

17 Dundonald Street - Zoning Amendment Application - Preliminary Report

Date:	May 14, 2012
To:	Toronto and East York Community Council
From:	Raymond David, Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	12 154762 STE 27 OZ

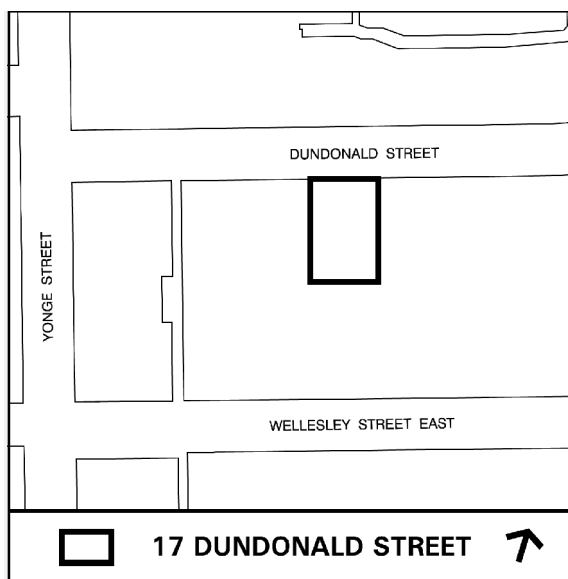
SUMMARY

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 an 18-storey residential building at 17 Dundonald Street with 120 dwelling units and 2 levels of below grade parking with 37 parking spaces. The proposal includes the partial retention of three facades of the existing designated heritage building on site as well as a secondary entrance to the Wellesley TTC subway station.

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

The next step is to conduct a community consultation meeting, to enable the public to review and provide input on the application.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 17 Dundonald 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.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss the proposal and complete application submission requirements. Staff expressed concerns with the height, density and setbacks of the proposed building, as well as the treatment of the heritage building on the property.

ISSUE BACKGROUND

Proposal

This application proposes an 18-storey (167.2 metres, including mechanical) residential building. The building steps back along Dundonald Street at the second (1.5 metres), tenth (1.5 metres), fourteenth (1.5 metres) and sixteenth (3.0 metres) storeys. The building is set back from the eastern property line by 5.3 metres, but cantilevers back to a distance of 2.6 metres at the third storey. From there the building steps back at the tenth (2.9 metres), fourteenth (1.5 metres) and sixteenth (1.5 metres) storeys. The building is generally set back 1.5 metres from the western property line framing the TTC's new subway entry and allowing for a mid-block connection to the existing Wellesley subway station. The building is setback 7.5 metres from the rear property line with a setback at the tenth storey of 2.5 metres.

The TTC secondary subway entrance will be an unattended access point allowing for both entrance and exit at grade in the new building and leading to a concourse level tunnel link to the subway below grade (P1). TTC Staff have indicated that they are generally satisfied with the concept of an integrated connection but will need to review the detailed plans.

The application proposes the integration of the entire north façade, 5 bays of the west façade and 1 bay of the east façade of the existing 2 1/2 storey heritage designated

modernist office building incorporating them into the base of the proposed tower. The existing building facades are proposed to be relocated closer to the street.

A two level underground parking garage is proposed with 37 parking spaces for residents, resident bike parking and lockers. A total of 120 bike parking spaces are being provided with 58 for residents at the P1 level, 38 for residents and 24 for visitors at grade. The parking will be accessed from a 6.0 metre driveway located at the eastern property line with entry from Dundonald Street.

The floors of the proposed building have offset floor plates with varying separation distances produced by floors that at times steps back and at others cantilevers, in order to avoid confusion, City Planning Staff have used the distance between adjacent buildings and the nearest wall of the proposed building. Therefore, the proposed building has a separation distance of 19.35 metres to the 23 storey condominium at the rear, 3.2 metres to the 8 storey building to the east and 10.37 metres to the 23 storey condominium to the west.

