



**STAFF REPORT  
ACTION REQUIRED**

**854, 856 and 858 Dundas St West, and 217 and 219 Manning Avenue- Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	January 19, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	10-289457 STE 19 OZ

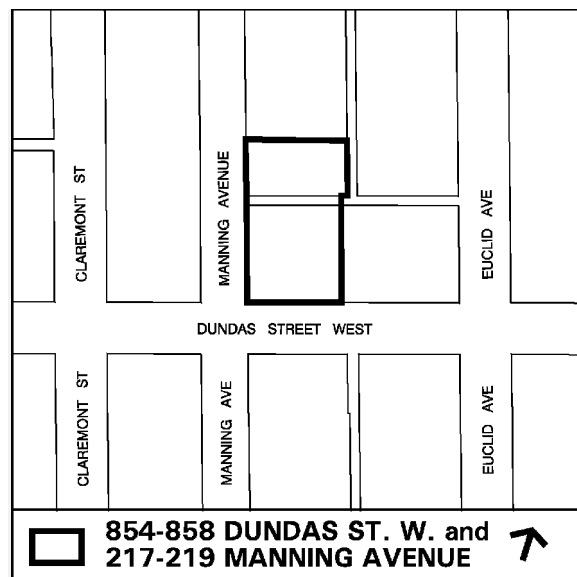
**SUMMARY**

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 an 8-storey mixed use building containing 95 dwelling units and retail uses at grade at 854, 856 and 858 Dundas St West. The site at 217 and 219 Manning Avenue, is proposed to be developed with 8 townhouses fronting onto the public laneway that runs east-west between Manning Avenue and Euclid Avenue.

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.

A Community Consultation meeting is anticipated to be held in the first quarter of 2011. A final report is targeted for the fourth quarter of 2011, assuming that applicant provides 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 854, 856 and 858 Dundas St West, and 217 and 219 Manning Avenue 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.

### **Pre-Application Consultation**

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

## **ISSUE BACKGROUND**

### **Proposal**

The subject site is located at the north east corner of Dundas Street West and Manning Avenue. The site is divided by a public lane, which results in two development parcels: one which fronts onto Dundas Street West (southern parcel) and one which fronts onto Manning Avenue (northern parcel). On the southern parcel, the applicant proposes to construct an 8-storey mixed use building which would contain 95 residential dwelling units and retail space at grade. The proposed 8-storey building would have a gross floor area of approximately 7,766m<sup>2</sup>, of which 510 m<sup>2</sup> would be allocated for retail uses. The overall building height for this parcel would be approximately 27 metres, and the proposed density would be 5.74 times the lot area.

On those lands which front onto Manning Avenue, the applicant proposes to construct 8 townhouses which will have frontage on the public laneway that runs in an east-west direction connecting Manning Avenue to Euclid Avenue. The townhouses would have an overall height of approximately 12 metres, and a gross floor area of 1.96 times the lot area.

The applicant proposes to provide 70 parking spaces to serve this development. Of the 70 parking spaces, 62 would be below grade, and 8 would be at grade. The overall density of the proposal would be 4.35 times the total lot area.

## Site and Surrounding Area

The subject site is located at the north east corner of Dundas Street West and Manning Avenue. The site has an overall site area of approximately 2,250 m<sup>2</sup> and is bisected by a public laneway which runs in an east-west direction. The southern portion of the site has a lot area of approximate 1,404m<sup>2</sup> and is currently occupied by a lumber and building supply store and yard. The northern portion of the site has a lot area of approximately 850m<sup>2</sup> and is occupied by a storage shed accessory to the lumber and building supply store.

Development along Dundas Street West consists of mixed use developments of a low scale, contained within 2-to-3-storey buildings with retail uses at grade and residential uses above. A gas bar and convenience store is located on the opposite corner to the subject site. To the north and south of Dundas Street West are stable low density neighbourhoods.

## 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 subject site is designated "*Mixed Use Areas*" and "*Neighbourhoods*" in the City of Toronto Official Plan. The Plan designates the property which fronts onto Dundas Street West "*Mixed Use Areas*". This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in "*Mixed Use Areas*" includes, but is not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;

- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Manning Avenue property is designated "*Neighbourhoods*" within the Official Plan. "*Neighbourhoods*" are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than 4 storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in "*Neighbourhoods*". The Plan identifies these established areas as physically stable in which development will respect and reinforce the existing physical character of the neighbourhood. Particular aspects of physical character are identified including: patterns of streets, blocks and lanes; lot size; heights, massing, scale and dwelling type of nearby residential properties; prevailing building types, or predominant forms of development in the neighbourhood; and, prevailing patterns of rear and side yard setbacks and landscaped open space.

