 2 bedroom units (111 square metres).

The proposed total gross floor area is 8,706 square metres or 7.5 times the area of the lot and the proposed height is 37 metres. A total of 59 parking spaces located in 3 levels of underground parking is proposed which includes 1 autoshare space. See Attachment 6: Application Data Sheet.

Site and Surrounding Area

The 1,163 square metre site is located at the south east corner of Dundas Street East and Carlaw Avenue. The site is currently occupied by a 1 storey building containing an auto repair shop with gas bar.

The surrounding uses are as follows:

North: 3 storey industrial building

South: vacant former rail spur lands, and further south a development application at 319 Carlaw for 11 storey building with employment and residential uses.

East: a commercial parking lot and 2-3 storey detached and semi detached residential dwellings

West: 3-4 storey building containing employment and residential uses

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 "Employment Areas", and permits such uses as: offices, manufacturing, research and development facilities, and warehousing.

In addition to the general policies of the Official Plan, Site and Area Specific Policy No. 154 states that:

"A mix of employment and residential uses are permitted provided that the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent areas."

Zoning

The property is zoned I2 D3 under By-law 438-86, with a height limit of 18 metres and permits a variety of industrial uses up to a density of 3 times the area of the lot. Residential uses are not permitted.

Site Plan Control

The proposed development is subject to site plan control. An application for Site Plan approval has been submitted.

Reasons for the Application

The applicant proposes a use which is not permitted in the I2 zone in Zoning By-law 438-86. In addition, the applicant proposes a building height of 37 metres which exceeds the permitted height limit of 18 metres in the I2 zone. Additional areas of non-compliance with the Zoning By-law may be identified through the further review of the application.

Community Consultation

A community consultation meeting was held jointly with the application at 319 Carlaw Avenue on February 5, 2008, The Ward Councillor and approximately 100 residents attended. At the Councillors request, the meeting notification area was increased from 120 metres to 300 metres, partly due to the fact that lots in the surrounding area are quite large. Concerns expressed at the meeting included:

- proposed height, massing, density and building material is not in keeping with the character of the neighbourhood;
- shadowing of neighbouring properties;
- the proposed building would set a precedent in the area;
- lack of green space in community and private amenity space for future residents;
- relationship of the proposed building to the pedestrian realm and streetscape;
- an increase in traffic and traffic safety in the neighbourhood
- the number of parking spaces proposed and the allocation of parking for residents, visitors, and employment uses;
- desire for the appropriate number of bike parking spaces; and,
- lack of community benefit.

An additional meeting will be held within the next 2 months to discuss exclusively the issues relating to this application.

COMMENTS

Issues to be Resolved

Land Use

The applicant proposes to amend the Zoning By-law to allow residential uses on the site. The City of Toronto Official Plan permits a mix of employment and residential uses, provided that the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent areas. The appropriateness of the mix of uses on the site will require further review.

Height, Massing and Density

The height of the proposed building (37 metres) is 19 metres higher than the Zoning By-law permission of 18 metres for industrial uses. Building heights in the immediate vicinity range from 1-9 storeys (approximately 4-28 metres). The appropriateness of the height will be reviewed by staff. If development is considered appropriate a reduction and/or terracing of the upper storeys will be required.

The applicant is proposing a total density of 7.5 times the area of the lot, while the Zoning By-law permits a maximum density of 3.0 times for industrial uses only. Other recent developments in the immediate area have been permitted densities of between 2 to 4.1 times the area of the lot. A determination of the appropriateness of an increase in density given the context will be subject to further review by City Staff.

Access, Parking and Loading

The proposed development will gain access to parking and loading from Dundas Street East. The adequacy of the number of parking spaces and the appropriateness of the driveway location will be determined upon further review.

Indoor and Outdoor Amenity Space

It is unclear if the proposal meets the minimum by-law standard for indoor and outdoor amenity space for residential uses. This will require review, along with the suitability of the proposed location for indoor and outdoor amenity space.

Overlook and Privacy

The proposed units at the south and east side of the site may create undesirable overlook and privacy concerns for neighbours. Staff will review the appropriateness of the proposed setback, step backs and balcony locations.

Shadowing

The applicant has submitted a shadow study which will be reviewed by City Staff.

