

**3400-3422 and 3430 Dundas Street West – Zoning By-law Amendment Application - Preliminary Report**

<b>Date:</b>	December 16 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale-High Park
<b>Reference Number:</b>	08 184977 WET 13 OZ

**SUMMARY**

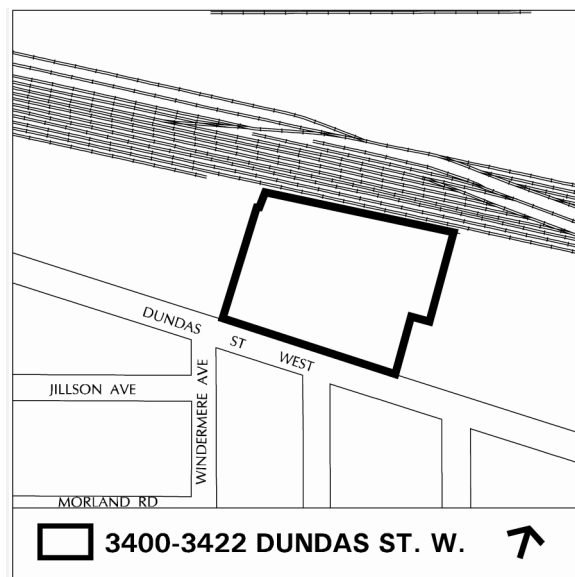
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to delete the site specific by-law that governs the existing commercial plaza and shopping centre site and revert to the general provisions of the commercial employment zoning criteria under the former City of York By-law No. 1-83.

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 for comments to relevant divisions and agencies. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor.

A Final Report and a Public Meeting under the Planning Act, to consider this application, is targeted for the second quarter of 2009, provided all required



information is submitted by the applicant in a timely manner.

## **RECOMMENDATIONS**

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### **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.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

## **DECISION HISTORY**

The property was the subject of a previous rezoning application, which implemented site-specific By-law No. 2157-75 that applies to the site. The purpose of By-law No. 2157-75 was to define what particular commercial uses would be permitted, and limit the height of the buildings. Some of the listed uses included professional offices, library, service or repair shops, commercial school, artist's studio, and restaurants. The by-law remains in force.

### **Pre-Application Consultation**

A pre-application consultation meeting with staff was not held prior to the submission of the rezoning amendment application.

## **ISSUE BACKGROUND**

### **Proposal**

The zoning amendment seeks to remove the site-specific by-law that pertains to the site, and allow for the underlying Commercial Employment zoning provisions of the former City of York by-law to apply. No construction is proposed, and potential development plans have not been identified as part of the application.

### **Site and Surrounding Area**

The site contains three connected buildings, forming a continuous edge and setback from Dundas Street West. The most westerly building is two storeys in height and contains the medical and professional offices on the second floor. The main floor of this westerly

building contains a commercial bank, and moving easterly, a variety of commercial and retail uses exist. The most easterly building contains a Price Chopper store.

North of the site is the CN Railway line. To the south, east and west of the site, along Dundas Street West, are a variety of small scale shops, such as motor vehicle related uses, retail stores, recreational facilities, and industrial uses. Immediately adjacent to this property to the east is a large industrial user, Cintas which provides work uniforms and custom apparel.

### **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 Employment Areas on Map 14. The uses that support this function consist of, but are not limited to: offices, manufacturing, warehousing, distribution, research and development facilities, restaurants and small scale stores and services that serve area businesses and workers. The site is not located within an Employment District on Map 2.

This portion of Dundas Street West is identified as an Avenue. "Avenues" are important corridors along major streets where reurbanization is anticipated and creation of job opportunities are encouraged, while improving the pedestrian environment, the look of the street, and transit service for community residents.

### **Zoning**

The property is zoned Commercial Employment (CE), and By-law No. 2157-75 in addition to By-law No. 2837-77, applies to the site. Permitted uses within CE zones include industrial uses, offices, restaurants, recreational uses, in addition to limited retail use provisions, and a private club.

## **Site Plan Control**

As no physical alteration of the site or buildings is proposed, an application for Site Plan Control is not required.

## **Reasons for the Application**

An application has been filed to remove the existing site-specific by-law that is in effect for the site, and to revert to the general provisions of the commercial employment standards of the former City of York By-law. Currently, the site specific by-law restricts the location of commercial and employment uses to defined areas of the building. For example, a restaurant can only be located on the second floor. By deleting this by-law, it will create flexibility and allow uses to be located in all areas of the three existing buildings. As such, a rezoning amendment application is required.

