

2789 and 2803 Dundas Street West - Zoning Amendment Application - Preliminary Report

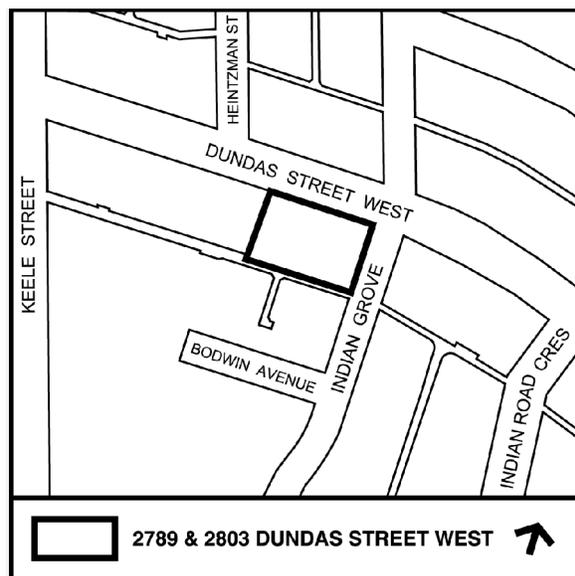
Date:	February 29, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	11 323527 STE 14 OZ

SUMMARY

This application proposes to amend the former City of Toronto Zoning By-law 438-86 to permit the construction of a new 7-storey mixed-use building fronting on Dundas Street West. The proposed development would include a total of 107 residential units and two levels of below-grade parking with 72 parking spaces. Eighty-two bicycle parking spaces are proposed. Ground floor commercial uses would total 994 square metres. Vehicular access will be provided from a public lane off Indian Grove Road at the rear of the site.

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 second quarter of 2012. A final report is targeted for the fourth quarter of 2012, assuming that the 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 2789 and 2803 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*.

DECISION HISTORY

The site was the subject of a site plan application for a self-serve car wash in 2009. That application was never approved and the file will be closed. The submission of the rezoning application (and a related site plan application) is the subject of this report. The site has been vacant for several years after serving as the home of the McBride Cycle Shop for over 97 years.

Pre-Application Consultation

Pre-application consultation meetings were held with the project architect on March 31, 2011, and with the applicant and their consultants on July 6, 2011. On October 19, 2011 a community meeting was held hosted by the local Councillor and attended by the applicant and their consultants. The application was generally well received from those in attendance at the meeting. Concerns were expressed regarding: additional traffic; potential for privacy and overlook issues for residents to the south of the site; and impacts from construction of the proposed building.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a 7-storey mixed-use building with commercial uses at-grade. The proposed development would include a total of 107 residential units and 949 square metres of commercial uses at-grade. The total gross floor area of the proposal is 9,275 square metres. The project would have a density of 5.36 times the area of the lot. Several of the residential units would include at-grade entrances from both Indian Grove Road on the east side of the site and the public laneway on the south side of the site.

The proposed building would have a height of approximately 24.0 metres to the top of the 7th floor with an additional 2.0 metres to the top of the mechanical penthouse, for an overall height of approximately 26.0 metres. The ground floor would incorporate a mezzanine, which effectively functions as an additional floor, so the building could be

described as an 8-storey building. The building steps back from Dundas Street and Indian Grove Road above the fifth floor and terraces back from the adjacent grade related homes south of the rear laneway at the second storey (at approximately 6.5 metres in height).

Two levels of below-grade parking with 72 parking spaces are proposed, including one car-share space. Eighty-two bicycle parking spaces are proposed.

Vehicular access will be provided from a public lane off Indian Grove Road at the rear of the site. Access for garbage collection and loading will also be off the rear laneway. A 1.45 metre laneway widening will be required through the site plan process.

See Attachment 7 - Application Data Sheet.

Site and Surrounding Area

The subject site is located on the south-west corner of Dundas Street West and Indian Grove Road, just east of Keele Street. The site is rectangular in shape with approximately 50 metres of frontage on Dundas Street West and 33 metres of frontage on Indian Grove Road. The property has an area of approximately 1,730 square metres. The site has been vacant for a number of years.