Section 2.3.1 of the Official Plan identifies that developments in "*Mixed use Areas*", "*Regeneration Areas*" and "*Apartment Neighbourhoods*" that are adjacent or close to "*Neighbourhoods*" will:

- be compatible with those "*Neighbourhoods*";
- provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those "*Neighbourhoods*";
- maintain adequate light and privacy for residents in those "*Neighbourhoods*"; and
- attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those "*Neighbourhoods*".

The Official Plan states that development in "*Mixed Use Areas*" on an *Avenue*, prior to an *Avenue Study* has the potential to set a precedent for the form and scale of reurbanization along the *Avenues*. In addition to the policies of the Plan for "*Mixed Use Areas*",

proponents of such proposals will also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. This review will:

- include an assessment of the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire *Avenue* segment as identified in the above assessment would adversely impact any adjacent "*Neighbourhoods*"; and
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review.

Development in "*Mixed Use Areas*" on *Avenues* that precedes the completion of an *Avenue* Study will:

- support and promote the use of transit;
- contribute to the creation of a range of housing options in the community;
- contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- provide universal physical access to all publicly accessible spaces and buildings;
- conserve heritage properties;
- be served by adequate parks, community services, water and sewers, and transportation facilities; and
- be encouraged to incorporate environmentally sustainable building design and construction practices.

Development may be permitted on the *Avenues* prior to an *Avenue* Study and will be considered on the basis of all of the policies of the Plan. Development on the *Avenues* prior to an *Avenue* Study will implement the policies of the Plan for the relevant designation area.

## **Zoning**

### **Former City of Toronto Zoning By-law 438-86**

The subject site has split zoning. The southern portion of the subject site is zoned Mixed Commercial Residential. This zoning category permits a range of residential and

commercial uses to a maximum height of 16.0 metres, and a maximum total density of 2.5 times the lot area.

The northern portion of the subject site, those lands which front onto Manning Avenue, are zoned Residential (R2). This zoning category permits a range of residential building types to a maximum height of 10.0 metres, and a maximum density of 0.6 times the lot area.

### **City of Toronto By-law 1156-2010**

Under the new harmonized Citywide Zoning By-law the subject site has split zoning. The southern portion of the site is zoned Commercial Residential, Development Standard Set 2, and Exemption CR1568. The purpose of this zoning category is to provide for a broad range of uses including retail, service commercial, office and residential uses, often in mixed use buildings; and limit the impacts on adjacent residential neighbourhoods and contribute to pedestrian amenity. The maximum height permitted on the southern portion of the subject site is 16.0 metres.

The northern portion of the site is zoned Residential, Exemption R7. The purpose of the R Zone is to provide a zone for a variety of residential building types, including detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes and apartment buildings, as well as a limited set of other uses suited to the residential setting. The maximum height permitted on the northern portion of the subject site is 10.0 metres.

### **Site Plan Control**

The subject site and development is subject to Site Plan Control. An application for Site Plan Control has been submitted and is being reviewed concurrently with the Rezoning application.

### **Reasons for the Application**

A Rezoning application is required to permit the scale and density proposed by the applicant.

Provided that the proposal complies with the Official Plan policies and development criteria, an Official Plan Amendment will not be required.

## **COMMENTS**

### **Application Submission**

The following was submitted with the application:

- Plan of Survey;
- Architectural Plans including Concept Site and Landscape Plan, Context Plan, Underground Garage Plan, Floor Plans, Roof Plan, and Elevations and Site Sections;
- Arborist Report;

- Planning Rationale and Avenue Segment Study;
- Sun/Shadow Study;
- Transportation Impact Study;
- Servicing and Stormwater Management Plans and Reports;
- Toronto Green Development Standards Checklist;
- Geotechnical Site Assessment;
- Phase I & II Environmental Site Assessment; and
- Archaeological Assessment.

A Notification of Complete Application was issued on November 30, 2010.

