

**2978-2982 Dundas Street West and 406-408 Pacific Avenue - Zoning By-law Amendment Application - Preliminary Report**

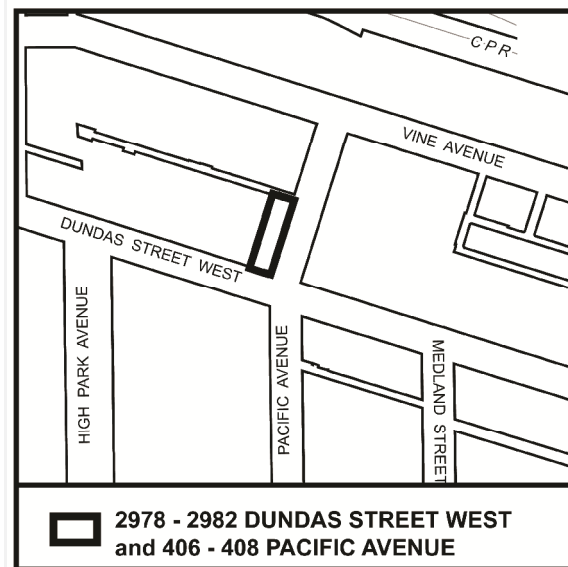
<b>Date:</b>	May 28, 2014
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale-High Park
<b>Reference Number:</b>	14 152731 WET 13 OZ

**SUMMARY**

This application proposes to permit the development of an 8-storey building with 286 m<sup>2</sup> of retail space at grade, 42 residential rental units on the second through seventh floors and a partial eighth storey that would provide access to a proposed rooftop amenity space at 2978-2982 Dundas Street West and 406-408 Pacific 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 Final Report and statutory public meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2015. This target assumes that the applicant will provide all required information in a timely manner.



## 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 2978-2982 Dundas Street West and 406-408 Pacific 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 of 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 on December 19, 2013 to discuss complete application submission requirements and to identify preliminary issues with the proposal. Staff identified a number of issues including the proposed height and massing of the building, the proposed building setbacks, stepbacks and entrances, the provision of indoor and outdoor amenity space, the number of bicycle and vehicular parking spaces and the configuration, type and tenure of the residential units.

A pre-application community consultation meeting was held with residents, the applicant and owners, the Ward Councillor and Planning staff on February 13, 2014. The applicant presented a concept for an eight-storey, 51-unit building with retail uses at grade. Residents expressed concerns with the proposal's compatibility with the street and surrounding neighbourhood, building height, massing and architectural style, streetscape treatment and unit sizes.

## ISSUE BACKGROUND

### Proposal

This application seeks to amend City of Toronto Zoning By-law No. 569-2013 and former City of Toronto Zoning By-law No. 438-86 to permit the development of an 8-storey building with 286 m<sup>2</sup> of retail space at grade, 42 residential rental units on the second through seventh floors and a partial eighth storey that would provide access to a proposed rooftop amenity space. The residential units would consist of 26 1-bedroom units, 15 2-bedroom units and 1 3-bedroom unit.

The total proposed gross floor area is 3,208 m<sup>2</sup>, which would result in a density of approximately 4 times the area of the lot. The overall height of the building would be

approximately 27 m. The building is proposed to step back from Dundas Street West and Pacific Avenue above the third and fifth storeys. The building would step back from the rear laneway immediately north of the building above the fourth, fifth and sixth storeys.

Forty-three bicycle parking spaces are proposed, of which 39 resident spaces would be located below grade and 4 visitor spaces would be located at grade and accessed from the rear laneway. Twenty-seven vehicular parking spaces are proposed, of which 24 resident spaces would be located at grade in three-level parking stackers that would be accessed from a driveway off Pacific Avenue. Three visitor spaces would be provided at grade at the rear of the building and would be accessed from the rear laneway. One loading space is proposed at the rear of the building. Access for garbage collection and loading would occur from the rear laneway. A 3 m laneway widening is required.

For additional details, see Attachment 1: Site Plan, Attachment 2: Elevations, Attachment 3: Rendering and Attachment 5: Application Data Sheet.

