

40-44 Dovercourt Rd – Rezoning - Preliminary Report

Date:	June 4, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	08 159729 STE 18 OZ

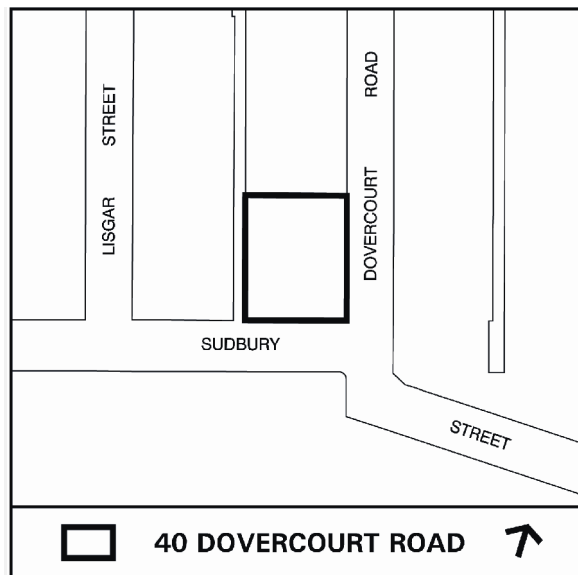
SUMMARY

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 an 11 storey mixed-use building at 40 Dovercourt Rd. with 140 residential units, and non-residential space on the ground floor. Access for 91 parking spaces, and loading, is proposed from the public lane on the west side of the subject property.

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

A Community Consultation meeting is scheduled for June 26th, and the Final Report is targeted for early 2009, assuming that the applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff continue to work with the applicant, in consultation with the community, to address the issues addressed in this report.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The proposal is for an eleven storey (34.5 metre plus mechanical) mixed use building containing a total of 11,025 square metres of residential gross floor area and 1,327 square metres of non-residential gross floor area for a total of 12,352 square metres. The overall density of the site would be 6.5 times the area of the lot, with 0.7 times non-residential density. The non-residential space would occupy the ground floor and the type of non-residential uses that may occupy the ground floor have not been identified.

Parking for ninety-one vehicles would be provided in a 2 1/2-level underground parking garage with access from the public lane to the west. Seventy-three spaces are proposed for residents and eighteen spaces are for visitors. It is not clear as to how many spaces are allocated to the non-residential portion of the development. Loading is located on the ground floor off the public lane and resident amenity space is provided on the second floor and the outdoor terrace on the fifth floor.

Site and Surrounding Area

The subject site is 1,896 square metres in size abutting Dovercourt Road on the east, Sudbury Street on the south and a public lane to the west. Currently on the site is a 2 storey commercial building occupied by several tenants and vacant warehouse space.

North: Immediately to the north are low-scale semi-detached dwellings averaging 2 1/2 storeys in height.

West: The site abuts a public lane on the west. An approval for a 14 storey, 41 metre building across the lane is anticipated to be ordered by the Ontario Municipal Board in June.

South: Immediately south of the subject site is an office building and associated surface parking. Southeast of the site is a recently developed townhouse project that continues along the south side of Sudbury Street.

East: Dufflet Bakeries, in a one-storey commercial building, is located across Dovercourt Road from the site, and low-scale dwellings continue northward from the bakery along the east side of Dovercourt Road.

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 Regeneration Area in the City of Toronto Official Plan. Regeneration Areas are areas of the City which should include a mix of uses including commercial, residential, live/work, institutional and light industrial. These are areas that are no longer in productive urban use due to shifts in the local or global economies, but they represent an opportunity to direct growth in the City.

The site is within the Garrison Common North Secondary Plan Area. The Secondary Plan's major objectives include:

- ensuring that new development be integrated into the established city fabric;
- including a variety of land uses and densities;
- including community services and facilities; and
- providing for a range of housing types in terms of size, type, affordability and tenure.

Within the Secondary Plan, the site is located in Area 2 which has specific policies regarding studies that need to be completed prior to significant development. These include urban design guidelines, an open space plan, a community services strategy, a community improvement strategy, and environmental and transportation policies. City staff have drafted Official Plan and Zoning amendments to address these issues but they are not yet in force. Urban design guidelines have not been prepared.

