

**1220 - 1230 Dundas St E - Zoning Amendment  
Application - Preliminary Report**

<b>Date:</b>	September 13, 2013
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 30 – Toronto-Danforth
<b>Reference Number:</b>	13-191691 STE 30 OZ

**SUMMARY**

This application proposes the construction of an 8-storey (24.7 metre) residential building containing 9 live/work units at grade with 90 dwelling units above, and 12 multi-floor townhouse-type units with grade related access at the rear of the building at 1220 - 1230 Dundas Street East (total of 111 units).

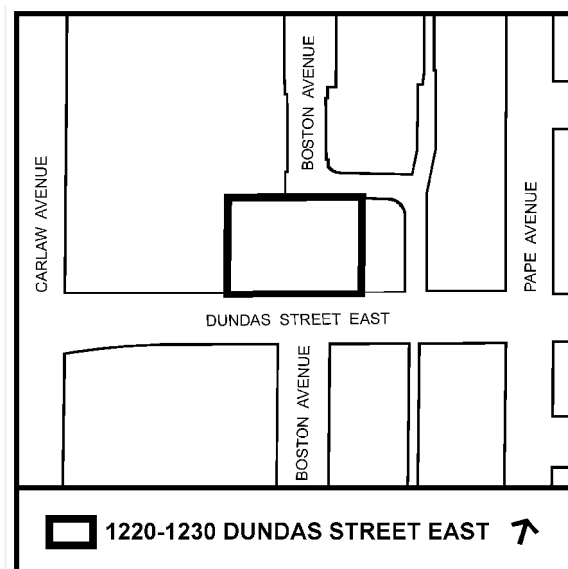
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Consultation meeting is anticipated to be held in late 2013. The final report is targeted for the second quarter of 2014. The 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 1220 – 1230 Dundas



Street East 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting with staff was held in March 2013 to discuss the complete application submission requirements, and a proposal for a 7-storey residential building containing 108 dwelling units, and 18 stacked-townhouses abutting the rear lot line.

City Planning staff provided comments to the applicant regarding the proposal and raised several issues, including: conversion of employment uses to residential uses; scale of building and transition to adjacent residential properties; exterior stairway/corridor access to upper townhouse units; facing distance between proposed building and townhouses; and landscaping deficiencies along north and south road allowances.

The applicant has revised the proposal to include: 9 grade-related live/work units with double floor heights fronting onto Dundas Street East; 90 dwelling units above; and 12 multi-floor townhouse-type units with grade related access at the rear of the building (total of 111 units).

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to construct an 8-storey residential building, which would contain 9 live/work units at grade, 90 dwelling units above, and 12 multi-floor townhouse-type units with grade-related access at the rear of the building. The proposed building would have a gross floor area of approximately 8,726 m<sup>2</sup> with no indoor or outdoor amenity space. The overall height of this building is 24.7 metres including the wrapped mechanical penthouse, and the proposed density would be 4.0 times the lot area.

The applicant proposes to provide two levels of below grade parking containing 93 parking spaces, including 76 provided for residents of the building and 17 designated for visitors. Parking for this development would be connected to the adjacent parking garage to the west at 345 - 349 Carlaw Avenue (under construction) and will gain ingress and egress via a shared parking garage entrance on Carlaw Avenue.

Attachments 1 through 4 contain drawings of the proposed development. Attachment 7 is the Application Data Sheet.

## **Site and Surrounding Area**

The subject site is located on the north side of Dundas Street East, east of Carlaw Avenue. The northeast portion of the site abuts Boston Avenue, while the northwest portion abuts a private laneway. The site is approximately 2,180 square metres in size, with a frontage of approximately 54.9 metres on Dundas Street East and 20.5 metres on Boston Avenue.

The site is currently occupied by a one-storey U-shaped industrial building and an open surface parking area to the rear of the buildings on the eastern portion of the site. The existing building would be demolished with this proposal.

Uses surrounding the site include:

North: Low-rise residential neighbourhood fronting onto Boston and Badgerow Avenues.

South: 1201 Dundas Street East contains a recently constructed 11-storey mixed-use building and 319 Carlaw Avenue contains a 10-storey mixed-use building. On the east side of Boston Avenue and further east is a low-rise residential neighbourhood.

East: The three townhouses immediately east of the site are part of a townhouse development completed in 2003 with frontage on Boston Avenue and Filmic Lane. Further east, is a low-rise residential neighbourhood.