### **Issues to be Resolved**

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

### **Appropriateness of Amendment**

The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding area and will be evaluated against the relevant Official Plan policies.

### **Avenue Segment Study**

The property falls within an *Avenue* and in the absence of an *Avenue* Study, the applicant is required to submit a review demonstrating that subsequent development of a defined segment of the *Avenue* will have no adverse impacts within the area context. An *Avenue* Segment Study has been submitted and is being reviewed by the appropriate City Divisions. The review will include assessment of the impacts of the incremental development on the entire *Avenue* segment at a similar form, scale and intensity. This proposed rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impact on the matters considered within the context and parameters of the review.

### **Height and Density**

The applicant proposes to construct an 8-storey building with an overall height of approximately 27 metres (not including mechanical penthouse) on the southern lot with a proposed density of 5.74 times the lot area. The northern portion of the lot would contain 8 townhouses with an overall height of 11.7 metres and a density of 1.96 times the lot area. The total overall density of the proposal would be 4.35 times the total lot area. The appropriateness of the proposed heights and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

### **Building Siting and Massing**

The Built Form policies, contained within section 3.1.2 of the Official Plan emphasise the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New

buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The siting and massing of the proposed 8-storey building will be reviewed in terms of the building's proximity to the buildings directly to the west and east, as well as the site's relationship to the low density residential development north of the subject site. The applicant proposes to develop the northern site with 8 townhouses which would front onto a public lane. The orientation and relationship of the buildings with the existing and planned context of the neighbourhood will require further review.

### **Parking and Vehicular Access**

The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the development's access to public transit. The adequacy of the proposed parking access and parking supply will be reviewed as part of this development application.

### **Amenity Space**

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development, in addition to identifying that each resident will have access to outdoor amenity spaces. The proposal includes indoor and outdoor amenity space for the residential component of the development. The adequacy of the amenity space proposed will be considered through the review of the application.

### **Avenues and Mid-Rise Buildings Study**

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled Avenues and Mid-Rise Buildings Study and Action Plan, with modifications. The main objective of this City-wide Study is to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan's Avenues and Neighbourhood policies, maintaining a balance between reurbanization and stability. The Performance Standards give guidance about the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1 of the Official Plan. The application will be reviewed against the Performance Standards contained within the Avenues and Mid-Rise Buildings Study.

### **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 has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

## **CONTACT**

Marian Prejel, Senior Planner  
Tel. No. (416) 392-9337  
Fax No. (416) 392-1330  
E-mail: mprejel@toronto.ca

