

3000 Dufferin Street - Zoning Amendment & Draft Plan of Subdivision Applications - Preliminary Report

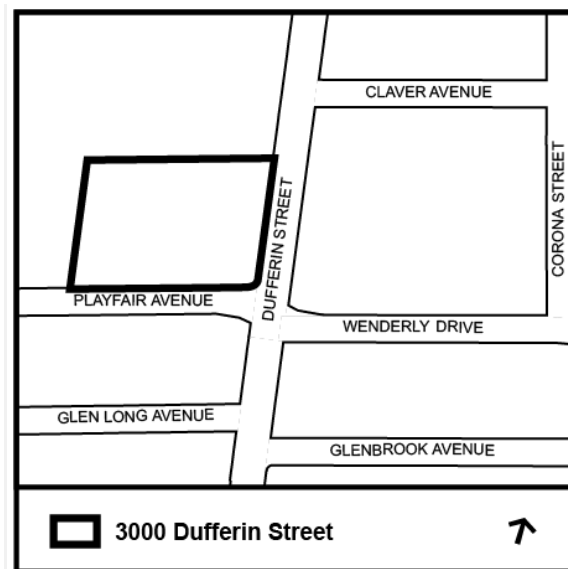
Date:	October 27, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	17 200922 NNY 15 OZ & 17 200956 NNY 15 SB

SUMMARY

These applications propose to establish a Plan of Subdivision for a 1.61 hectare site and to amend the City's Zoning By-law 569-2013 and Zoning By-law 7625 for the former City of North York to permit the development of the lands at 3000 Dufferin Street for part of a proposed future 18.5 metre wide public street running north from Playfair Avenue, a 16-storey mixed-use residential building with 239 dwelling units, 50.7 metres in height (excluding mechanical penthouse) and fronting onto Dufferin Street, a 23-storey residential building with 265 dwelling units, 71.5 metres in height (excluding mechanical penthouse) at the northwest corner of the site fronting onto the future public road, and 7, 3-storey townhouses, 9.6 metres in height fronting along Playfair Avenue. The existing 18-storey residential rental (287 units) apartment building will remain.

The proposed total gross floor area would be 59,290 square metres (includes existing gross floor area of 21,670 square metres), and a total density of 3.67 times the area of the lot. There would be a total of 511 new residential units. A total of 613 vehicle parking spaces are proposed on three levels below grade in a common garage of which, 14 would be surface spaces.

Staff have significant issues with the development proposal in terms of site organization, building typologies, locations and organization, heights and massing,



dimension of the proposed north south road, and a need for an on-site parkland dedication.

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

A Final Report and Public Meeting under the *Planning Act* to consider this application will be scheduled provided the issues outlined in this report and all required information is submitted by the applicant 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 3000 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.

Pre-Application Consultation

Two pre-application consultation meetings were held on June 15, and October 17, 2016 with the applicant to discuss complete application submission requirements. Issues discussed included:

- the appropriate building typologies, locations and density on lands designated as *Apartment Neighbourhoods*;
- building heights, setbacks, stepbacks, separation distances, shadow impacts and building grading;
- a need for a block master planning approach with properties to the north and west;
- a future public right-of-way street on the west side of the site;
- underground and surface vehicular parking access and circulation;
- on-site parkland dedication, provision of open space and outdoor amenity areas; and
- a mix of uses for the Dufferin Street building to animate the street.

ISSUE BACKGROUND

Proposal

The applicant is proposing to develop the northeast corner of the site with a 16-storey (50.7 metre high, excluding mechanical penthouse), mixed-use residential building fronting onto Dufferin Street with 239 dwelling units with 611.8 square metres of commercial uses at-grade, a 23-storey residential building (71.5 metres high, excluding mechanical penthouse) at the northwest corner of the site on a future public road with 265 dwelling units and, a block of 7, 3-storey townhouses with 2 dwellings fronting onto Playfair Avenue and 5 units fronting onto a proposed future 18.5 metre wide public right-of-way running north of Playfair Avenue. The existing 18-storey residential building would remain.

The development would total 59,290.4 square metres of gross floor area and result in a density of 3.67 times the area of the lot. Three levels of a common underground parking garage to serve all buildings are proposed with a total of 613 spaces, of which 14 surface spaces would be at the rear of the site. A total of 537 bicycle parking spaces are proposed to be provided of which, 460 long-term and 51 short-term spaces would serve Buildings A-C, 20 long-term spaces to serve Building D, and 1 long-term and 5 short-term retail spaces to serve Building A. A total of 267 spaces would be located at ground level and 270 spaces would be at the P1 level. (See Attachment 1: Site Plan)

Building A (16-storeys) would front on Dufferin Street towards the north end of the site with a 5 metre setback from Dufferin Street, a 9-storey base building streetwall and a 3 metre stepback to a 7-storey tower element on top. At-grade would be a residential pedestrian entrance towards the north end of the building and retail entrances on the ground floor. A two way, 6 metre wide vehicular driveway access from Dufferin Street would be located along the northeast end of the site providing for access into an internalized combined Type G/B loading area and the common three level underground parking garage. This driveway would also provide access to a central vehicular court with a double sided visitor and car share parking area (14 spaces), and an external Type G loading area. In addition, the driveway would provide access further west to Building B. Building B is proposed to include a 6 and 9-storey base building with a 14-storey tower element on top. At-grade, the driveway access would continue to the internalized Type G loading area and to the northwest corner of the site to connect to the future proposed 12.5 metre public right-of-way. The residential entrance for Building B is proposed at the west side of the building, and at the south end, a 6 metre wide driveway is proposed to provide access to the three level underground parking garage. On the southwest corner of the site is proposed Building C where 5, 3-storey townhouses would have building frontages along the future public right-of-way and 2 townhouses would have frontages along Playfair Avenue.

Site Statistics

	Building A 16-storeys	Building B 23-storeys	Building C Townhouses	Building D 18-storeys (existing)	Total
Site Area (m ²)					16,137.3
Density					3.67
Lot Coverage (%)					27
Height (m) + mechanical penthouse	50.7 + 7	71.5 + 7	9.6	51.85 (ex. mech.)	
Residential GFA (m ²) Commercial GFA (m ²)	17,376.8 611.8	18,137.6	1,494.2	21,670	59,290.4
Ground floor height (m)	5	5	3.2	-----	
Setbacks					
North	3**	2.5**	4.6**	50.2**	
South	32	71.8	3	31.6	
East	5*	95.6*	110*	25.5*	
West	85*	5*	3.4*	26.9*	
*setback to future right-of-way & **setback to future driveway					
Residential Units					
Studio	1	0	0	0	1
1-bedroom	164	196	0	166	526
2-bedroom	44	49	0	121	214
3-bedroom	30	20	0	0	50
Townhouses	0	0	7	0	7
Total	239	265	7	287	798
Loading	1 Type G/B	1 Type G	None	1 Type G	
Amenity Space					
Indoor (m ²) – ground 2 nd level 10 th level	50.2 + 102.9 136.6 194	248.7 283.9			401.8 136.6 477.9
Total	483.7	532.6			1016.3
Outdoor (m ²) - at-grade 10 th level	565.8	320 211.8			320 777.6
Total	565.8	531.8			1097.6
Vehicular Parking					
Resident Shared Visitor/Retail Car Share*					510 95 8*
Total (All Bldgs) *8 spaces qualifies as 24					613
Bicycle Parking					
Long Term/ resident Short Term/ resident Long Term/retail Short Term/retail Total (All Bldgs)					460 51 1 5 517

A total 483.7 square metres of indoor residential amenity space is proposed for Building A with; 50.2 + 102.9 square metres on the ground level, 136.6 square metres on the 2nd level, and 194 square metres on the 10th level. A total of 565.8 square metres of outdoor amenity space is proposed on the 10th level contiguous to the indoor space.

A total of 532.6 square metres of indoor amenity space is proposed for Building B with; 248.7 square metres on the ground level, and 283.9 square metres on the 10th level. A total of 531.8 square metres of outdoor amenity space is proposed with; 320 square metres on the ground level between Buildings B and D and 211.8 square metres on the 10th level contiguous with the indoor space.