Relating to urban structure and built form, the Plan calls for new developments to be designed to easily adapt to conversion with particular focus on:

- street level spaces;
- ability to facilitate changes in market demand for services and activities;
- ability to provide for a range of dwelling types, with an emphasis on grade related units that are suitable for households with children; and
- shared open space, parking facilities and servicing areas between development parcels, where possible.

Zoning

The site is zoned I1 D3.0 with a height limit of 18 metres in Zoning By-law 438-86.

Site Plan Control

No application for Site Plan Approval has been submitted. Site Plan approval will be required and an application will be submitted at a later date.

Site Specific By-law – West Queen West Triangle

The City has approved the recommendations contained in the Staff Report dated June 11, 2007 to amend the Official Plan and Zoning By-law for the entire West Queen West Triangle area (of which this site is part). The Bills have not yet gone to Council, and therefore the By-laws are not yet in effect. The approved, but not in-force, By-law designates the site as RA(h) with a total height of 18 metres (6 storeys) with a podium of 12 metres (4 storeys).

Reasons for the Application

The application for a Zoning Amendment is required since the proposed residential use, building height and density do not comply with the in-force zoning. Other areas of non-compliance may be identified through the review process.

COMMENTS

Issues to be Resolved

The following issues need to be reviewed against the current planning directions for the area:

- overall height of the building;
- integration of the mechanical penthouse into the building;
- transition in scale between the proposed building and the houses to the north;
- type of uses proposed for non-residential space;
- breakdown of the type and size of units;
- shadow impact on adjacent properties;
- requirement for a lane widening;
- access from the lane for parking and loading;
- amount of parking for non-residential space;
- overall number of parking spaces;

- location and number of bicycle parking spaces; and
- community benefits.

Staff will be encouraging 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.

Staff will continue to review the application and consider the comments that arise at the Community Consultation meeting scheduled for June 26th. The meeting will be held in accordance with the regulations in the Planning Act. It is anticipated that a statutory meeting will be held in the last quarter of 2008, provided the applicant provides all required information in a timely manner.

Staff will work with the Ward Councillor and the local community to determine appropriate Section 37 benefits if additional density and/or height are deemed appropriate

