

3019 Dufferin Street - Zoning Amendment Application - Preliminary Report

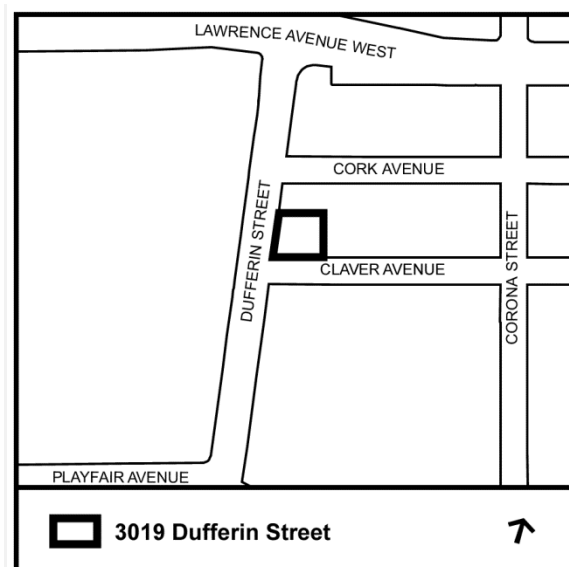
Date:	April 10, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	16 268010 NNY 15 OZ

SUMMARY

This application proposes to amend the Zoning by-law at 3019 Dufferin Street to permit the construction of an 8-storey mixed use building with retail/commercial uses at grade. The existing one storey commercial building would be demolished. The proposed building would have a total Gross Floor Area (GFA) of 7,843 square metres including 438 square metres of retail uses on the ground floor and would contain 105 dwelling units. Also proposed is 210 square metres of indoor amenity, 394 square metres of outdoor amenity and two levels of underground parking comprised of 102 vehicular parking spaces and 106 bicycle spaces. The proposed building would have a Floor Space Index (FSI) of 3.88 times the area of the lot.

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.

This report recommends that a community consultation meeting be held to present the proposal to the public and obtain public input. A Final Report and a Public Meeting under the *Planning Act* will be scheduled following community consultation and resolution of the outstanding issues identified in this report.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3019 Dufferin 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

No prior planning applications have been received for this site.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on October 18, 2013 to discuss complete application submission requirements.

ISSUE BACKGROUND

PROPOSAL

The applicant has filed an application to amend the Zoning By-law to allow for the construction of an eight-storey, mixed use building fronting onto Dufferin Street. The existing one storey commercial building would be demolished.

The proposed L-shaped, eight-storey building would have an overall gross floor area (GFA) of 7,843 square metres, including 438 square metres of commercial uses on the ground floor fronting Dufferin Street. Additional ground floor uses would include a lobby, amenity space, garbage room, moving room and bicycle storage. Residential uses would occupy floors two to eight. The overall Floor Space Index (FSI) of the development would be 3.88 times the area of the lot.

Vehicular access to the site would be by way of a private driveway accessed from Claver Avenue. Pedestrian access to the main entrance, which is located at the rear (east) of the building, would be from the Claver Avenue sidewalk and through a service court. The ground floor residential lobby and commercial area would be accessed by the main entrance and from an internal corridor.

The proposed building would be set back 3 metres from the Dufferin Street (west) property line, 0.0 metre along the north property line and Claver Avenue (south), and 7.5 metres to the rear (east) property line.

The building would have an overall height of 32 metres including a 6.0 metre mechanical penthouse (26.15 metres excluding mechanical). The ground floor height would be 4.8 metres. Stepbacks along the Dufferin Street building face are proposed at the seventh and eighth floors. A stepback of 3.0 metres along Claver Avenue is proposed above the sixth floor. The rear face of the building is terraced to meet a 45 degree angular plane from the east property line adjacent to the *Neighbourhoods*. A landscape buffer is proposed along the entire east property line ranging in width between 3.0 to 6.0 metres.

The proposed building would contain 105 dwelling units comprised of 10 studio units, 61 one-bedroom units, 27 one-bedroom plus den units, 5 two-bedroom units and 2 two-bedroom plus den units. Amenity space for residents would be provided on the ground floor, rooftop and on private terraces, with a total of 394 square metres of common outdoor space, and 210 square metres of indoor amenity on the ground and second floors of the building.

Two levels of below grade parking are proposed with a total of 102 parking spaces. Of those spaces 77 would be for residents, 15 for visitors and 4 for non-residential use. Storage for 110 bicycles is proposed for residents below grade and on the ground floor, with visitor bicycle spaces outdoors and at grade. One 'Type G' loading space is proposed partially within the building and at-grade. Access to the underground parking garage is proposed by way of a ramp integrated into the building, located on the north-east side of the building, accessed by the private driveway from Claver Avenue.

Conveyances of 0.4 metres for the future road widening of Dufferin Street and a 6.0 metre corner rounding are required.

	Proposed		Existing
Site Area	2,020m ²		2,020m ²
Residential Gross Floor Area	7,405 m ²		0m ²
Non-Residential Gross Floor Area	438 m ²		664 m ²
Total Gross Floor Area	7,843 m ²		664 m ²
Floor Space Index	3.88		0.33
Height (including mechanical)	26m (32m to the top of the mechanical) 8 storeys		2 storeys
Residential Units	Studio	10 (9.5%)	0
	1 bedroom	61 (58.1%)	0
	1 bedroom + den	27 (25.7%)	0
	2 bedroom	5 (4.8%)	0
	2 bedroom + den	2 (1.9%)	0

	Total	105	0
Indoor Amenity		210m ² (2m ² /unit)	0
Outdoor Amenity Area (rooftop)		394m ² (3.75m ² /unit)	0
Vehicle parking spaces	Resident	83	0
	Visitor	15	0
	Retail	4	20
	Total	102	20
Bicycle parking spaces	Long Term	96	0
	Short Term	14	0
	Total	110	0
Loading Spaces		1 Type 'G'	0

For additional site statistics, refer to Attachment 10 – Application Data Sheet.

Site and Surrounding Area

The 0.2 hectare site is located on the east of Dufferin Street and south of Lawrence Avenue West and contains an existing two-storey commercial building with 20 front yard surface parking spaces. The site frontage is 38 metres along Dufferin Street and approximately 55 metres along Claver Avenue. Vehicular access is currently taken from Dufferin Street.

The existing commercial building has a GFA of 664 square metres and a floor space index of 0.33 times the area of the lot.