The site is surrounded by the following uses:

North: The site is bounded on the north by Dundas Street West. This portion of Dundas Street West has a right-of-way of 20 metres. On the north side of Dundas Street West are located a number of two to three-storey mixed-use, main-street buildings containing a variety of commercial and retail uses. A 4-storey apartment building is located just west of the subject site.

South: The site is bounded to the south by a public laneway which extends from Indian Grove Road to Keele Street. To the south of the laneway are 2 to 3-storey detached and semi-detached units.

West: To the west the site are a series of two to three-storey mixed-use, main-street type buildings located along Dundas Street West.

East: To the west of the site are a series of two to three-storey mixed-use, main-street type buildings located along Dundas Street West. Also included in this area is a one-storey office building and a three storey apartment 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 subject site is designated "*Mixed Use Areas*" in the City of Toronto Official Plan. 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*" include, but are 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 site is located on an Avenue, as shown on Map 2 – Urban Structure of the Official Plan.

Avenues are "...important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.", according to Section 2.2.3 of the Plan.

The Avenues will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each Avenue will be established through an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The zoning by-law will set out the mix of uses, heights, densities, setbacks and other zoning standards. Development applications which proceed in advance of an Avenues Study are required to complete a study (Avenue Segment Study) which will address the impacts of the incremental development of a portion of the Avenue at a similar form, scale and intensity.

Staff will be evaluating the proposed development based upon the City's Avenues and Mid-Rise Buildings Study design criteria. These include a review of the proposed development based on standards for height, setbacks, stepbacks, angular plane relationships and relationships to adjacent streets. These criteria are designed to address issues such as shadowing, overlook and appropriate massing.

Zoning

The subject site is subject to Zoning By-law No. 438-86, and is zoned Mixed Commercial-Residential (MCR) Zone. The Zoning provided a density formula of MCR T2.5 C1.0 R2.0. This zoning category permits a range of residential and commercial uses to a maximum height of 14.0 metres.

Site Plan Control

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

Tree Preservation

There are four trees on the City boulevard adjacent the site on Dundas Street West and Indian Grove Road and one tree on the City Boulevard adjacent the property to the south of the public lane on Indian Grove Road. Of these five trees, the applicants submitted Arborist Report recommends that three of these trees be preserved and that two be removed due to their poor condition. There is one private tree on a property to the south of the site adjacent the private laneway. This tree is recommended to be protected and retained.

The applicants submitted landscape plan proposes that seven street trees be planted within the public boulevard on both Dundas Street West and Indian Grove Road and that the two street trees recommended for retention in the Arborists Report be retained. There are no trees regulated by the City's Private Tree By-law on the property. The Arborist Report is currently being reviewed by Urban Forestry staff.

Reasons for the Application

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

The reasons for the application include but are not limited to:

- increase in height (from 14.0 to 26.0 metres); and
- increase in total density (from 2.5 to 5.4 times the area of the lot).

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations and Sections
- Perspective Drawings
- 1:50 Elevation Drawings
- 3-D Massing Model
- Site Servicing and Grading Plan
- Public Utilities Plan
- Arborist Report
- Landscape Plan and Details
- Planning Rationale and Avenue Segment Study
- Sun/Shadow Study
- Functional Servicing and Stormwater Management Report
- Site Grading Plan and Servicing Plan
- Traffic Impact and Parking Study
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on January 27, 2012.

Avenue Study

An Avenue Segment Study has been submitted as part of the application. The proposed development, as submitted, generally complies with the Mid-rise guidelines adopted by City Council. The Segment Study has been provided to evaluate the opportunities for and impact of similar mid-rise developments along the portion of Dundas Street West between Keele Street and Dupont Avenue.

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

1. Conformity with the Mixed Uses Areas policies of the Official Plan, including the requirement that development result in a height, built form and massing which provides for a transition to areas of different development intensity and scale.
2. Consideration of the Avenues and Mid-Rise Buildings Study design criteria and the applicants submitted Avenue Segment Study.

3. Traffic, parking, site servicing, and impacts on the pedestrian realm that may result from the intensity and scale of the proposed development.
4. Identification and securing of community benefits under Section 37 of the *Planning Act*, should the proposed development, or some version thereof advance.