Site and Surrounding Area

The subject property is rectangular in shape and approximately 1,080 m² in size with a frontage of 27 metres on Dundonald Street and a depth of 40 metres. Currently there is a 2.5 storey brick and metal modernist office building built in 1956 on the property. City Council adopted an Intention to Designate on June 8, 2010 and the Designation By-law was enacted by Council April 10, 11, 2012.

The access to the existing office building is from a driveway on its east side leading to a slightly raised surface parking and storage area in the rear. There is an existing easement/right-of-way along and over this driveway which also provides access to the neighbouring residential condominium to the east 19 Dundonald Street.

Within the immediate context, the following uses surround the site:

North: On the north side of Dundonald Street and the south side of Gloucester Street is a stable low-rise (2-3 storey) neighbourhood of detached and semi-detached house-form, residential buildings on lands designated as *Neighbourhoods* in the Official Plan. Across Dundonald Street, just to the west of the site is James Canning Gardens, the first in a series of linear public parks.

East: A row of 2-3 storey townhouses fronting onto Dundonald Street with a 7-8 storey residential condominium in behind. Further east on Dundonald Street are (2-3 storey) detached residential dwellings as well as an 18 storey apartment building.

South: Directly south of the subject site and fronting onto Wellesley Street East is a 23 storey condominium building and a 5 storey office building which is subject to a zoning amendment application for a 44 storey condominium which is currently before the Ontario Municipal Board (05 212275 STE 27 OZ). Further east there

is approval for a 28 storey condominium building which has not yet been constructed (04 164940 STE 27 OZ).

West: A 23 storey apartment building which shares the site to the south west of the subject site with the Wellesley TTC subway station building. These lands are owned by the TTC. Further west are the low to mid-rise mixed use buildings along Yonge Street.

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 property is located within the *Downtown and Central Waterfront* area on Map 2 – Urban Structure in the Official Plan. This site is designated as *Mixed Use Areas* on Map 18 – Land Use Plan in the Official Plan. The property is surrounded by properties designated *Parks* and *Neighbourhoods* to the north, *Apartment Neighbourhoods* to the east, *Mixed Use Areas* to the west and to the south.

Mixed Use Areas are made up of a broad array of residential uses, offices, retail and services as well as institutional, entertainment, recreational and cultural activities in addition to parks and open spaces. *Mixed Use Areas* are intended to be areas for new retail, office, and service employment and new housing.

The Official Plan provides development criteria in *Mixed Use Areas* which include: providing a transition between areas of different development intensity and scale; locating and massing new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*; and providing an attractive, comfortable and safe pedestrian environment. The Official Plan notes that not all *Mixed Use Areas* are intended to experience the same scale or intensity of development, noting that the *Financial District* and the *Centres* may support a higher level of intensification than other areas.

The City of Toronto's Official Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The City's Zoning By-law 438-86, as amended, designates the site as R3 Z2.5 which permits a range of residential uses at a density of 2.5 times the area of the lot. The height permission for the site is 30 metres (approximately 10 storeys). Structures in this zone shall have a minimum side yard and flanking setback of 7.5 metres. Attachment 6 provides an excerpt of the zoning map for the site and immediate area.

In addition, the site is also subject to certain zoning exceptions in By-law 438-86 including a permissive exception that allows buildings in the Central Area Toronto to be used for commercial purposes so long as those uses were permitted in 1975/1976 subject to provisions in Section 12(1) (232). It is this exception which allows for the legal use of the existing office building as it would not be a permitted use in an R3 zone.

Site Plan Control

The application is subject to Site Plan Control. An application for site plan control is required and has not yet been submitted.

Tall Building Guidelines

Toronto City Council approved the use of the document, "Design Criteria for Review of Tall Building Proposals" in June, 2006 and in April, 2010 extended authorization of its use. Tall buildings are generally defined as buildings exceeding the width of the right-of-way. Dundonald Street is a minor street with a right-of-way width less than 20 metres and the current proposal would be considered a Tall Building. The Design Criteria provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm considerations and sustainable design. This document will be used to assess the proposed building.