## **SIGNATURE**

---

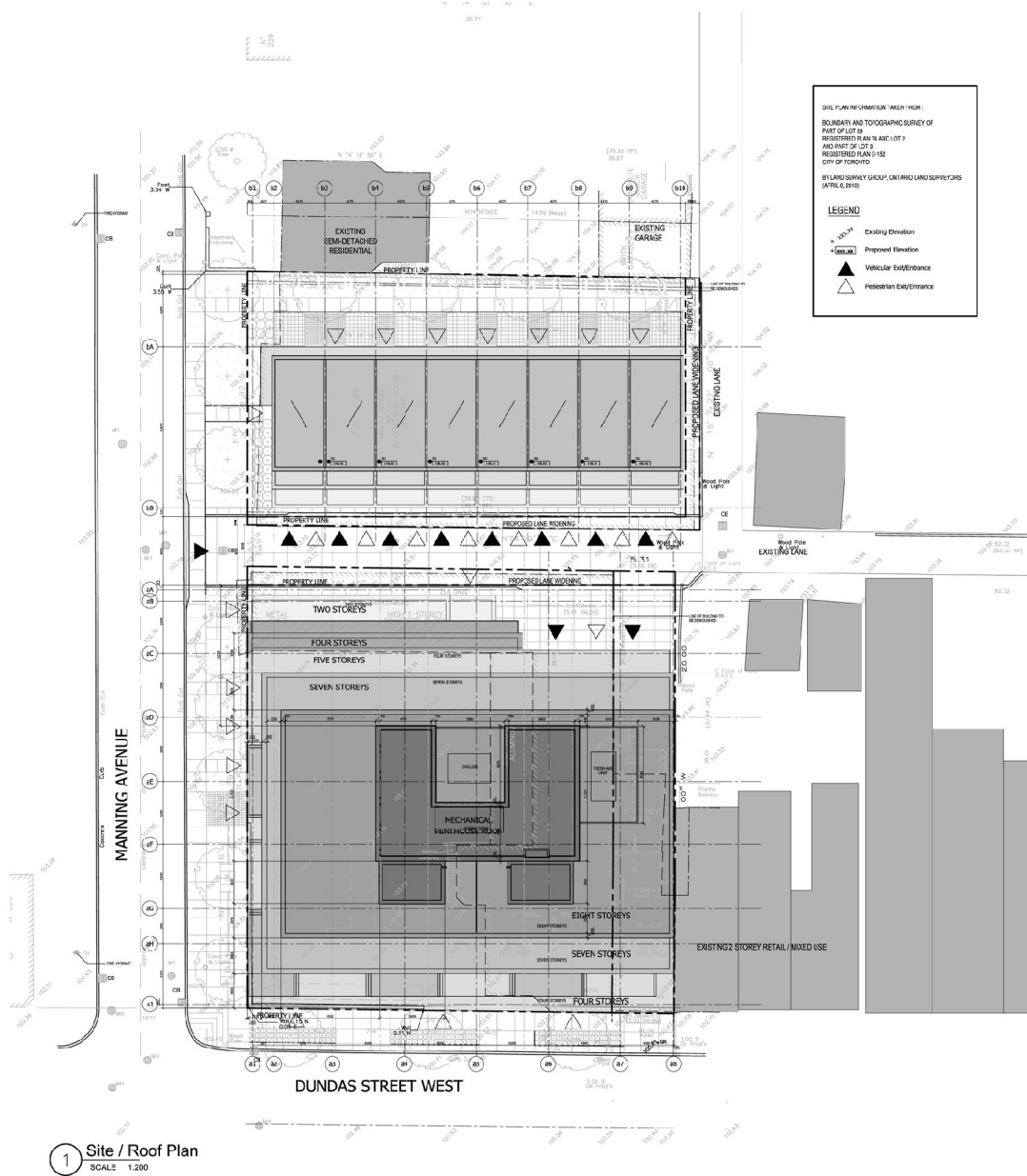
Gregg Lintern, MCIP, RPP, Director  
Community Planning, Toronto and East York District

(P:\2011\Cluster B\pln\teycc3841901019.doc) - smc

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: East Elevation  
Attachment 5: West Elevation  
Attachment 6: Zoning By-law 438-86  
Attachment 7: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