Surrounding land uses include:

North: One-storey commercial buildings fronting onto Dufferin Street (3035, 3041, and 3057 Dufferin Street) designated *Mixed Use Areas*. On the north side of Lawrence Avenue West, immediately east of Dufferin Street is the Treviso Condominiums (770 Lawrence Avenue West, 3080-3095 and 3101 Dufferin Street), which comprise of 21, 29 and 15 storey mixed use buildings.

South: Claver Avenue and beyond are one (1) storey commercial buildings fronting onto Dufferin Street (3013 Dufferin Street); a private school leased by the Toronto District School Board (2999 Dufferin Street); and a place of worship (2981 Dufferin Street), all designated *Mixed Use Areas*.

East: One and two-storey residential detached dwellings designated *Neighbourhoods*.

West: On the west side of Dufferin Street are: a two-storey commercial building (3022 Dufferin Street), 14 storey residential building (3050 Dufferin Street) and 10 storey residential building (3010 Dufferin Street) owned and operated by Villa Charities and designated *Mixed Use Areas*. At the north-west corner of Dufferin Street and Playfair Avenue is an 18 storey rental apartment building designated *Apartment Neighbourhoods*. At the south-west corner of Dufferin Street and Lawrence Avenue West is a place of worship (811 Lawrence Avenue West). Further west is the Columbus Centre (901 Lawrence Avenue West). The property at 901 Lawrence Avenue West (Columbus

Centre) is subject to site plan and draft plan of subdivision applications that propose a joint use private community centre and a high school and a new public road.

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

Mixed Use Areas

The subject lands are designated *Mixed Use Areas* on Map 16 of the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Development within *Mixed Use Areas* should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale.

Avenues Policies

Map 2 of the Official Plan identifies this segment of Dufferin Street as an *Avenue*. The growth management strategy for the City steers growth and change to some parts of the City, while protecting neighbourhoods and green spaces from development pressures. *Avenues* are considered 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. The Plan recognizes that the *Avenues* will be transformed incrementally, that each is different and that there is no one size fits all approach to reurbanizing them. Reurbanization of the *Avenues* is subject to the policies of the Official Plan, including in particular the neighbourhood protection policies.

Section 2.2.3.1 of the Official Plan provides that reurbanizing the *Avenues* will be achieved through the preparation of Avenue Studies for strategic mixed use segments. Section 2.2.3.3 of the Official Plan provides for development on an Avenue prior to an Avenue Study subject to certain requirements. As development prior to an Avenue Study has the potential to set a precedent for the intensity, form and scale of reurbanization, in addition to addressing the policies of the Plan for *Mixed Use Areas*, Section 2.2.3.3 requires that proponents of proposals also address the larger context and examine the implications for the segment of the Avenue in which the proposed development is located.

Further, the Plan provides that development requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review. For development within a *Mixed Use Area* that precedes an Avenue Study, Section 2.2.3.3c) outlines requirements that must be satisfied in addition to all other policies of the Plan including in particular the neighbourhood protection policies.

The Official Plan recognizes that established neighbourhoods can benefit from directing growth to areas such as the *Avenue* with improved services, amenities and other enhancements while preserving the shape and feel of the neighbourhood. At the boundary points between the neighbourhoods and the growth areas, development in the *Mixed Use Areas* will have to demonstrate a transition in height, scale and intensity to ensure that the stability and general amenity of the adjacent residential area are not adversely affected. To protect neighbourhoods and limit development impacts, Section 2.3.1.2 of the Official Plan provides that development in *Mixed Use Areas* that are adjacent or close to Neighbourhoods will:

- be compatible with the Neighbourhood;
- provide a gradual transition of scale and density;
- maintain adequate light and privacy for residents; and
- attenuate resulting traffic and parking impacts.

Section 2.3.1.6a) and b) of the Official Plan directs that community and neighbourhood amenities will be enhanced where needed by: improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus and streetcar services and other community services; and creating new community facilities and local institutions, and adapting existing services to changes in the social, health and recreational needs of the neighbourhood.

Chapter 2 of the Official Plan includes policies to develop the City's transportation network. Dufferin Street is identified as a major street in Map 3 of the Official Plan with a planned right-of-way width of 27 metres. Dufferin Street is also identified as a Transit Priority Segment in Map 5 of the Official Plan.

Built Form

The Built Form policies in section 3.1.2 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. This includes locating and organizing new development to frame and support adjacent streets, parks and open spaces; locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and surrounding properties; massing new development and its exterior façade to fit into the existing and/or planned context; massing new development to define the edges of streets, parks and open spaces at good proportion; and providing for amenity for adjacent streets and open spaces.

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

Zoning

The site is subject to the new City-wide By-law 569-2013. The subject site is zoned Commercial Residential (CR 1.0 (c1.0; r1.0) SS3(x2620)) and is within Policy Area 4 – Avenues. This zone has a height limit of 10.5 metres and density of commercial and residential uses to 1.0 times the area of the lot. Exception 2620 informs that Schedule D-Airport Hazard Map, from the former City of North York Zoning By-law No. 7625 applies and restricts the maximum structure height to 45.72 metres.

The former City of North York Zoning By-law No. 7625 is still in force and applies to the subject site. The subject site is zoned C1 with a maximum height limit of 10.5 metres or three storeys, whichever is the lesser. The zoning permits a wide range of commercial uses, residential uses permitted in the R5 and RM5 zoning, and some institutional uses. The maximum permitted density is 1.0 times the area of the lot. The minimum floor area of a dwelling unit is 55 square metres. Dwellings in commercial buildings are permitted provided that the lot is served by municipal water and sanitary systems.

Site Plan Control

An application for Site Plan Control under Section 41 of the *Planning Act* is required but has not been submitted.

Mid-Rise Building Performance Standards

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 is to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed midrise buildings. The report can be viewed at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9>.

The *Avenues* and Mid-Rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of Performance Standards for new mid-rise buildings and identifies areas where the Performance Standards should be applied.

The Performance Standards assist in the implementation of Official Plan policies for *Avenues* and *Mixed Use Areas*, ensuring among other matters, quality and comfortable streetscapes along the Avenues, which are to be framed and defined by buildings that allow for a minimum of 5 hours of sunlight on the sidewalks from March 21 to September 21; streetwall setbacks, which mitigate the pedestrian perception of building height along the street; and an acceptable relationship between mid-rise buildings and the adjacent *Neighbourhoods* and *Parks and Open Space Areas*, which the Official Plan policies are explicit in their intent to protect through appropriate transitions. The Performance Standards provide guidance about the size, shape and quality of mid-rise development and are intended to respect Section 2.3.1 of the Official Plan.