Section 37

Should staff recommend an increase in height and density, Section 37 of the *Planning Act* should apply. This would be negotiated during the review of the application.

Other Issues

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

Staff will review the applicability of the recently adopted report by City Council on October 22 and 23, 2007, relating to right-of-way improvements along Boston Avenue adjacent to the subject site.

Further Information Required

A lighting assessment will be required.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Michael Mestyan, Senior Planner

Tel. No. (416) 397-4487

Fax No. (416) 392-1330

E-mail: mmestyan@toronto.ca

SIGNATURE

Raymond David, Acting Director
Community Planning, Toronto and East York District

(P:\2008\Cluster B\pln\teycc5134034043.doc) - smc

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

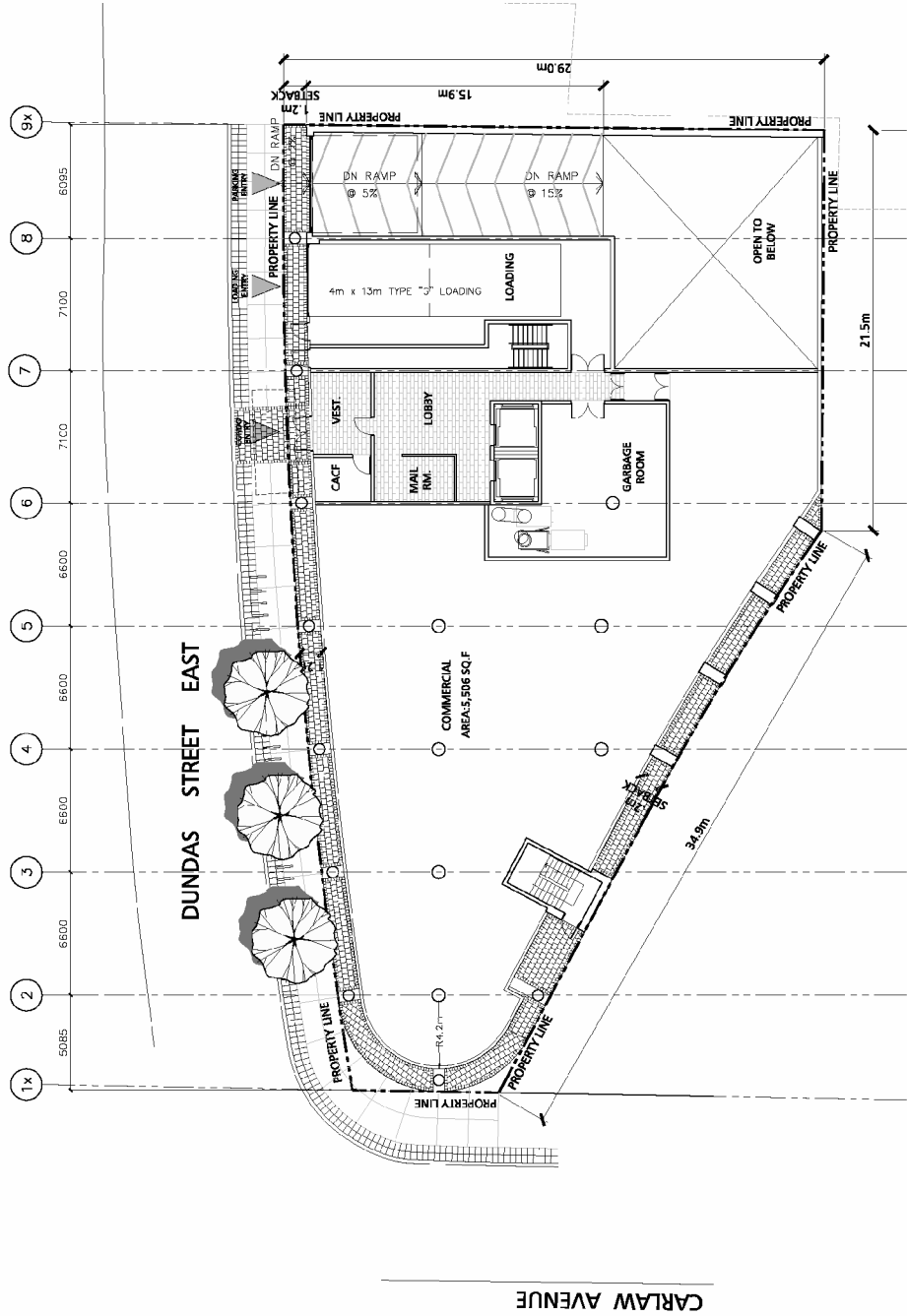
Attachment 3: Elevations

Attachment 4: Elevations

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



1201 Dundas Street East

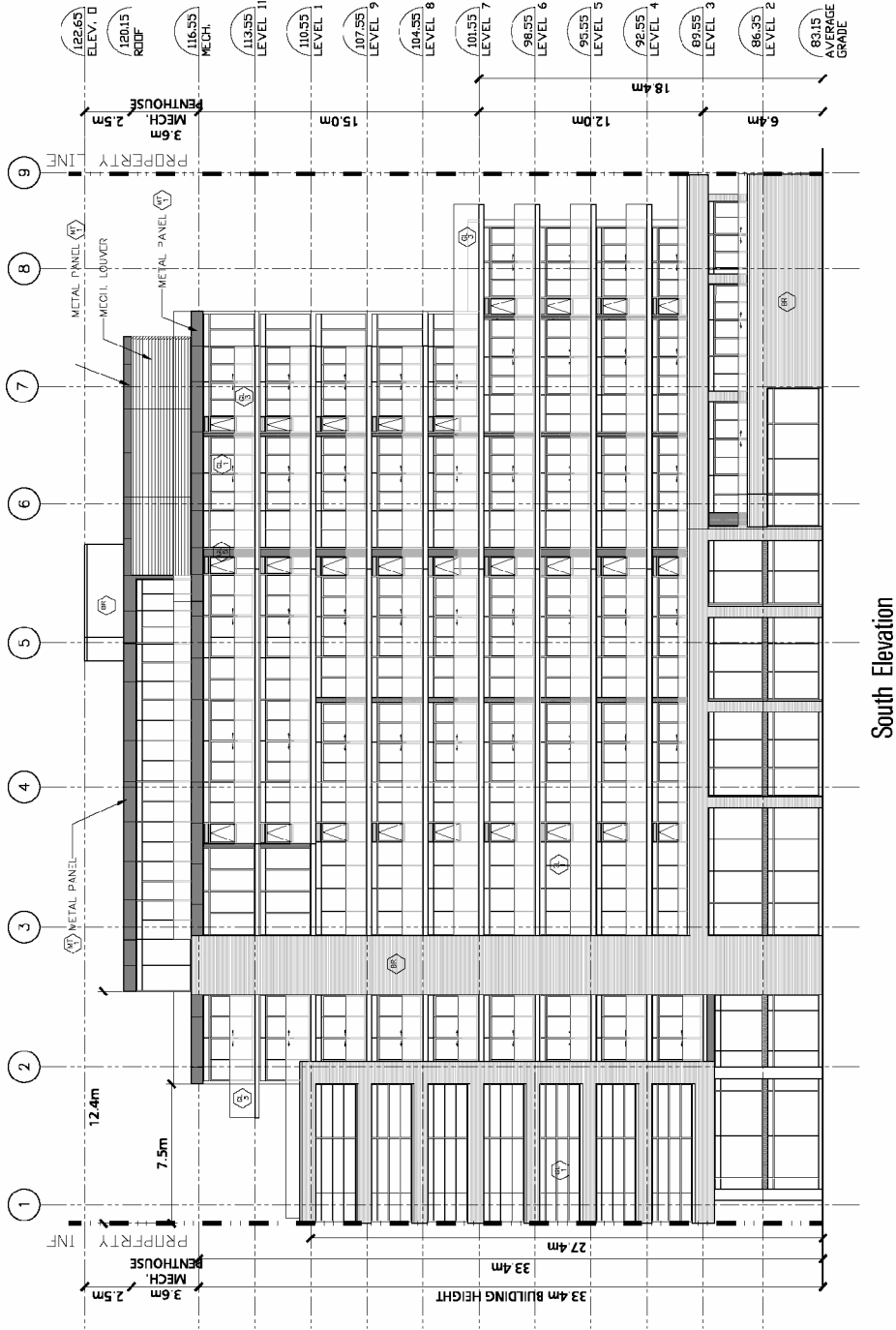
Level 1 Floor Plan

Applicant's Submitted Drawing

Not to Scale
02/07/08

File # 07_289556

Attachment 2: Elevations



1201 Dundas Street East

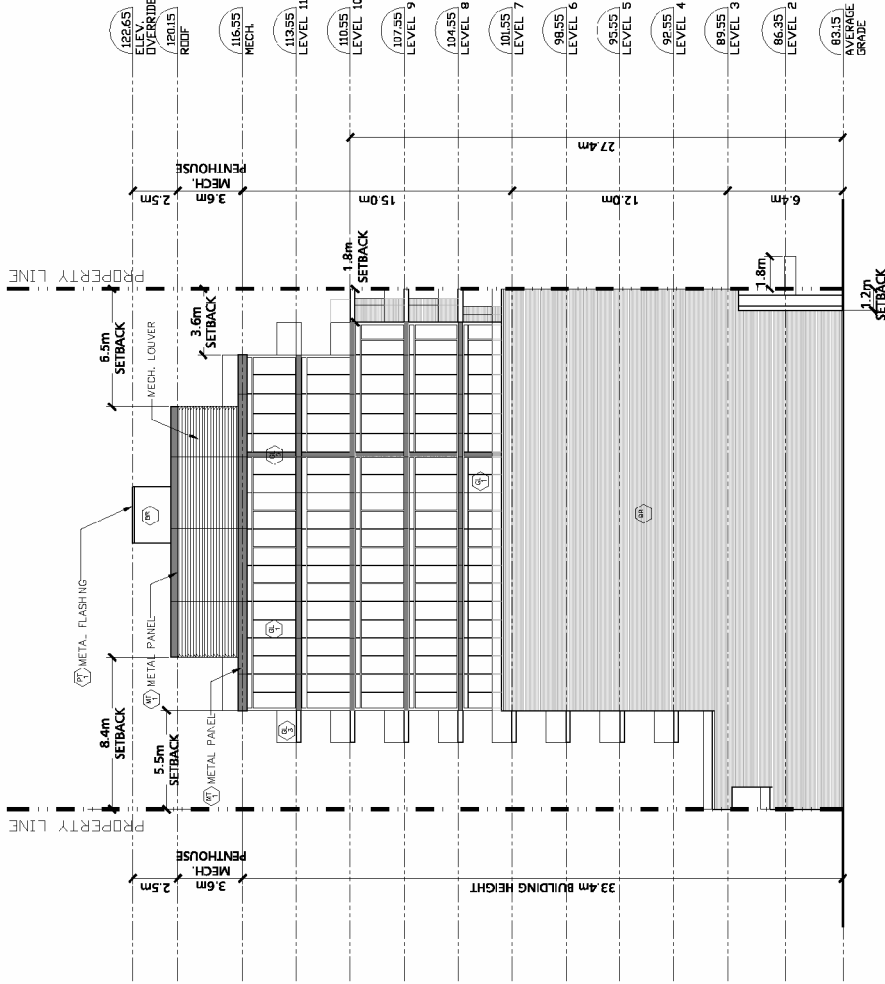
