

**70 Dixfield Drive - Zoning By-law Amendment
Application - Preliminary Report**

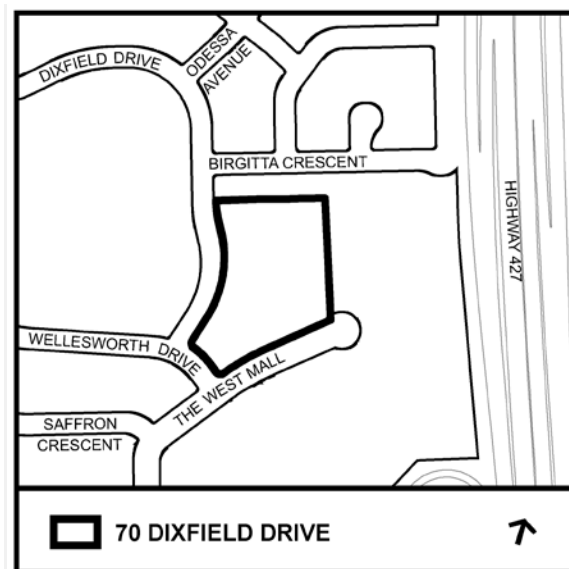
Date:	August 18, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 3 – Etobicoke Centre
Reference Number:	16 130337 WET 03 OZ

SUMMARY

This application proposes one 6-storey and three 3-storey residential apartment buildings having a total of 88 new rental dwelling units at 70 Dixfield Drive, in addition to the existing 12-storey, 141 unit rental apartment building on the property. The three-storey buildings are proposed along the north property line and the six-storey building is proposed to face The West Mall at the southeast end of the property. The development would provide a total of 264 parking spaces for the 229 units and would have an FSI of 1.39 times the area of the property.

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 scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the fourth quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the second quarter of 2017. This target assumes 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 70 Dixfield Drive 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.

DECISION HISTORY

Pre-Application Consultation

Pre-application consultations were held with the applicant to discuss complete application submission requirements in February 2015.

ISSUE BACKGROUND

Proposal

The application proposes to amend the Zoning By-law to permit one 6-storey (58 units) and three 3-storey apartment buildings (30 units) while retaining the existing 12-storey rental residential apartment building (141 units) on the same property. The 3-storey buildings are proposed along the north property line and the 6-storey building is proposed to face The West Mall at the east end of the property. The 88 new residential units would consist of 70 two bedroom units and 18 three bedroom units. The tenure of the new units is currently proposed to be rental.

The property would provide 264 vehicle parking spaces in total, of which 229 would be for residents and 35 for visitors. They would be located both at grade (125 spaces) and underground (139 spaces). A total of 172 bicycle parking spaces are proposed (156 underground for residents and 16 at-grade for visitors). Vehicular access to the underground parking would be via the existing ramp off Dixfield Drive.

The total floor area of all the buildings, existing and new, would be approximately 27,197 m², representing a floor space index of approximately 1.39 times the area of the property (see Attachment 6 - Application Data Sheet).

Site and Surrounding Area

The subject site is a large (19,538 m²), irregularly shaped and relatively flat property, sloping down somewhat toward The West Mall. The site has frontage on each of Dixfield Drive (160 m), Wellesworth Drive (50 m) and The West Mall (139 m) and is 185 m deep. In addition to the existing building, there is also a surface parking lot, an outdoor pool and many mature trees.

The land uses surrounding the site include:

North: Semi-detached 1.5 storey houses.

South: Single detached 1 and 2 storey houses, open space and, further south fronting onto Rathburn Road, a 7-storey residential apartment building and 1-storey commercial plaza.

East: Two residential apartment buildings (19 storeys and 20 storeys) and open space, and Highway 427 beyond.

West: Wellesworth Park and single-detached 1 and 2 storey houses.

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, by the *Planning Act*, 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, as the case may be, 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

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment 320 on December 10, 2015. OPA 320 strengthens and refines

the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Official Plan Amendment 320 implements the City's Tower Renewal Program by promoting the renewal and retrofitting of older apartment buildings and encouraging small scale retail, institutional uses and community facilities at grade in apartment buildings to better serve residents.

The lands at 70 Dixfield Drive are designated *Apartment Neighbourhoods* on Map 14-Land Use Plan. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*, but *Apartment Neighbourhoods* allow for higher density and a greater scale of buildings than *Neighbourhoods*. There may be opportunities for additional townhouses or apartments on underutilized sites and the Plan sets out criteria to evaluate these situations.

Section 2.3.1 of the Plan states that developments in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of the Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Policy 4.2.2 provides direction for development in *Apartment Neighbourhoods*.

Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- Locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Official Plan;
- Locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*;

- Locating and massing 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;
- Including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- Locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- Providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- Providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- Providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

Significant growth is not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site with one or more existing apartment buildings that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents.

Policy 4.2.3 states that infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2;
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of the Plan;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
- i) consolidate loading, servicing and delivery facilities; and
- j) preserve or provide adequate alternative on-site recreational space for residents.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.5, Housing, provides that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- a) will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
- b) may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to the height and density incentives of Section 5.1.1 of the Plan, without pass-through of such costs in rents to tenants.

The Official Plan also includes policies related to the Public Realm (Section 3.1.1) and Built Form (3.2.1) that will be used in the review of this application.

