

**1200 Dundas Street West - Zoning Amendment
Application - Preliminary Report**

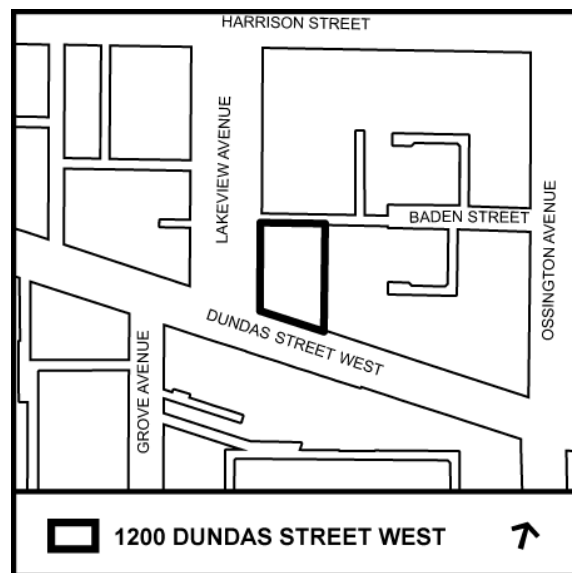
Date:	October 23, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	17 181165 STE 19 OZ

SUMMARY

This Zoning By-law amendment application proposes the redevelopment of the lands located at 1200 Dundas Street West for an 8-storey mixed-use building, containing three, 2-storey townhouses and 605 square metres of retail space on the ground floor and residential, 73 units, above the ground floor. A portion of the second storey will be comprised of an indoor (141 square metres) and outdoor (47 square metres) amenity area. A total of 59 parking spaces and 77 bicycle parking spaces are to be accommodated within a two level underground garage. The building would have a total height of 25.72 metres, including a wrapped mechanical penthouse and a development density or floor space index of 4.52 times the lot area. The proposed building would have a total gross floor area of approximately 6, 348 square metres.

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.

This report recommends that a community consultation meeting be held, in consultation with the ward councillor's office, to present the proposal to the public and obtain public input. The community consultation meeting is targeted for the fourth quarter of 2017. The Final Report and a Public Meeting under the *Planning Act* is targeted for the second quarter



of 2018, subject to any required information being provided 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 1200 Dundas Street West 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 previous development applications have been filed for this property.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on March 1, 2016. Feedback was provided to the applicants based on their proposal for an 8-storey, mixed use building. Staff also advised the applicant of the requisite reports, plans and drawings to be filed in support of the development.

ISSUE BACKGROUND

Proposal

The proposed development is for an 8-storey mixed-use building containing 76 dwelling units totaling 5,742 square metres of residential gross floor area, 605 square metres of commercial gross floor area for a total gross floor area of 6,348 square metres resulting in an overall development density or floor space index (FSI) of 4.52 times the area of the lot and a lot coverage of 87%. The unit mix consists of 30 one-bedroom units, 42 two-bedroom units and 4 three-bedroom units.

Existing accesses from Dundas Street West and Lakeview Avenue are to be eliminated. Access to the proposed building will be from the existing rear laneway. The existing 1-storey building, currently used for retail purposes, is to be demolished to accommodate the proposed development. At grade, the proposed building is to contain 3, 2-storey townhouse units and 605 square metres of retail space with residential units above the first floor. The ground floor is comprised of a residential lobby and a mechanical and refuse/recycling room. The main

pedestrian retail entrance is located on Dundas Street West while the main pedestrian residential entrance is from Lakeview Avenue.

A total of 141 square metres of indoor amenity space and 47 square metres of outdoor amenity space are to be provided on the second floor. Private outdoor amenity spaces are also being provided by way of large balconies and terraces.

The proposed building would have a total height of 25.72 metres to the top of the roof, including a wrapped, mechanical penthouse. Along the Dundas Street West and Lakeview Avenue frontages, the 1st floor to the 6th floor would maintain a continuous street wall height of 20.0 metres. At the 7th floor, the building would step back by 5.5 metres along the Dundas Street West frontage and 2.8 metres along the Lakeview Avenue frontage. At the rear, the building would be terraced with step-backs at the 7th and 8th floors. The building is to be located at the limits of the property boundaries along Dundas Street West, Lakeview Avenue and the eastern limits of the site. The applicant is seeking a 4 metre setback from the building to the south limit of the rear lane.