This portion of Dufferin Street is identified in the Official Plan's 'Right-of-Way Widths Associated with Existing Major Streets' Map 3 with a planned 27 metre right-of-way. As a result, a 0.40 metre right-of-way widening along Dufferin Avenue is proposed along the frontage of the property.

A total of 380 square metres of green roof is proposed on Building B and 510 square metres for Building A for a total of 890 square metres. The development is proposed in two phases with the construction of Building A (16-storeys) in Phase 1 and construction of Buildings B (23-storeys) and C (townhouses) in Phase 2. Site and proposal statistics are found in Attachment 6: Application Data Sheet and above, and the Site Plan and Elevations in Attachments 1 to 2(a-e).

Adjacent to the subject site are applications on behalf of Villa Charities Inc., for the following properties at 901 Lawrence Avenue West, 3050 and 3010 Dufferin Street, and 40 Playfair Avenue (File Nos.: 17 102913 NNY 15 OZ, 17 102917 NNY 15 SB, 16 245637 NNY 15 SA and 16 245643 NNY 15 SA) for a Zoning Amendment, Plan of Subdivision and Site Plan Control, to permit the replacement of both the Columbus Centre and Dante Alighieri Secondary School, with a single joint-use 4-storey building and a part of a new public road from Lawrence Avenue West to serve the proposed building and delineate the development site for the joint-use building. The landowner has appealed the applications to the Ontario Municipal Board.

Site and Surrounding Area

The subject lands are located at the northwest corner of Dufferin Street and Playfair Avenue. The site is occupied by an 18-storey residential rental apartment building with driveway access off of Dufferin Street to a surface parking lot at the rear of the site and two levels of underground vehicular parking. Also existing is an external loading and servicing area at the rear of the site and a tennis court at the northwest corner of the site. The property has large landscaped grounds surrounding the building with a number of trees and shrub planting and pedestrian pathways connecting to building entrances on the north, south and east sides of the building. The total site area is 16,137.3 square metres and is generally rectangular in configuration. The subject lands have a frontage on Dufferin Street of 103 metres and 152 metres along Playfair Avenue. The subject lands are generally flat with a slight slope from north to south along the Dufferin Street frontage.

Surrounding the property are:

North: a 10-storey seniors residence (Casa del Zotto), 2-storey commercial building (Pauline Books & Media), a 14-storey seniors residence (Caboto Terrace), and St. Charles Borromeo Church at the southwest corner of Dufferin Street and Lawrence Avenue West.

South: Playfair Avenue and beyond are a 2-storey commercial buildings with a surface parking lot on the front, rear and both sides of the building at the southwest corner with Dufferin Street and along Playfair Avenue a series of single-detached dwellings.

West: the 6-storey (Villa Colombo/Sala Caboto) assisted care facility and banquet facility, Dante Alighieri Academy Secondary School, a large surface parking lot associated with the Regina Mundi Catholic School and a series of single-detached dwellings.

East: Dufferin Street and beyond are San Lorenzo Church and a surface parking lot, Fieldstone private school, and a 1-storey building with commercial uses and a surface parking lot at Dufferin Street and Claver Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Staff will review the proposed development application so it is consistent with the Provincial Policy Statement (2014) and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe (2017).

Official Plan

The subject site is located on an *Avenue* (Attachment 5) and is designated as *Apartment Neighbourhood* (Attachment 4) in the Official Plan.

Avenues Policies

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, retail, 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 states that reurbanizing the *Avenues* will be achieved through the preparation of *Avenue Studies* for strategic mixed-use segments of the corridors shown on Map 2. The City has not completed an *Avenue Study* for Dufferin Street between Lawrence Avenue West and Eglinton Avenue West.

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. Section 2.2.3.3c) outlines requirements that must be satisfied in addition to all other policies of the Plan including:

- i) support and promote the use of transit;
- ii) contribute to the creation of a range of housing options in the community;
- iii) contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- iv) provide universal physical access to all publicly accessible spaces and buildings;
- vi) be served by adequate parks, community services, water and sewers, and transportation facilities; and
- vii) be encouraged to incorporate environmental sustainable building design and construction practices.

Apartment Neighbourhoods

The subject site is designated *Apartment Neighbourhoods*. *Apartment Neighbourhoods* are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses. *Apartment Neighbourhoods* are stable areas of the City and are generally not intended for significant growth. Compatible infill, however, is contemplated on sites with existing apartment buildings that underutilized land.

New and infill development will improve the quality of life for both new and existing residents. New and infill development in *Apartment Neighbourhoods* will contribute to the quality of life by massing new buildings to provide a transition between areas of different development intensity and scale. In particular, *Neighbourhoods* will be protected through setbacks and/or stepping down of heights. New and infill development will also frame the edges of streets and parks, screen service areas, limit shadow and mitigate wind on parks and open spaces as well as neighbourhoods. It will also enhance the safety, amenity and animation of adjacent streets and open spaces.

The Official Plan's development criteria requires that significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while

providing good quality of life for both new and existing residents. 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. for apartments;
- 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 this Plan; and
- d) maintain adequate sunlight, privacy, and areas of landscaped open space for both new and existing residents.

Healthy Neighbourhoods Policies

The Official Plan's Healthy Neighbourhoods policies recognize 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 *Apartment Neighbourhoods* 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 provides that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will be compatible with those *Neighbourhoods*. Section 2.3.1.2(a-d) contains policies for development in *Apartment Neighbourhoods* to:

- 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.

Neighbourhoods

On the south side of Playfair Avenue, opposite the subject site and to the southwest are lands designated *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as walk-up apartments that are no higher than 4-stories. Parks, low-scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. The Plan identifies these established areas as physically stable and that development will respect and reinforce the existing physical character of the neighbourhood. Particular aspects of physical character are identified including: patterns of streets, blocks and lanes; lot size; heights, massing, scale and dwelling types of nearby residential properties; prevailing building types, or predominant forms of development in the neighbourhood, and prevailing patterns of rear and side yard setbacks and landscaped open space.

Official Plan Right-of-Way Policies

The Official Plan's Right-of-Way Widths Associated with Existing Major Streets Map 3, a planned road width requires a 27 metre right-of-way for this section of Dufferin Street.

Section 37

Policy 5.1.1 of the Official Plan allows for an increase in height and/or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the *Planning Act*. The proposal meets the Official Plan's threshold for Section 37 considerations, as it has a gross floor area in excess of 10,000 square metres. Accordingly, this development proposal would be subject to the Section 37 policies of the Official Plan should City Council approve the application.

The Official Plan is available on the City's website at: http://www1.toronto.ca/staticfiles/city_of_toronto/city_planning/developing_toronto/files/pdf/chapters1_5_dec2010.pdf

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the *Healthy Neighbourhood*, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. In particular, the *Healthy Neighbourhood* policies have been strengthened with respect to situations where development is proposed in *Apartment Neighbourhoods* that are adjacent or close to *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.

More information regarding OPA 320 can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=c860abe3a6589410VgnVCM10000071d60f89RCRD>

Rental Housing

The proposal is for the existing 18-storey residential rental building to remain and for the development of 16, and 23-storey apartment buildings and a townhouse block as infill development within the site. Policy 3.2.1.5 of the City's Official Plan states that:

Significant new development on sites containing six or more rental units, where the existing rental units will be kept in the new development:

- a) Will secure as rental housing, the existing rental housing units which have affordable and mid-range rents; and

- b) May secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of this Plan, without pass-through of such costs in the rents to tenants.

Specifically, improvements must be capital in nature, permanent, durable and costs of the improvements cannot be passed on to tenants through Above Guideline Increases.

Zoning

Under the former City of North York Zoning By-law 7625, the lands are zoned as Multiple-Family Dwellings Sixth Density Zone (RM6) that permits apartment buildings and townhouses. The height maximum on the lands applies for the existing 18-storey apartment building. The maximum lot coverage is 35%.