Mid-Rise Building Performance Standards Addendum

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable.

The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017. Council's Decision can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and the Mid-Rise Building Performance Standards Addendum may be found at <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Tree Preservation

As part of the application, the applicant has submitted an Arborist Report, Tree Inventory and Preservation Plan and Tree Declaration Form. The report indicates that there are currently no trees on the site.

Green Roof By-law

On May 26, 2009 City Council adopted the Green Roof By-law (By-law 583-2009). The by-law requires new residential buildings to provide a green roof if the development has a gross floor area of 2,000 square metres or greater and a height of greater than six storeys.

Reasons for the Application

An amendment to the zoning by-laws is required to permit the residential use, to address height, density, building setbacks, and to develop appropriate development standards for the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale which includes a Community Services and Facilities inventory;
- Tree Inventory and Declaration Form;
- Arborist Report;
- Toronto Green Standard and Green Standard Checklist;
- Pedestrian Level Wind Study;
- Sun/Shadow Study;
- Stormwater Management Report;
- Traffic Impact and Parking Study;
- Public Consultation Strategy;
- Functional Servicing Report; and
- Stage 1 and 2 Archaeological Assessment.

A Notification of Incomplete Application issued on January 13th, 2017 identifies the outstanding material required for a complete application submission as follows:

- Signed application form;
- Avenue Segment Study;
- Geotechnical Study and Hydrological Review; and
- Building Mass Model.

A signed application form was submitted February 6th, 2017.

Issues to be Resolved

Staff have done a preliminary review of the Official Plan policies and Mid-Rise Building Performance Standards and the proposal generally implements these. On a preliminary basis, the following issues have been identified:

- Appropriateness of the proposed height and scale of the development in advance of an Avenue Study;
- Submission and evaluation of an Avenue Segment Study and other outstanding information and materials;
- Adherence to Mid-Rise Building Performance Standards;
- Appropriateness of the 3 metre setback on Dufferin Street and 0 metre setback along the north property-line, and other proposed setbacks and stepbacks;

- Appropriate elevation and design treatment of the 'blank wall' along the north building elevation;
- Overlook and privacy impacts, in particular with regard to the proposed residential terraces, to the *Neighbourhoods* to the east;
- Adequacy of the proposed residential outdoor amenity space;
- Appropriate public realm and streetscape design to ensure an attractive street edge along Dufferin Street and Claver Avenue;
- Appropriate landscaping, including buffers to adjacent properties;
- Location and visibility of the residential and commercial main entrances from the rear service court;
- Appropriate design of the loading enclosure;
- The requirement of a 0.4 metre conveyance for the future road widening of Dufferin Street and a 6.0 metre corner rounding and its impact on the proposed building setbacks and streetscape design on Dufferin Street;
- Assessment of site servicing, including stormwater management, groundwater, sanitary servicing and potable water supply; and
- Potential traffic impacts on the surrounding road network, parking, visitor parking and site access/circulation.

The TGS Checklist has been submitted by the applicant 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

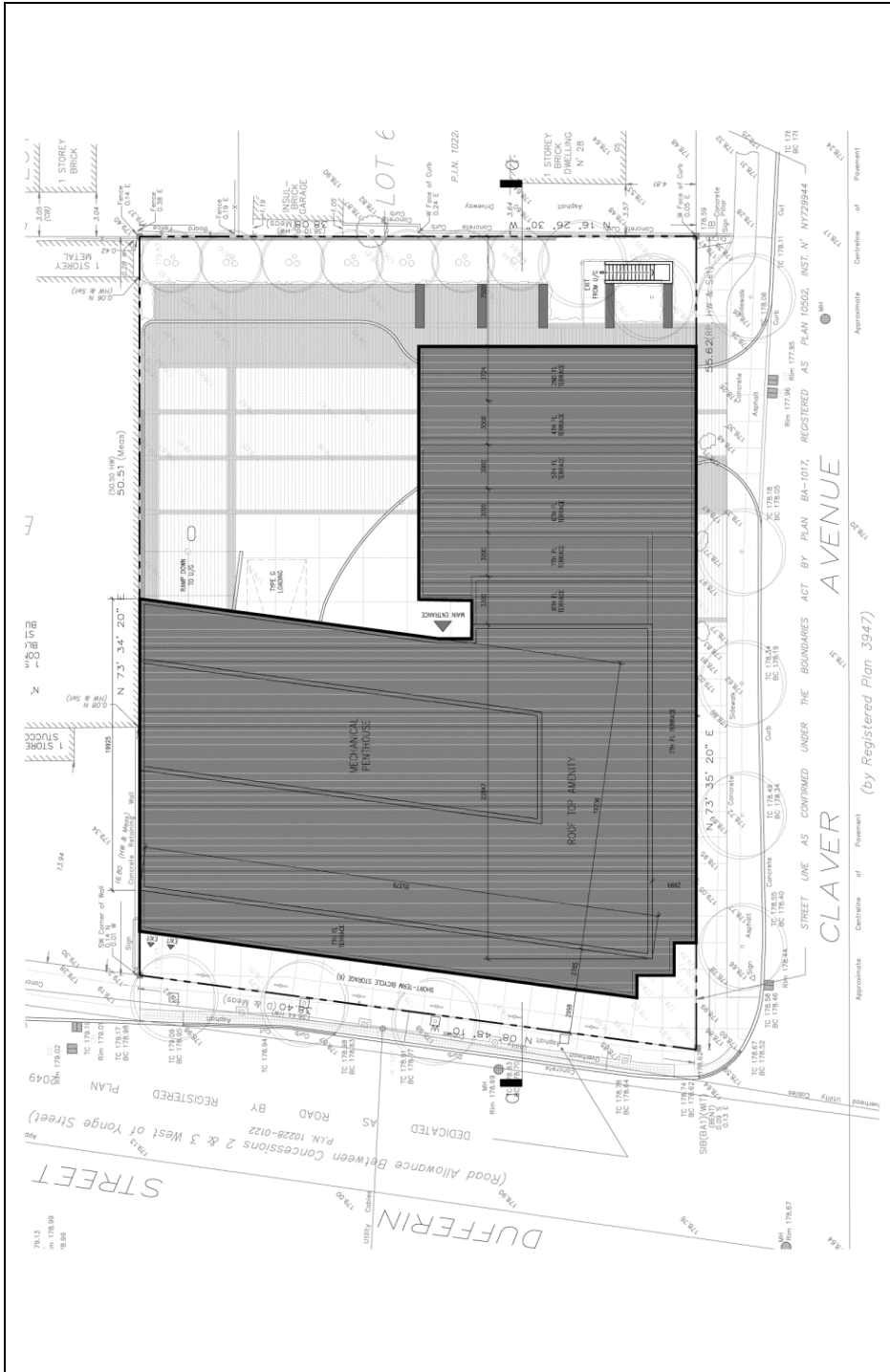
Joe Nanos, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: North Elevation