CONTACT

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SIGNATURE

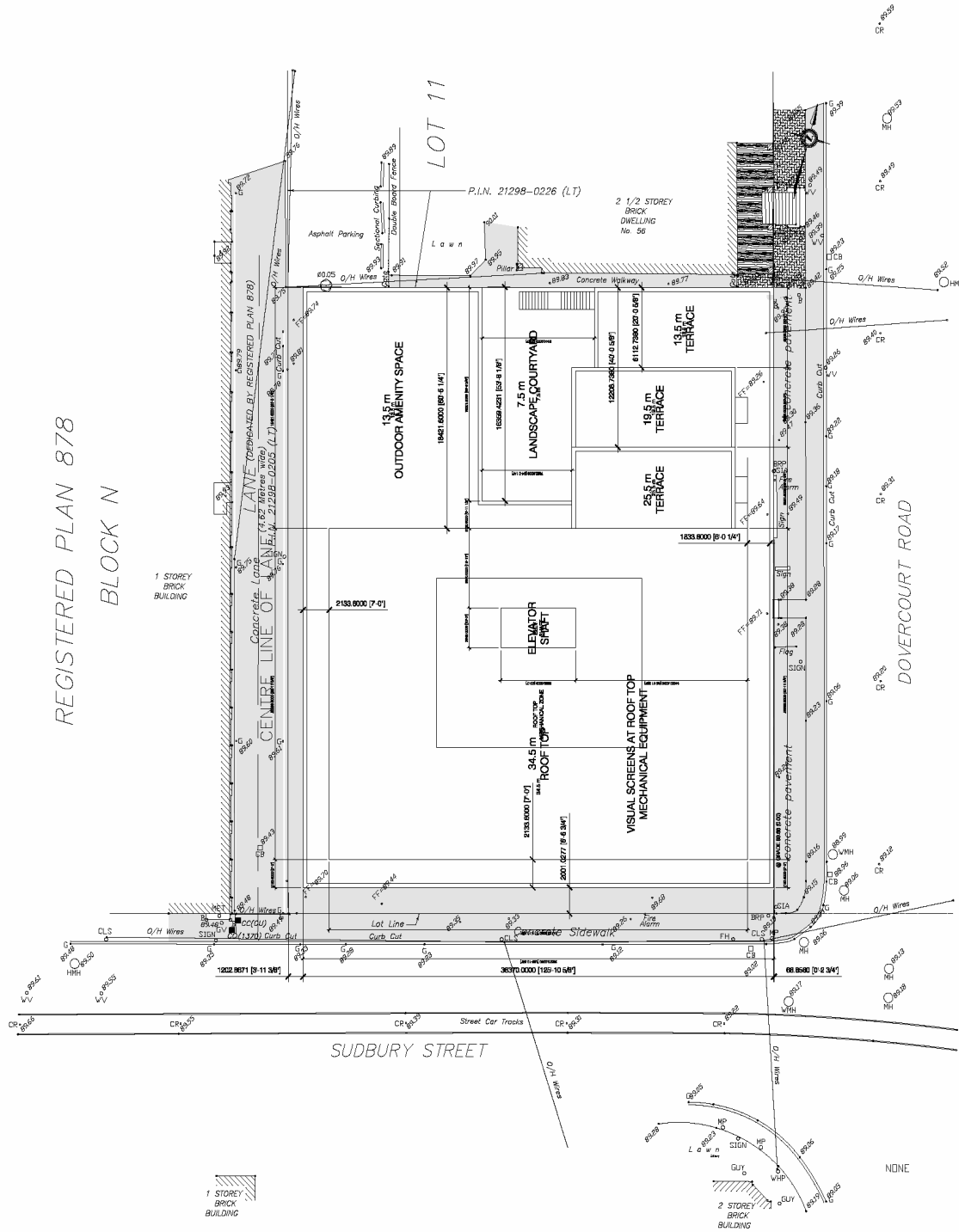
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East Elevation [as provided by applicant]
Attachment 3: West Elevation [as provided by applicant]
Attachment 4: North Elevation [as provided by applicant]
Attachment 5: South Elevation [as provided by applicant]
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