The Official Plan is available on the City's website at:

<http://www1.toronto.ca/planning/chapters1-5.pdf>

Policies in OPA 320 relating to *Apartment Neighbourhoods* address additional factors, including a broader range of improvements to the existing building such as energy and water efficiency and waste diversion; grade-related units for families with children; and the introduction of small-scale commercial and community uses where walking access to goods and services is limited.

Zoning

Most of the lands at 70 Dixfield Drive are zoned R5 (Fifth Density Residential Zone) in the Etobicoke Zoning Code, permitting residential uses in a wide range of residential housing types, including regulations specific to apartment buildings. A rectangular portion of the property along the Wellesworth Drive frontage is zoned R2 (Second Density Residential Zone), permitting residential uses in the form of detached houses. Both residential zones also permit some limited non-residential uses. A shallow, irregularly shaped portion of the property along The West Mall is zoned CPR (Planned Commercial Regional), permitting commercial and other non-residential uses, but prohibiting residential uses.

In City-wide Zoning Bylaw No. 569-2013, the site is zoned RA (Residential Apartment Zone) with a minimum frontage of 24 metres and a minimum lot area per 139 m² per unit. This translates into a maximum of 141 permitted dwelling units on this site.

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan application for this development has yet to be filed.

Mid-Rise Buildings Design Guidelines

Toronto City Council on July 6, 7 and 8, 2010, adopted the recommendations of the *Avenues and Mid-Rise Buildings Study and Action Plan*, with modifications. The main objective of this City-wide study was to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The *Avenues and Mid-Rise Buildings Study and Action Plan* identifies a list of best practices, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The performance standards for mid-rise buildings give guidance about the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1 of the Official Plan. While the property is not on an *Avenue*, staff may use relevant aspects of the Mid-Rise Buildings Design Guidelines to help implement the Official Plan policies and inform the evaluation of the proposal.

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and seamlessly integrating new development into the existing context. They provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at: http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

The proposed three-storey apartment buildings are not townhouses, but have a similar built form, scale and intensity to townhouse-type buildings, thus the 2006 Council approved Guidelines provide a degree of appropriate guidance. More relevant to this portion of the application, however, is the update to the Infill Townhouse Guidelines which is currently underway. The updated Guidelines specifically address low-rise apartment buildings. A draft of the new Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of the Guidelines for Council consideration and adoption later this year, City staff are currently refining and consulting upon the Draft Guidelines, in part through their use during the review of development applications.

Tree Preservation

The Arborist Report and Tree Preservation Plan submitted in support of this application will require permits to remove 38 privately owned trees and to injure 19 privately owned trees. New trees (68 trees) are proposed to be planted on the site.

The proposed development would also protect 10 trees on the City boulevard. No new trees are proposed to be planted on the City boulevard. These plans are being reviewed by Urban Forestry staff.

Reasons for the Application

The Zoning By-law Amendment application is required to address multiple aspects of the development, in both City-wide Zoning By-law No. 569-2013 and the Etobicoke Zoning Code. The full range of amendments required has yet to be determined but at a minimum includes maximum gross floor area, number of buildings and building locations.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Sun/Shadow Study;
- Toronto Green Standard Checklist;
- Arborist Report;
- Transportation Impact Study;
- Community Services and Facilities Study;
- Housing Issues Report;
- Rent Rolls;
- Servicing Report; and
- Stormwater Management Report.

A Notification of Incomplete Application issued on May 3, 2016 identified the outstanding material required for a complete application submission as follows:

- Colour Building Elevations (later submitted on May 19, 2016); and
- Geotechnical / Hydrogeological Study.

Issues to be Resolved

Based on a preliminary review of the proposal, the following issues have been identified for review:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Review of the proposal within the context of the existing Official Plan policies, particularly sections 4.2.2 and 4.2.3;
- Review of the proposal within the context of the Council adopted and Ministry-approved policy direction from Official Plan Amendment 320;
- Site layout, organization and safety;
- Appropriateness of building heights and density;
- Appropriateness of building setbacks and massing, particularly at the north property line;

- Impacts on adjacent properties, particularly to abutting *Neighbourhoods*, including shadows, sky views and privacy;
- Site circulation (including private driveways and walkways), loading, waste storage and collection;
- Assessment of traffic and transportation impacts;
- Location and provision of surface and below grade parking, including vehicles and bicycles;
- Appropriateness of servicing infrastructure;
- Appropriateness of relationship between building entrances and streets;
- Removal of mature trees and reduction in open space;
- Stormwater management;
- Appropriateness of cash-in-lieu of parkland as opposed to securing on-site parkland;
- Appropriateness of the proposed improvements to the existing building;
- Appropriateness of the proposed improvements to the indoor and outdoor amenity spaces, for residents of both the existing and proposed buildings;
- Appropriateness of the proposed mix of dwelling unit types;
- Tenant mitigation measures during construction;
- How the existing rental units will be secured;
- The change in use from commercial to residential on a portion of the site; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits, should the application be recommended for approval.