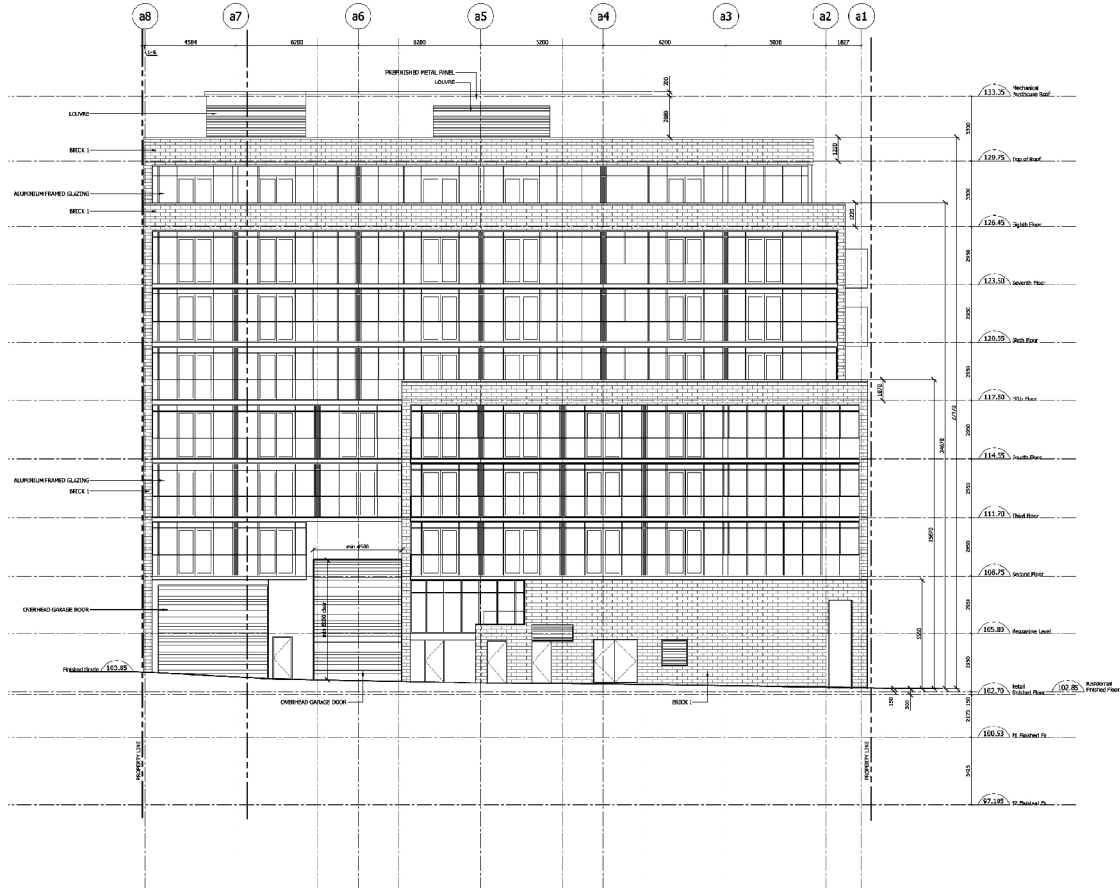
Applicant's Submitted Drawing

Not to Scale

## 854-858 Dundas Street West and 217-219 Manning Avenue

File #10\_289457

## Attachment 2: North Elevation



North Elevation

### North Elevation

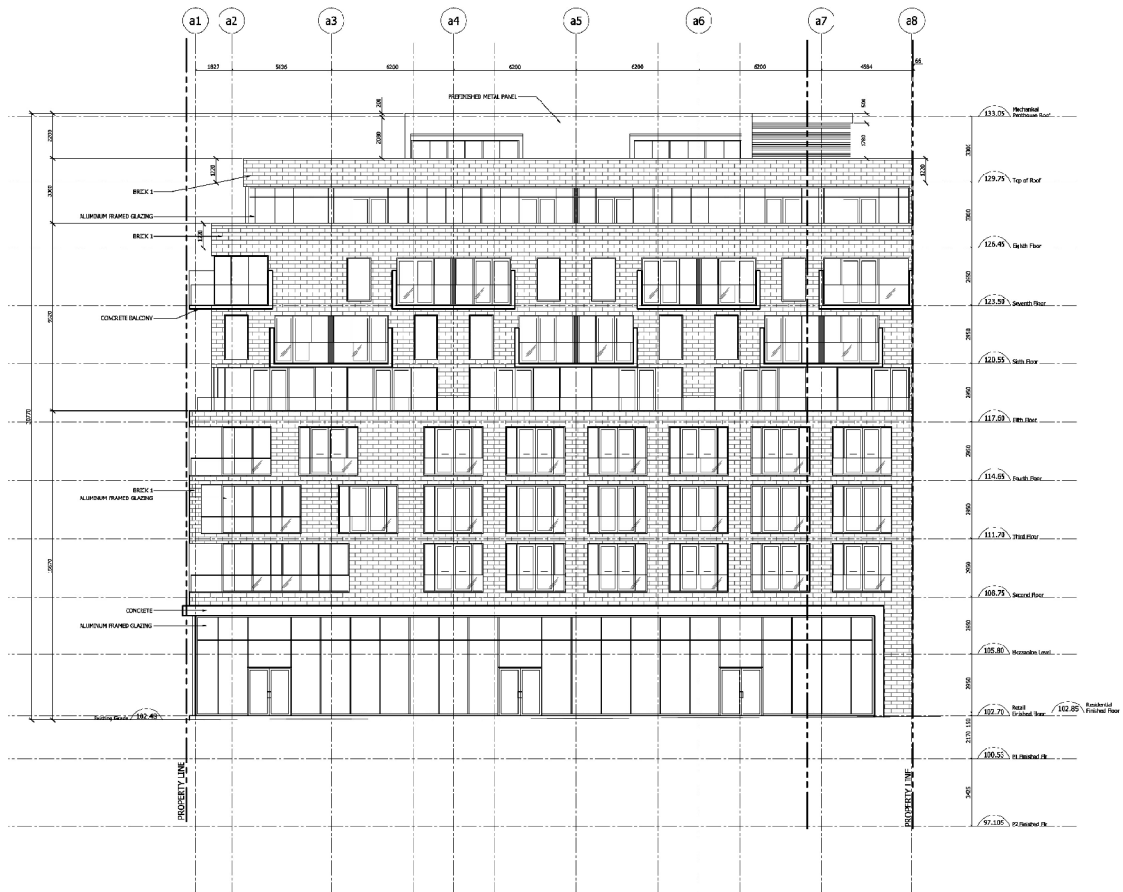
Applicant's Submitted Drawing

Not to Scale  
01/18/11

**854-858 Dundas Street West and  
217-219 Manning Avenue**

File #10\_289457

### Attachment 3: South Elevation



South Elevation

### South Elevation

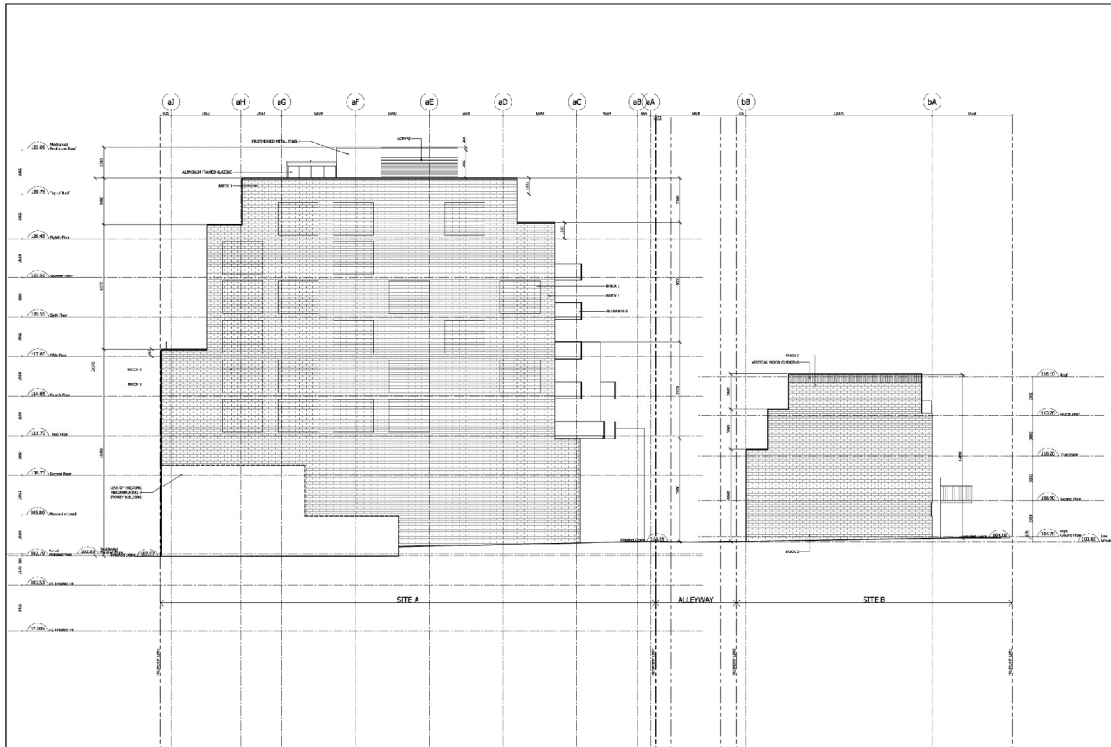
Applicant's Submitted Drawing

Not to Scale  
01/18/11

854-858 Dundas Street West and  
217-219 Manning Avenue

File #10\_289457

## Attachment 4: East Elevation



East Elevation

---

### East Elevation

Applicant's Submitted Drawing