The City's "Design Criteria for Review of Tall Building Proposals" can be found on the City's website at: <http://www.toronto.ca/planning/urbdesign/index.htm>

North Downtown Yonge Street Planning Framework

City Planning is currently undertaking a study entitled "North Downtown Yonge Street Planning Framework". The subject site is within the study area which is generally bounded by Bloor Street, Bay Street, Church Street and College/Carlton Street. The primary focus of the study will be a review of the built form of the area. Other items that will be addressed through this include special places and streets, pedestrian improvements, open space, heritage, terminus/views and the Green Development Standards. The study process will result in the preparation of urban design guidelines for the North Downtown Yonge Street neighbourhood.

Heritage

This development application involves partial retention of the facades of the existing 2 1/2 storey heritage modernist office building on site. City Council adopted an Intention to Designate on June 8, 2010 and the Designation By-law was enacted by Council April 10, 11, 2012.

The Official Plan states that heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. A Heritage Impact Assessment has been submitted, as the development entails an amendment to the Zoning By-law. Staff will review the Heritage Impact Assessment that has been submitted as part of the application, and evaluate it against the relevant Official Plan policies.

Tree Preservation

The site contains four City-owned trees and 2 privately owned trees that fall within the protection of the private tree by-law. The applicant is proposing to remove two of the City-owned trees and one private tree as they would interfere with construction. The rest of the trees are to be preserved. City of Toronto Urban Forestry Staff will review the applicant's arborist report.

Reasons for the Application

A Rezoning application is required to permit the scale and density proposed by the applicant. Additional areas of non-compliance with the Zoning By-law will be assessed as the review of the application advances.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: planning rationale report, shadow studies, heritage impact assessment, traffic impact and parking study, functional servicing and stormwater management report, tree preservation plan, phase 1 and phase 2 environmental site assessments.

City Staff are reviewing the application for completeness.

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any others identified by staff and the public, will need to be reviewed and addressed:

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with Official Plan policies and development criteria for *Mixed Use Areas* and heritage;

3. conformity with the Design Criteria for Review of Tall Building Proposals;
4. conformity with Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada", approved by City Council as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City (March 3, 4, and 5, 2008);
5. height and density of the proposal;
6. other built form and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;
7. safety and Crime Prevention Through Environmental Design (CPTED) issues associated with the mid-block connection to the Wellesley Street East;
8. shadow impacts on the *Neighbourhoods* areas and parks immediately to the north;
9. heritage impacts of the partial demolition of the designated heritage building;

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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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