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

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

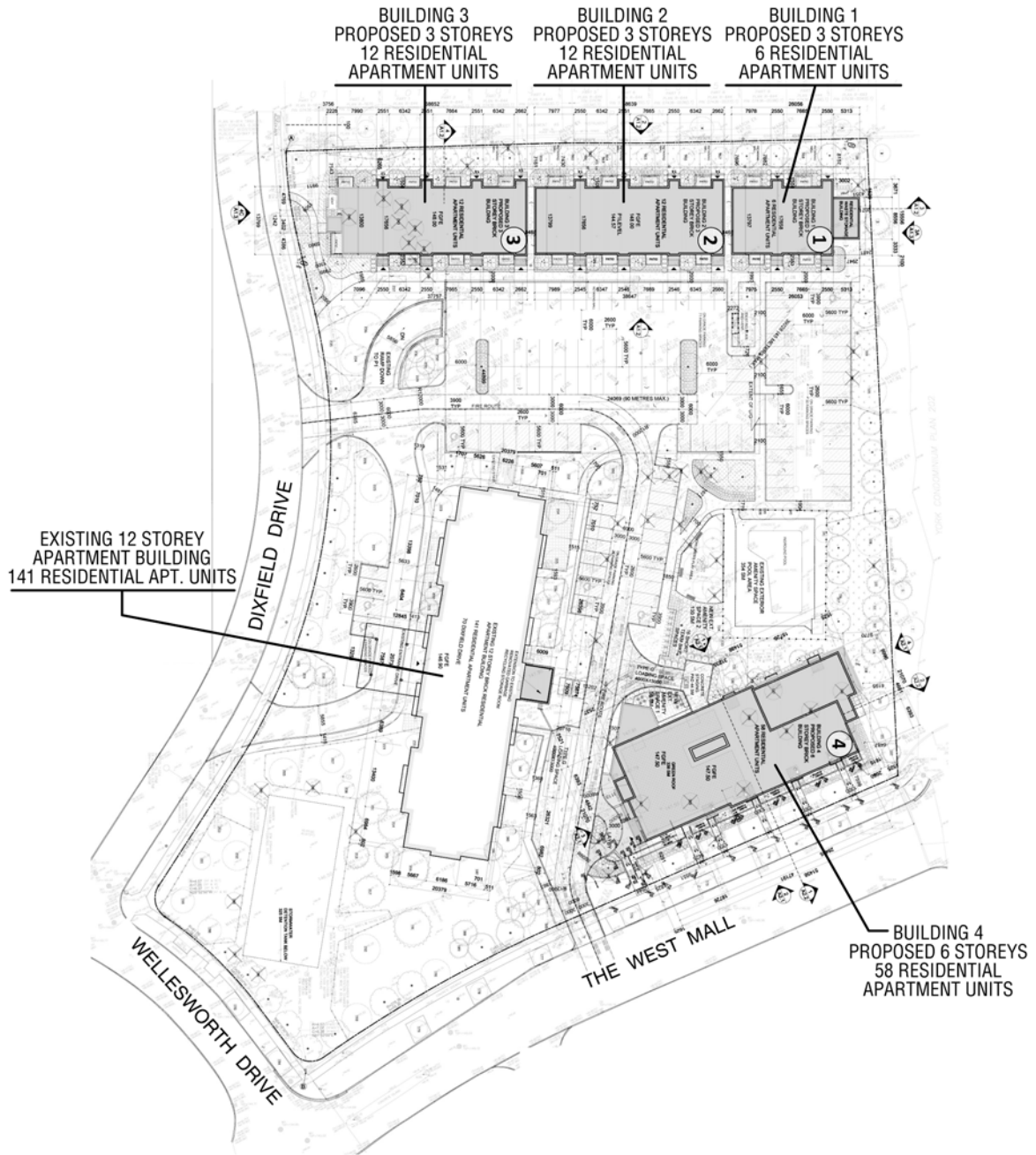
Attachment 3: Official Plan

Attachment 4: Zoning (Etobicoke Zoning Code)

Attachment 5: Zoning (City-Wide Zoning By-law No. 569-2013)

