

**5500 Dundas Street West - Zoning By-law Amendment  
Application - Preliminary Report**

<b>Date:</b>	August 21, 2012
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	12 182167 WET 05 OZ

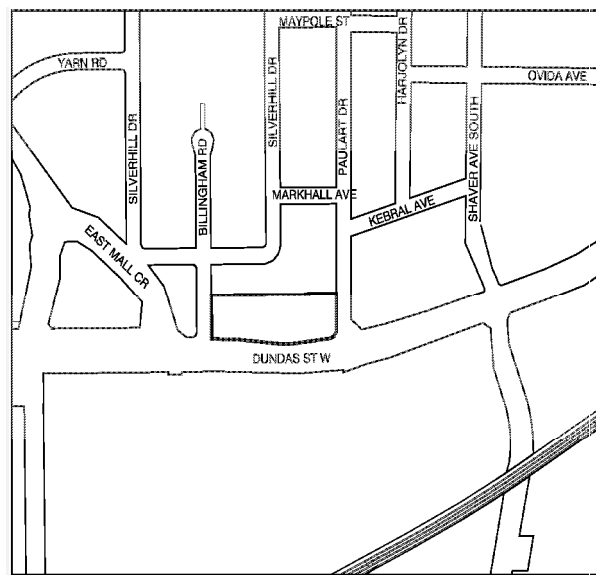
**SUMMARY**

This application proposes a 2 storey mixed use commercial-retail development (8,020 square metres) with underground parking at 5500 Dundas Street West.

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.

City Planning proposes to host a Community Consultation meeting by the fourth quarter of 2012 to allow the applicant to present the project and to receive comment from the public.

Provided the applicant provides all required information in a timely manner, staff estimate that a Final Report on the application can be completed by the second quarter of 2013.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 5500 Dundas Street West 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**

Two pre-application consultation meetings were held with the applicant to discuss built form, site layout and application submission requirements. At these meetings, City staff expressed concern with the initial development concept in light of the Council approved 2011 Dundas Street West / Highway 427 Planning Framework Study and Official Plan Amendment 159. The initial development concept was subsequently re-designed and is now the subject of this application.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes a 2 storey, 14.6 metre high, 8,020 square metres commercial-retail building fronting Dundas Street West. The proposed new building consists of ground floor retail with retail and office uses on the second floor. The 164 metre building length is split on the ground floor into a 49 metre western portion and a 102 metre eastern portion separated by a centrally located driveway. The west and central portions of the building have a second floor which cantilevers over portions of the surface parking area located at the rear of the building. Approximately a third of the roof is proposed as a green roof. The overall site density would be approximately 0.8 times the lot area.

The front setback along Dundas Street West varies with the property line alignment but ranges from 0 to 6.2 metres. The building is setback 7 metres from the rear property line at the second storey (9 metre setback at grade) and 3 metres from the side lot lines. Landscaping and an expanded public sidewalk are proposed along the Dundas Street frontage. Perimeter landscaping is proposed along the west and east sides of the site. A

2.5 metre landscaped buffer is proposed adjacent to the single detached houses along the rear property line.

Vehicular access to the site is proposed from three separate driveways, one on Billingham Road, one on Paulart Drive and one on Dundas Street West, centrally located on the site. Parking for 276 vehicles is proposed in a new 2-level underground parking garage, and an additional 48 surface parking spaces are located at the rear of the proposed building. The second floor of the proposed building will cantilever over most of the surface parking and loading areas including the garbage and recycling areas.

### **Site and Surrounding Area**

The site is located on the north side of Dundas Street West and occupies the entire block between Billingham Road to the west and Paulart Drive to the east. The site is 0.95 hectares in size and rectangular in shape averaging approximately 58 metres in depth with 169 metres of frontage along Dundas Street West. The site is presently occupied by a vacant auto dealership. Existing vehicular access is from Billingham Road, Dundas Street West and Paulart Drive.

The surrounding uses are as follows:

- North: Residential single-detached dwellings
- South: Honeydale Shopping Mall with a few additional small commercial buildings immediately fronting Dundas Street West
- East: Auto dealership
- West: Three and four storey office building

### **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 property is located in a *Mixed Use Areas* designation under the Official Plan Land Use Map 15 and is subject to Site Specific Policy 368 which was implemented through Official Plan Amendment No. 159. This proposed commercial project is permitted under the *Mixed Use Areas* designation. Development criteria within this designation refer to built form and site organization considerations in addition to providing a transition to adjacent lower scale *Neighbourhoods* designations. The Built Form policies of the Plan require that new development be located, organized and massed to fit with its existing and/or planned context and provides policy direction in this regard.

