

555 Dupont Street - Rezoning - Preliminary Report

Date:	July 23, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	10-176037 STE 20 OZ

SUMMARY

This application was made on May 20, 2010 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend Zoning By-law 438-86 to expand the neighbourhood-serving commercial uses permitted at 555 Dupont Street.

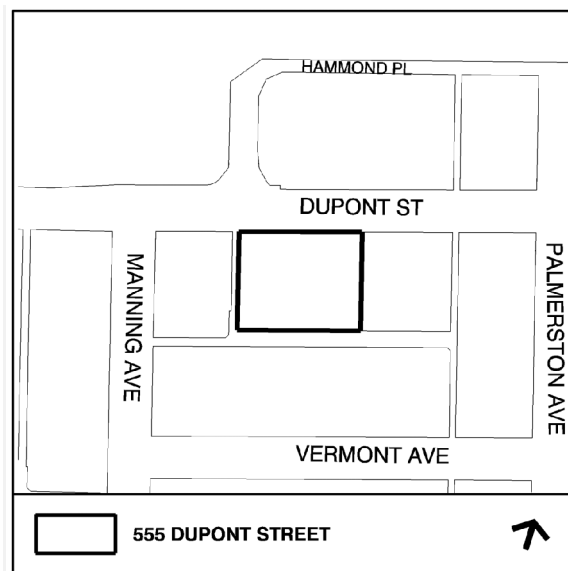
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A statutory public meeting is targeted to be held in the fourth quarter of 2010 or the first quarter of 2011. This target date assumes that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 555 Dupont Street 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

The recommendations in this report have no financial impact.

DECISION HISTORY

A previous applicant applied to the Committee of Adjustment in July 2006 to convert the existing Builders Supply Yard to a Drugstore. City Planning Staff recommended that a Site Plan Application be submitted and circulated and that a number of parking, loading and traffic related issues be resolved through both on-going discussions and the Site Plan Approval process. The Committee of Adjustment deferred the matter Sine Die in order to allow time for further consultation. However, the applicant eventually withdrew the site plan application (06-142084 STE 20 SA) and did not proceed with the Committee of Adjustment application, when the drugstore client decided not to proceed with an outlet at this location.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to amend the Zoning By-law 438-86 to expand the neighbourhood-serving commercial uses permitted at 555 Dupont Street. The existing building and parking lot are proposed to be maintained at their current size and location.

The following is a list of the proposed neighbourhood-serving commercial uses:

- Personal service shop,
- Pet services / pet groomers,
- Service shop,
- Office,
- Eating establishment and/or take-out eat establishment,
- Art gallery,
- Day nursery,
- Video rental,
- Pharmacy,
- Bike Store,
- Home décor store,
- Apparel and fashion boutique,

- Stationary store, and
- Art supply store.

(See Attachment 5, Application Data Sheet, for project details)

Site and Surrounding Area

The site is located on the south side of Dupont Street, on a property one block east of Manning Avenue. The site contains a one storey commercial building.

North: 566-588 Dupont Street, tennis club and 650 Dupont Street, the Loblaws parking lot

South: a private laneway with private garages and rear yards of nine residential houses on Vermont Avenue

East: 541 Dupont Street, a residential detached house

West: 567 Dupont Street, vacant retail house form building, 931 Manning Avenue. The next property west has vacant retail space at grade with Committee of Adjustment approval for a coffee shop

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 *Neighbourhoods* in the City of Toronto Official Plan. This designation extends east to approximately one block east of Palmerston Avenue and approximately two and half blocks west to the eastside of Clinton Avenue. Further east and west of those boundaries there are short sections designated *Mixed Use Areas*.

Policies pertaining to *Neighbourhoods* are described in Chapter 4.1 of the City of Toronto Plan. Neighbourhood Areas permit a full range of residential uses within lower scale

buildings, as well as parks, schools, local institutions, and small scale stores and shops handling the needs of the area residents.

Policy 4.1.3 states that “small-scale retail, service and office uses are permitted on the properties in *Neighbourhoods* that legally contained such uses prior to the approval date of this Official Plan. New small-scale retail service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, where required on major streets shown on Map 3, with the exception of portions of streets which have reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale retail, services and office uses will:

- (a) serve the needs of area residents and potentially reduce local automobile trips
- (b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
- (c) have a physical form that is compatible with the and integrated into the Neighbourhood.