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

70 Dixfield Drive

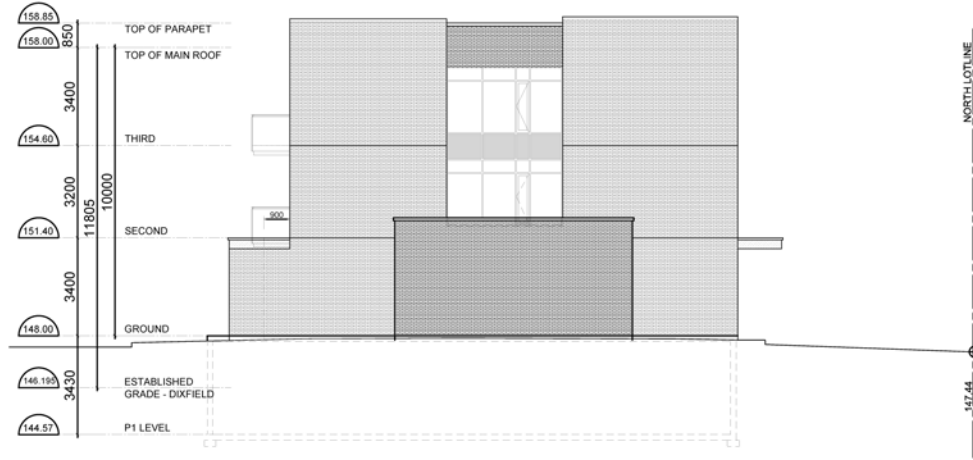
Applicant's Submitted Drawing

Not to Scale
07/18/16

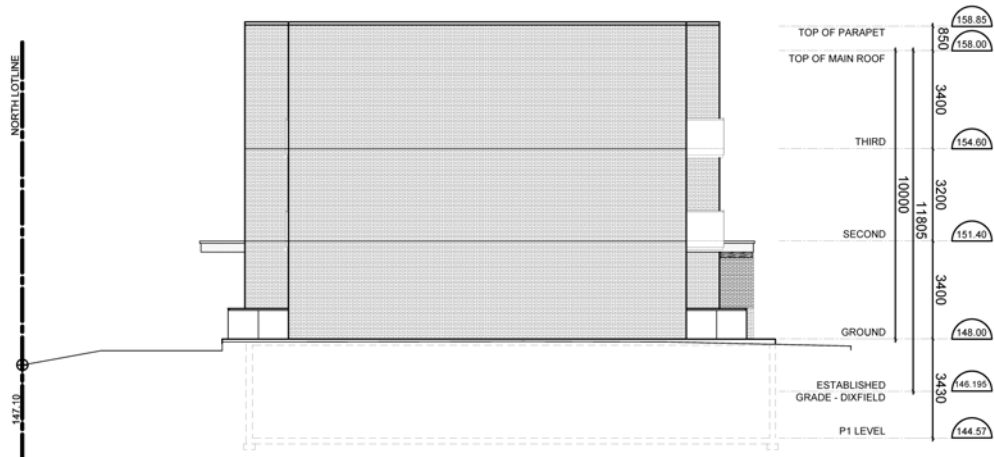


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Attachment 2: Elevations



East Elevation



West Elevation

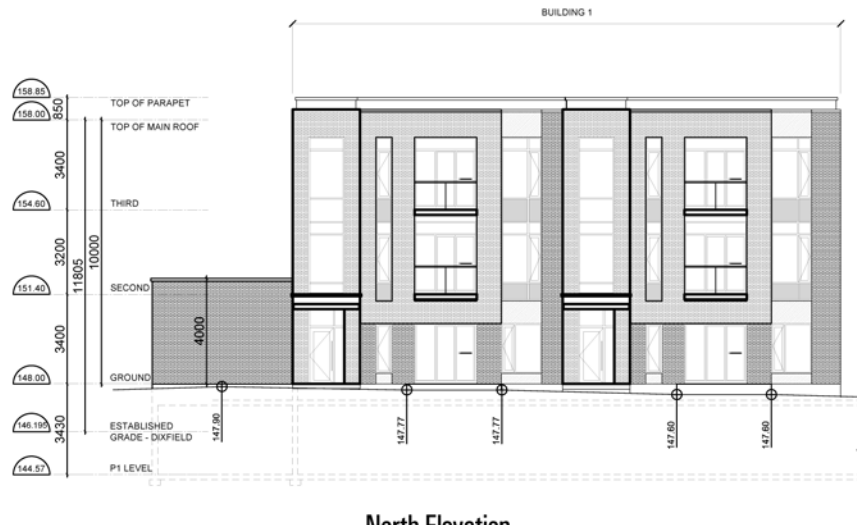
Elevations - Proposed Building 1

70 Dixfield Drive

Applicant's Submitted Drawing

Not to Scale
07/18/16

File # 16 130337 WET 03 0Z



North Elevation



South Elevation

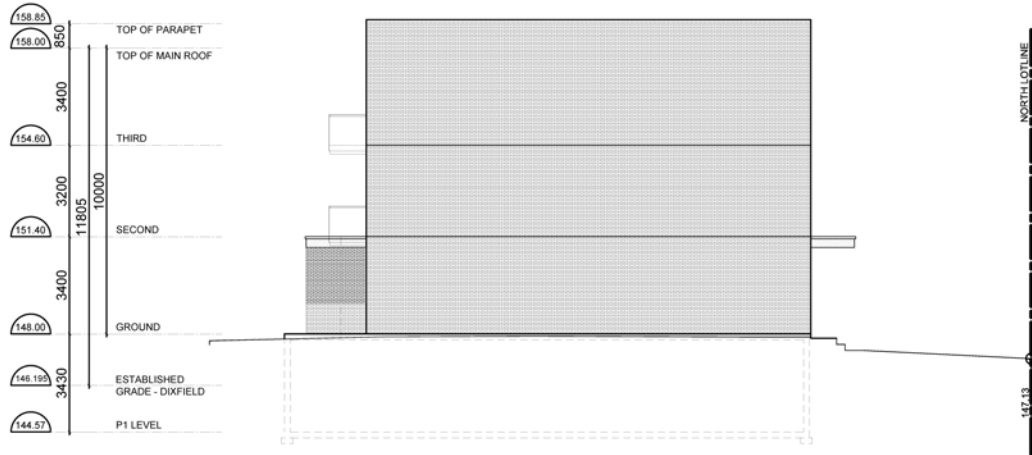
Elevations - Proposed Building 1