Attachment 3: West Elevation
Attachment 4: South Elevation
Attachment 5: East Elevation
Attachment 6: Former City of North York Zoning By-law 7625
Attachment 7: City of Toronto Zoning By-law 569-2013
Attachment 8: Official Plan - Urban Structure – Map 2
Attachment 9: Official Plan – Land Use – Map 16
Attachment 10: Application Data Sheet

Attachment 1: Site Plan



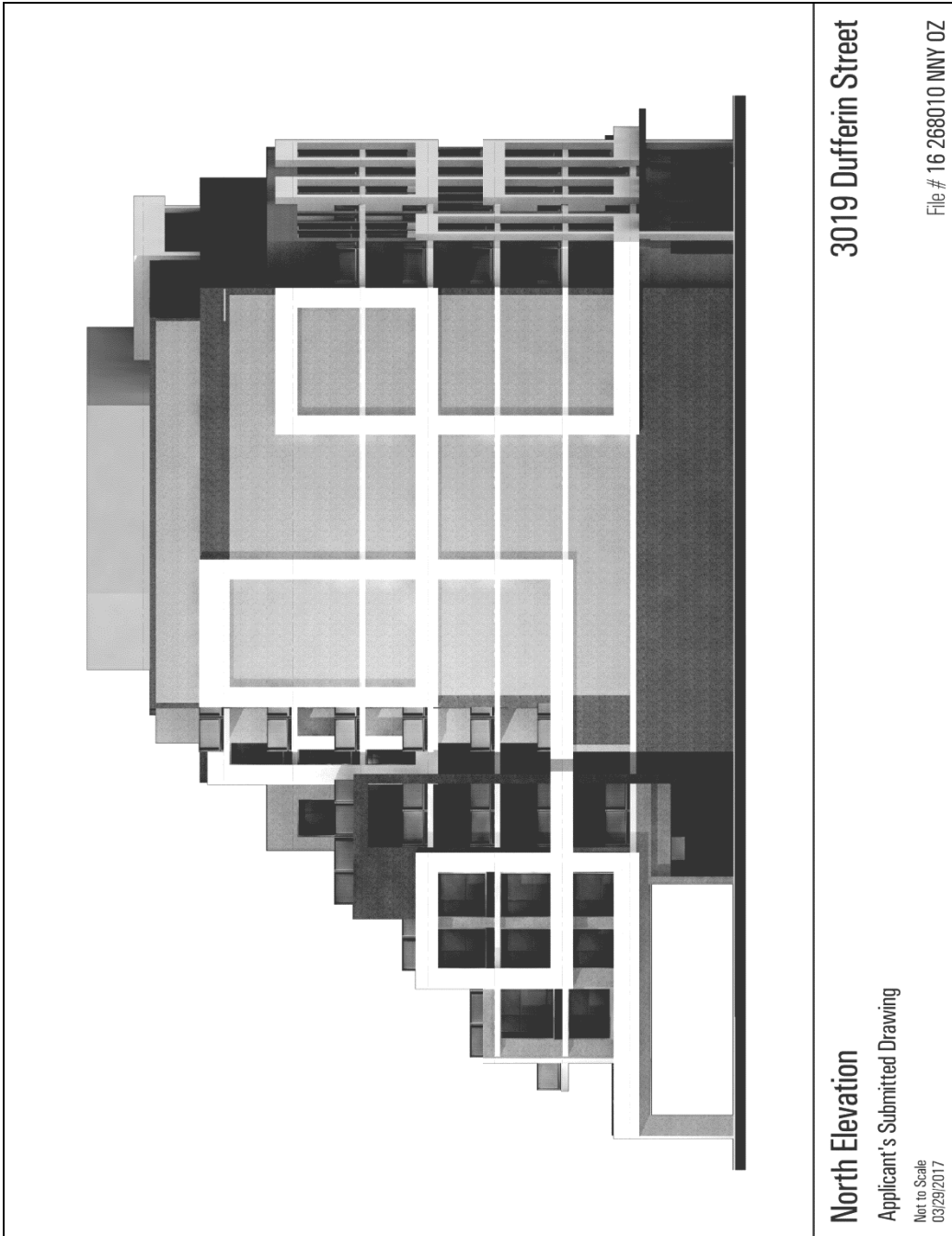
3019 Dufferin Street

File # 16 268010 NNY OZ

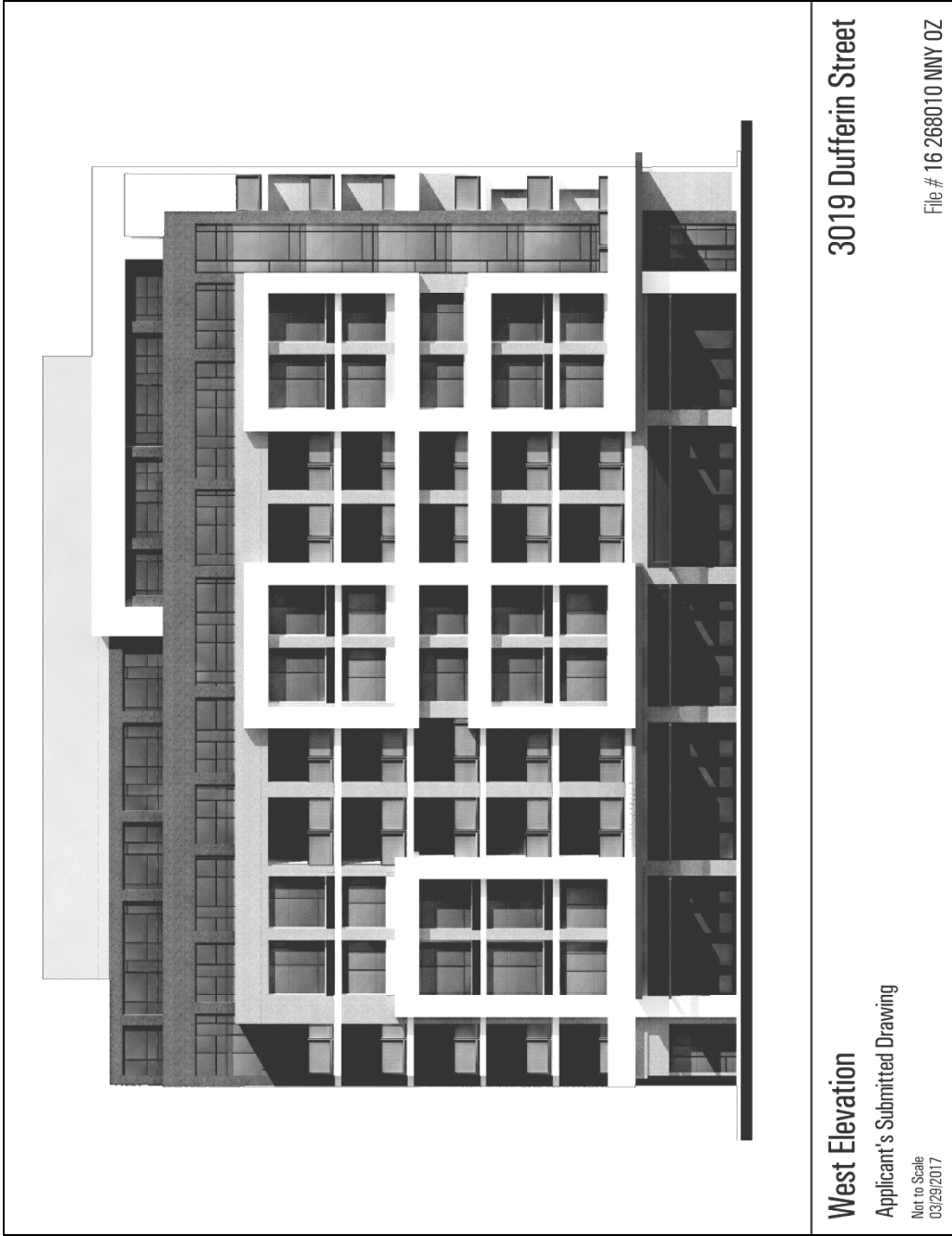
Site Plan
 Applicant's Submitted Drawing