### **Site and Surrounding Area**

The relatively flat rectangular site is located in the Junction community, west of Keele Street, at the northwest corner of Dundas Street West and Pacific Avenue. The site has an area of approximately 812 m<sup>2</sup> and a frontage of approximately 15 m on Dundas Street West and 53 m on Pacific Avenue.

A two-storey building containing retail uses at grade and four rental units on the second floor currently occupies the majority of the site. Four vehicular parking spaces are provided at grade and accessed from Pacific Avenue. The existing building is proposed to be demolished.

Surrounding uses include:

- North: a mix of semi-detached dwellings and townhouses and one- and two-storey industrial and office buildings and the Canadian Pacific Railway corridor beyond.
- East and West: a mix of one- to three-storey commercial and residential buildings fronting both sides of Dundas Street West.
- South: a mix of one- to three-storey commercial and residential buildings fronting Dundas Street West with a large format grocery store and a mix of detached and semi-detached dwellings beyond.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local

context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 located on an *Avenue* on Map 2 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 appearance of the street, shopping opportunities and transit service for community residents.

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. Development applications which proceed in advance of an *Avenue Study* are required to complete a study, called an *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.

At present, there is no *Avenue Study* for this segment of Dundas Street West. An *Avenue Segment Study* has been submitted in support of the application. The *Avenue Segment Study* has been provided to evaluate the opportunities for and impacts of similar mid-rise developments along the portion of Dundas Street West between St. John's Place/Malta Park and Keele Street.

The subject site is designated *Mixed Use Areas* on Map 17 of the Official Plan. This designation provides for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development in *Mixed Use Areas* will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;

- locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage areas to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The West Toronto Junction is identified as a Potential Heritage Conservation District on Map 36 of the Official Plan. The study and study area boundaries have not been authorized by City Council. Those lands identified as a Potential Heritage Conservation District are subject to Site and Area Specific Policy 305, which states that where Section 37 of the *Planning Act* is used in developments within or in close proximity to those specific areas identified as Potential Heritage Conservation Districts, cash contributions to fund Heritage Conservation District studies may be eligible as community benefits.

On May 13, 2014 Etobicoke York Community Council nominated several areas, including the Junction Area, for consideration as Heritage Conservation Districts. Community Council directed Planning staff to review the nominations against the criteria for the determination of cultural heritage value and bring forward study authorization reports and consider for prioritization those areas that meet the criteria. The decision is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY33.39>

The housing policies in the Official Plan require a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. The existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Other relevant policies to assist in the review of this development proposal include the Public Realm and Built Form policies in Section 3.1 of the Official Plan.

## **Zoning**

The subject site is zoned Commercial Residential (CR 2.5 (c1.0; r2.0) SS2 (x2220)) in City of Toronto Zoning By-law No. 569-2013 (see Attachment 4: Zoning). This zoning category permits a range of commercial and residential uses. A maximum combined density of 2.5 times the area of the lot is permitted, with a maximum commercial density of 1 times the area of the lot and a maximum residential density of 2 times the area of the lot. The site is subject to Development Standard Set 2, which outlines a range of performance standards for development on the City's *Avenues* and main streets, including building setbacks and angular plane requirements. Site Specific Exception 2220 to the By-law further regulates the provision of parking on the site and the maximum permitted non-residential gross floor area. The maximum permitted building height is 14 m.

The subject site is zoned Mixed Commercial-Residential (MCR T2.5 C1.0 R2.0) in former City of Toronto Zoning By-law No. 438-86. This zoning category permits a range of commercial and residential uses. A maximum combined density of 2.5 times the area of the lot is permitted, with a maximum commercial density of 1 times the area of the lot and a maximum residential density of 2 times the area of the lot. The maximum permitted building height is 14 m.

## **Site Plan Control**

The proposal is subject to Site Plan Control. An application in this regard has yet to be submitted.

## **Mid-Rise Building Performance Standards**

In July 2010, City Council adopted the recommendations of the Avenues and Mid-Rise Buildings Study and Action Plan. The study is available at:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9>.

The study developed performance standards to help guide intensification along the *Avenues* in a manner that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The guiding performance standards will be considered in the evaluation of the application and provide direction in minimizing potential adverse impacts related to light, views and privacy associated with the development of the site.