70 Dixfield Drive

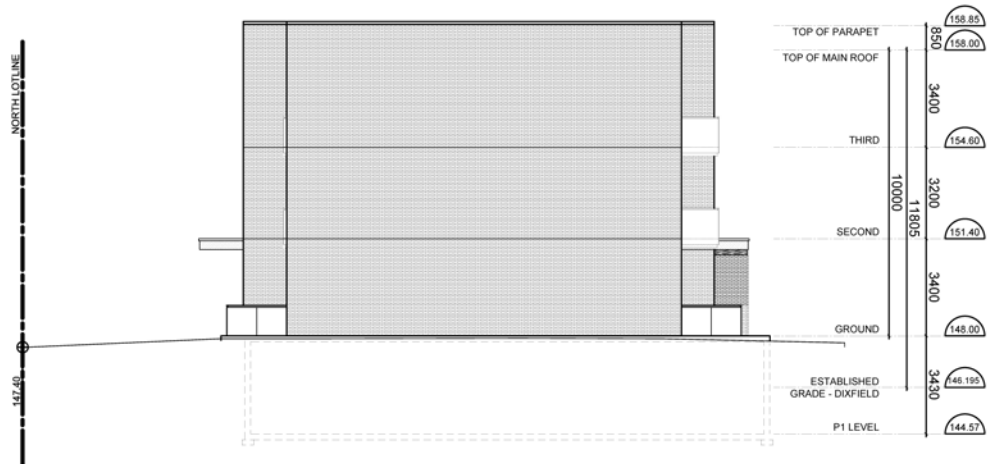
Applicant's Submitted Drawing

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07/18/16

File # 16 130337 WET 03 0Z



East Elevation



West Elevation

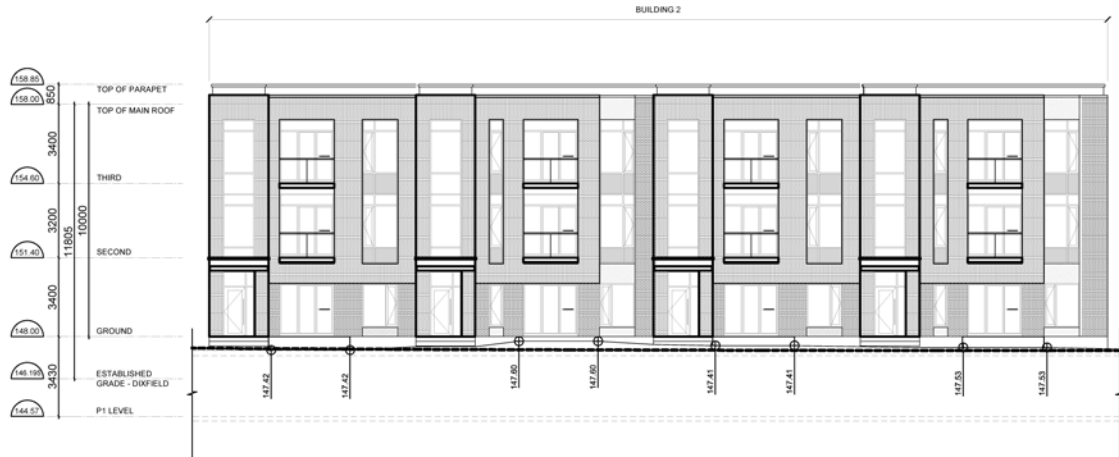
Elevations - Proposed Building 2

70 Dixfield Drive

Applicant's Submitted Drawing

Not to Scale
07/18/16

File # 16 130337 WET 03 02



North Elevation



South Elevation

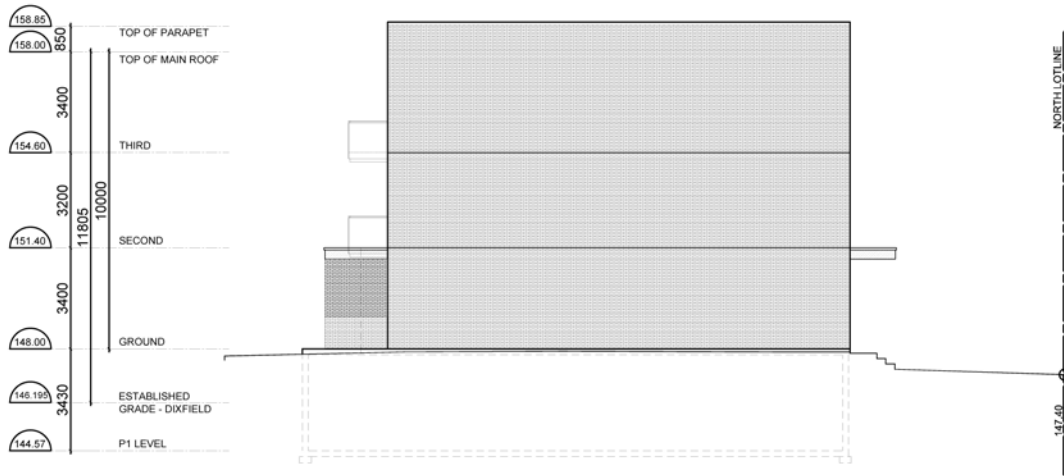
Elevations - Proposed Building 2

70 Dixfield Drive

Applicant's Submitted Drawing

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East Elevation