Not to Scale
 03/29/2017

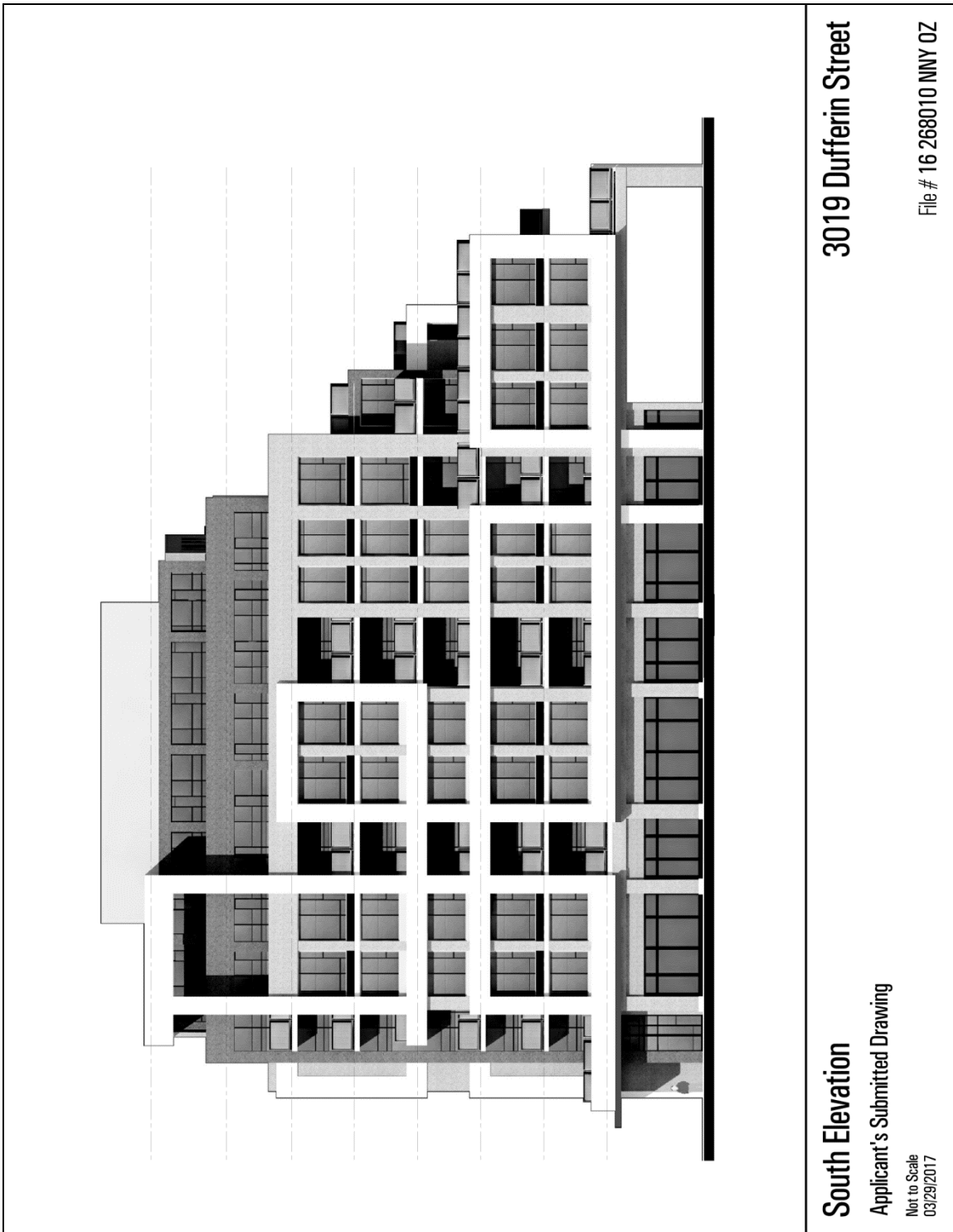
Attachment 2: North Elevation



Attachment 3: West Elevation



Attachment 4: South Elevation



Attachment 5: East Elevation



East Elevation

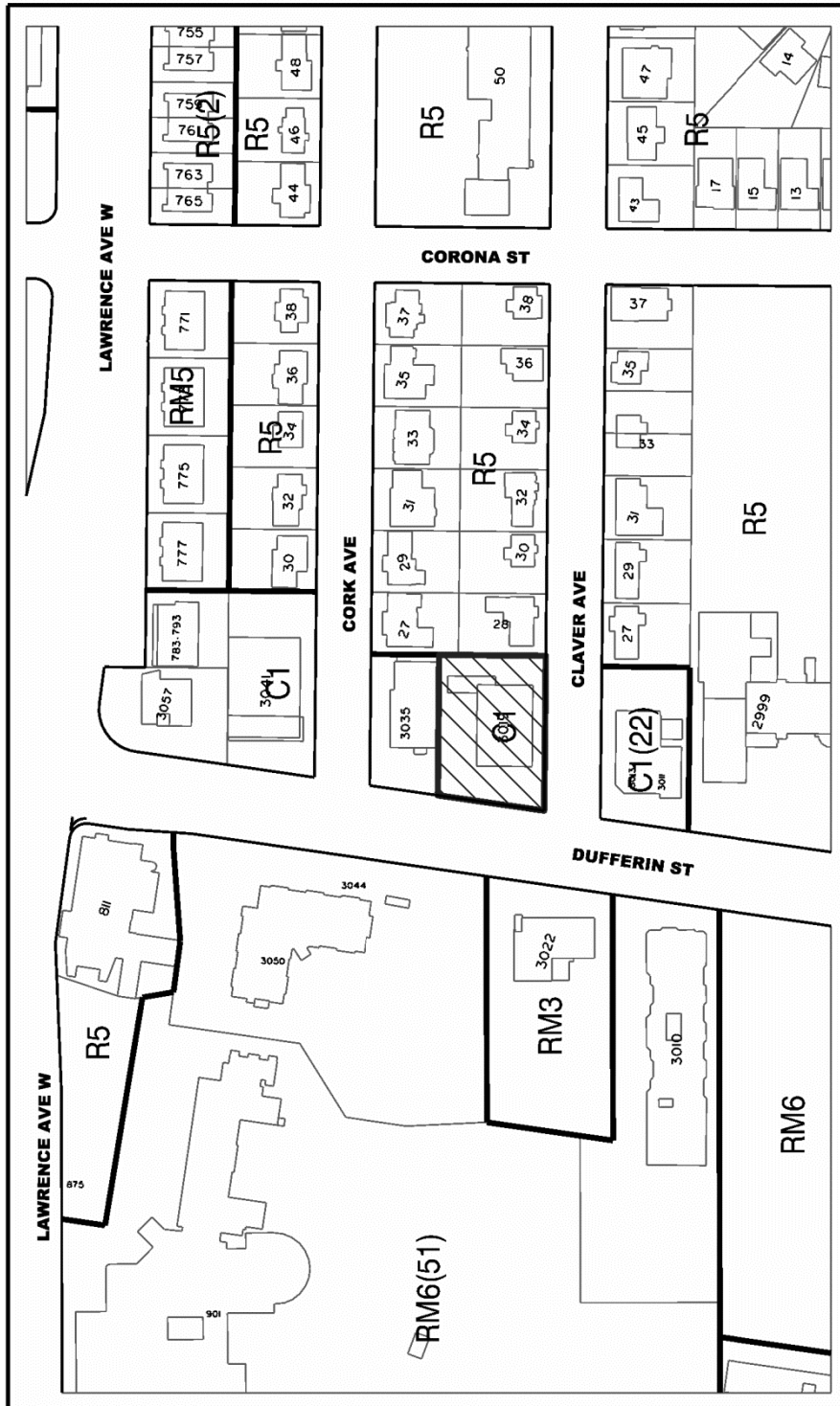
Applicant's Submitted Drawing

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03/29/2017

3019 Dufferin Street

File # 16 268010 NMY 0Z

Attachment 6: Former City of North York Zoning By-law 7625



TORONTO
Zoning By-Law No. 7625

TORONTO
Zoning By-Law No. 7625

- R5 One-Family Detached Dwellings Fifth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- O1 Open Space Zone