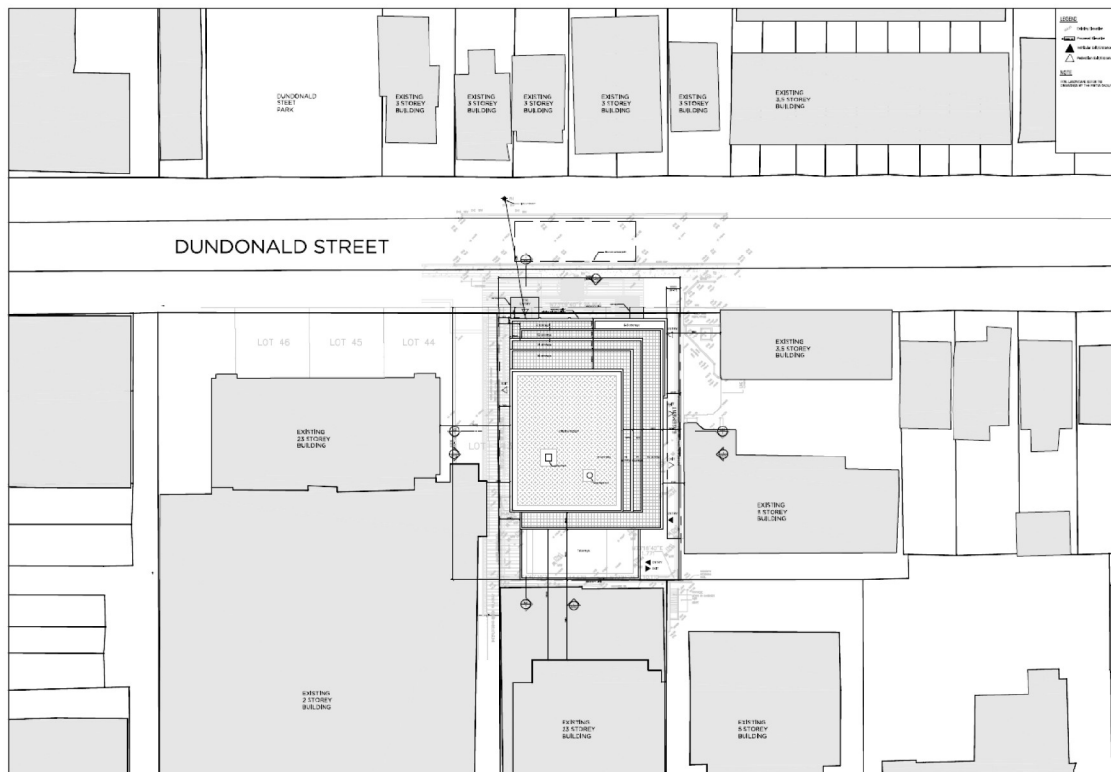
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

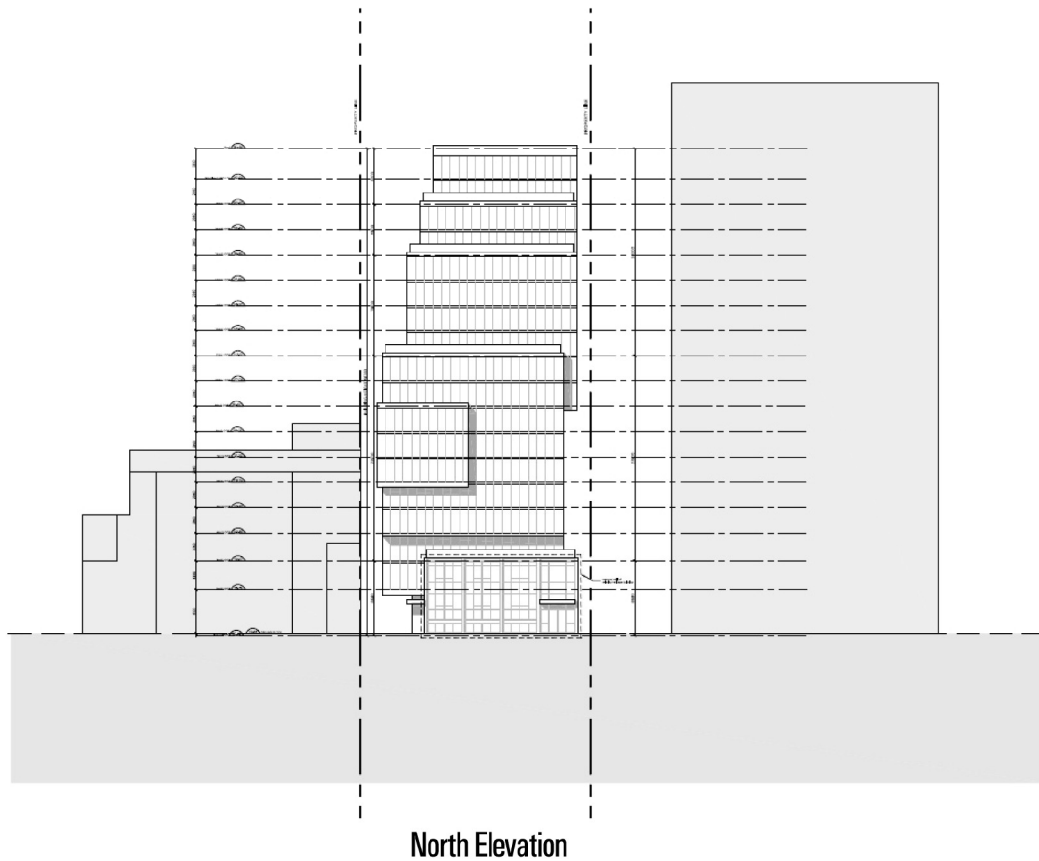
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05/08/2012