The City of Toronto Zoning By-law 569-2013 regulates the lands as Residential Apartments (RA) that permits apartments however, not townhouses. The height maximum on the lands applies for the existing 18-storey residential apartment building. The maximum lot coverage is 35%. (Attachments 3a-b).

Site Plan Control

This proposed development is subject to site plan control. An application for site plan approval has not been submitted.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Mid-Rise Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings Study is to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. Mid-Rise Building Guidelines identify 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.

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. Council's decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

Infill Townhouse Guidelines

The City-wide Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on "protecting streetscapes and seamlessly integrating new development with existing housing patterns". The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment.

Townhouse and Low-rise Apartment Guidelines (2017)

A comprehensive update to the Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines further clarify and expand upon the Council-approved 2003 Guidelines to reflect a broader range of multi-dwelling development up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at: <http://www1.toronto.ca/wps/portal/contentonly?vnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of these Guidelines for Council consideration and adoption, City Staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of Development Applications.

Plan of Subdivision

An application for a Plan of Subdivision was submitted for the purpose of creating a future 18.5 metre wide public right-of-way running north from Playfair Avenue of which 4.7 metres would be the east boulevard, 7.2 metres would be pavement, 0.6 metre would be a portion of the west boulevard for a total of 12.5 metres on the subject site as an interim right-of-way condition. An additional 6 metres of west boulevard would be needed from the adjacent landowner to the west to complete the 18.5 metre wide right-of-way. The Dufferin Street Secondary Plan Official Plan Amendment (OPA 294) was adopted by City Council, on December 9, 2015. The south boundary for the study area terminated at Lawrence Avenue West and Dufferin Street. Given that the subject site is south of Lawrence Avenue West, no Avenue study was completed for this segment of Dufferin Street. Staff will review the appropriateness of the Plan of Subdivision concurrent with the Rezoning Amendment application.

Block Master Plan

The proposed site is located within a large, rectangularly configured neighbourhood block that is bounded by Lawrence Avenue West to the north, Dufferin Street to the east, Playfair Avenue to the south and Marianfeld Avenue to the west that measures approximately 340 metres by 600 metres in size.

The large block and current and future buildings would benefit from a new public street framework to break up this large block, to provide address, and to provide access to servicing and new parks. A new parks framework for open spaces, and schoolyards could ensure that these spaces are located to be visible and accessible from public streets. As such, a block master plan for the subject site and with the adjacent landowner, Villa Charities, would assist with a comprehensive review of the overall site organization towards achieving the optimal planning and design framework.

Tree Preservation

The applicant has submitted a Tree Inventory and Preservation Report dated January 26, 2017 and revised on July 6, 2017 by Kuntz Forestry Consulting Inc., that includes an inventory of 88 trees on and within six metres of the subject property. A total of 48 trees are proposed to be removed. This report is under review by Urban Forestry staff.

Parkland

City staff require the applicant to satisfy the parkland dedication requirement through an on-site dedication. The park is to be a minimum of 1,974 square metres with frontage on Playfair Avenue. Further discussion is required with staff pertaining to the specific configuration and location of the on-site parkland dedication. The land to be conveyed should meet the requirements set out in Policy 8 of Section 3.2.3 of the Official Plan which states it should:

- a) be free of encumbrances unless approved by Council;
- b) be sufficiently visible and accessible from adjacent public streets to promote the safe use of the park;
- c) be of a usable shape, topography and size that reflects its intended use;
- d) be consolidated or linked with an existing or proposed park or green space or natural heritage system where possible; and
- e) meet applicable Provincial soil regulations and/or guidelines for residential/parkland uses.

Reasons for the Applications

A Plan of Subdivision application is required to facilitate the addition of a future public right-of-way on the western portion of the site commencing at Playfair Avenue in a north south orientation.

Amendments to Zoning By-law 7625 are required to permit the building heights of 16-storeys and 50.7 metres, 23-storeys and 71.5 metres, both excluding mechanical penthouses, and 3-storeys and 9.6 metres (townhouses). Amendments will also be required to establish appropriate development standards.

Amendments to Zoning By-law 569-2013 are required to permit the building heights of 16-storeys and 50.7 metres, 23-storeys and 71.5 metres, both excluding mechanical penthouses, and 3-storeys and 9.6 metres, and to permit townhouse uses. Amendments will also be required to establish appropriate development standards.

Additional areas of non-compliance with the zoning may be identified through the review of this application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Cover letter and Planning Rationale;
- Draft Zoning By-laws;
- Massing Model;
- Site, Survey, Draft Plan of Subdivision, Architectural and Landscape Plans;
- Grading Plan;
- Community Services and Facilities Study;
- Housing Issues Report;
- Toronto Green Standards Checklist
- Public Consultation Strategy;
- Pedestrian level Wind Study;
- Sun/Shadow Study;
- Stormwater Management Report;
- Functional Servicing Report;
- Parking and Loading Study;
- Transportation Impact Study;
- Geotechnical Report;
- Hydrological Assessment Report;
- Avenue Segment Study; and
- Tree Inventory & Preservation Plan Report.

Notification of Complete Applications were issued on August 1st and August 17th, 2017, for the respective Zoning By-law Amendments and Plan of Subdivision applications.

Issues to be Resolved

Planning staff have significant concerns with the proposal in its current form. There are concerns with regards to the overall site organization including the proposed north south public right-of way and the east west driveway. Staff have significant concerns with the proposed building typologies, locations and heights and overall scale of development.

The following issues also have been identified:

- conformity to the Official Plan policies including, the *Healthy Neighbourhoods*, *Built Form*, *Avenues*, *Housing*, *Neighbourhoods*, and *Apartment Neighbourhoods* policies;
- conformity to the Mid-rise, Tall Building, and Townhouse and Low-rise Apartment Urban Design Guidelines including the following built form issues:
 - proposed building height, setbacks, stepbacks, transition, and meeting a 5 hour window of sunlight on Dufferin Street;
- building setback and separation distances between existing and proposed buildings on-site and off-site;
- compatibility and 'fit' with adjacent land uses and building forms;
- proposed pedestrian and vehicular network, the design;
- adherence to the Development Infrastructure Performance Standards for the proposed future public right-of-way;
- potential shadow impacts on the existing stable residential *Neighbourhoods* to the north;
- the proposal achieving the 'compatible infill' development objectives of the *Apartment Neighbourhoods* policies in the Official Plan;
- treatment of the ground floor, elevations, streetscape, landscaping and animation elements;
- access, traffic impacts, location of interim and long term parking, and site specific rates for the proposed residential and commercial uses;
- location and access to proposed loading areas;
- site servicing, grading and stormwater management;
- provision of a comprehensive block master plan that includes the Villa Charities lands and the phasing of the overall development;
- appropriateness of the submitted Avenue Segment Study;
- the timing and conveyance of an unencumbered public park and public street;
- the timing and provision and availability of appropriate infrastructure to support the development;
- proposed tree removals and tree preservation;
- potential for Privately Owned, Publicly Accessible (POPS) lands;
- provision of a mix of housing tenure types and affordability, including the provision of larger 2 and 3-bedroom units;
- conformity to the Rental Housing protection policies of the Official Plan;
- tenant communication and consultation;
- preparation of a Construction Mitigation Strategy;
- securing the existing rental units which have affordable and mid-range rents;
- identification and securing improvements and renovations to the existing rental apartment building;
- adequacy of indoor and outdoor on-site amenity space, including location and size; and
- the provision of appropriate Section 37 of the *Planning Act* Community Benefits.