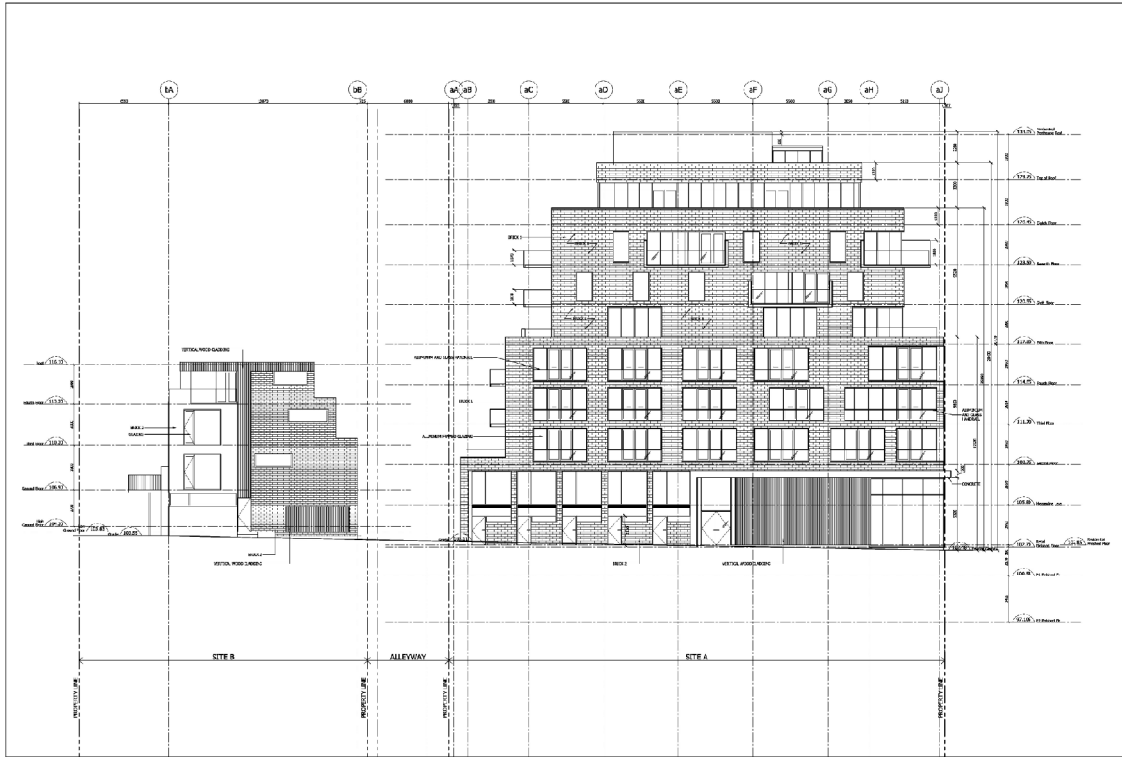
Not to Scale  
01/18/11

854-858 Dundas Street West and  
217-219 Manning Avenue

File #10\_289457

---

## Attachment 5: West Elevation



West Elevation

### West Elevation

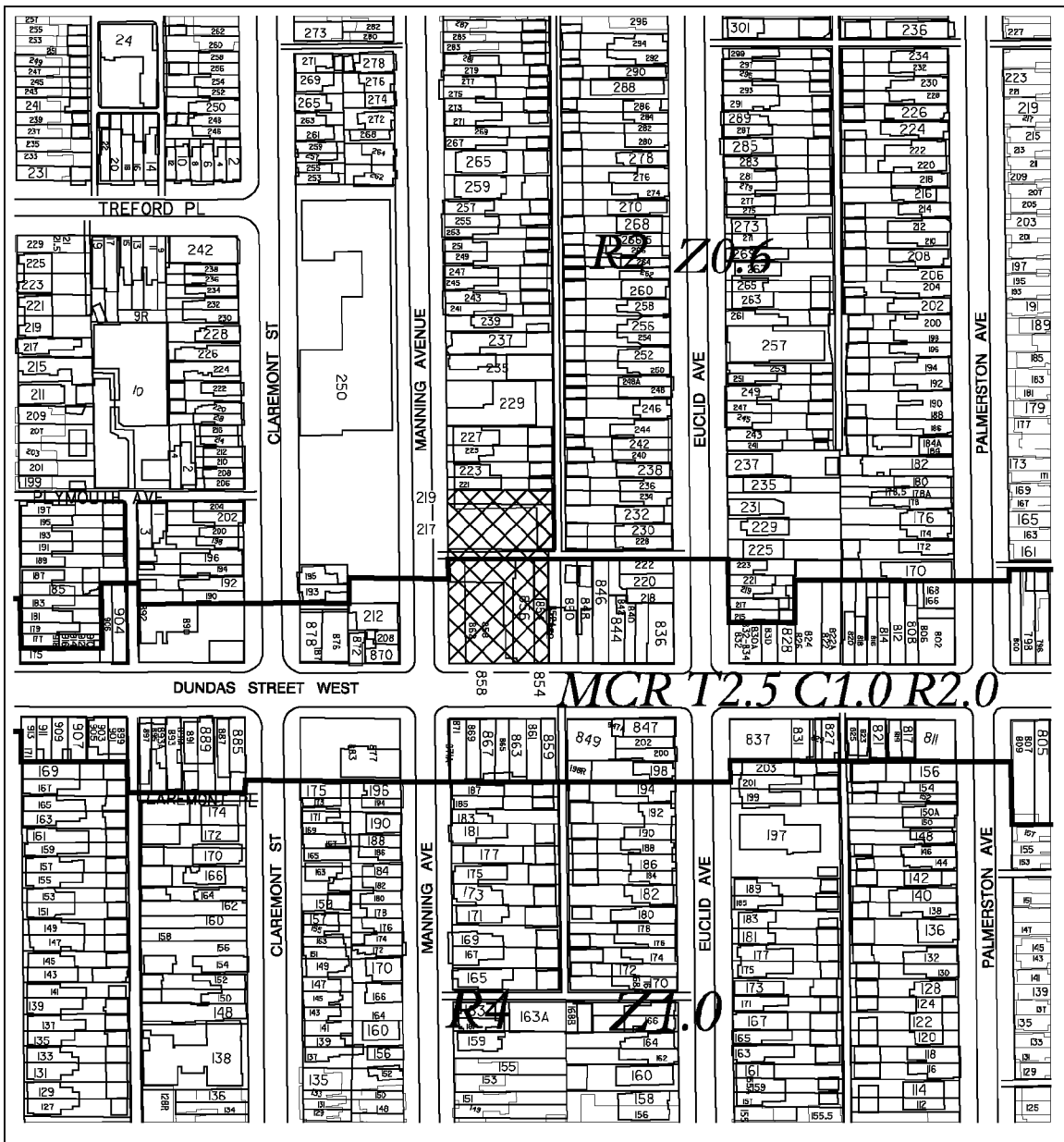
Applicant's Submitted Drawing

Not to Scale  
01/18/11

854-858 Dundas Street West and  
217-219 Manning Avenue

File #10\_289457

# Attachment 6: Zoning By-law 438-86



854-858 Dundas Street West and 217-219 Manning Avenue

File # 10\_289457

- R2 Residential District
- R4 Residential District
- MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 01/18/11

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	10 289457 STE 19 OZ
Details	Rezoning, Standard	Application Date:	November 2, 2010