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

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.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: East Elevation

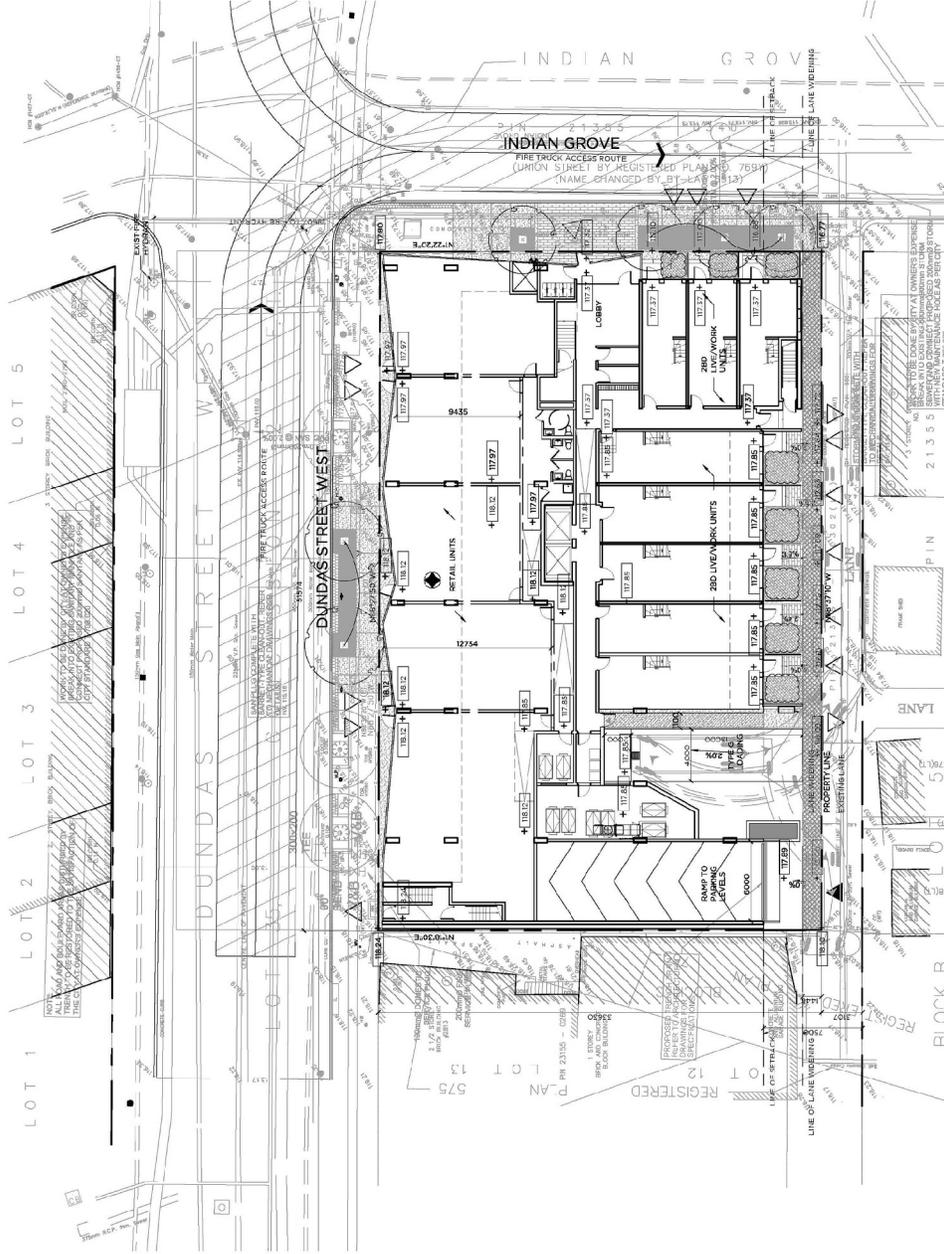
Attachment 4: South Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