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

Diane Silver, Planner

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E-mail: Diane.Silver@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: North Elevation

Attachment 2b: South Elevation

Attachment 2c: West Elevation

Attachment 2d: East Elevation

Attachment 2e: Townhouse Elevations

Attachment 3a: Zoning By-law 569-2013

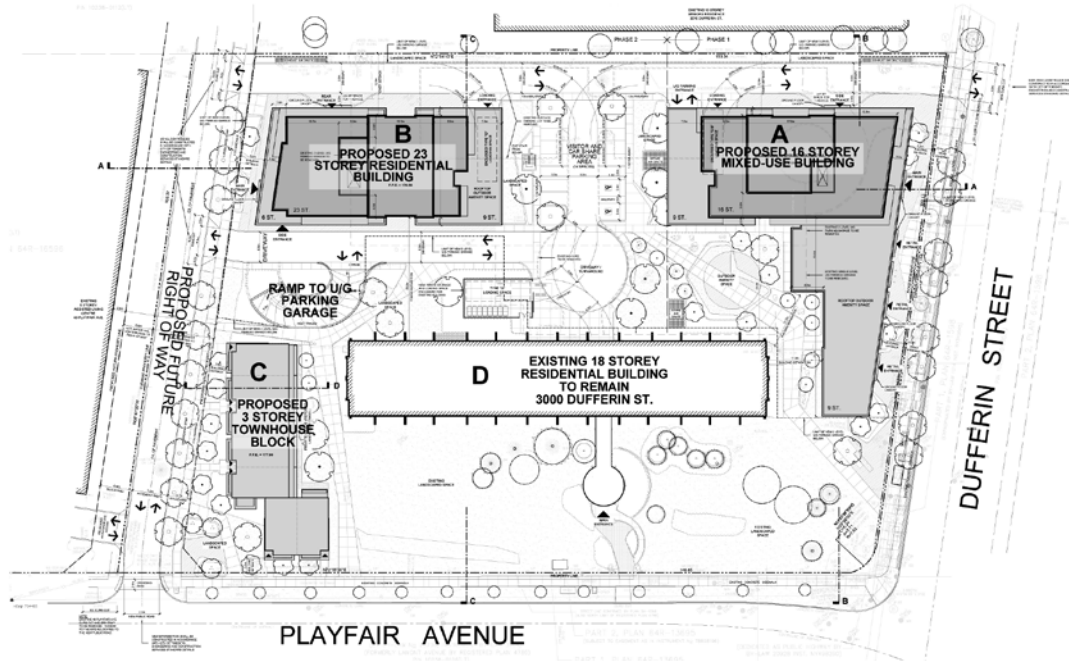
Attachment 3b: Zoning By-law 7625

Attachment 4: Official Plan - Land Use Map

Attachment 5: Official Plan - Urban Structure Map

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



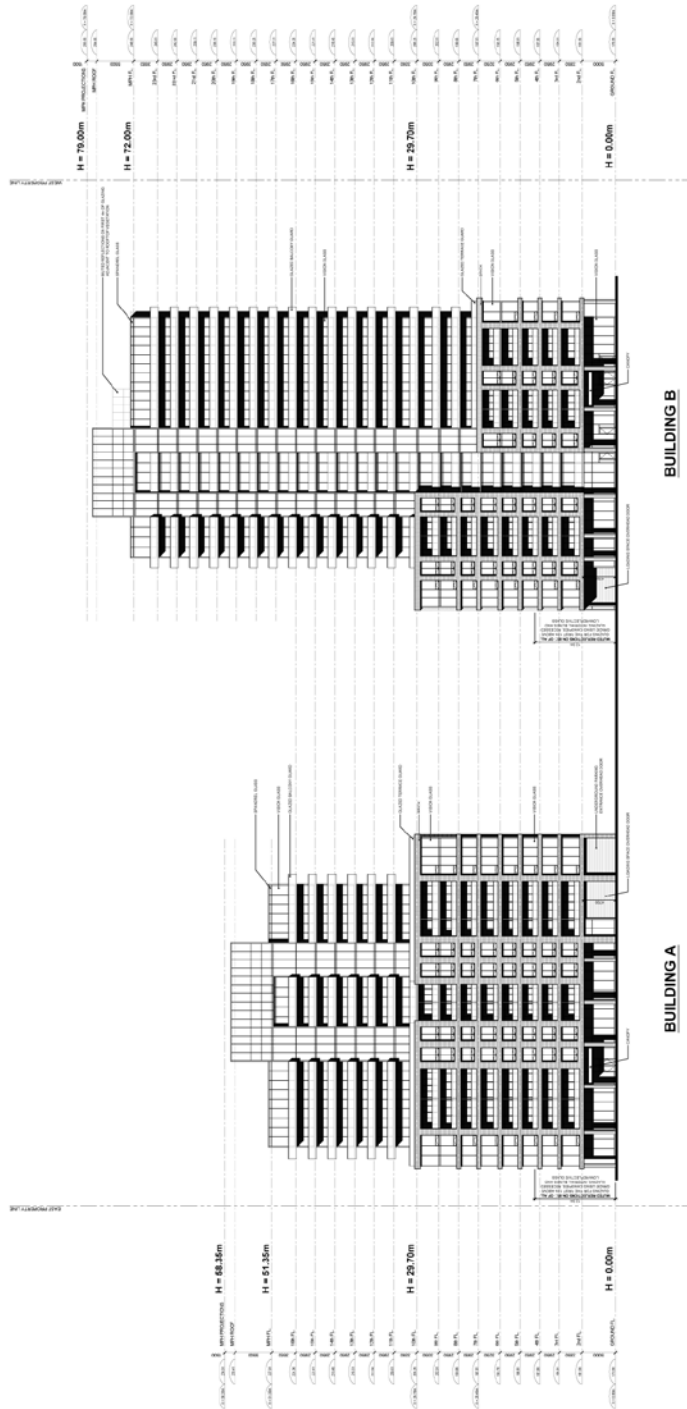
Site Plan

Applicant's Submitted Drawing

Not to Scale