## **Official Plan Amendment No. 159**

The site is within the Dundas Street West / Highway 427 Planning Framework study area. The policy direction within this study was implemented through Official Plan Amendment No 159 which was approved by City Council in 2011 and represents Council's direction for redevelopment of the area. A key objective is that development will contribute to a vibrant and attractive public realm that encourages pedestrian activity and supports the role of Dundas Street West for commercial activity. Relevant policies include the requirement that development will minimize curb cuts, built form will be mid-rise, there will be a generous pedestrian area fronting Dundas Street West and a sufficient rear setback will be maintained to achieve a rear lane.

## **Zoning**

The site is zoned CL-Limited Commercial Zone which permits a range of commercial uses. Site specific By-law 939 restricts the permitted uses to auto sales, servicing, parking and storage. Key provisions in By-law 939 include a 3.3 metre wide landscape buffer along the north property line.

## **Site Plan Control**

The project is subject to Site Plan Control. An application has been submitted and is under review.

## **Etobicoke Centre Public Space and Streetscape Plan**

In 2011 City Council approved the Etobicoke Centre Public Space and Streetscape Plan, and directed that the Plan be extended west along Dundas Street West to Highway 427. As such, this application is subject to the plan. In accordance with the plan, development along the Dundas frontage will be required to achieve a single row of trees, on-boulevard bikeway, wide pedestrian clearways, a minimum 5.5 metre boulevard width, and a minimum 3.0 metre building setback.

## **Reasons for the Application**

The existing site specific zoning By-law only permits auto related uses and does not permit the proposed retail/office use. An amendment to the zoning By-law is required to permit the proposed use and to establish appropriate development standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

Planning Rationale Report  
Functional Servicing and Stormwater Management Report  
Traffic Impact Study  
Loading and Refuse Study  
Parking Review

A Notification of Complete Application was issued on June 19, 2012.

### **Issues to be Resolved**

Staff will work with the applicant to address and resolve issues with the proposal, especially Official Plan policies related to Development Criteria in *Mixed Use Area*, policies from Official Plan Amendment 159 and the Etobicoke Centre Public Space and Streetscape Plan of which the key issues are summarized below:

#### **Site Organization and Layout**

Staff will review and evaluate the arrangement of buildings and setbacks and assess opportunities for efficiencies and improvements especially with respect to buffering adjacent low rise residential areas and maintaining sufficient setbacks.

#### **Building Height**

Staff will assess the proposed two storey building height in light of the policy direction for a mid-rise building form approved as part of Official Plan Amendment 159.

#### **Public Realm**

Staff will evaluate the proposed tree plantings, and recommended retentions, in the context of the Etobicoke Centre Public Space and Streetscape Plan. Staff will also review the proposed boulevard treatment for conformity with the streetscape plan.

#### **Infrastructure**

The applicant has submitted a Functional Servicing and Stormwater Management Report. City staff will review these studies to ensure that there is adequate water and sewer capacity to support the proposed development.

**Access, Roads, Traffic and Parking**

Staff will assess the impacts on the existing road network, parking supply and demand generated by the new development. The appropriateness of the proposed accesses will be evaluated within the context of Official Plan Amendment 159 which recommends minimizing curb cuts and providing vehicular access through a rear lane.

**Solid Waste Collection**

Solid waste pick-up and storage will be assessed to ensure a practical and well-designed arrangement.