West: Immediately west of the site is 345-349 Carlaw Avenue, which is a recently approved 12-storey mixed-use building (under construction), and a 3 ½ storey stacked townhouse building. The existing three-storey commercial office building at 349 Carlaw Avenue will be retained.

## **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 *Employment Areas* in the Official Plan. The site is not located within an Employment District on Map 2 - Urban Structure. *Employment Areas* are clusters of employment uses including offices, manufacturing, warehouses, research and development, hotels, media facilities, and restaurants and small scale stores that serve area businesses and employees. Section 4.6, Policy 6 requires new development within *Employment Areas* to support the economic function of the area, encourage the establishment of key clusters of economic activity, and avoid excessive car and truck traffic on the road system with the *Employment Areas*.

The site is subject to the Site and Area Specific Policy No. 154 (Attachment 6), which allows for a mix of employment and residential uses, provided that:

- a) "if the property is designated *Employment Areas*, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area"

Site and Area Specific Policy No. 154 applies to several sites and areas generally located in the former City of Toronto. These sites contain employment uses in close proximity to residential uses and are generally located near a rail corridor, as is the case with the Dundas-Carlaw area. The intent of the policy is to support both uses through compatible built form and design.

On November 13, 2008, Planning and Growth Management Committee directed staff to review the *Employment Areas* policies, including Site and Area Specific Policy No. 154, as part of the current Official Plan/Municipal Comprehensive Review process.

At its meeting on September 12, 2013, Planning and Growth Management Committee adopted a staff report that recommends a new site-specific policy for the Dundas-Carlaw area (Site and Area Specific Policy No. 247), which would continue to permit a mix of employment and residential uses in the area. Residential and live/work uses would be permitted when located in mixed-use buildings that also include uses permitted in *Employment Areas*, provided:

- the uses are compatible;
- the scale of the development respects and reinforces the area context;
- the residential uses are separated from the rail corridor; and
- the existing non-residential floor area be replaced in the new development.

The report adopted by Planning and Growth Management Committee can be found here: <http://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-61159.pdf>

A final report with recommendations regarding the Official Plan/Municipal Comprehensive Review will be considered at the Planning and Growth Management Committee meeting on November 21, 2013.

The lands west of the site are designated *Employment Areas*, while the lands east and north of the site are designated *Neighbourhoods*. Lands on the east side of Boston Avenue and eastward are also designated *Neighbourhoods*.

Section 3.1.2 of the Official Plan contains built form policies that provide a framework for new development, which is required to fit within the existing or planned context. New development is also required to provide an appropriate transition in height and massing to areas of different intensity and scale, particularly physically stable lower scale *Neighbourhoods*.

### **Zoning**

The site is zoned I1 D3 under former City of Toronto Zoning By-law 438-86. This zone permits a variety of light industrial and employment uses to a maximum density of 3.0 times the area of the lot, and a maximum height of 18.0 metres. Residential uses are not permitted in the I1 D3 zone.

### **Site Plan Control**

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

### **Tree Preservation**

An Arborist Report was submitted with this application and is being reviewed by Urban Forestry staff. To accommodate the development, three (3) trees protected under the City's Tree By-law are proposed to be removed.

### **Reasons for the Application**

The subject proposal seeks to construct residential uses, which are not permitted in the I1 D3 zone. The proposal is for an 8-storey (24.7 metre) building with a density of 4.0 times the area of the lot. The proposal exceeds the currently permitted non-residential density of 3.0 times the lot area, and the permitted height of 18.0 metres. An amendment to the Zoning By-law is therefore required.

Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan, Elevations, Sections, Landscape Plans, and Renderings
- Incomplete Shadow Study
- Planning Rationale
- Arborist Report
- Traffic, Loading and Parking Study
- Stormwater and Functional Servicing Report and Grading Plan

The Toronto Green Standards Checklist and the outstanding Shadow Study images were submitted on July 25, 2013, and July 29, 2013, respectively. A Notification of Complete Application was subsequently issued on July 29, 2013.

### **Dundas-Carlaw Community Initiative Study**

On February 26, 2013, Toronto & East York Community Council requested that the City Planning Division, in consultation with the Transportation Services Division, initiate a review of the Carlaw/Dundas Neighbourhood Improvement Plan (2000) and complete a study of the potential development guidelines and public realm improvements for the Dundas and Carlaw Corridor. Since the completion of the Neighbourhood Improvement Plan, eight development applications have been approved on properties designated *Employment Areas* within the Dundas-Carlaw Corridor.