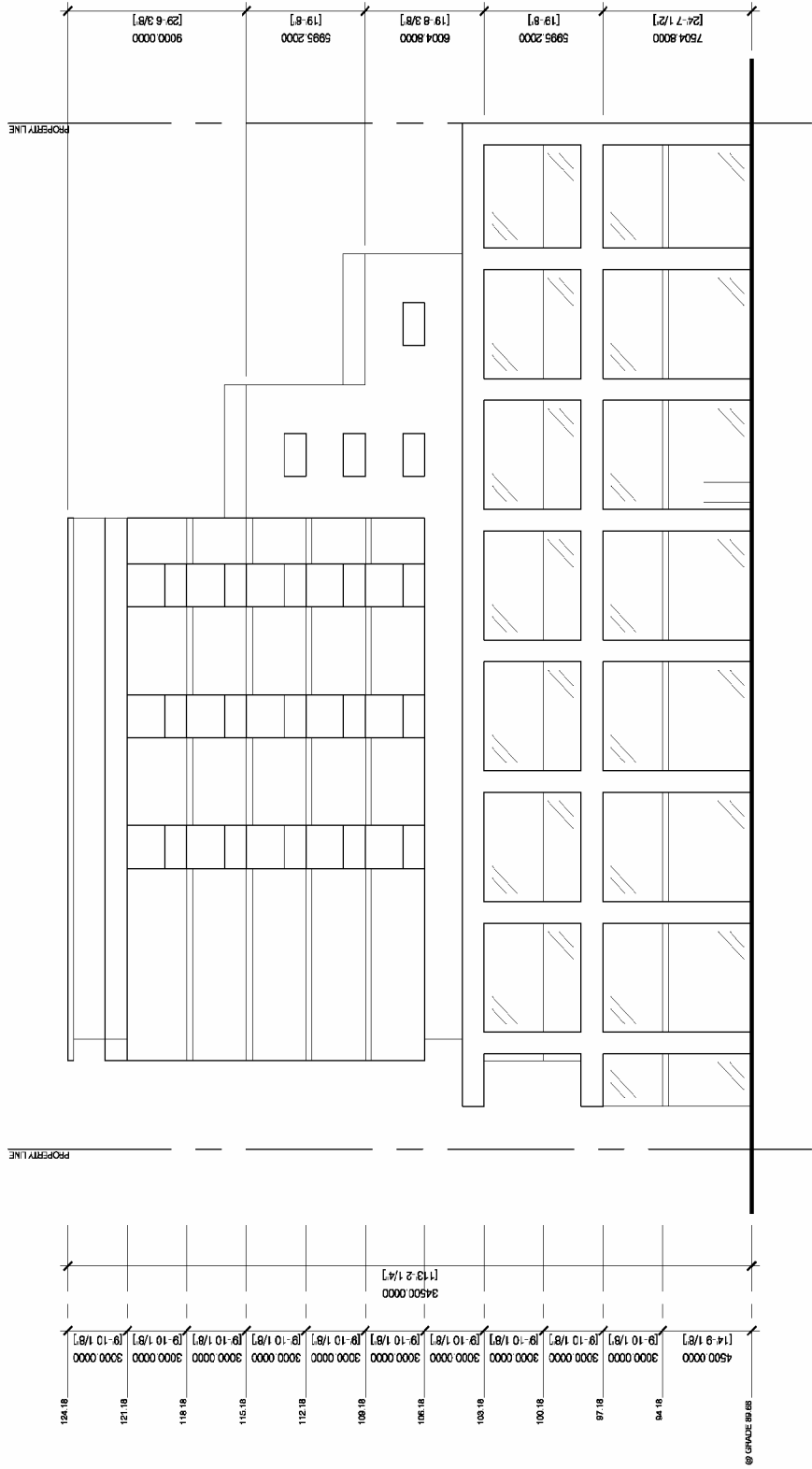
Applicant's Submitted Drawing

Not to Scale 

40 Dovercourt Road

File # 08_159729

Attachment 2: East Elevation



East Elevation

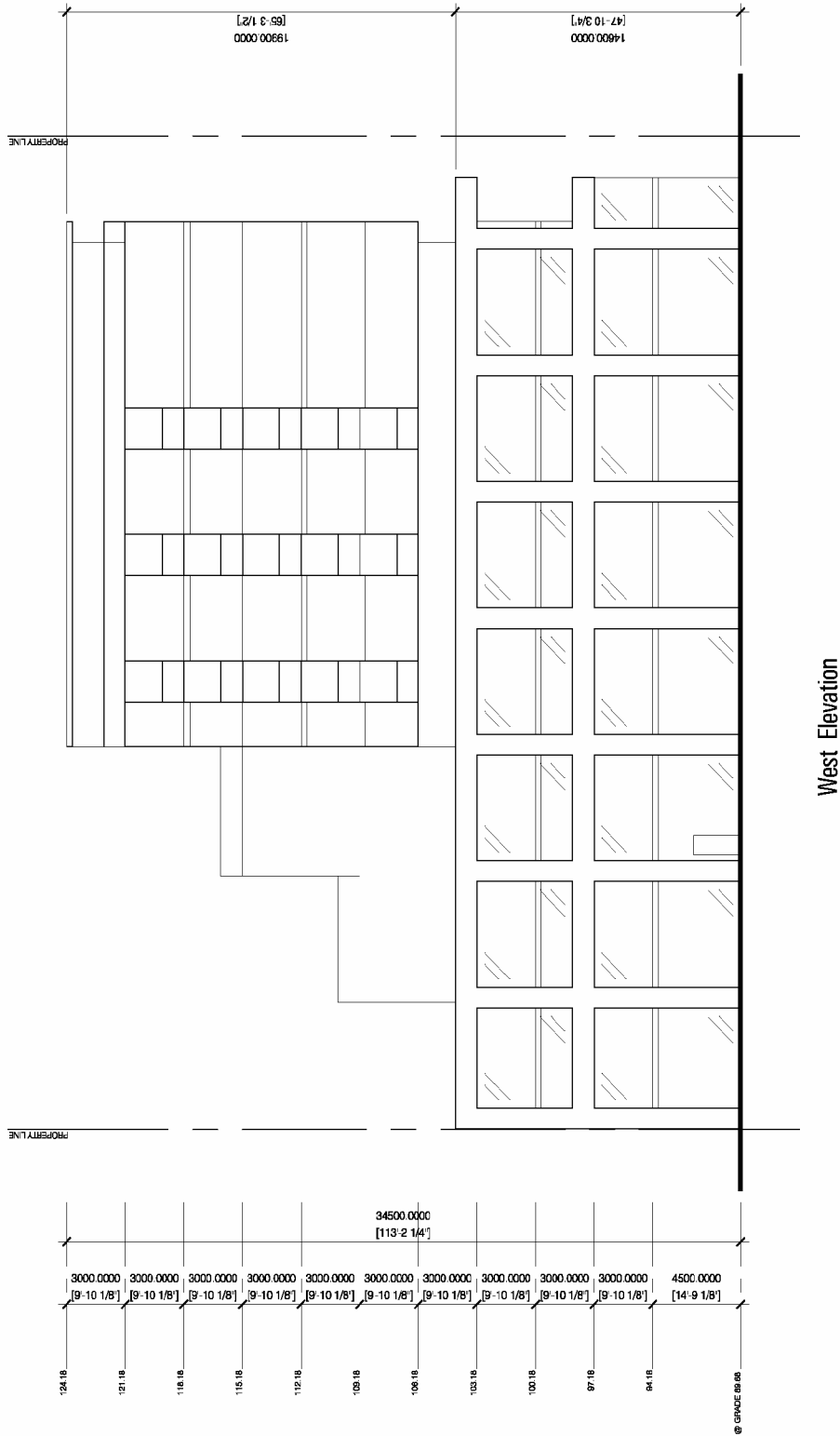
40 Dovercourt Road

Elevations
 Applicant's Submitted Drawing

File # 08_159729

Not to Scale
 05/30/08

Attachment 3: West Elevation



40 Dovercourt Road

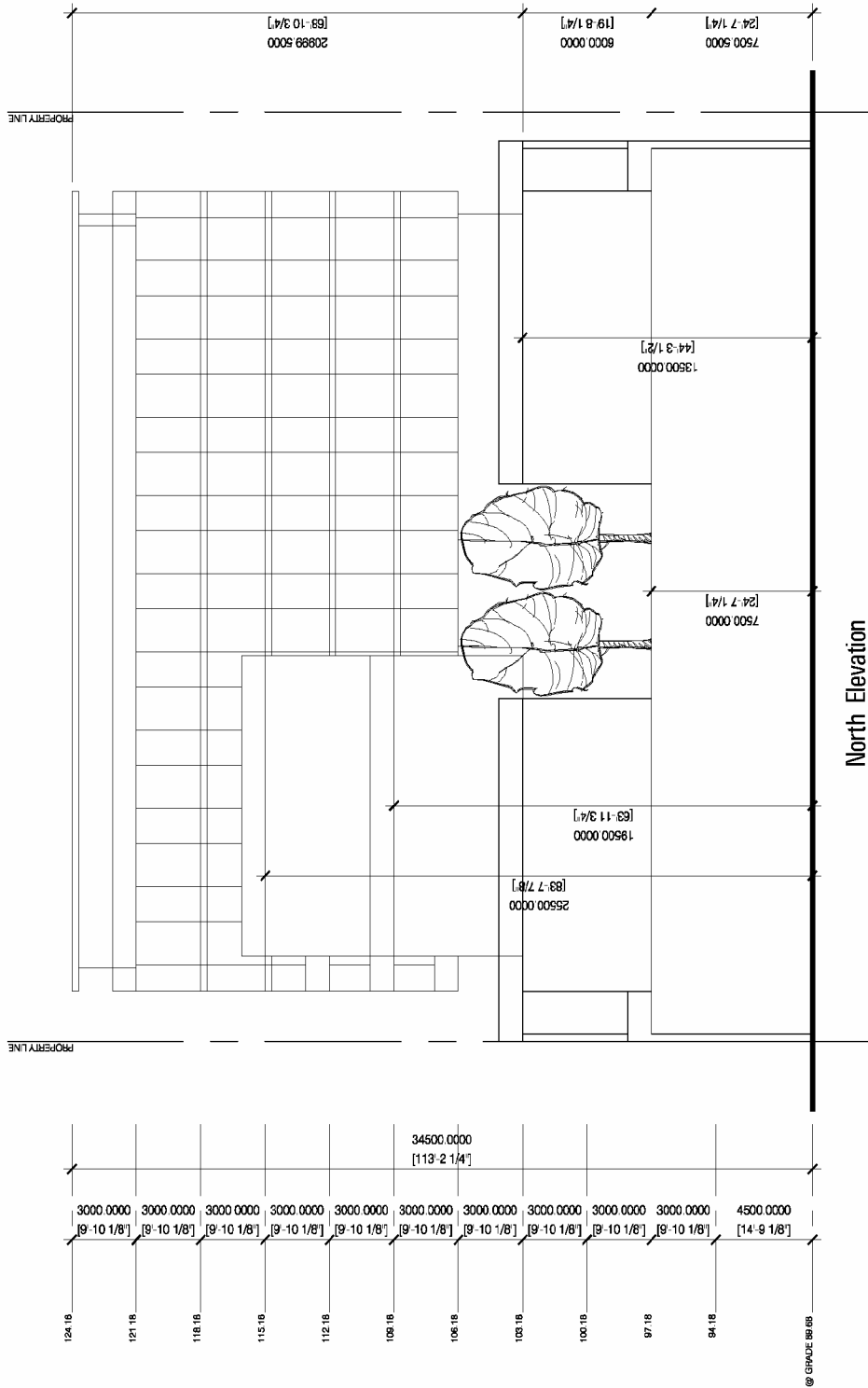
Elevations

Applicant's Submitted Drawing

Not to Scale
05/30/08

File # 08_159729

Attachment 4: North Elevation