## **Tree Preservation**

The Arborist Report and Tree Preservation Plan submitted in support of this application indicate there is one tree both within and immediately adjacent to the subject property that qualifies for protection under the City's Tree Protection By-law. The tree is located within the Dundas Street West right-of-way and is proposed to be protected.

## Reasons for the Application

The proposed uses are permitted within the existing Zoning By-laws. The amendments to the Zoning By-laws are required to implement appropriate performance standards to regulate the proposed development such as: increased building height, increased site density, non-compliance with angular plane requirements and a reduction in parking.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- *Avenue* Segment Study
- Community Services and Facilities Study
- Shadow Study
- Arborist Report
- Functional Servicing and Stormwater Management Report
- Parking and Loading Study
- Traffic Impact Study

A Notification of Complete Application was issued on May 23, 2014.

### Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- Consideration of the Avenues and Mid-Rise Buildings Study design criteria and the applicant's submitted Avenue Segment Study.
- Appropriateness of the proposed increase in height and density.
- Appropriateness of the proposed scale and massing of the building.
- Orientation and organization of the building and site including service areas and building entrances.
- Suitability of the parking supply, loading areas and site access/circulation.
- Adequacy of the proposed indoor and outdoor amenity space.
- Compatibility with existing buildings and the surrounding context.
- Adequacy of the transition to areas of different development intensity and scale.
- Potential impacts on adjacent properties, public streets and open space.
- Potential overlook and privacy issues with adjacent developments and properties.

The Toronto Green Standard 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**

Paul Johnson, Planner

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## **SIGNATURE**

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Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