The Dundas-Carlaw Community Initiative Study will: include recommendations for safe pedestrian crossings on Carlaw Avenue; identify public realm and community benefits for the area and a plan for implementation; review the feasibility of allowing condominium owners to construct loft spaces within their units; and provide recommendations for transit improvements that promote economic development and quality of life in the neighbourhood. The study will also review the relationship between Carlaw Avenue and Dundas Street East with the surrounding residential community. The study will include community consultation, which will commence in the Fall of 2013.

### **Issues to be Resolved**

The following issues have been identified during the preliminary review of this application, and will require further examination:

- The replacement of 1,787 square metres of employment use with 9 live/work units at-grade, and compliance with Official Plan Site and Area Specific Policy No. 154;

- The appropriateness of the proposed residential uses;
- The height and massing of the proposed development;
- The transition towards the residential neighbourhood to the north, and the transition from the adjacent Council-approved 12-storey building at 345 Carlaw Avenue to the 3 ½ storey townhouses located immediately east of the site;
- Shadow impacts of the development on the adjacent public realm and properties;
- Potential privacy and overlook issues for the properties to the north and east;
- Shared access, servicing and loading with 345 Carlaw Avenue;
- Reduced parking space dimensions and bicycle parking deficiency;
- Adequacy of servicing infrastructure to support the proposed development;
- The lack of indoor and outdoor amenity space;
- Constrained access between the townhouse units and the parking garage;
- The appropriateness of the two interior townhouses fronting onto the adjacent properties to the east rather than onto a street; and
- Tree planting requirements along the Dundas Street East City road allowance.

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

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**

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

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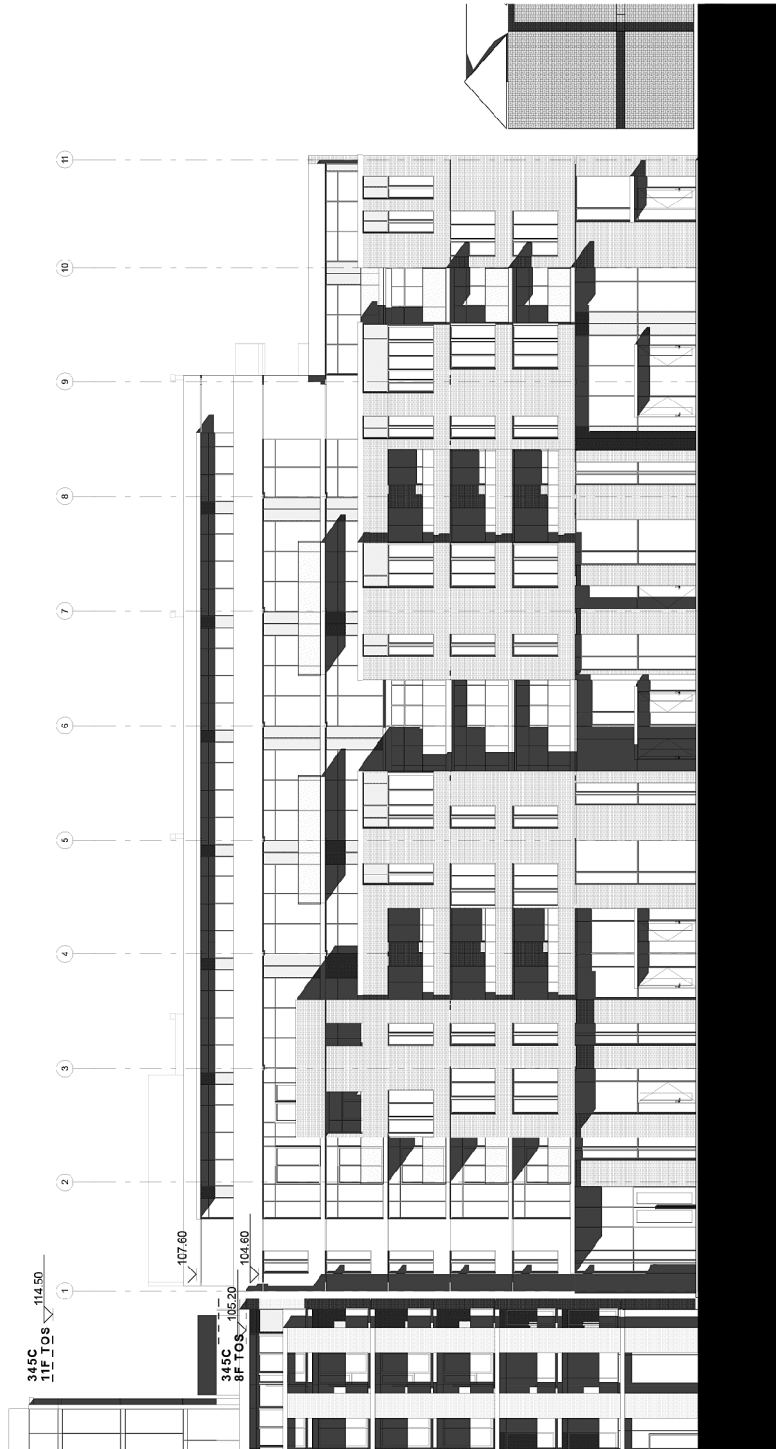
## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: South Elevation  
Attachment 3: North Elevation  
Attachment 4: East Elevation  
Attachment 5: Zoning  
Attachment 6: Site and Area Specific Policy No. 154 – Dundas - Carlaw  
Attachment 7: Application Data Sheet