## **COMMENTS**

### **Issues to be Resolved**

The amendment is technical in nature. Existing conditions related to built form, compatibility, parking, and land use do not appear to raise undesirable planning issues. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

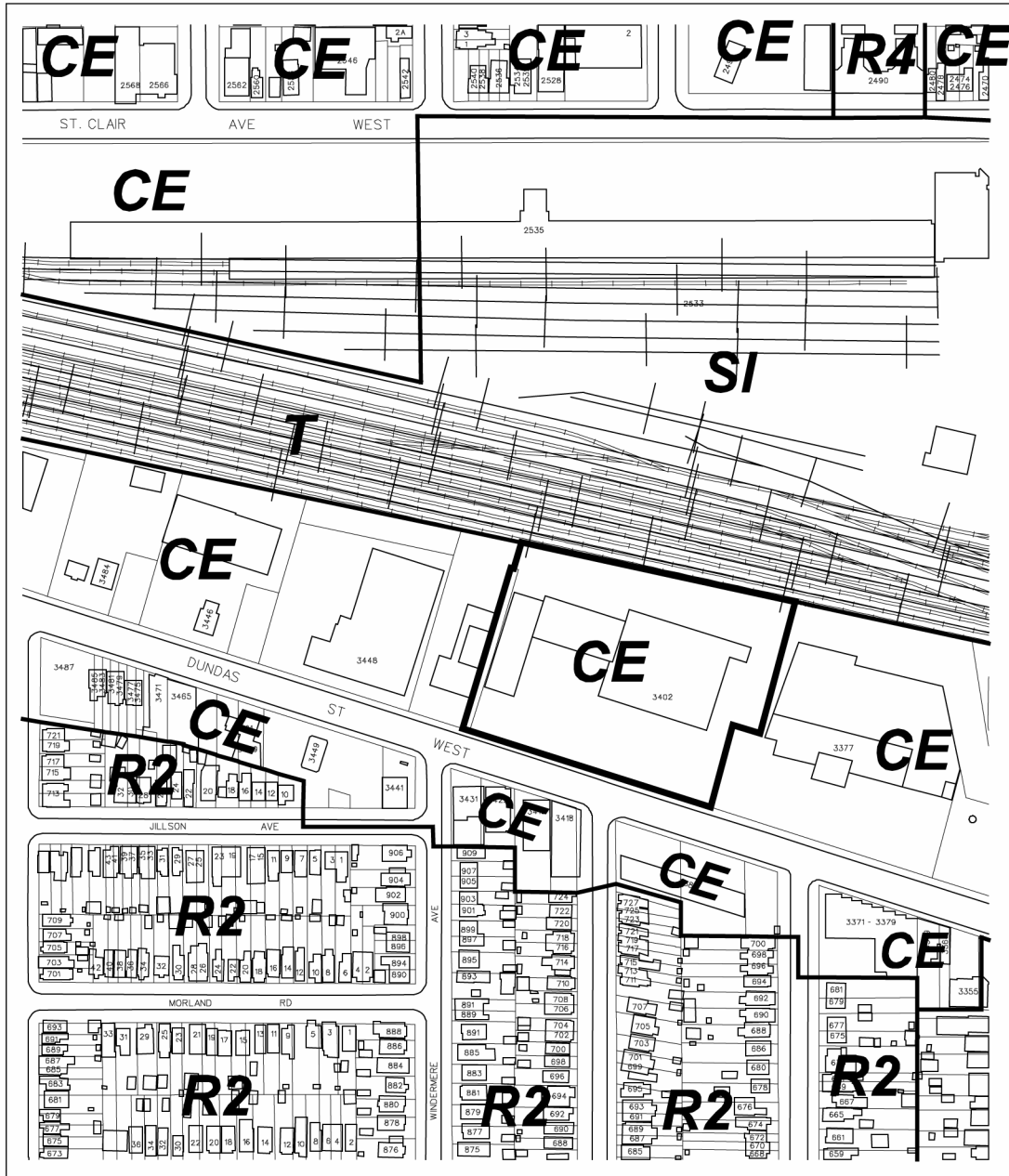
Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet



## Attachment 2: Zoning



**TORONTO** City Planning  
West District  
**Zoning**

**3400 - 3422 Dundas Street West**

File # 08\_184977

- R2 Residential Zone
- R4 Residential Zone
- SI Strategic Industrial Employment Zone
- T Transportation & Utilities
- CE Commercial Employment Zone



Not to Scale  
Former York Zoning By-Law 1-83  
Extracted 12/15/08- KP

### Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	08 184977 WET 13 OZ
Details	Rezoning, Standard	Application Date:	July 22, 2008

Municipal Address: 3400-3422 DUNDAS ST W  
 Location Description: PL 518 BLK S LTS 29-45 PL 4161 LT A PT LT B RP64R-12520 PTS 9 & 10 \*\*GRID W1302  
 Project Description: the existing zoning for the site is CE(commercial Employment) subject to Site Specific Bylaw 16-184, proposing to zone site for CE (Commercial Employment) only

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
WES SURDYKA ARCHITECT INC. WES SURDYKA			ZENTIL PLUMBING & HEATING LTD

**PLANNING CONTROLS**

Official Plan Designation:	Employment Areas	Site Specific Provision:	Commercial Employment Site Specific 16(184)
Zoning:		Historical Status:	
Height Limit (m):		Site Plan Control Area:	

**PROJECT INFORMATION**

Site Area (sq. m):	12714.4	Height:	Storeys:	2
Frontage (m):	122		Metres:	8
Depth (m):	96			
Total Ground Floor Area (sq. m):	5721.4			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	169
Total Non-Residential GFA (sq. m):	0		Loading Docks	
Total GFA (sq. m):	5721.4			
Lot Coverage Ratio (%):	44.9			
Floor Space Index:	0.44			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	3881.3
1 Bedroom:	0	Office GFA (sq. m):	576.5
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	1263.6
Total Units:	0		

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