Zoning

The Zoning By-law designates the site R2 Z1. The zoning permits a variety of residential and community services, but not the list of retail and restaurant uses proposed by the applicant. The applicant is not proposing any changes to the existing building or its orientation or the location of the parking area. (refer to Attachment 4-Zoning Map)

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval will be required if the rezoning is approved and a new use is proposed to occupy the existing building and the existing parking lot.

Tree Preservation

The applicant indicated on the application form that the size of the trees on the site are currently below the standard protected by the City’s tree protection legislation.

Reasons for the Application

An amendment to the Zoning By-law is necessary because the proposed zoning uses are not permitted in R2Z1 residentially zoned area.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Assessment Report
- Context Plan
- Concept Site Plan
- Plan of Survey
- Floor Plan
- Elevations

A Notification of Complete Application was issued on July 23, 2010.

Issues to be Resolved

A determination needs to be made if the proposed commercial uses being requested are appropriate to be located in, a residential area zoned R2Z1, adjacent to residential house form buildings. In addition, the list of proposed commercial uses need to be evaluated against Official Plan policies for commercial uses in *Neighbourhoods*. Provided that the proposed uses meet the intent and criteria for small scale retail uses as described in Policy 3 of Section 4.1 of the Official Plan, an application for an Official Plan Amendment will not be required.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist will not apply at this stage as there is only an application for variety of non-residential uses not permitted by the zoning by-law. The TGS may apply if a non-residential use(s) is/are approved and a Site Plan application is submitted for an actual change of use to the existing structure.

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

CONTACT

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SIGNATURE

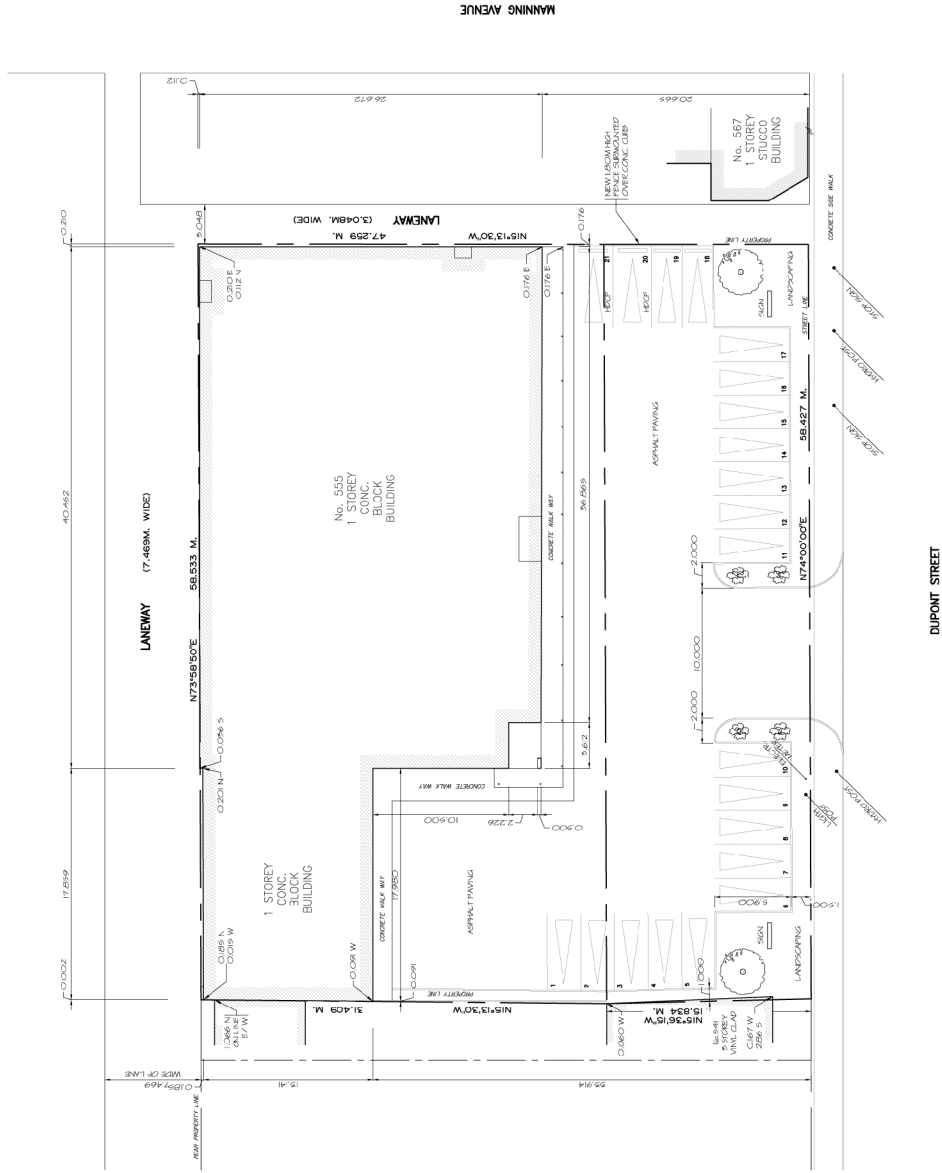
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Floor Plan
- Attachment 3: Elevations
- Attachment 4: Zoning
- Attachment 5: Application Data Sheet