08/28/2017

File # 17 200922 NNY 15 OZ
File # 17 200956 NNY 15 SB

Attachment 2a: North Elevation



NORTH ELEVATION

3000 Dufferin Street

Elevations

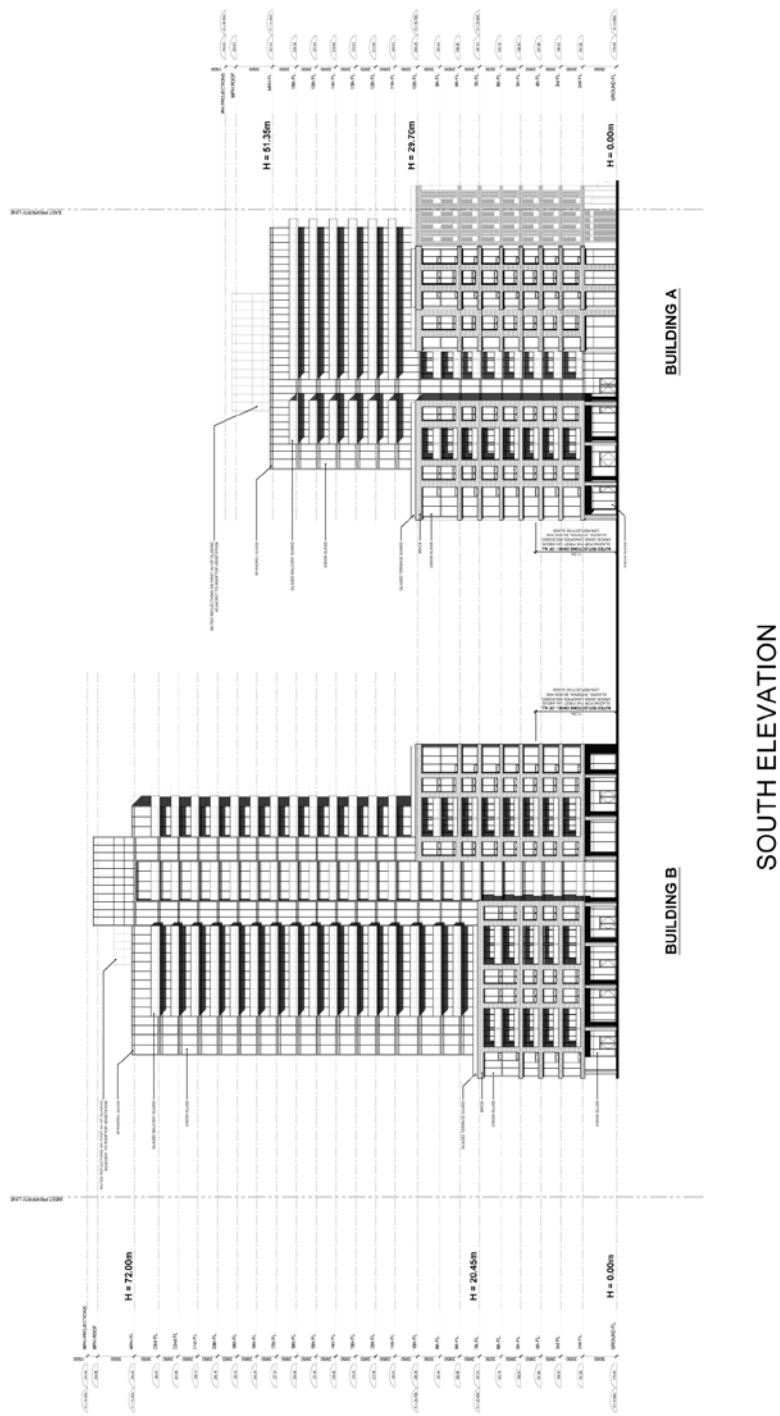
Applicant's Submitted Drawing

Not to Scale
08/28/2017

File # 17 200922 NNY 15 0Z
File # 17 200956 NNY 15 SB



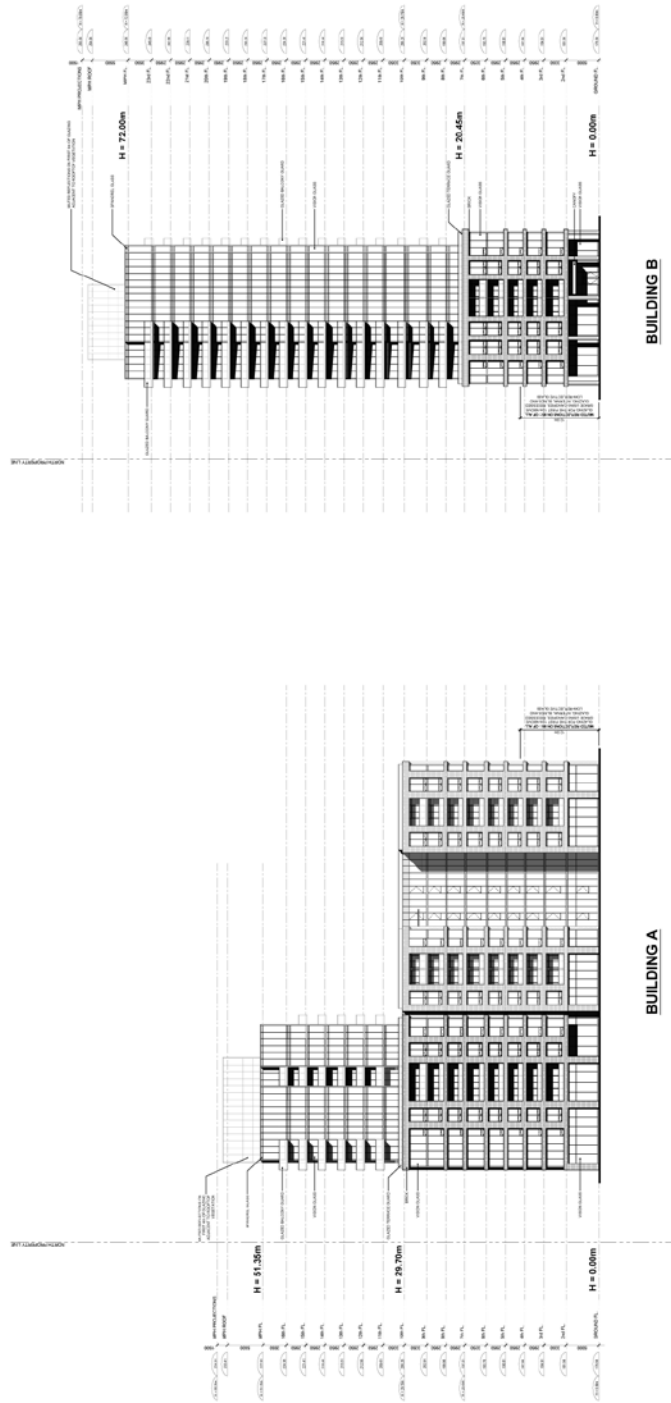
Attachment 2b: South Elevation



Elevations
 Applicant's Submitted Drawing
 Not to Scale
 08/28/2017

3000 Dufferin Street
 File # 17 200922 NNY 15 0Z
 File # 17 200956 NNY 15 SB

Attachment 2c: West Elevation



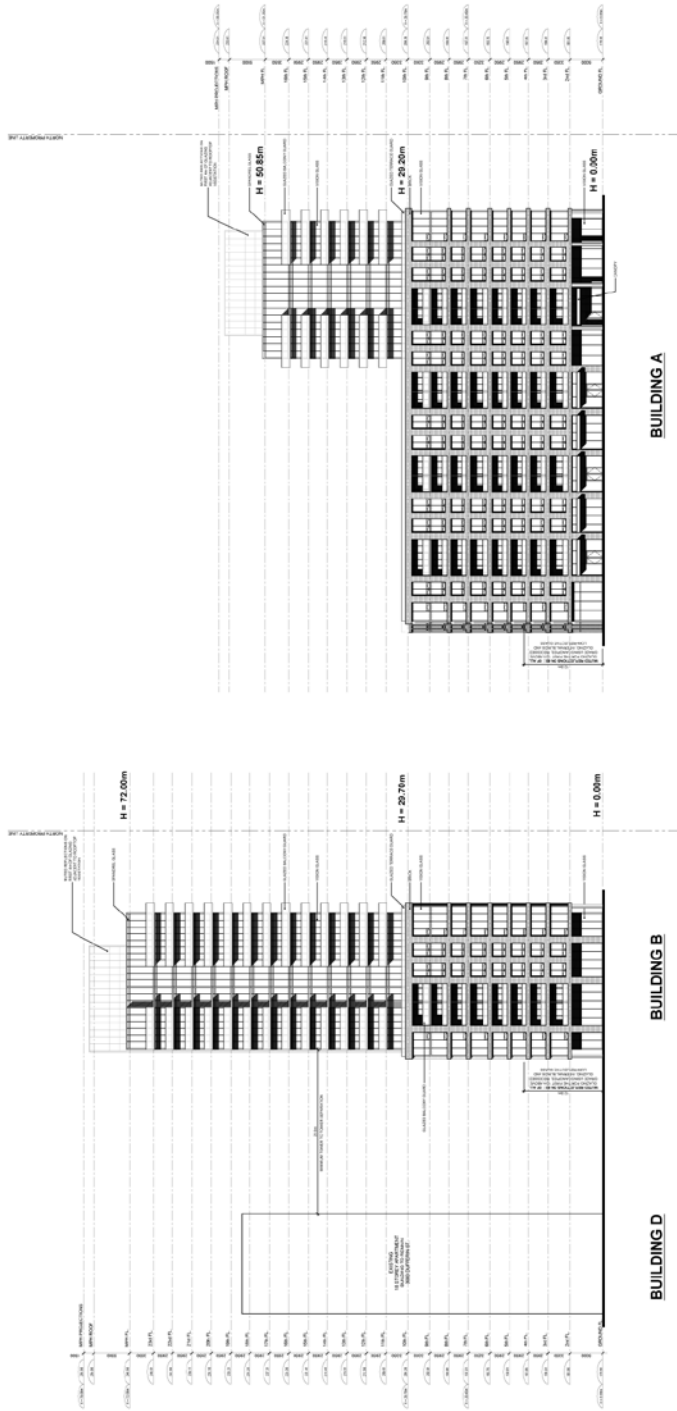
WEST ELEVATION

3000 Dufferin Street

File # 17 200922 NNY 15 0Z
 File # 17 200956 NNY 15 SB