An underground garage would be accessed off the rear public laneway running east from Lakeview Avenue. The proposal would provide for two levels of underground parking, which would accommodate 59 parking spaces, including 49 resident parking spaces and 10 visitor parking spaces. In terms of bicycle parking, 69 long term bicycle parking spaces and 8 short term bicycle parking spaces would be provided within the underground parking garage on both levels for a total of 77 bicycle parking spaces.

One Type G loading space is provided at the rear of the property and one Type B loading space is provided internal to the rear of the building. Both loading spaces will be accessed via the rear public laneway. These loading spaces are to be directly accessible from the refuse/recycling room and "moving" corridor located at the rear of the building on the ground floor.

For additional details on this project refer to: Attachment 1: Site Plan; Attachment 2: North Elevation; Attachment 3: South Elevation; Attachment 4: East Elevation; Attachment 5: West Elevation; and Attachment 7: Application Data Sheet.

Site and Surrounding Area

The site has an area of 1,346 square metres and is located on the northeast corner of Dundas Street West and Lakeview Avenue. It is irregular in shape due to Dundas Street West having been laid out at an angle. At the north property line, the site fronts onto a public laneway that connects Lakeview Avenue to Baden Street. The site has a frontage along Dundas Street West of 31.8 metres and 41.7 metres along Lakeview Avenue.

Lakeview Avenue has a width of 32.5 metres and Dundas Street West has a width of 20 metres. The public laneway has an existing uniform width of 3.66 metres. The applicant is required to convey a 1.67 metre wide land parcel having a total area of 50.4 square metres to the City in order to increase the width of the lane to 5.33 metres. A 0.67 metre widening will be taken on the north side of the lane, if and when, those lands come up for development. Should this occur, the resulting laneway will have a total width of 6 metres.

A Beer Store currently occupies the existing 1-storey building that spans the northern portion of the site. Surface parking is located along Dundas Street West. There are no additional structures on the property. The existing accesses to the property are from Dundas Street West and Lakeview Avenue.

North: Immediately north of the public laneway is a 2.5-storey, semi-detached dwelling that fronts onto Lakeview Avenue and the built form further north along Lakeview Avenue is comprised primarily of semi-detached dwellings.

South: On the south side of Dundas Street West, are a series of commercial buildings with vehicular access via rear laneways from Grove Avenue and Royal Street. These buildings are primarily 1 to 2-storeys in height. The properties are currently occupied by retail operators including a food and a live music venue. To the rear of this commercial segment is a mature residential neighbourhood primarily comprised of 1 to 3-storey detached and semi-detached dwellings and row houses.

East: East of the site is a 2-storey building occupied by retail and office uses. On the north side of Dundas Street West, the properties are characterized by 1 to 3-storey commercial buildings occupied by retail uses, a restaurant and a service agency. North of these, the properties fronting Baden Street are accessed from a rear laneway and are generally comprised of 2-storey row houses.

West: Within the Lakeview Avenue boulevard, is a parkette, Lakeview Avenue Parkette. This parkette contains green space, mature trees and a public sidewalk. The parkette is not programmed and does not contain seating.

On the west of the parkette is a 3-storey commercial building which is occupied by several restaurants and a personal service shop with residential units on the second and third floors. Further west are 1-to 3-storey buildings that are occupied by commercial tenants. This segment of Dundas Street West also has two mid-rise, mixed-use buildings, including a recently constructed, 8-storey residential building with commercial at-grade and a 7-storey retirement residence. Both buildings are located on the south side of Dundas Street West.

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 Greater Golden Horseshoe 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 for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Mixed Use Areas* on Map 19 - Land Use Plan of the Official Plan (the Plan). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single or mixed-use buildings, as well as parks, open spaces and utilities.

Development in *Mixed Use Areas* will create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community. Among other things, development will also locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*. Buildings will be located and massed to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes, as well as 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.

The Healthy Neighbourhoods policies contained in Section 2.3.1 relate, among other things, to developments in *Mixed Use Areas* that are adjacent to and, close to *Neighbourhoods*. These policies require that a gradual transition of scale and density be provided, as necessary to achieve the objectives of this Plan; that developments maintain adequate light and privacy for residents in *Neighbourhoods*; that resulting traffic and parking impacts on adjacent neighbourhood streets be attenuated so as not to significantly diminish the residential amenity of *Neighbourhoods*; and that intensification of lands adjacent to *Neighbourhoods* be carefully controlled so that neighbourhoods are protected from negative impact.