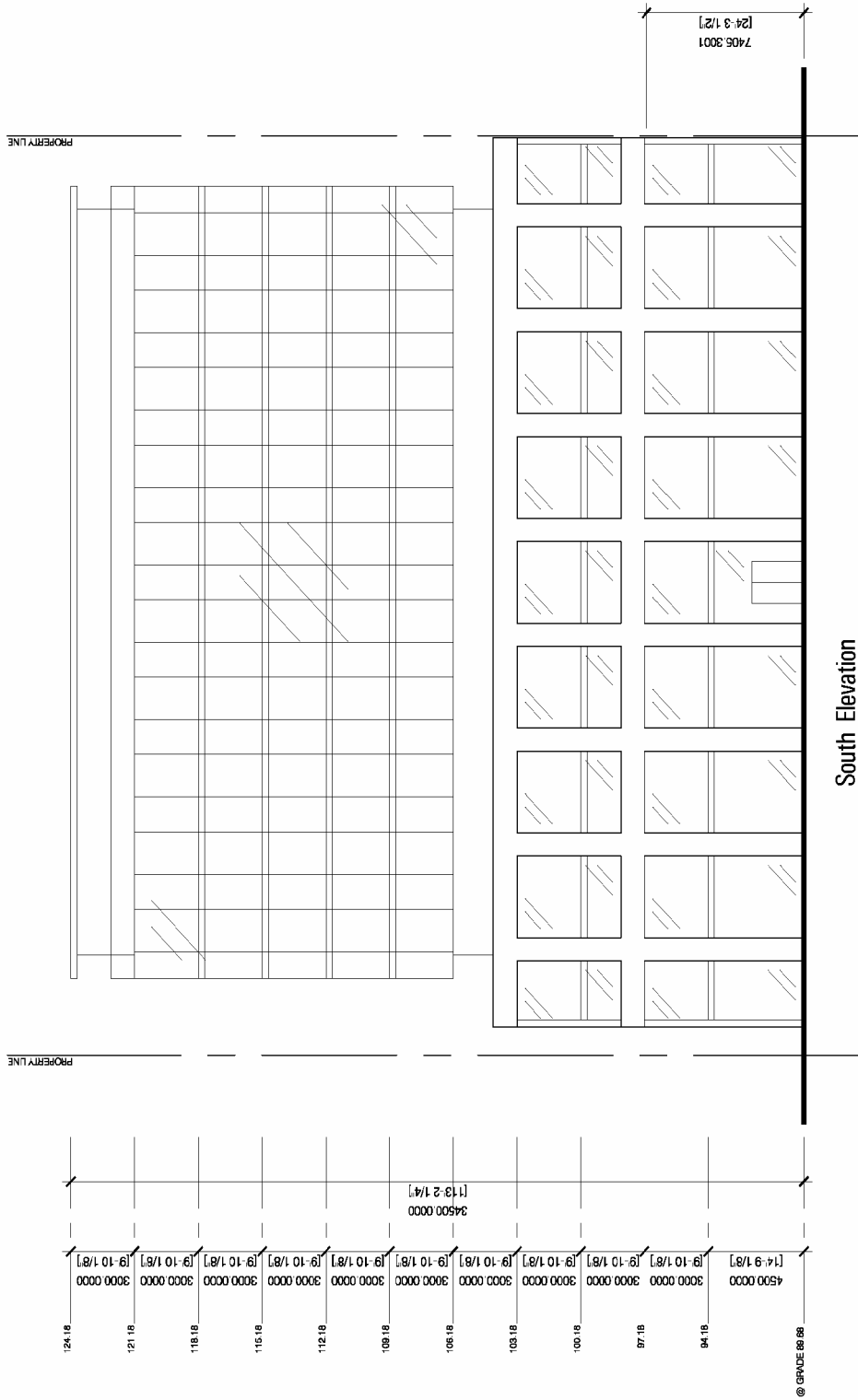
40 Dovercourt Road

North Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 05/30/08

File # 08_159729

Attachment 5: South Elevation



40 Dovercourt Road

South Elevation

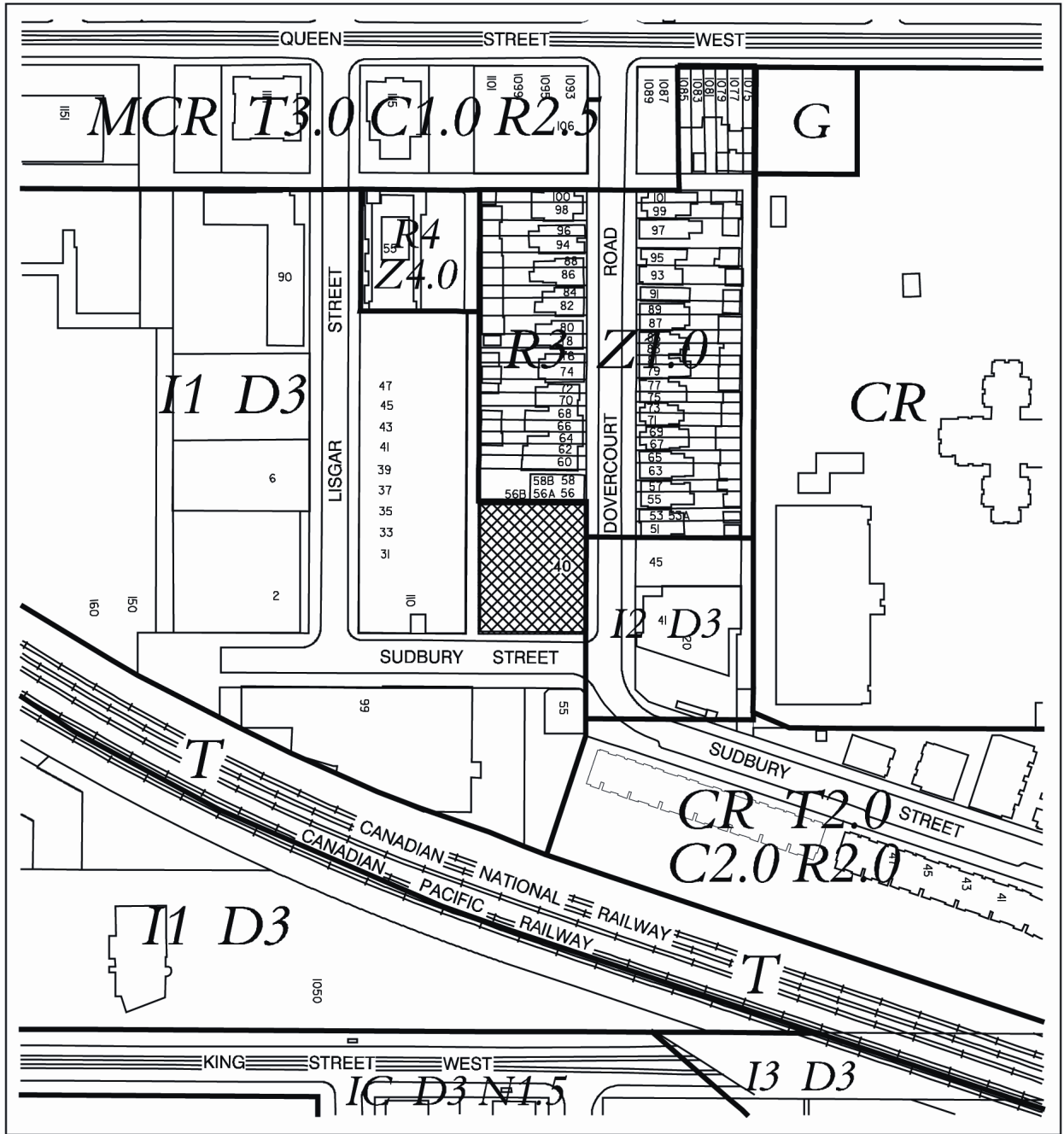
Elevations

Applicant's Submitted Drawing

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05/30/08

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Attachment 6: Zoning



40 Dovercourt Road
File # 08_159729

R3 Residential District	I2 Industrial District
R4 Residential District	I3 Industrial District