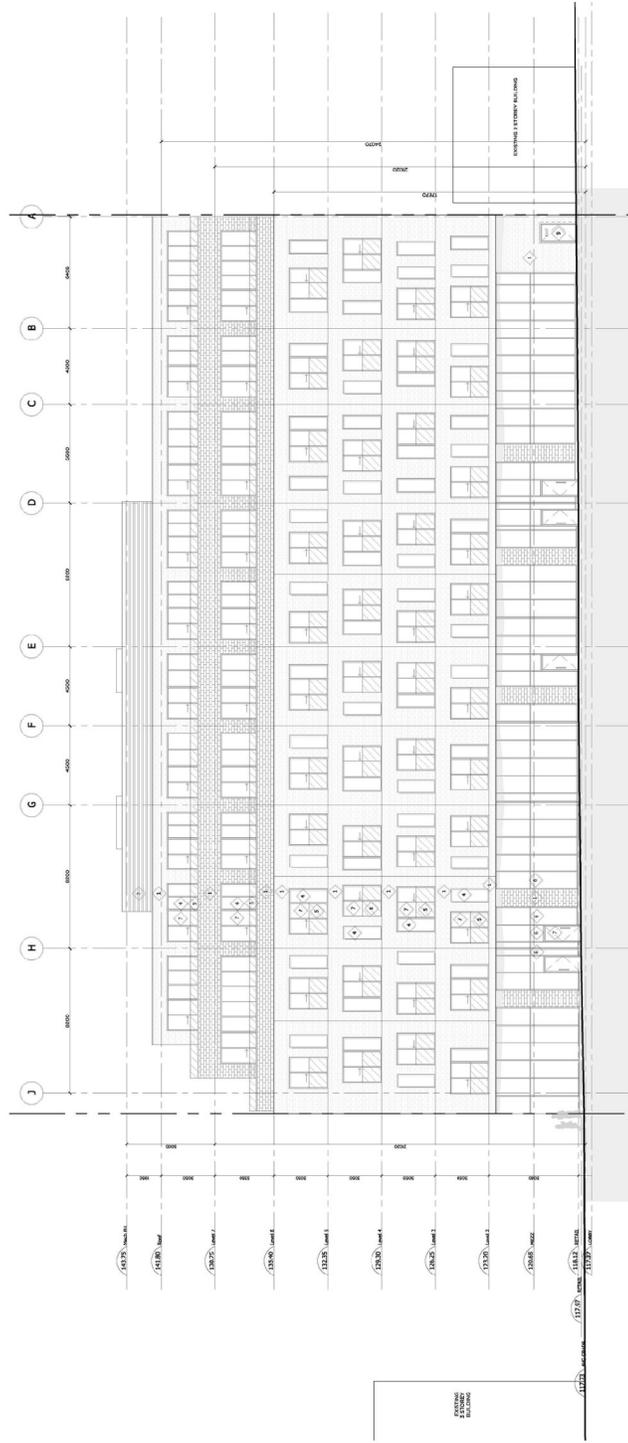
2803 Dundas Street West

Applicant's Submitted Drawing

Not to Scale
01/04/2012

File # 11 323527 02

Attachment 2: North Elevation



North Elevation

2803 Dundas Street West

Elevation
 Applicant's Submitted Drawing

Not to Scale
 01/04/2012

File # 11 323527 0Z

Attachment 3: East Elevation

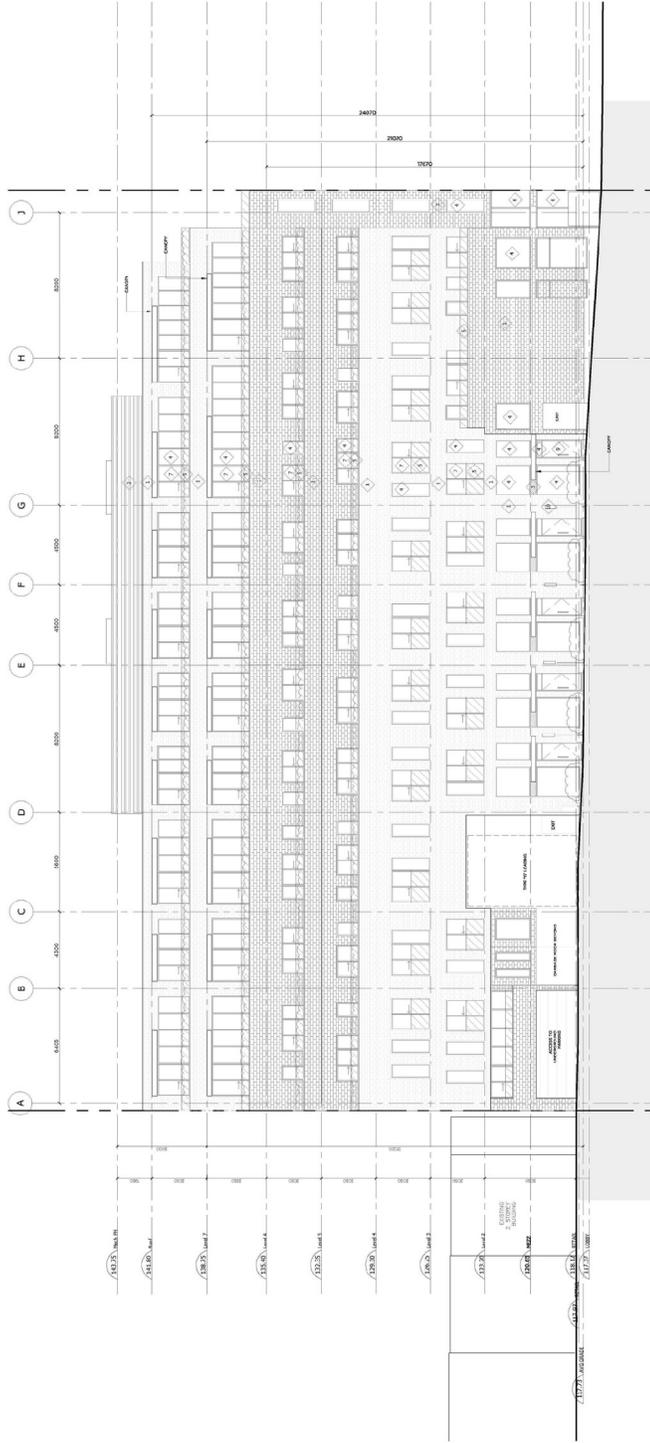


2803 Dundas Street West

Elevation
 Applicant's Submitted Drawing
 Not to Scale
 01/04/2012

File # 11 323527 0Z

Attachment 4: South Elevation



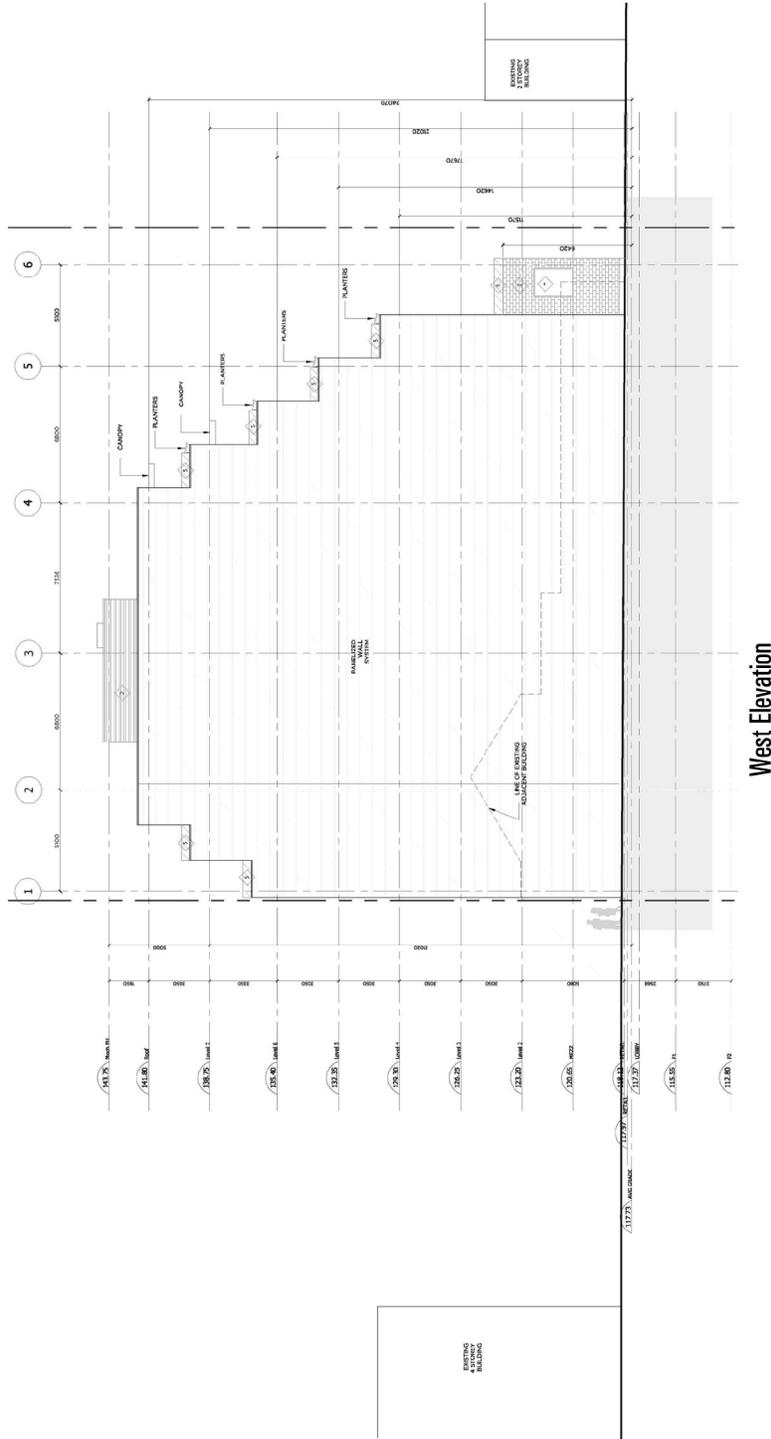
South Elevation

Elevation
 Applicant's Submitted Drawing
 Not to Scale
 01/04/2012

2803 Dundas Street West

File # 11 323527 0Z