Municipal Address:	854, 856 & 858 DUNDAS ST W and 217&219 MANNING AVENUE		
Location Description:	PLAN 74 PT LOT 89 **GRID S1905		
Project Description:	Rezoning application for 2 parcels of land - North Parcel and South Parcel - North Parcel – 8 townhouse dwelling units, 4-storeys in height - South Parcel - 8 storey mixed use building with retail at grade - 95 residential units - 57 parking spaces with 5 visitor parking spaces. 2 levels below grade parking.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Andrew Dales Consulting	Andrew Dales Consulting	RAW Design	Maria Da Conceicao Silva

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas & Neighbourhood	Site Specific Provision:	
Zoning:	MCR T2.5 C1.0 R2.0 & R2 Z0.6	Historical Status:	
Height Limit (m):	16m & 10m	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2141.19	Height:	Storeys:	8
Frontage (m):	36.78 & 21.92		Metres:	27.3
Depth (m):	38.09 & 19.78			
Total Ground Floor Area (sq. m):	2396			<b>Total</b>
Total Residential GFA (sq. m):	8799		Parking Spaces:	70
Total Non-Residential GFA (sq. m):	510		Loading Docks	0
Total GFA (sq. m):	9309			
Lot Coverage Ratio (%):	100.0			
Floor Space Index:	4.35			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold	<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	8799
Bachelor:	14	Retail GFA (sq. m):	510
1 Bedroom:	64	Office GFA (sq. m):	0
2 Bedroom:	17	Industrial GFA (sq. m):	0
3 + Bedroom:	8	Institutional/Other GFA (sq. m):	0
Total Units:	103		

**CONTACT: PLANNER NAME: Marian Prejel, Senior Planner**  
**TELEPHONE: (416) 392-9337**