Attachment 1: Site Plan



555 Dupont Street

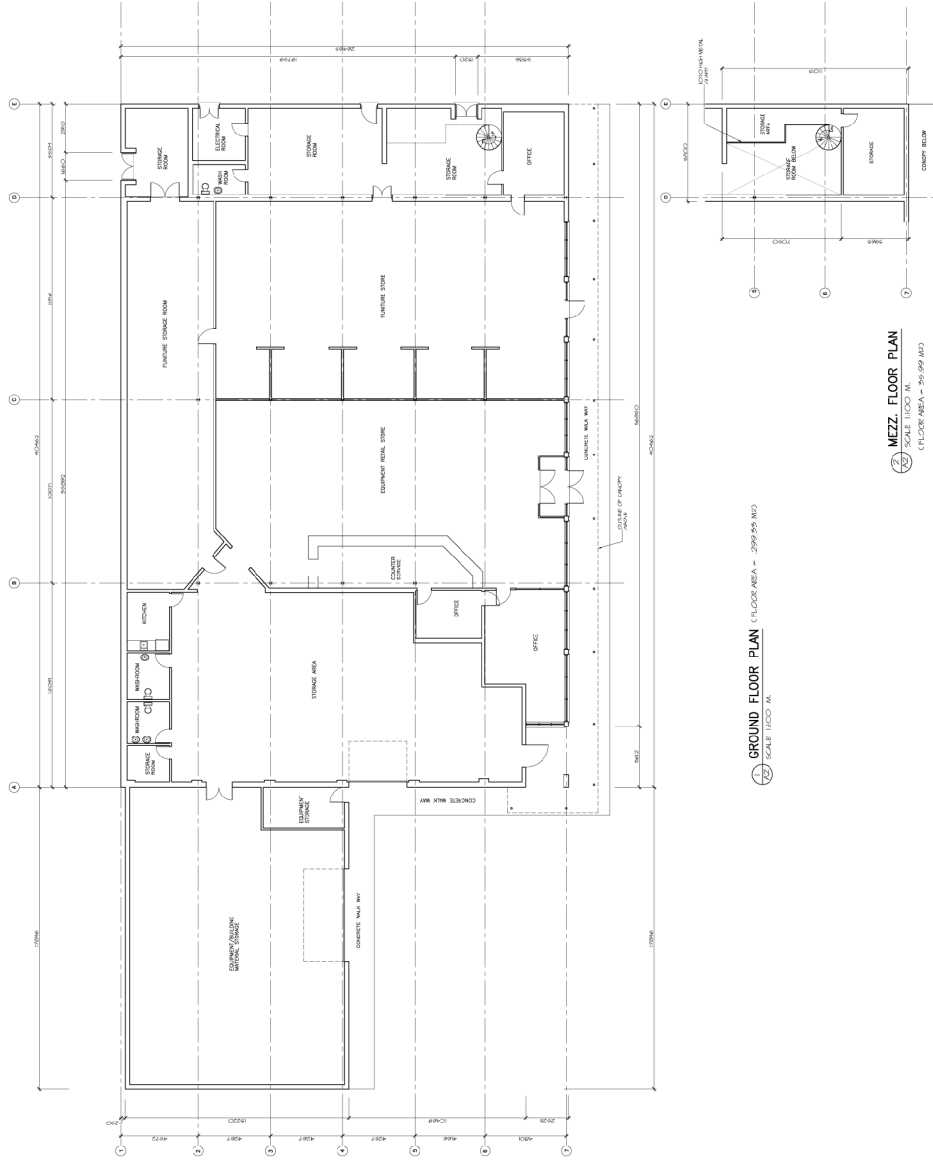
File # 10_176037

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 07/19/2010



Attachment 2: Floor Plan



555 Dupont Street

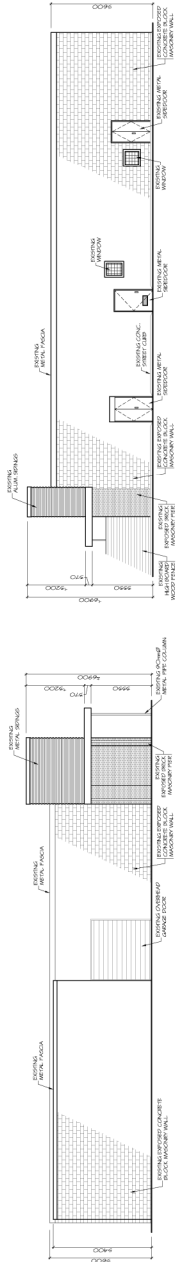
Floor Plans
 Applicant's Submitted Drawing