3019 Dufferin Street
 File # 16 268010 NMY 02

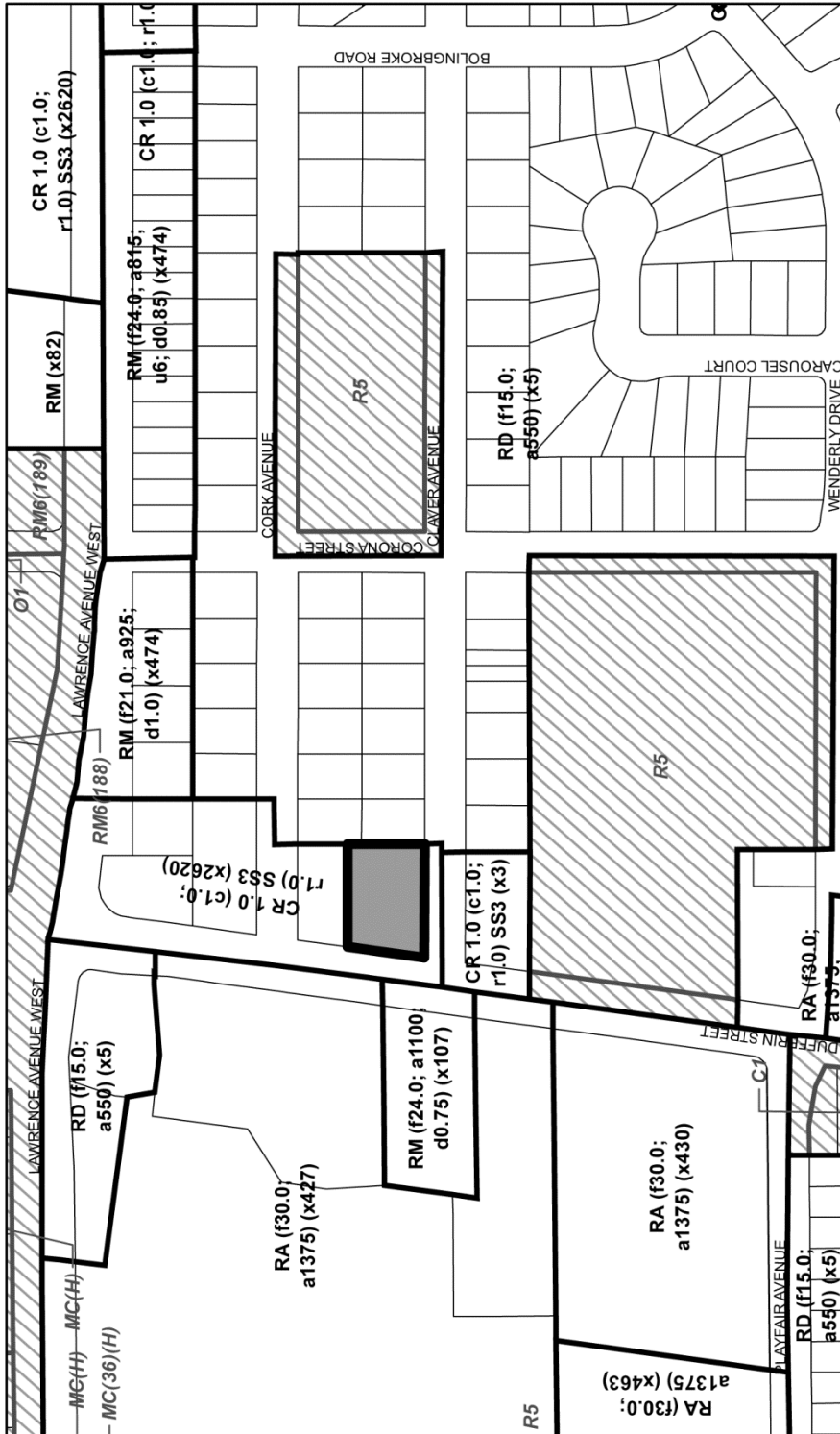


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Location of Application

Attachment 7: City of Toronto Zoning By-law 569-2013



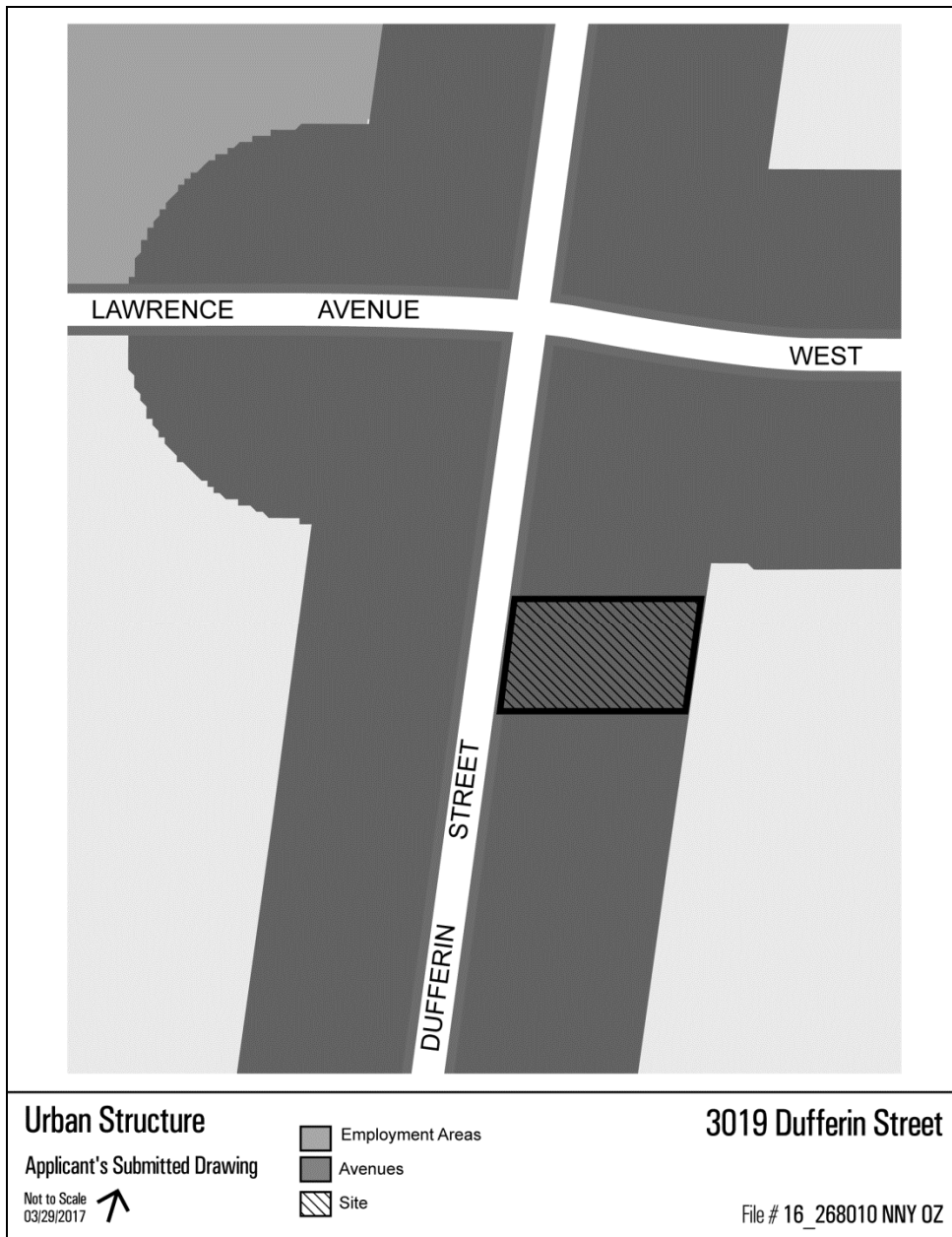
Toronto
3019 Dufferin Street
File # 17 268010 NNY OZ

- See Former City of North York By-Law No. 7625
- R5 One-Family Detached Dwelling Fifth Density Zone
 - RM/6 Multiple-Family Dwellings Sixth Density Zone
 - C1 General Commercial Zone
 - MC Industrial-Commercial Zone