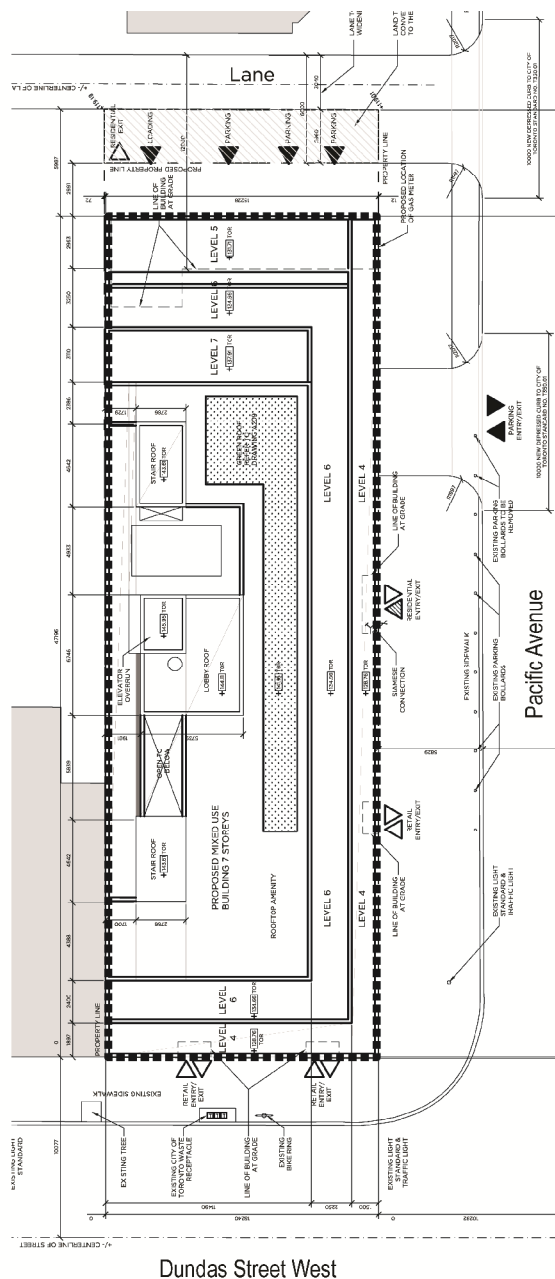
Attachment 3: Rendering

Attachment 4: Zoning

Attachment 5: Application Data Sheet



# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale

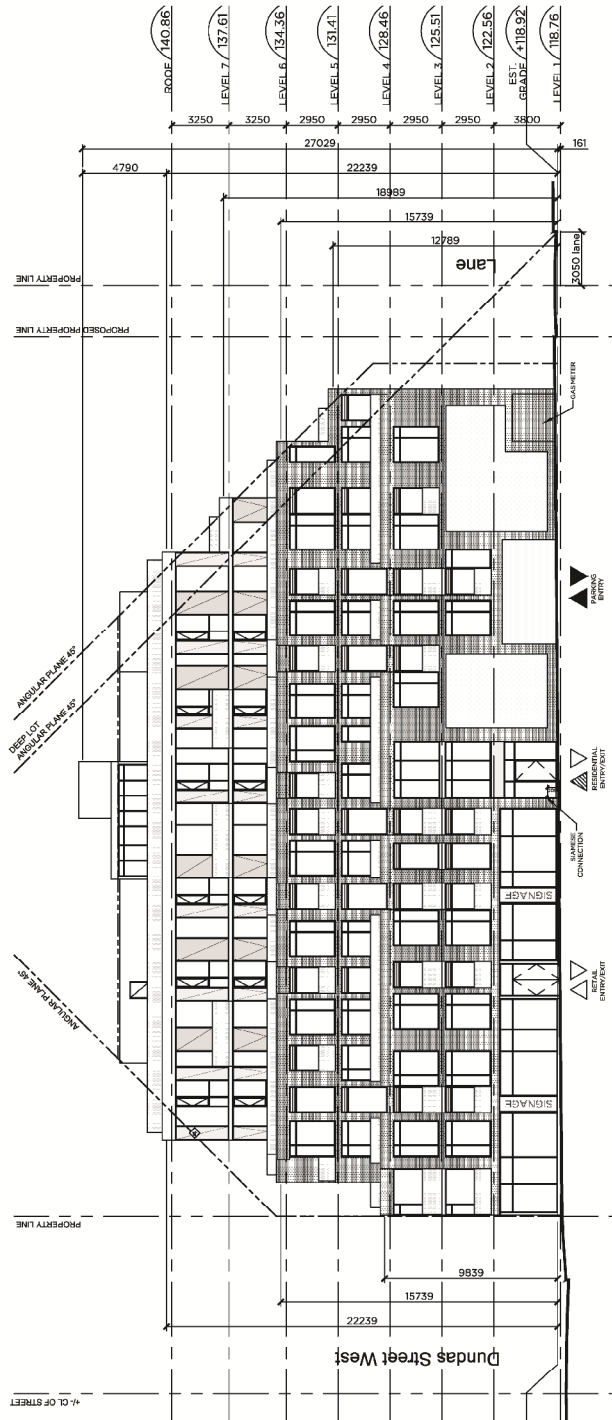
05/23/2014



## 2978 - 2982 Dundas Street West and 406 - 408 Pacific Avenue

File # 14 152731 WET 13 0Z

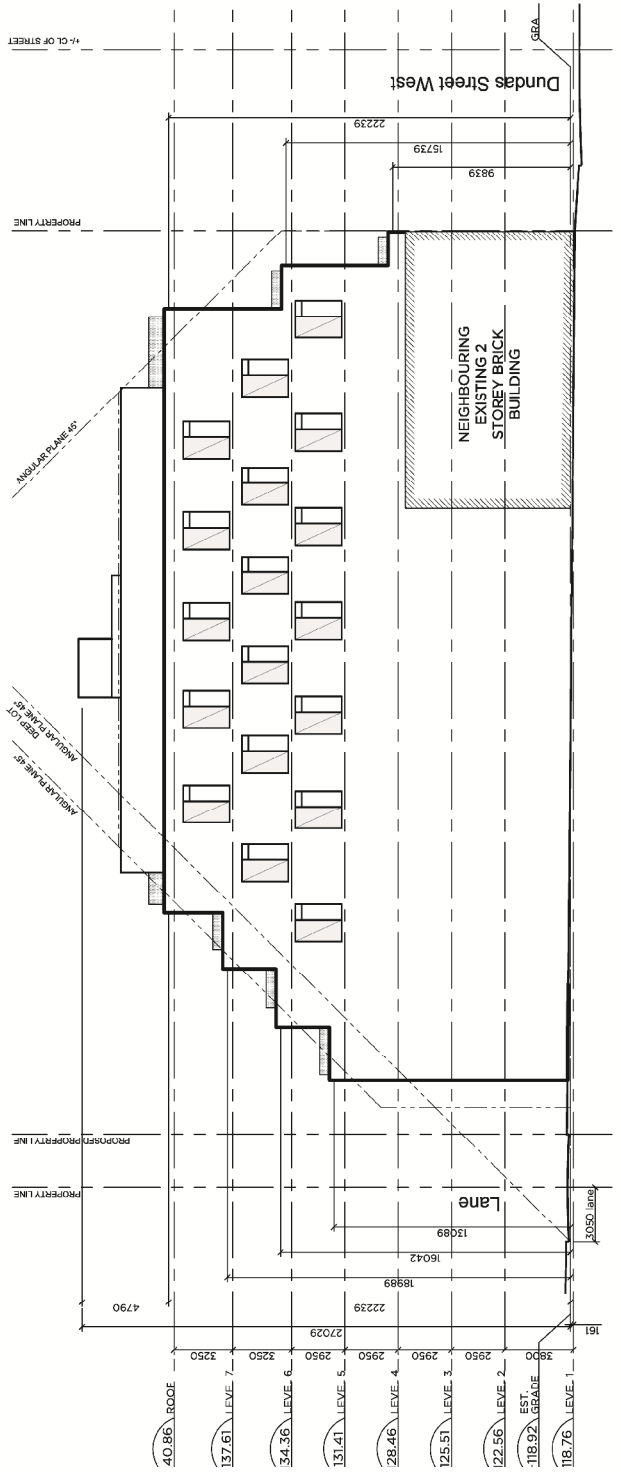
## Attachment 2: Elevations



East Elevation

**2978 - 2982 Dundas Street West  
and 406 - 408 Pacific Avenue**  
File # 14 152731 WET 13 0Z

**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
05/21/2014



West Elevation

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 05/21/2014

**2978 - 2982 Dundas Street West  
 and 406 - 408 Pacific Avenue**  
 File # 14 152731 WET 13 0Z



South Elevation

North Elevation

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 05/21/2014

**2978 - 2982 Dundas Street West  
 and 406 - 408 Pacific Avenue**  
 File # 14 152731 WET 13 0Z

**Attachment 3: Rendering**



View from Dundas Street and Pacific Avenue

**Rendering**

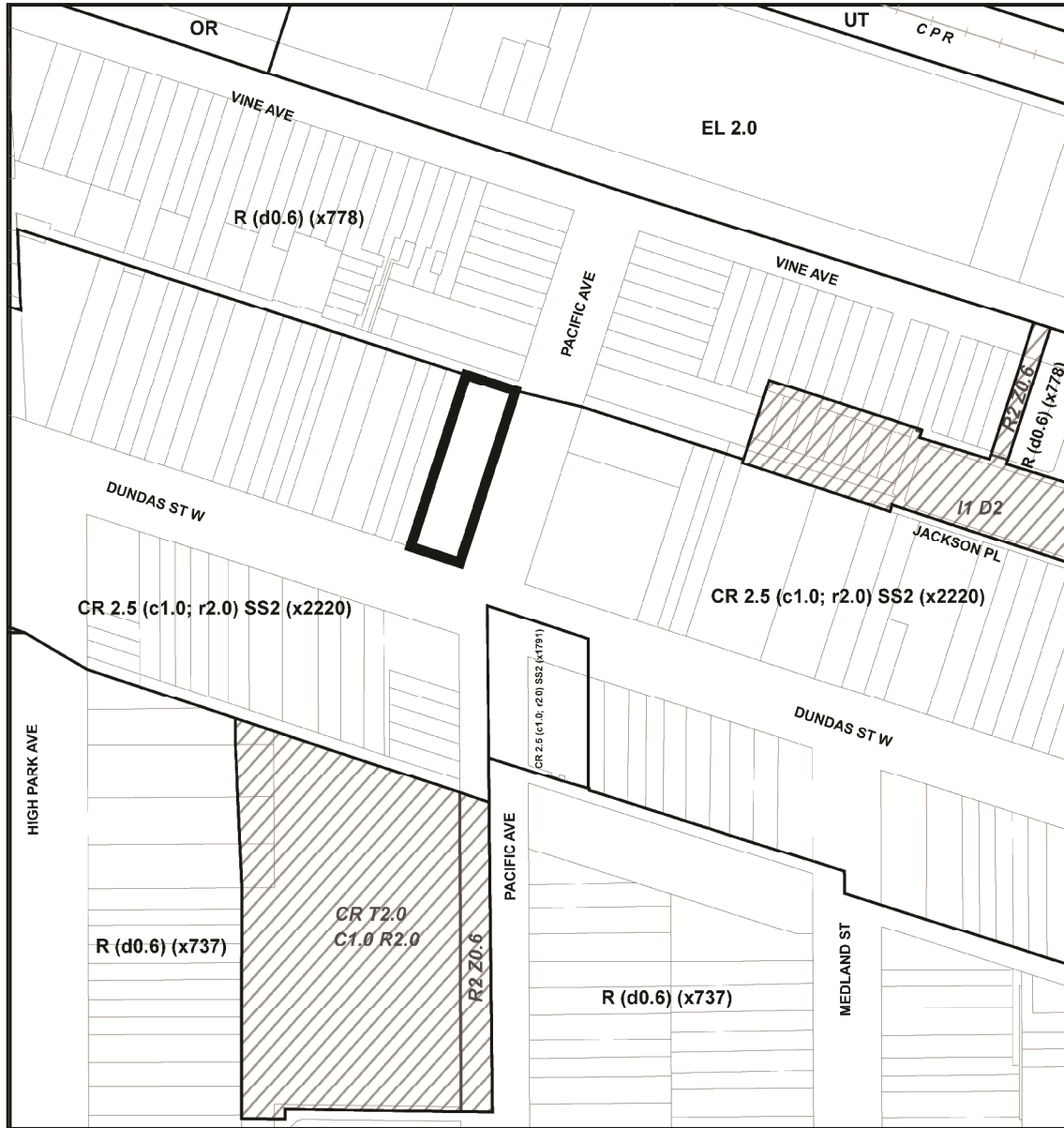