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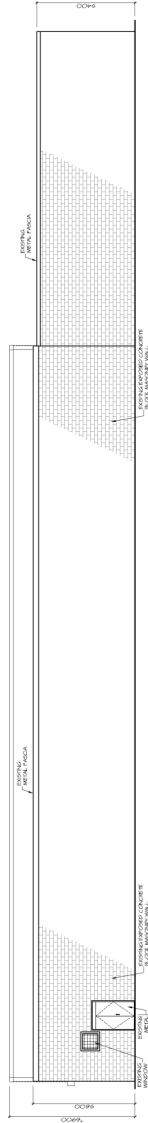


Attachment 3: Elevations

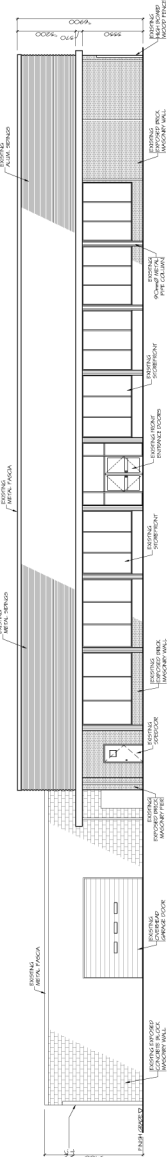


WEST ELEVATION
SCALE: 1/100' M.

EAST ELEVATION
SCALE: 1/100' M.



SOUTH ELEVATION
SCALE: 1/100' M.



NORTH ELEVATION
SCALE: 1/100' M.