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 08/28/2017

Attachment 2d: East Elevation



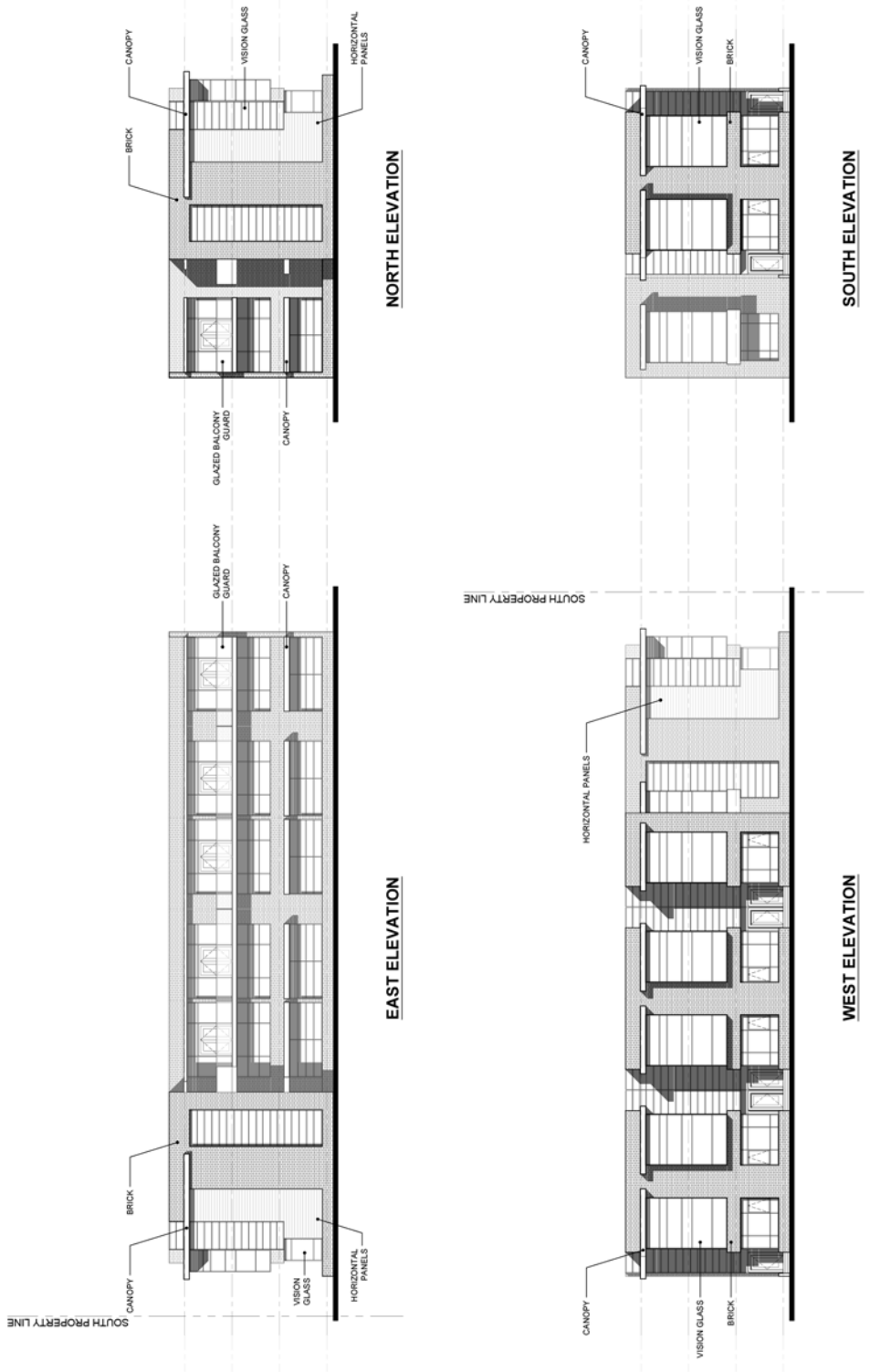
EAST ELEVATION

3000 Dufferin Street

File # 17 200922 NNY 15 0Z
File # 17 200956 NNY 15 SB

Elevations
Applicant's Submitted Drawing
Not to Scale
08/28/2017

Attachment 2e: Townhouse Elevations



3000 Dufferin Street

File # 17 200922 NNY 15 0Z

File # 17 200956 NNY 15 SB

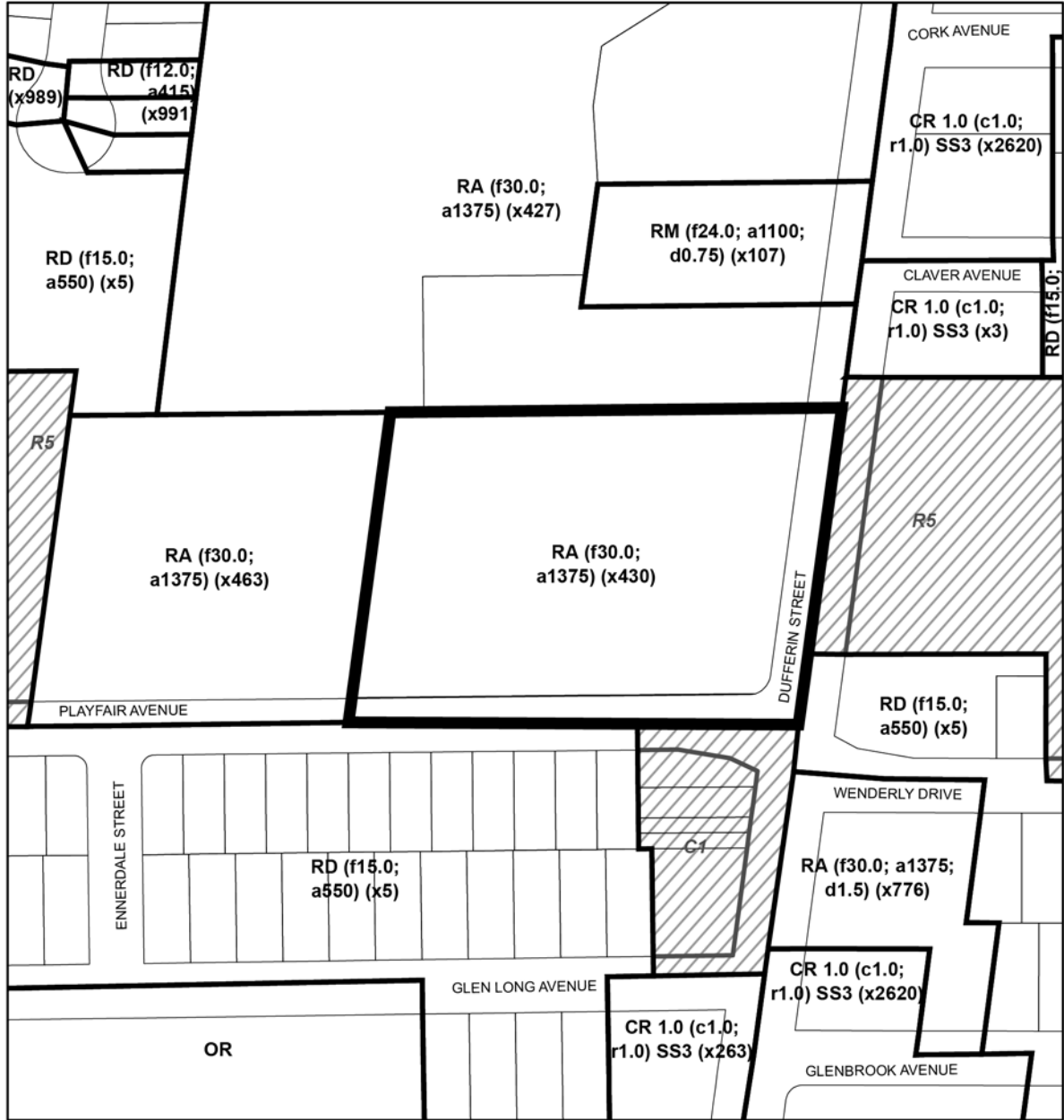
Elevations

Applicant's Submitted Drawing

Not to Scale
10/18/2017



Attachment 3a: Zoning By-law 569-2013



Zoning By-Law No. 569-2013

3000 Dufferin Street

File # 17 200922 NNY 15 OZ & 17 200956 NNY 15 SB

Location of Application

See Former City of North York By-Law No. 7625