CR Mixed-Use District	IC Industrial District
MCR Mixed-Use District	T Industrial District
I1 Industrial District	G Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/30/08 - TA

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	08 159729 STE 18 OZ
Details	Rezoning, Standard	Application Date:	May 16, 2008

Municipal Address: 40 DOVERCOURT RD
 Location Description: PL 893 LTS 12 TO 15 PT LT11 **GRID S1807
 Project Description: Rezoning application to permit the redevelopment of the site for an 11-storey mixed use development consisting of grade related retail and upper storey residential uses. Included in the proposal is below grade parking to accommodate up to 140 dwelling units on the lands

Applicant:	Agent:	Architect:	Owner:
SILVERBERG LINE CANADA INC	ANDREW DALES	OLESON WORLAND ARCHITECT	

PLANNING CONTROLS

Official Plan Designation:	Regeneration Area	Site Specific Provision:	
Zoning:	I1 D3	Historical Status:	N
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1896.8	Height:	Storeys:	11
Frontage (m):	39.6		Metres:	34.5
Depth (m):	47.9			
Total Ground Floor Area (sq. m):	1759.1			Total
Total Residential GFA (sq. m):	11025.7		Parking Spaces:	91
Total Non-Residential GFA (sq. m):	1327.3		Loading Docks	1
Total GFA (sq. m):	12353			
Lot Coverage Ratio (%):	93			
Floor Space Index:	6.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	Residential GFA (sq. m):	11025.7	0
Bachelor:	Retail GFA (sq. m):	1327.3	0
1 Bedroom:	Office GFA (sq. m):	0	0
2 Bedroom:	Industrial GFA (sq. m):	0	0
3 + Bedroom:	Institutional/Other GFA (sq. m):	0	0
Total Units:	140		

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