17 Dundonald Street

File # 12_154762_02

Attachment 2: North Elevation



North Elevation

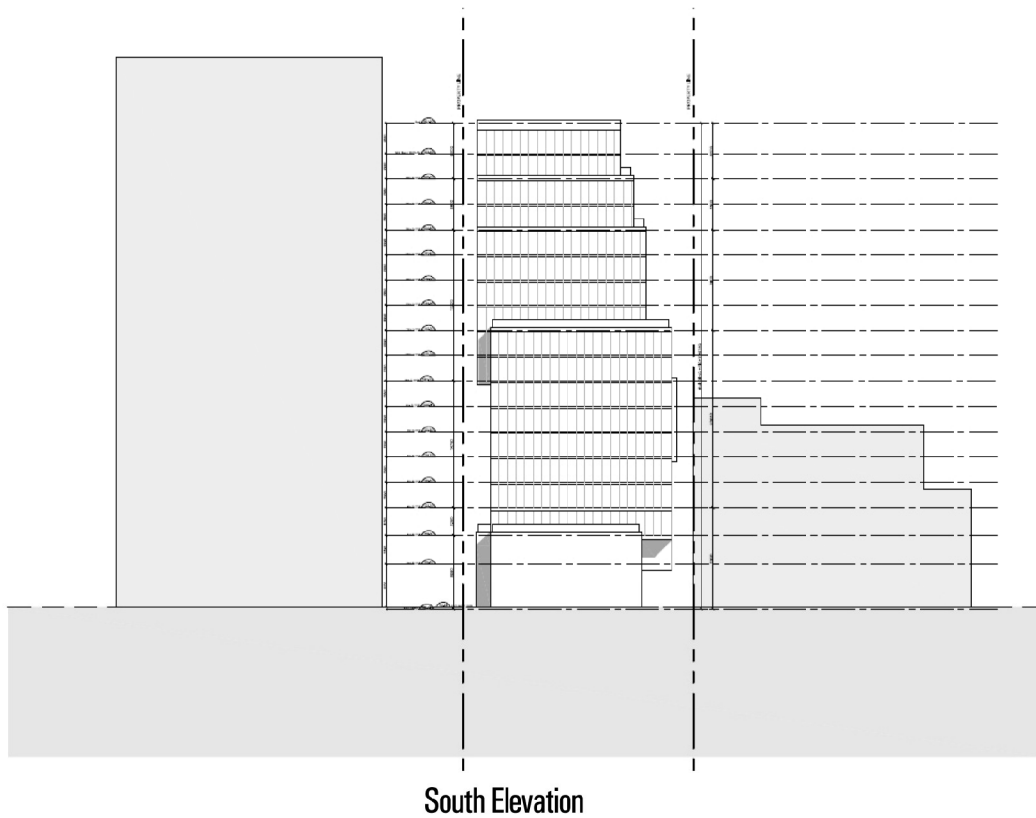
Applicant's Submitted Drawing

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17 Dundonald Street

File # 12_154762_02

Attachment 3: South Elevation



South Elevation

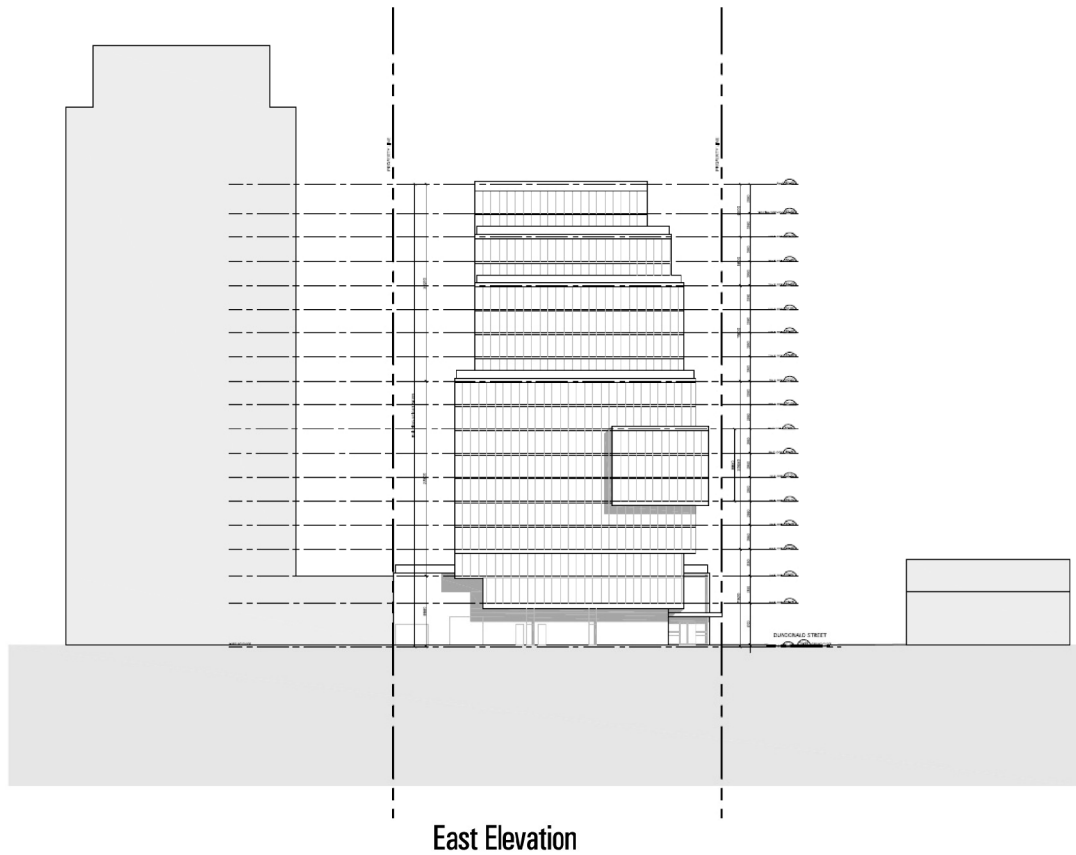
Applicant's Submitted Drawing