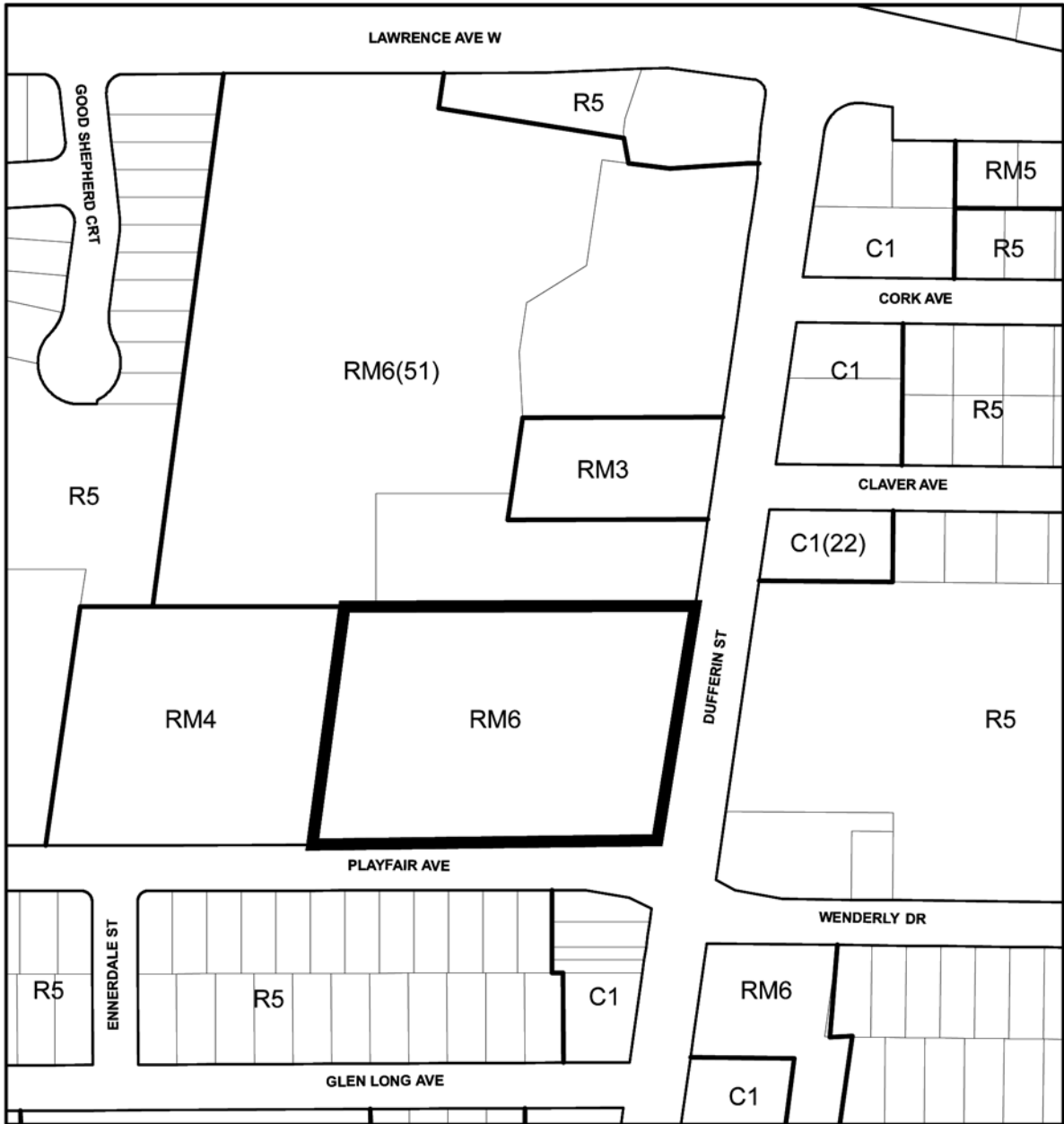
RD Residential Detached
 RM Residential Multiple
 RA Residential Apartment
 CR Commercial Residential
 OR Open Space Recreation

R5 One-Family Detached Dwelling Fifth Density Zone
 C1 General Commercial Zone



Not to Scale
 Extracted: 10/18/2017


Attachment 3b: Zoning By-law 7625



Zoning By-Law No. 7625

3000 Dufferin Street

File # 17 200922 NNY 15 OZ & 17 200956 NNY 15 SB

 Location of Application

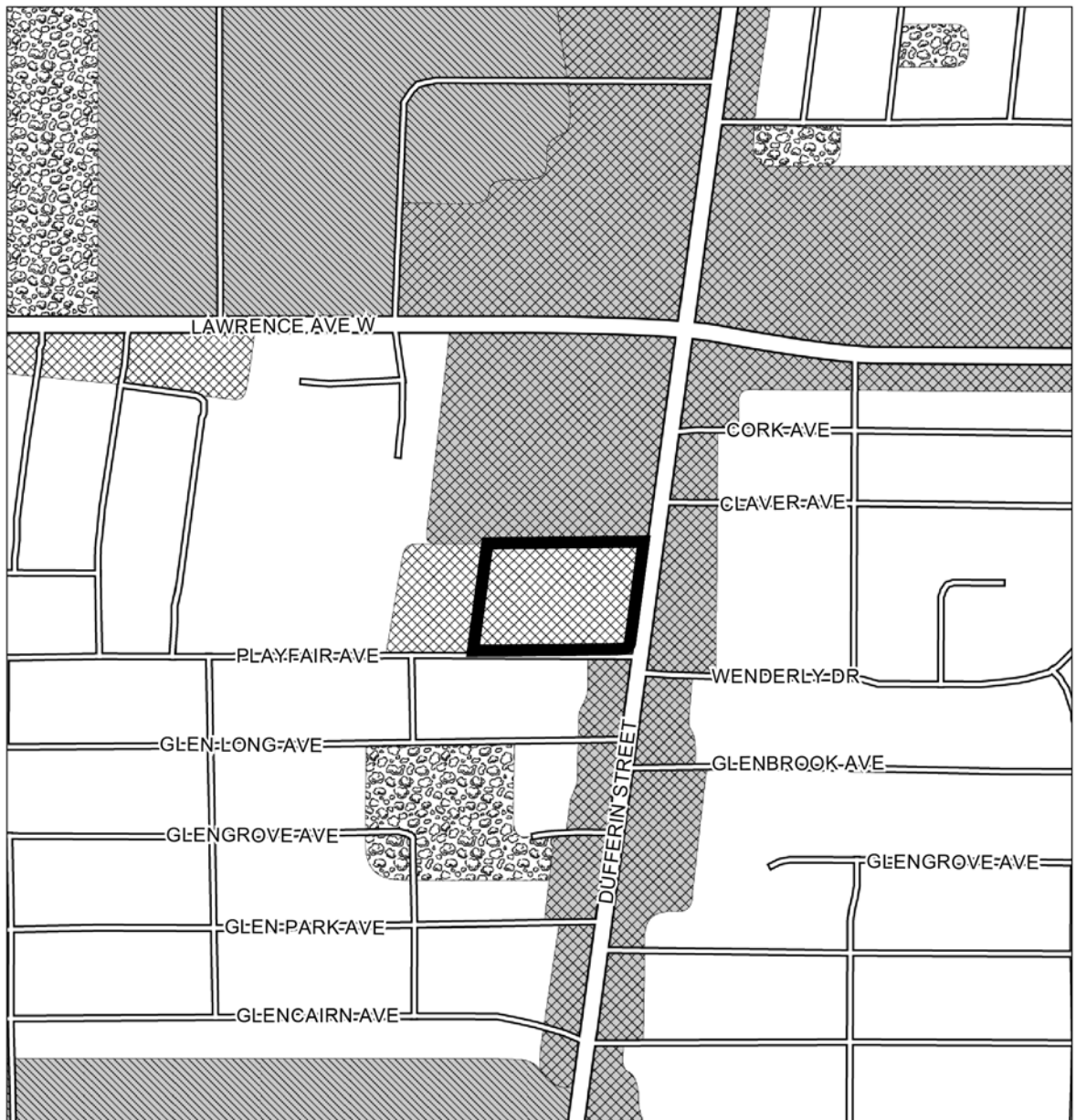
R5 One-Family Detached Dwelling Fifth Density Zone
 RM3 Multiple-Family Dwellings Third Density Zone
 RM4 Multiple-Family Dwellings Fourth Density Zone
 RM5 Multiple-Family Dwellings Fifth Density Zone