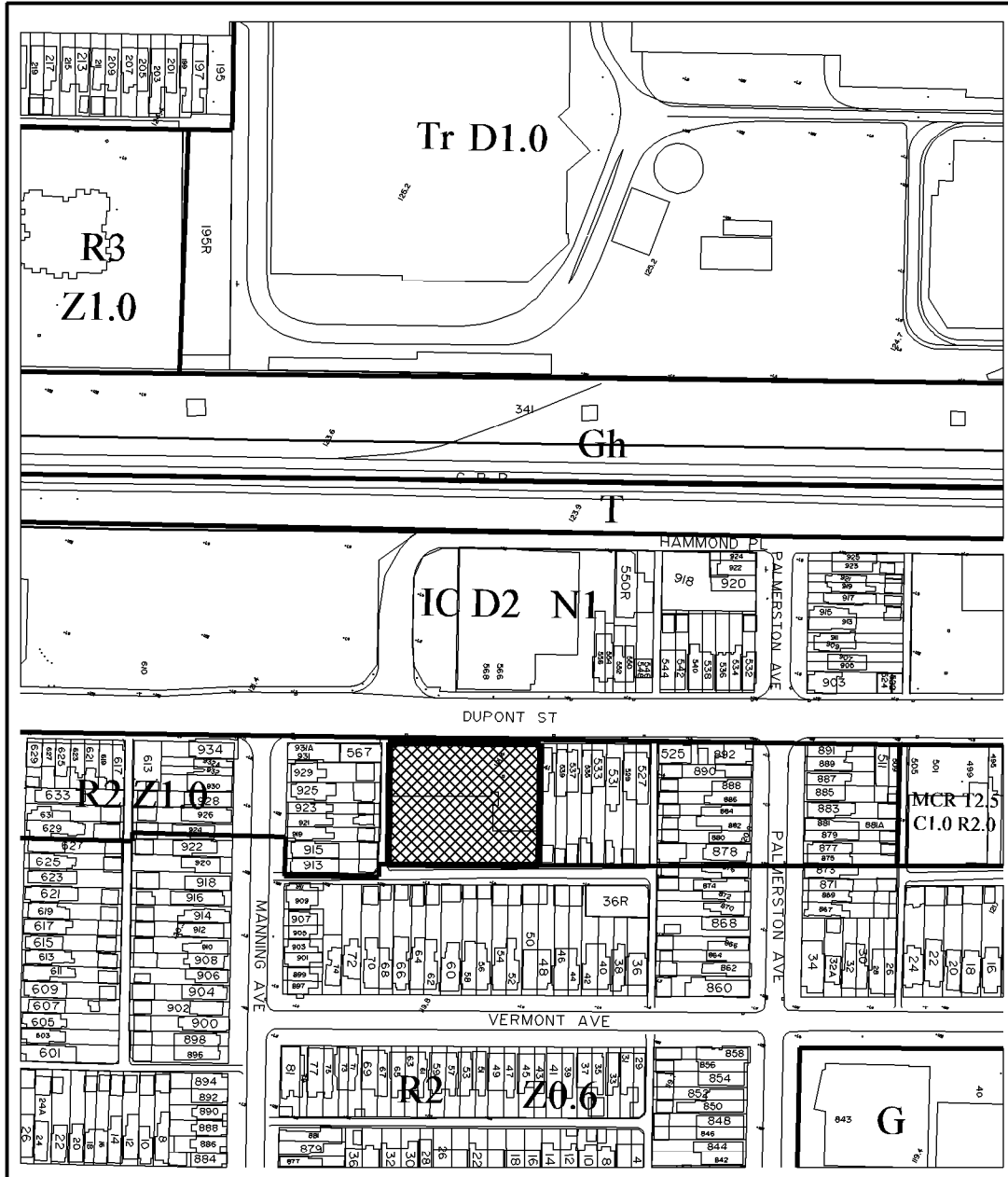
555 Dupont Street

Elevations
Applicant's Submitted Drawing

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Not to Scale
07/19/2010

Attachment 4: Zoning



555 Dupont Street
File # 10_176037

- Gh Parks District
- R2 Residential District
- R3 Residential District
- MCR Mixed-Use District
- T Industrial District
- Tr Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 07/16/2010 - JC

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10-176037 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 20, 2010

Municipal Address: 555 DUPONT ST
 Location Description: PLAN 696 PT LOTS 72 & 79 LOTS 73 TO 78 **GRID S2001
 Project Description: Rezoning application to permit additional uses (neighbourhood serving commercial uses) within the existing envelope of the building located on the site.

Applicant:	Agent:	Architect:	Owner:
Sorenson Gravely Lowes Planning Associates Inc. Ming Lau			2130515 Ontario Inc.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2 Z1.0	Historical Status:	
Height Limit (m):	10	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	2763.24	Height:	Storeys:	1
Frontage (m):	0		Metres:	6.9
Depth (m):	0			
Total Ground Floor Area (sq. m):	1299.33			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	21
Total Non-Residential GFA (sq. m):	1335.32		Loading Docks	1
Total GFA (sq. m):	1335.32			
Lot Coverage Ratio (%):	47			
Floor Space Index:	0.48			

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):	1335.32
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

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