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**

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**SIGNATURE**

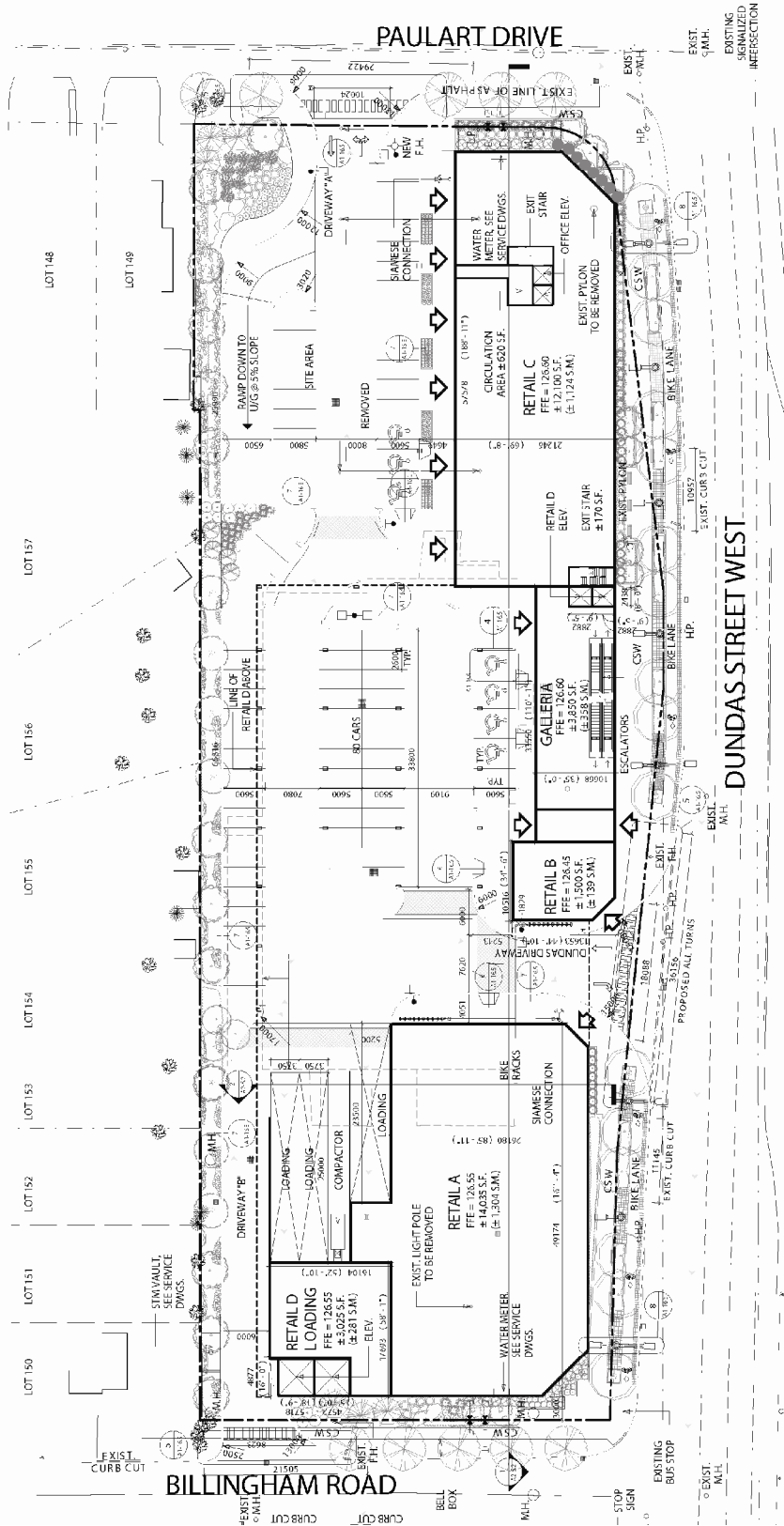
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Thomas C. Keefe  
Director, Community Planning  
Etobicoke York District