RM6 Multiple-Family Dwellings Sixth Density Zone
 C1 General Commercial Zone



Not to Scale
 Extracted: 10/18/2017

Attachment 4: Official Plan- Land Use Map



TORONTO
 Extract from Official Plan

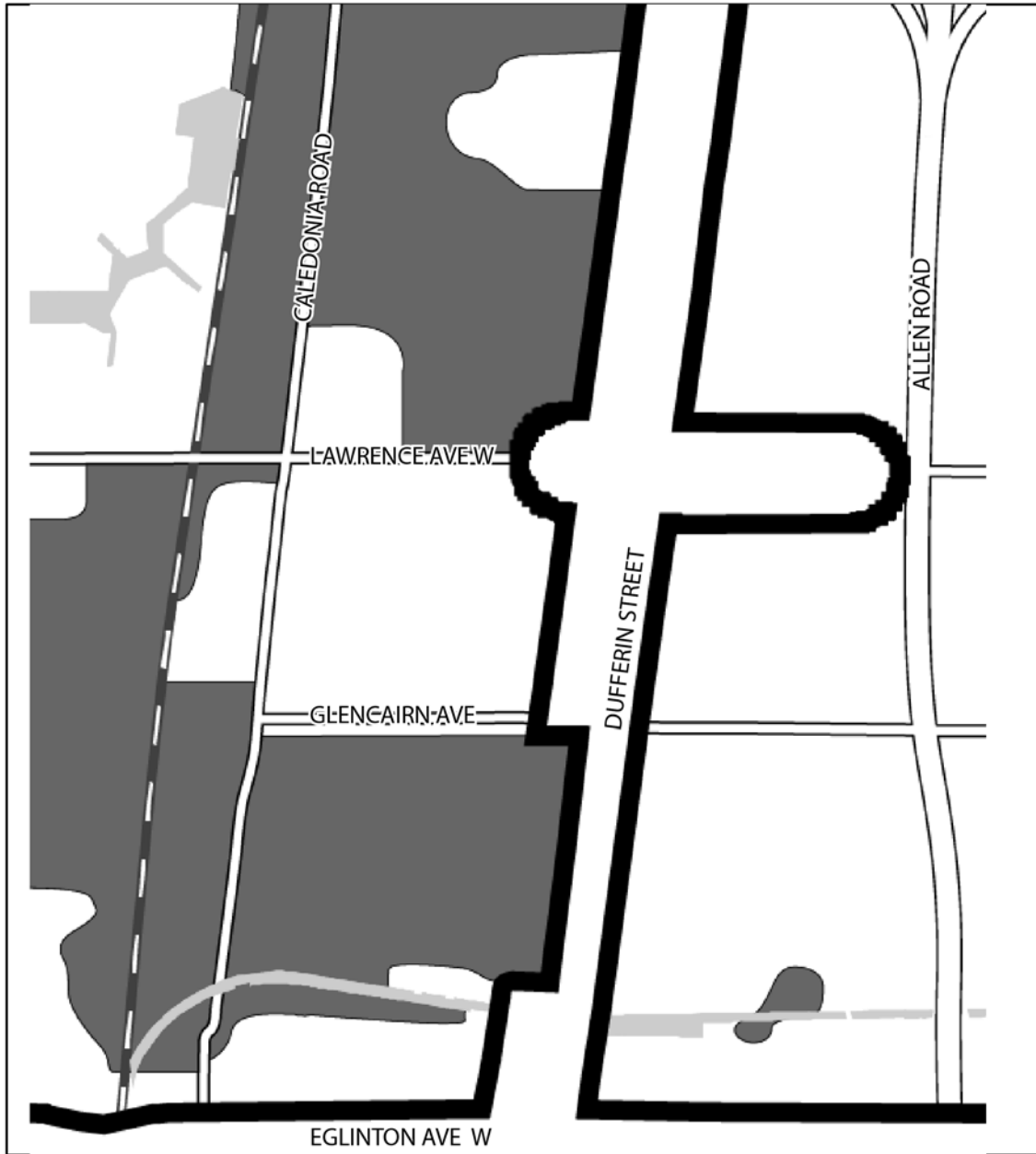
3000 Dufferin Street

File # 17 200922 NNY 15 OZ & 17 200956 NNY 15 SB




 Not to Scale
 10/18/2017

Attachment 5: Official Plan – Urban Structure Map



3000 Dufferin Street

OP Map 2 - Urban Structure Map

File # 17 200922 NNY 15 OZ & 17 200956 NNY 15 SB

-  Avenues
-  Employment Areas
-  Green Space System



Not to Scale

Attachment 6: Application Data Sheet

Application Type	Rezoning, Plan of Subdivision	Application Number:	17 200922 NNY 15 OZ 17 200956 NNY 15 SB
Details	Rezoning, Standard	Application Date:	July 18, 2017
Municipal Address:	3000 Dufferin Street		
Location Description:	CON 3 WYS PT LOT 5 **GRID N1503		
Project Description:	The proposed Plan of Subdivision and Rezoning Amendment applications to construct 16 – storey mixed-use residential building w/commercial uses at-grade along Dufferin Street (239 units), a 23-storey residential building at the northwest corner of the site (265 units) and 7, 3-storey townhouses along Playfair Avenue. The existing 18-storey residential rental building will remain (287 units), and 613 vehicular parking spaces on three levels below grade. The proposed redevelopment of the site will have a total gross floor area of 59,290 square metres which includes the existing building.		

Applicant:	Agent:	Architect:	Owner:
George Grossman Pinedale Properties Ltd. 303-970 Lawrence Ave. W., Toronto, ON, M6A 3B6	Same as applicant	IBI Group 55 St. Clair Ave. W 7th Floor Toronto, ON, M4V 2Y7	3000 Dufferin St. Ltd. + Finch-Main Plaza Ltd. 303-970 Lawrence Ave. W. Toronto, ON, M6A 3B6

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N
Zoning:	RA (f30.0; a1375)(x430)	Historical Status:	N
Height Limit (m):	18-storeys for the existing bldg	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	16,137.3	Height:	Storeys:	16, 23 & 3-storeys
Frontage (m):	104.49		Metres:	50.7, 71.5 & 9.6
Depth (m):	153.3			
Total Ground Floor Area (sq. m):	4,357.67			Total
Total Residential GFA (sq. m):	58,678.61		Parking Spaces:	613
Total Non-Residential GFA (sq. m):	611.82		Loading Docks	3
Total GFA (sq. m):	59,290.43			
Lot Coverage Ratio (%):	27			
Floor Space Index:	3.67			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Not Confirmed		Above Grade	Below Grade
Tenure Type:	Not Confirmed			
Rooms:	0	Residential GFA (sq. m):	58678.61	0
Studio:	1 (0%)	Retail GFA (sq. m):	611.82	0
1 Bedroom:	526 (66%)	Office GFA (sq. m):	0	0
2 Bedroom:	214 (27%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	57 (7%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	798 (100%)			

CONTACT: PLANNER NAME: Diane Silver, Planner
TELEPHONE: (416) 395-7150, Email: Diane.Silver@toronto.ca