## Attachment 2: South Elevation



South Elevation

1220-1230 Dundas Street East

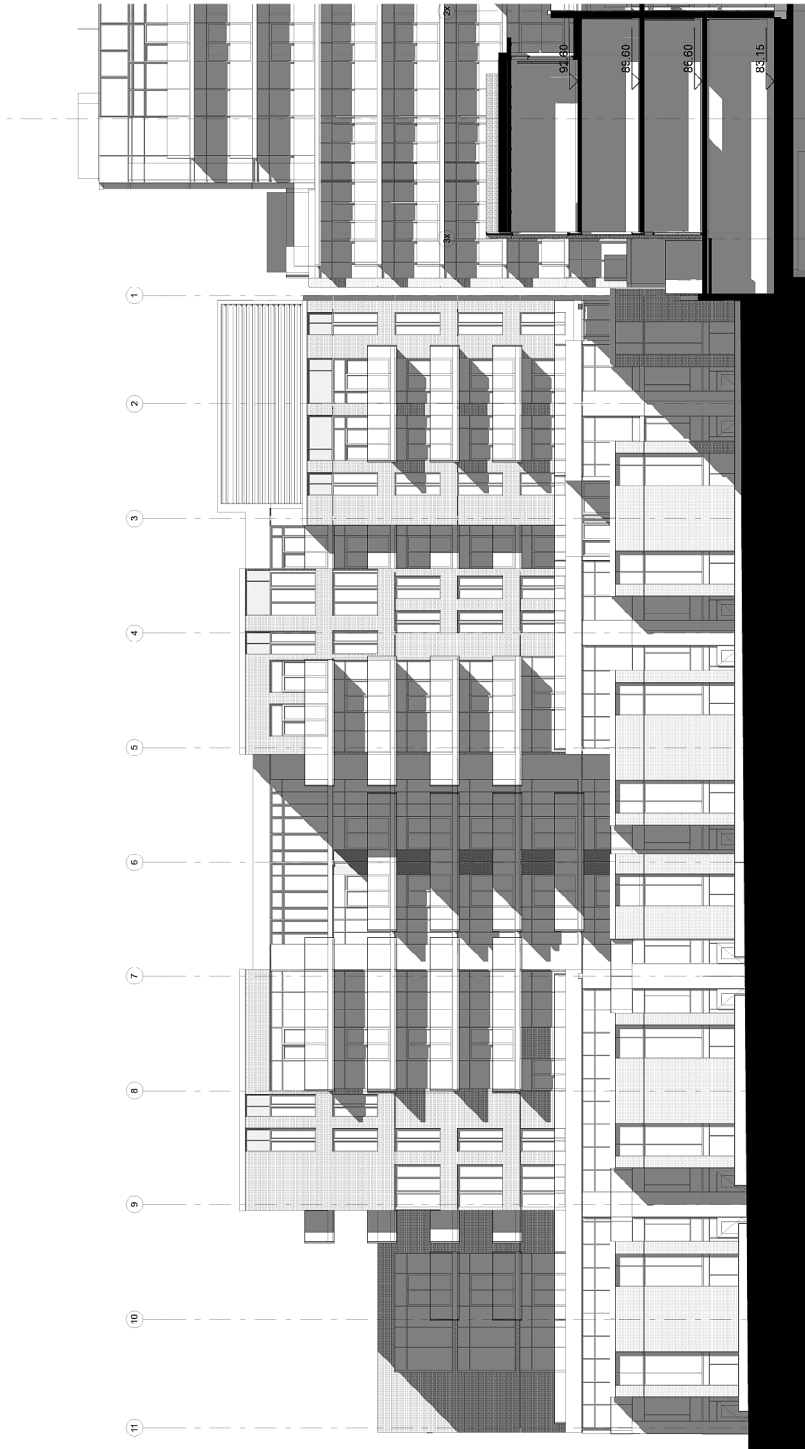
Elevations

Applicant's Submitted Drawing

Not to Scale  
08/26/2013

File # 13 191691 0Z