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17 Dundonald Street

File # 12_154762_OZ

Attachment 4: East Elevation



East Elevation

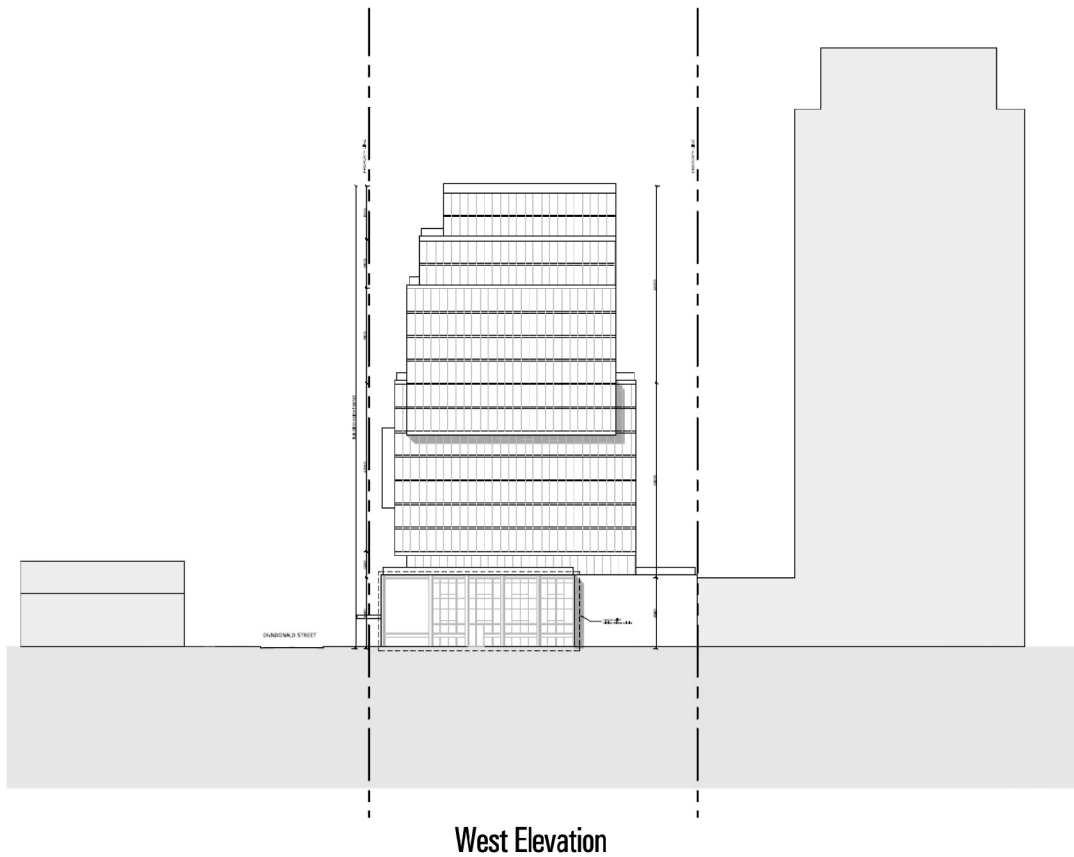
Applicant's Submitted Drawing

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17 Dundonald Street

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Attachment 5: West Elevation