Attachment 5: West Elevation

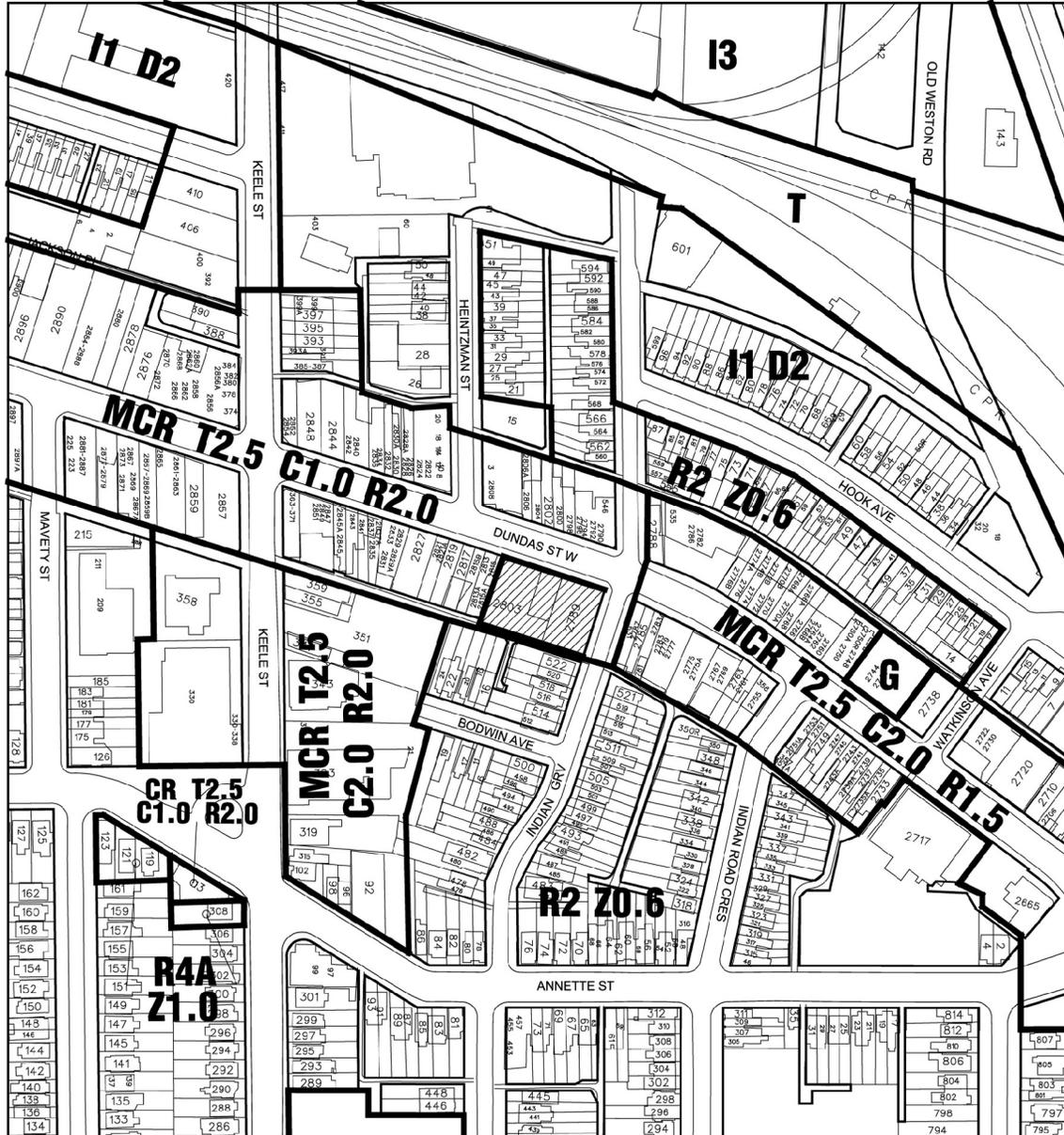


West Elevation

Elevation
 Applicant's Submitted Drawing
 Not to Scale
 01/04/2012

2803 Dundas Street West
 File # 11 323527 02

Attachment 6: Zoning



2789 & 2803 Dundas Street West

File # 11 323527 0Z

- I1 Industrial District
- I2 Industrial District
- R2 Residential District
- G Parks District

- CR Mixed-Use District
- MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 03/01/2012

Attachment 7: Application Data Sheet

Application Type Rezoning Application Number: 11 323527 STE 14 OZ
 Details Rezoning, Standard Application Date: December 9, 2011
 Municipal Address: 2803 DUNDAS STREET WEST