Elevations

Applicant's Submitted Drawing

Not to Scale
02/07/08

File # 07_289556

Attachment 3: Elevations



East Elevation

1201 Dundas Street East

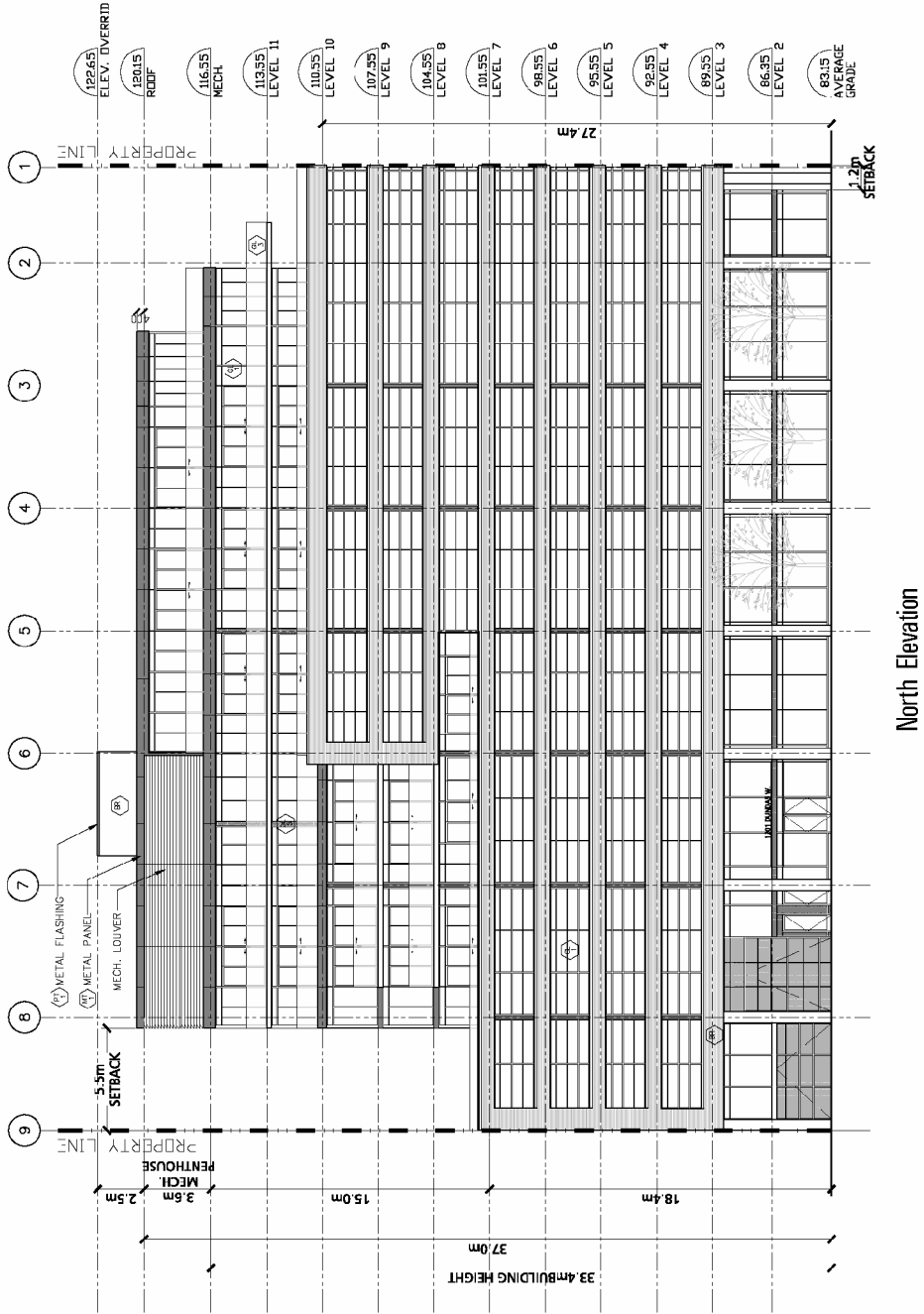
Elevations

Applicant's Submitted Drawing

Not to Scale
02/07/08

File # 07_289556

Attachment 4: Elevations



Elevations

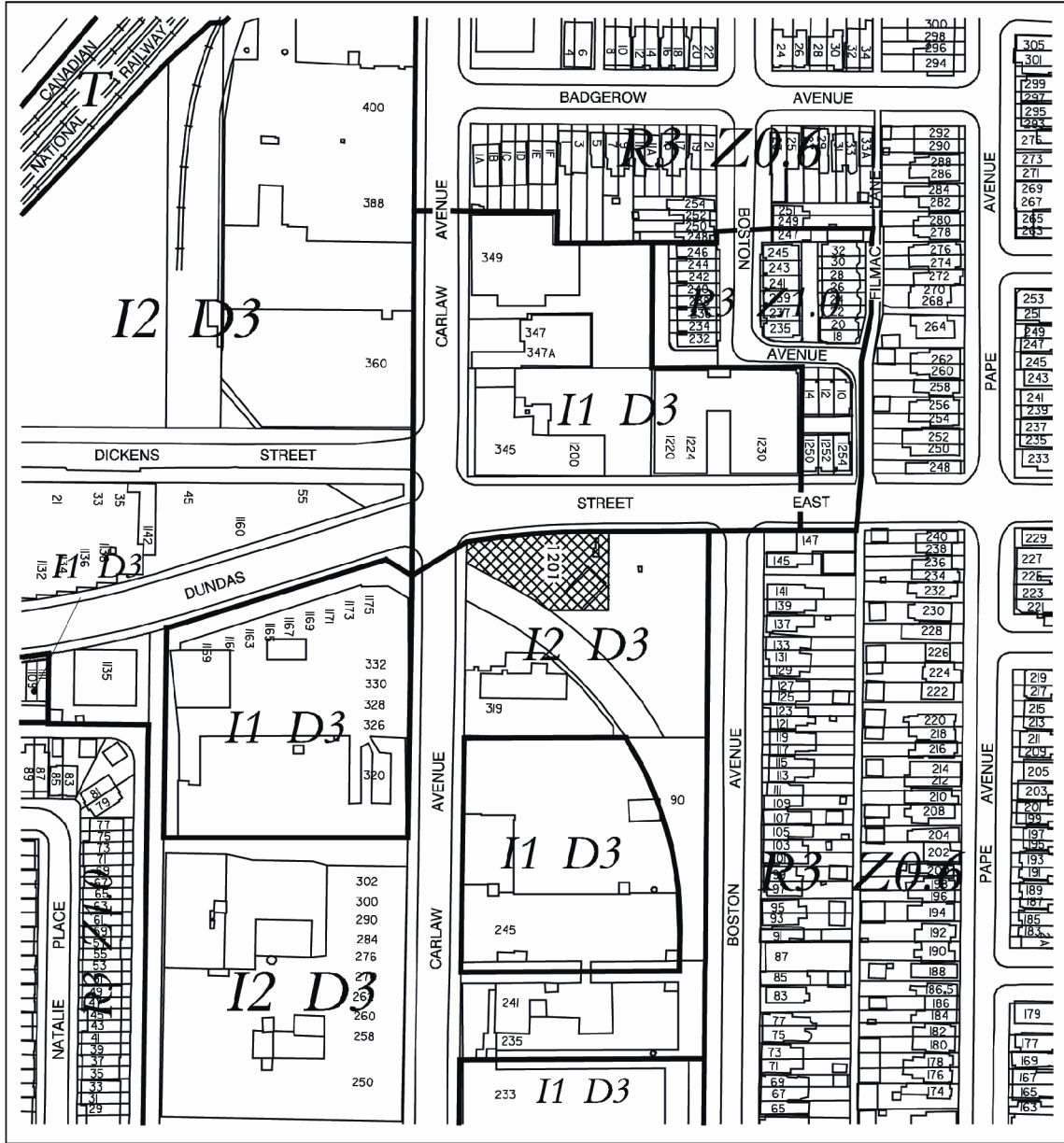
1201 Dundas Street East

Applicant's Submitted Drawing

Not to Scale
02/07/08

File # 07_289556

Attachment 5: Zoning



1201 Dundas Street East

File # 07_289556

- R3 Residential District
- I1 Industrial District
- I2 Industrial District
- T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 02/07/08 - TA

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	07 289556 STE 30 OZ
Details	Rezoning, Standard	Application Date:	December 28, 2007

Municipal Address: 1201 DUNDAS ST E
 Location Description: PL 96 PT LT1 RP63R-1757 PT 2 **GRID S3008
 Project Description: Proposed 12-storey residential building with employment uses on the first 2 storey's and a total of 91 units.

Applicant:	Agent:	Architect:	Owner:
Aird & Berlis, LLP			Front and Sher Auto Repairs Ltd

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: I2 D3	Historical Status:
Height Limit (m): 18	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1163.03	Height:	Storeys:	12
Frontage (m):	7.86		Metres:	37
Depth (m):	51.78			
Total Ground Floor Area (sq. m):	677			Total
Total Residential GFA (sq. m):	7120		Parking Spaces:	59
Total Non-Residential GFA (sq. m):	1586		Loading Docks	1
Total GFA (sq. m):	8706			
Lot Coverage Ratio (%):	58			
Floor Space Index:	7.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	7120	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	74	Office GFA (sq. m):	1586	0
2 Bedroom:	17	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	91			

CONTACT: PLANNER NAME: Mike Mestyan, Senior Planner
TELEPHONE: (416) 397-4487