**Attachment 3: North Elevation**



North Elevation

**1220-1230 Dundas Street East**

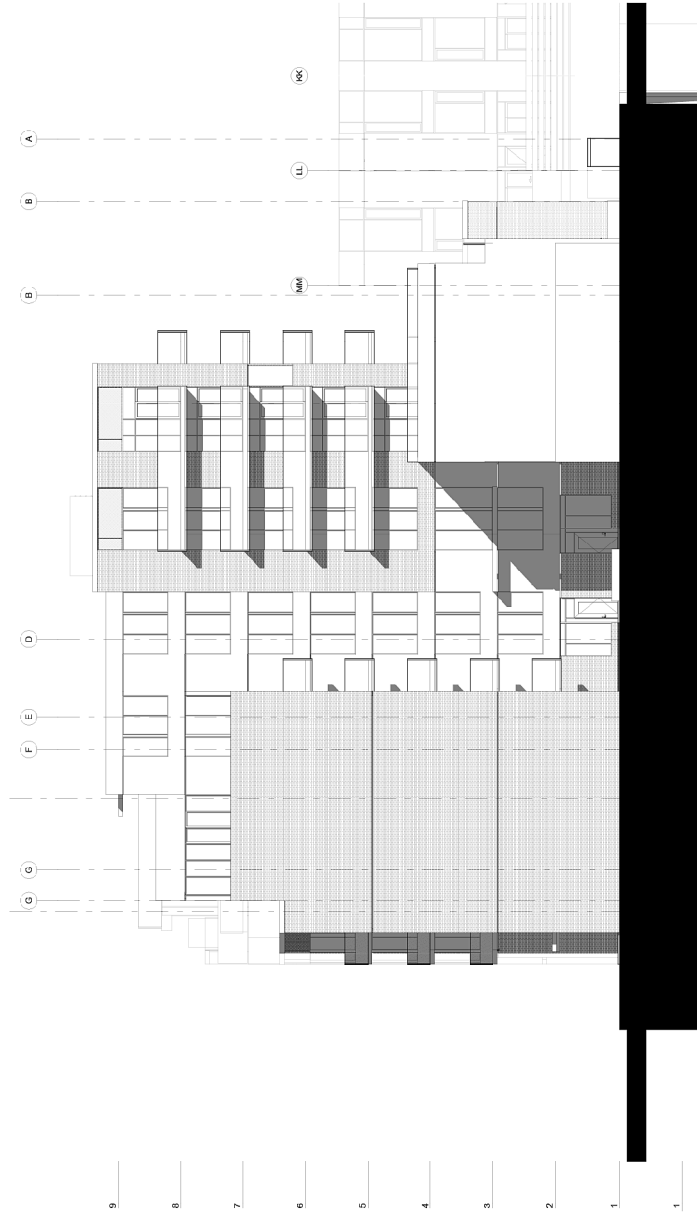
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
08/26/2013