Applicant's Submitted Drawing

Not to Scale  
05/21/2014

**2978 - 2982 Dundas Street West  
and 406 - 408 Pacific Avenue**

File # 14 152731 WET 13 0Z

## Attachment 4: Zoning



**TORONTO** City Planning  
**Zoning By-law 569-2013**

**2978 - 2982 Dundas Street West  
 and 406 - 408 Pacific Avenue**  
 File # 14 152731 WET 13 02

- Location of Application
- R** Residential
- CR** Commercial Residential
- EL** Employment Light Industrial
- OR** Open Space Recreation

**UT** Utility and Transportation

- See Former City of Toronto Bylaw No. 438-86
- R2** Residential District
- CR** Mixed-Use District
- I1** Industrial District

Not to Scale  
 Extracted 05/14/2014

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	14 152731 WET 13 OZ
Details	Rezoning, Standard	Application Date:	May 7, 2014
Municipal Address:	2978-2982 DUNDAS ST W and 406-408 PACIFIC AVE		
Location Description:	PLAN 603 LOT 68 **GRID W1304		
Project Description:	Proposed Zoning By-law amendment to permit the development of an 8-storey building with 286 square metres of retail space at grade, 42 residential rental units on the second through seventh storeys and a partial eighth storey that would provide access to a proposed rooftop amenity space.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
R.E. Millward & Associates Ltd.			2261293 ONTARIO INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	569-2013: CR 2.5 (c1.0; r2.0) SS2 (x2220) 438-86: MCR T2.5 C1.0 R2.0	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	812	Height:	Storeys:	8	
Frontage (m):	15.2		Metres:	27	
Depth (m):	52.7				
Total Ground Floor Area (sq. m):	658				<b>Total</b>
Total Residential GFA (sq. m):	2922		Parking Spaces:	27	
Total Non-Residential GFA (sq. m):	286		Loading Docks	1	
Total GFA (sq. m):	3208				
Lot Coverage Ratio (%):	81				
Floor Space Index:	3.9				

### DWELLING UNITS

Tenure Type:	Rental
Rooms:	
Bachelor:	0
1 Bedroom:	26
2 Bedroom:	15
3 + Bedroom:	1
Total Units:	42

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2922	2922	0
Retail GFA (sq. m):	286	286	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Paul Johnson, Planner</b>
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