**ATTACHMENTS**

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

# Attachment 1: Site Plan



## 5500 Dundas Street West

File # 12 182162 WET 05 02

## Site Plan

Applicant's Submitted Drawing

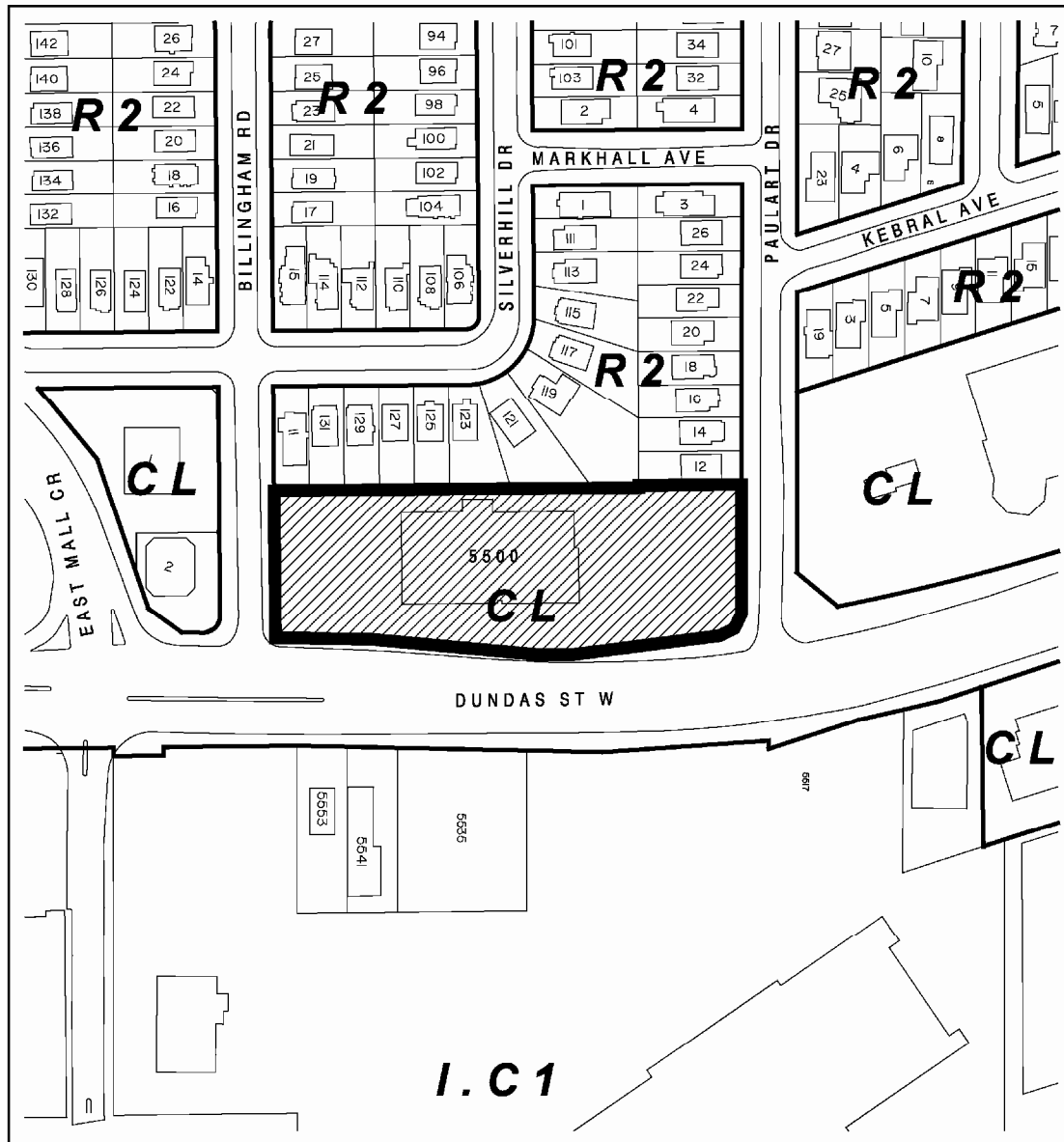
Not to Scale  
06 /25/ 2012







### Attachment 3: Zoning



**TORONTO** City Planning  
Zoning

**5500 Dundas Street West**

File # 12 182162 WET 05 0Z

R2 Residential Second Density  
CL Commercial Limited  
I.C1 Industrial Class 1



Not to Scale  
Former Etobicoke Zoning By-law 11,737  
Extracted 06/13/2012

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 182167 WET 05 OZ
Details	Rezoning, Standard	Application Date:	May 29, 2012

Municipal Address: 5500 DUNDAS Street West  
 Location Description: PLAN 4315 PT BLK F \*\*GRID W0504  
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of an urban-format, mixed commercial-retail development (8 020 m2) with underground parking facilities. The existing building (former auto dealership) is to be demolished.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
URBAN STRATEGIES INC			FCHT HOLDINGS (ONTARIO) CORPORATION

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	By-law 939
Zoning:	CL	Historical Status:	n/a
Height Limit (m):		Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	9510.45	Height:	Storeys:	2
Frontage (m):	171.95		Metres:	14.6
Depth (m):	0			
Total Ground Floor Area (sq. m):	2567			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	324
Total Non-Residential GFA (sq. m):	8020		Loading Docks	3
Total GFA (sq. m):	8020			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.82			

### 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):	7020
1 Bedroom:	0	Office GFA (sq. m):	1000
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Derek Waltho, Planner</b>
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