File # 13 191691 0Z

**Attachment 4: East Elevation**



East Elevation

**Elevations**

**1220-1230 Dundas Street East**

Applicant's Submitted Drawing

Not to Scale  
08/26/2013

File# 13 191691 0Z

# Attachment 5: Zoning



**TORONTO** City Planning  
Zoning

1220-1230 Dundas Street East

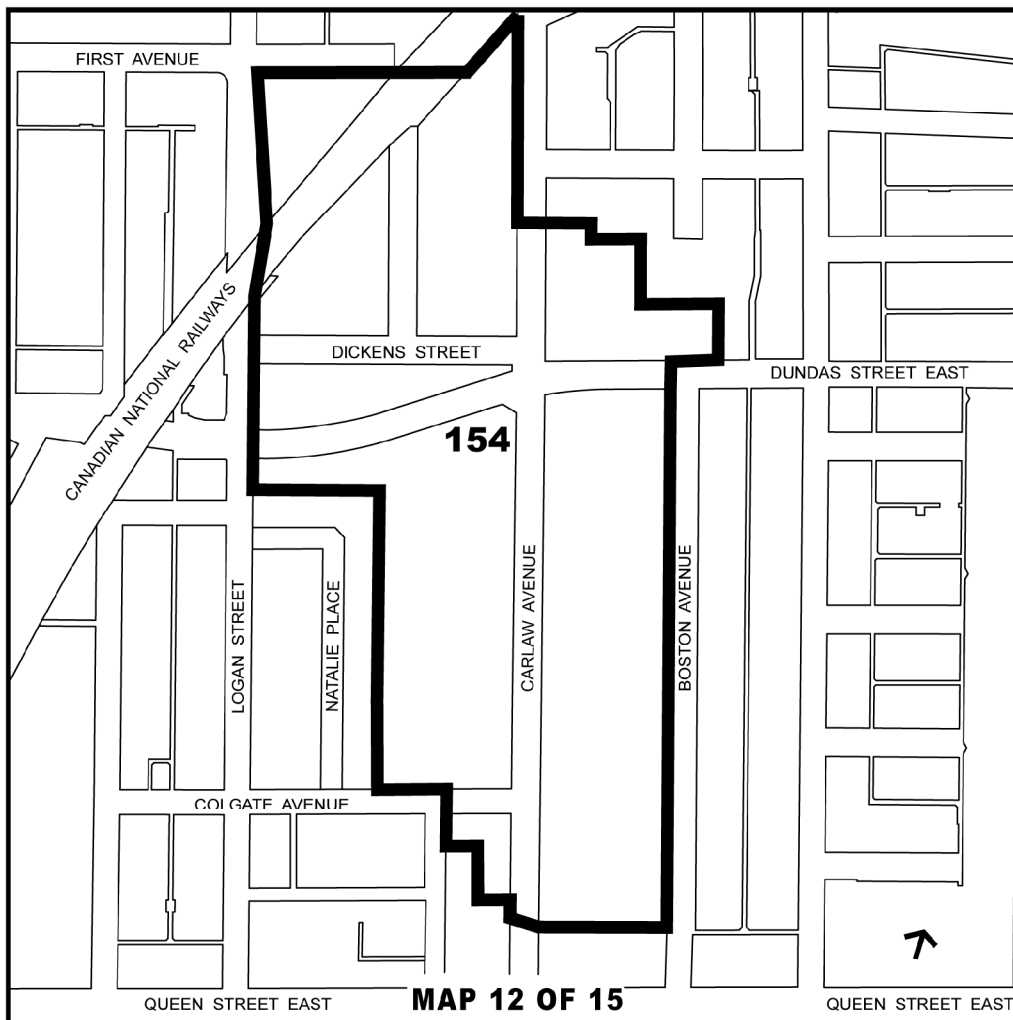
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- R3 Residential District
- G Parks District
- I1 Industrial District
- I2 Industrial District



Not to Scale  
Zoning By-law 438-86 (as amended)  
Extracted 09/13/2013

**Attachment 6: Site and Area Specific Policy 154 – Dundas and Carlaw**



**TORONTO** City Planning  
**Site and Area Specific Policy No.154**  
**- Dundas and Carlaw Area**

**1220-1230 Dundas Street East**

File # 13 191691 0Z



Not to Scale  
09/21/2012

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 191691 STE 30 OZ
Details	Rezoning, Standard	Application Date:	June 20, 2013
Municipal Address:	1220-1230 DUNDAS ST E		
Location Description:	PLAN 96 LOT 1 A PT **GRID S3008		
Project Description:	Proposal to construct an 8 storey - 111 unit residential building with 2 levels of underground parking. Also see SPA 13-191680.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
1220 Dundas Street Inc		TACT Architecture Inc	1220 Dundas Street Inc

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:	I1 D3	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2180	Height:	Storeys:	8
Frontage (m):	54.9		Metres:	24.7
Depth (m):	39.6			
Total Ground Floor Area (sq. m):	1640			<b>Total</b>
Total Residential GFA (sq. m):	8726		Parking Spaces:	93
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	8726			
Lot Coverage Ratio (%):	75			
Floor Space Index:	4			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	8726	0
Bachelor:	9	Retail GFA (sq. m):	0	0
1 Bedroom:	58	Office GFA (sq. m):	0	0
2 Bedroom:	40	Industrial GFA (sq. m):	0	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	0	0
Total Units:	111			

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