West Elevation

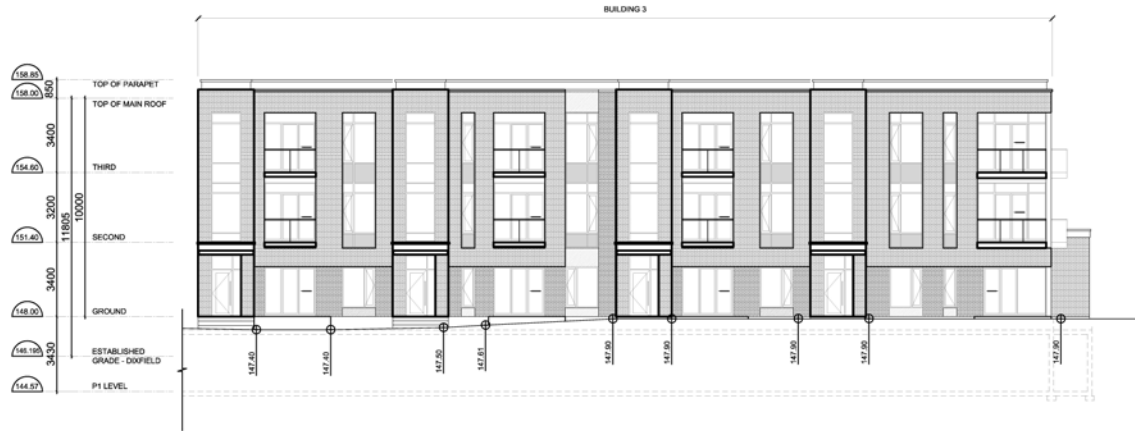
Elevations - Proposed Building 3

70 Dixfield Drive

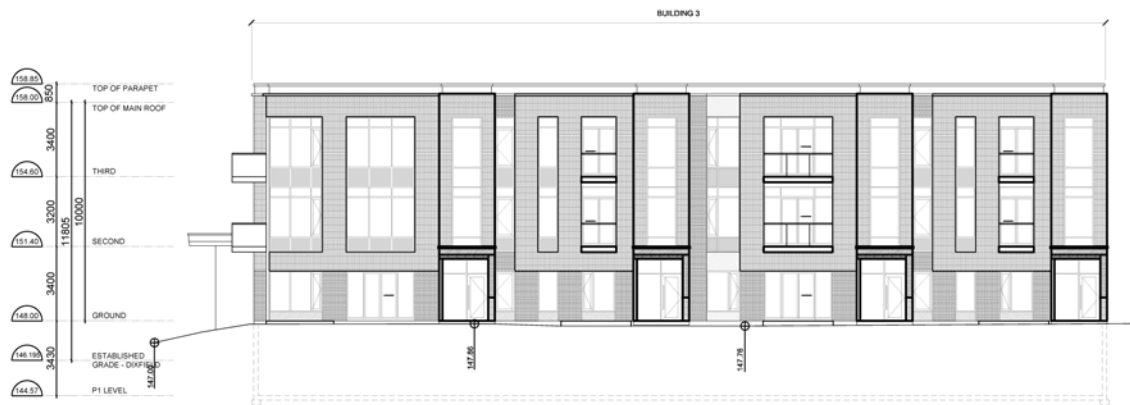
Applicant's Submitted Drawing

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File # 16 130337 WET 03 0Z



North Elevation



South Elevation

Elevations - Proposed Building 3

70 Dixfield Drive

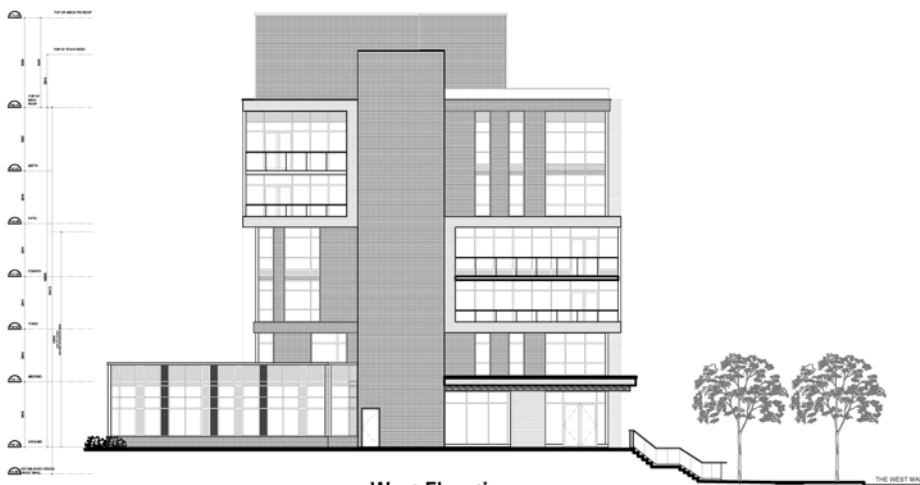
Applicant's Submitted Drawing

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East Elevation



West Elevation

Elevations - Proposed Building 4

70 Dixfield Drive

Applicant's Submitted Drawing