 Location Description: PLAN 985 LOTS 1-3 PT LOT 4 **GRID S1401
 Project Description: Redevelopment of the existing vacant lands for the purposes of a new mixed-use development consisting of a 7-storey mid-rise building containing 107 dwelling complete with retail at grade and 72 vehicle parking spaces in a two level below grade parking facility, one space of which would be for car share purposes.

Applicant: **Agent:** **Architect:** **Owner:**
 TAS DESIGN QUADRANGLE 2803 DSW DEVELOPMENTS
 BUILD ARCHITECTS INC

Planning Controls

Official Plan Designation: Mixed Use Areas Site Specific Provision:
 Zoning: MCR T2.5 C1.0 R2.0 Historical Status:
 Height Limit (m): 14 Site Plan Control Area: Y

Project Information

Site Area (sq. m): 1729.9 Height: Storeys: 7
 Frontage (m): 51.54 Metres: 26.02
 Depth (m): 33.62
 Total Ground Floor Area (sq. m): 1175 **Total**
 Total Residential GFA (sq. m): 8281 Parking Spaces: 72
 Total Non-Residential GFA (sq. m): 994 Loading Docks 1
 Total GFA (sq. m): 9275
 Lot Coverage Ratio (%): 67.9
 Floor Space Index: 5.36

Dwelling Units

Floor Area Breakdown (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	8281	0
Bachelor:	7	Retail GFA (sq. m):	994	0
1 Bedroom:	54	Office GFA (sq. m):	0	0
2 Bedroom:	46	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	107			

Contact: **Planner Name:** **Dan Nicholson, Planner**
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