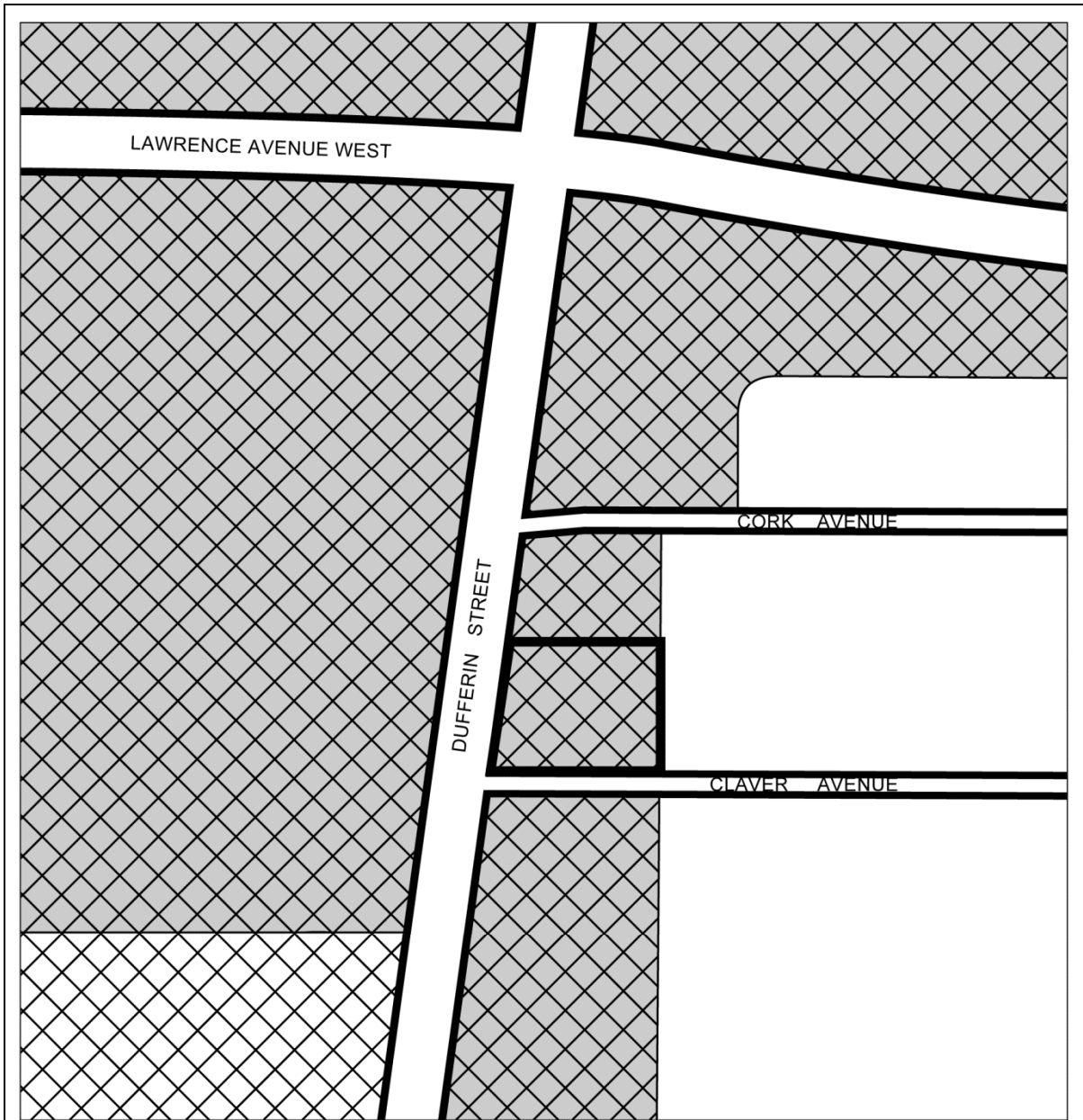
- Location of Application
- RD Residential Detached
 - RM Residential Multiple
 - RA Residential Apartment
 - CR Commercial Residential
 - OR Open Space Recreation

↑
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 Extracted: 03/29/2017

Attachment 8: Official Plan – Urban Structure – Map 2



Attachment 9: Official Plan – Land Use – Map 16



 **TORONTO**
Extract from Official Plan

3019 Dufferin Street

File # 16 268010 NNY 0Z

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas



Not to Scale
03/29/2017

Attachment 10: Application Data Sheet

Application Type	Rezoning	Application Number:	16 268010 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	December 16, 2016
Municipal Address:	3019 DUFFERIN STREET		
Location Description:	PLAN 3947 BLK B PT BLK C **GRID N1504		
Project Description:	Proposal for an 8-storey mixed-use building containing 105 dwelling units with a total gross floor area of 7,843m ² (3.88 times the area of the lot). Also proposed is 438m ² of retail on the ground floor, 210m ² of indoor amenity, 394m ² of outdoor amenity, and two levels of underground parking comprised of 102 vehicular parking spaces and 106 bicycle spaces.		

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC 3 Church Street, Suite 200 Toronto, ON M5E 1M2	Tony Volpentesta 3 Church Street, Suite 200 Toronto, ON M5E 1M2	Architecture Unfolded 219 Dufferin Street, Suite 201B Toronto, ON M6K 1Y9	PAULINE CENTRE CORPORATION 30 Wertheim Court, Suite 23 Richmond Hill, ON L4B 1B9

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	(x2620)
Zoning:	CR 1.0 (c1.0; r1.0) SS3	Historical Status:	N/A
Height Limit (m):	10.5	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	2,020.39	Height:	Storeys:	8
Frontage (m):	38.4		Metres:	26
Depth (m):	55.62			
Total Ground Floor Area (sq. m):	891.1			Total
Total Residential GFA (sq. m):	7,405.03		Parking Spaces:	102
Total Non-Residential GFA (sq. m):	438.2		Loading Space	1
Total GFA (sq. m):	7,843.23			
Lot Coverage Ratio (%):	44.1			
Floor Space Index:	3.88			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	7,405.03	0
Studio:	10 (9.5%)	Retail GFA (sq. m):	438.2	0
1 Bedroom:	88 (83.8%)	Office GFA (sq. m):	0	0
2 Bedroom:	7 (6.7%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	105			