West Elevation

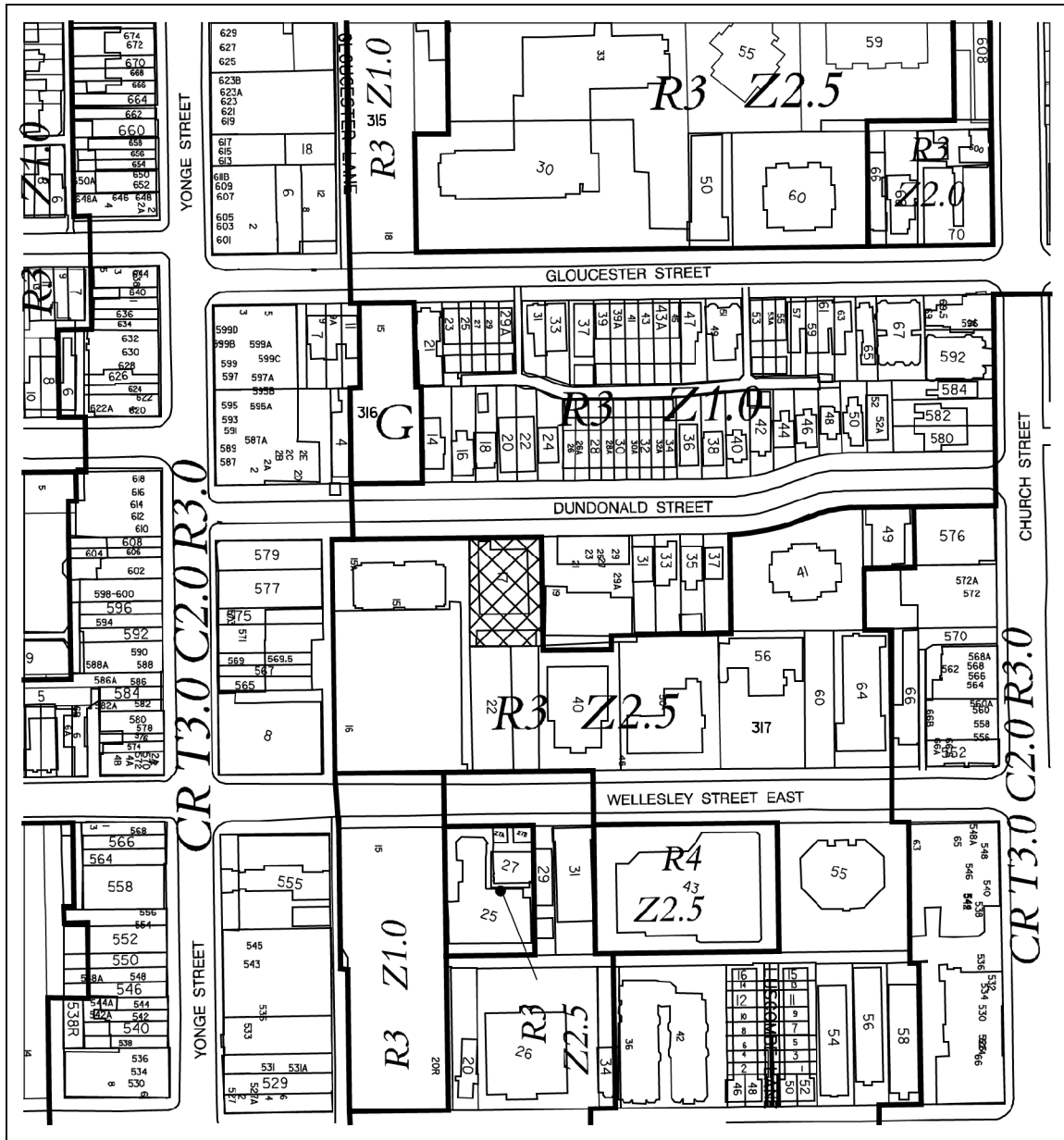
Applicant's Submitted Drawing

Not to Scale
05/08/2012

17 Dundonald Street

File # 12_154762_02

Attachment 6: Zoning



Toronto City Planning
Zoning

17 Dundonald Street

File # 12_154762_02

G Parks District
R3 Residential District
R4 Residential District
CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/08/2012

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 154762 STE 27 OZ
Details	Rezoning, Standard	Application Date:	April 16, 2012
Municipal Address:	17 DUNDONALD ST		
Location Description:	PLAN 250E LOTS 41 & 42 PT LOT 43 **GRID S2708		
Project Description:	Rezoning application to permit an 18-storey residential building with 120 dwelling units and 2 levels of below grade parking with 37 parking spaces. The proposal includes the partial retention of the facades of the existing designated heritage building on site as well as a secondary entrance to the Wellesley TTC subway station.		

Applicant:	Agent:	Architect:	Owner:
Armstrong, Hunter & Ass. 156 Duncan Mill Rd Ste 6A Toronto, ON M3B 3N2		RAW Architects 317 Adelaide St W #405 Toronto, ON M5V 1P9	Worsley Dundonald Ltd 17 Dundonald Street Toronto, ON M4Y 1K3

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	No
Zoning:	R3 Z2.5	Historical Status:	Designated
Height Limit (m):	30.0	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1081	Height:	Storeys:	18
Frontage (m):	27		Metres:	56.8
Depth (m):	40			
Total Ground Floor Area (sq. m):	691			Total
Total Residential GFA (sq. m):	8861		Parking Spaces:	37
Total Non-Residential GFA (sq. m):	143		Loading Docks	1
Total GFA (sq. m):	9004			
Lot Coverage Ratio (%):	64			
Floor Space Index:	8.3			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	9 (8 %)
1 Bedroom:	65 (54 %)
2 Bedroom:	34 (28 %)
3 + Bedroom:	12 (10 %)
Total Units:	120

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	8861	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	143	0

CONTACT:	PLANNER NAME:	Angela Stea, Planner
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	EMAIL:	astea@toronto.ca