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File # 16 130337 WET 03 02



North Elevation



South Elevation

Elevations - Proposed Building 4

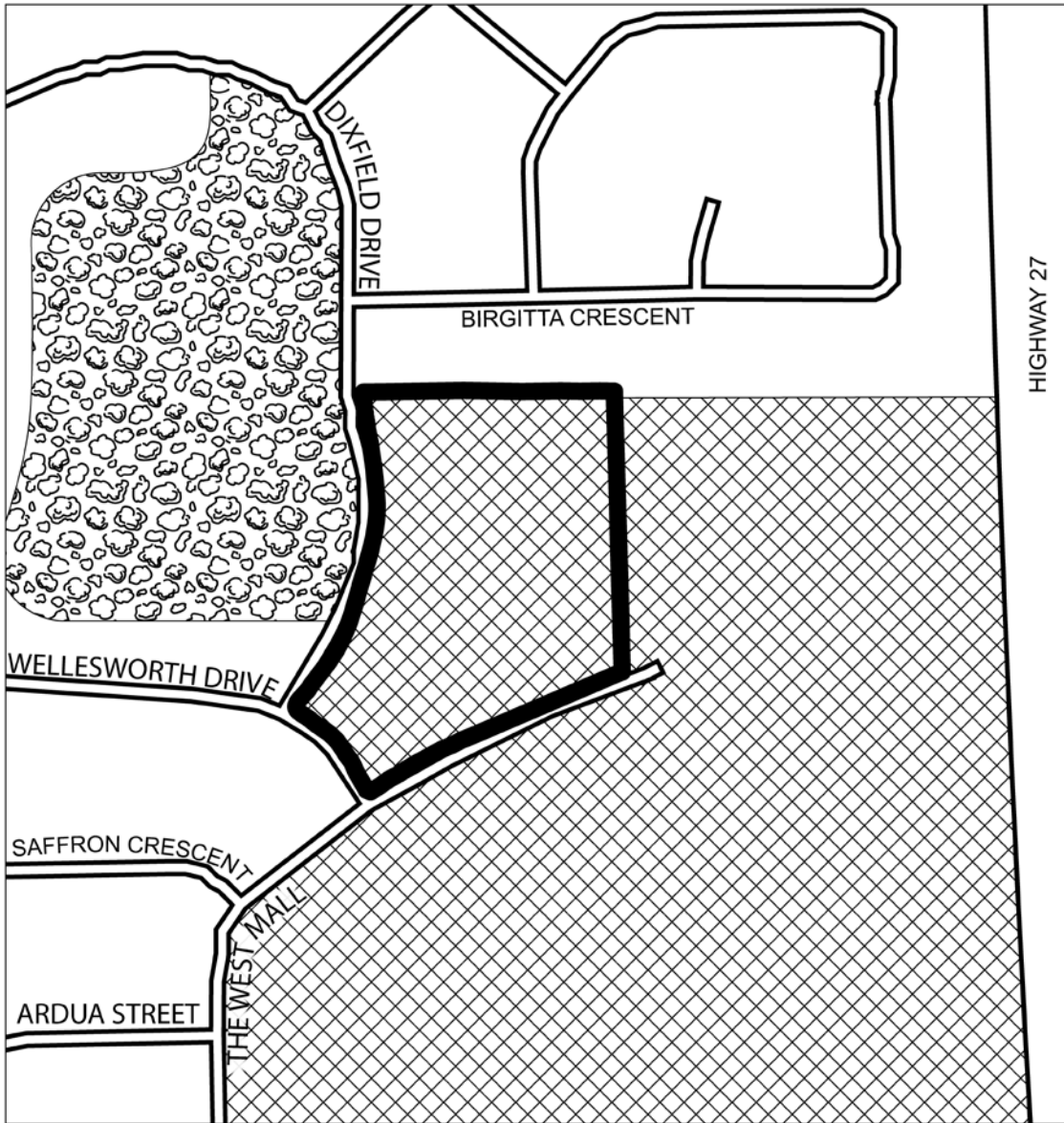
70 Dixfield Drive

Applicant's Submitted Drawing

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File # 16 130337 WET 03 02

Attachment 3: Official Plan



Toronto City Planning
Official Plan

70 Dixfield Drive

File # 16 130337 WET 03 02

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods | |


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Attachment 4: Zoning (Etobicoke Zoning Code)



Former Etobicoke Zoning

70 Dixfield Drive

File # 16 130337 WET 03 0Z

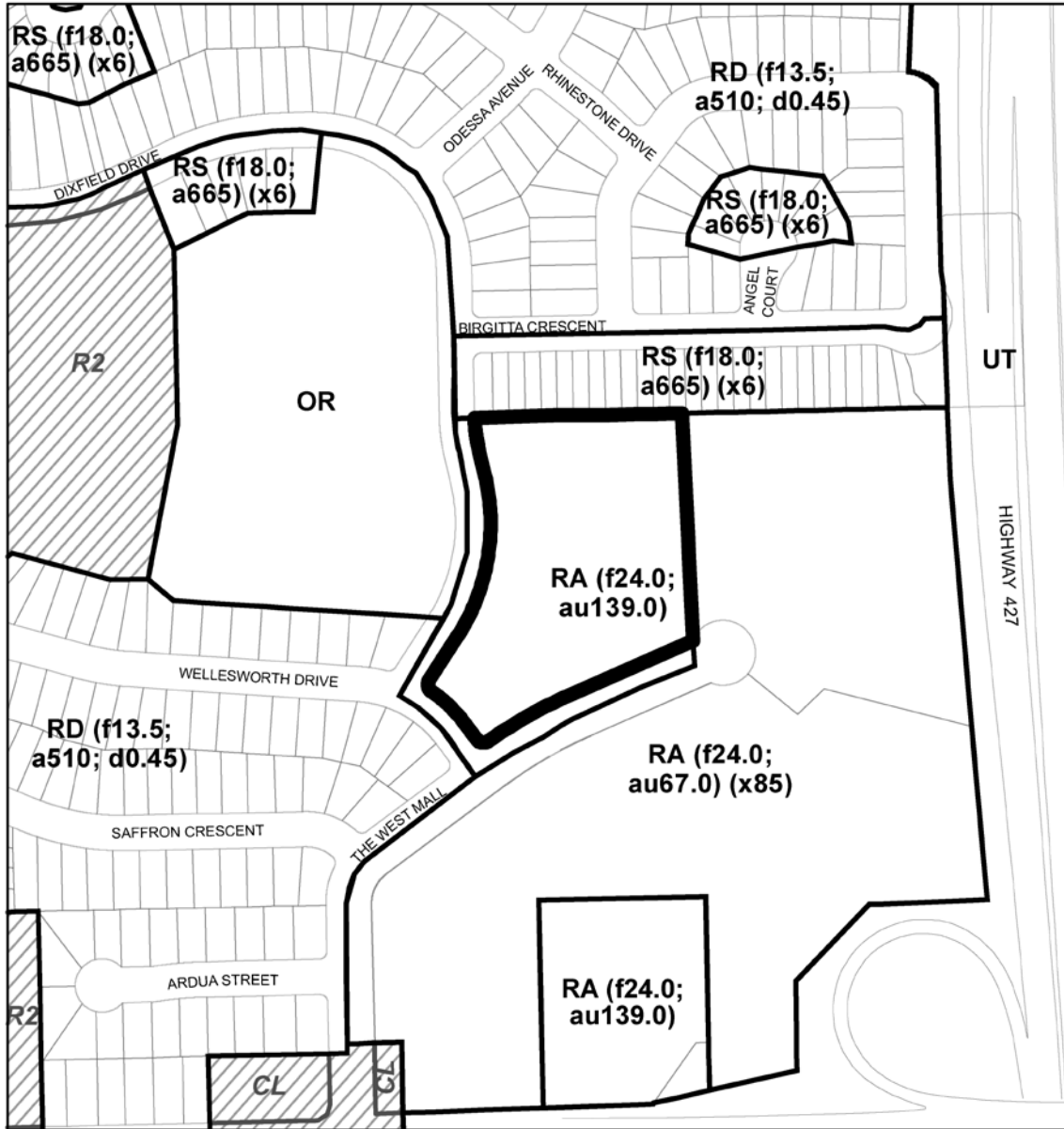
Location of Application

- | | |
|--------------------------------------|--|
| R2 Second Density Residential | CL Commercial Limited |
| R3 Third Density Residential | CPR Commercial Planned Regional |
| R5 Fifth Density Residential | OS Public Open Space |



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Extracted: 08/11/2016

Attachment 5: Zoning (City-Wide Zoning By-law No. 569-2013)



70 Dixfield Drive

Zoning

File # 16 130337 WET 03 02

Location of Application

See Former City of Etobicoke By-Law No. 11,737

RD Residential Detached
 RS Residential Semi-Detached
 RA Residential Apartment
 OR Open Space Recreation
 UT Utility and Transportation

R2 Second Density Residential
 CL Commercial Limited



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 Extracted: 07/20/2016

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	16 130337 WET 03 OZ
Details	Rezoning, Standard	Application Date:	March 21, 2016

Municipal Address: 70 DIXFIELD DRIVE
 Location Description: PLAN M1031 BLK A **GRID W0301
 Project Description: Proposed amendments to the Etobicoke Zoning Code and By-law 569-2013 to permit the development of a total of 88 rental units within three, 3-storey buildings containing 30 multiple attached units plus a 6-storey mid-rise apartment building containing 58 units. The existing 12-storey apartment building will be maintained.

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP			LILLIAN MANSON

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	RA (f24.0; au139) in City-Wide By-law 569-2013; R5, R2 and CPR in Etobioke Zoning Code	Historical Status:	
Height Limit (m):	None	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	19538	Height:	Storeys:	6	
Frontage (m):	160; 50; 139		Metres:	20	
Depth (m):	185				
Total Ground Floor Area (sq. m):	3884				Total
Total Residential GFA (sq. m):	27197		Parking Spaces:	264	
Total Non-Residential GFA (sq. m):	0		Loading Docks	2	
Total GFA (sq. m):	27197				
Lot Coverage Ratio (%):	20				
Floor Space Index:	1.39				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental			
Rooms:		Residential GFA (sq. m):	27197	0
Bachelor:	1(1+0)	Retail GFA (sq. m):	0	0
1 Bedroom:	46(46+0)	Office GFA (sq. m):	0	0
2 Bedroom:	152 (82+70)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	30 (12+18)	Institutional/Other GFA (sq. m):	0	0
Total Units:	229 (141+88)			

CONTACT: PLANNER NAME: Elise Hug, Senior Planner
TELEPHONE: 416-338-2560