The Public Realm policies of the Plan, contained in Section 3.1.1, include policies relating to sidewalks and boulevards, that they be designed to provide safe, attractive, interesting and comfortable spaces for pedestrians by providing well designed and coordinated tree planting and landscaping, pedestrian scale lighting, and quality street furnishings and decorative paving.

The Built Form policies of the Plan, contained in Section 3.1.2, provide a number of policies related to the form of the new development, recognizing that for the most part, future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies stipulate that new development will:

- be located and organized to fit with its existing and/or planned context;
- frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;

- organize and locate vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- be massed and its exterior face be designed to fit harmoniously into its existing and/or planned context, and limit its impact on neighbouring streets, parks, open spaces and properties;
- provide underground parking where appropriate;
- mass new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion; and
- create appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan.

The Built Form section of the Plan identifies that the majority of new growth will take place in areas of the City where intensification is appropriate which includes, the *Downtown, Centres, Waterfront* and along *Avenues*.

Dundas Street West is identified as an "*Avenues*" on Map 2 – Urban Structure of the Plan with a right-of-way of 20 metres. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new residential and employment opportunities while improving the pedestrian environment, streetscapes, retail opportunities and transit service for residents of the community.

Dundas Street West is also a Transit Priority Segment on Map 5. Transportation policies support increasing transit priority throughout the City by giving buses and streetcars priority at signalized intersections and by introducing other priority measures on selected bus and streetcar routes such as reserved or dedicated lanes for buses and streetcars. The framework for new development on each *Avenues* will be established through an *Avenue* Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. Development applications which proceed in advance of an *Avenue* Study are required to complete a study, called an *Avenue* Segment Study, which will address the impacts of the incremental development the entire *Avenue* segment at a similar form, scale and intensity. Related considerations include appropriate built form and massing necessary to protect adjacent Neighbourhoods and the adequacy of supporting community facilities and infrastructure.

At present, there is no *Avenue* Study for this segment of Dundas Street West. However, an *Avenue* Segment Study was prepared by Armstrong Hunter & Associates in 2011, in support of an 8-storey, mixed use building located at 1243 to 1245 Dundas Street West.

Bousfields Inc., considered the original *Avenue* Segment Study by Armstrong, Hunter & Associates and provided staff with an updated study (Bousfield Study). At the request of City Planning staff, the study area was expanded to include Dundas Street West between Gladstone Avenue and Shaw Street and Ossington Avenue and Shaw Street. The Bousfield Study has been provided to evaluate the opportunities for and impacts of similar mid-rise developments in the study area. This study is currently under review by staff.

The proposed application is being evaluated against the policies described above as well as the policies of the Official Plan as a whole.

The Toronto Official Plan is available on the City's website at:
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

Avenues and Mid-Rise Building Guidelines

Toronto City Council, in July 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications, and directed staff to use the Performance Standards for Mid-Rise Buildings in reviewing all new and current mid-rise development proposals on the *Avenues*.

Map 2 – Urban Structure of the Official Plan identifies Dundas Street West as an *Avenues* at this location.

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. Key issues addressed by the Study include maximum allowable building heights, setbacks and step backs, sunlight and sky view, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites.

The Performance Standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhood* policies, maintaining a balance between reurbanization and stability and ensuring quality and comfortable streetscapes along the *Avenues*. *Avenues* 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, pedestrian perception step backs above the podium which mitigate the pedestrian perception of building height along the *Avenues* and an acceptable relationship between mid-rise buildings and the adjacent *Neighbourhoods* and *Parks and Open Space*. The Official Plan policies are explicit in the intent to protect these appropriate transitions. The Performance Standards 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.

The 2010 study has been used to identify portions of *Avenues* where there is an existing character that should be considered in the development of new mid-rise buildings. These Character Areas have characteristics that require additional consideration of the existing context in terms of architectural and urban design. Along the *Avenues*, and especially within Character Areas, the diversity of building typologies, heritage buildings, streetscapes and existing city fabric requires that each new building consider and respond to the surrounding context. Within Character Areas, it will be especially important that new buildings recognize and reflect the important elements that define the existing context

The July 2010 report identifies 1200 Dundas Street West as being located within the, "Dundas Street Character Area", which contains a mix of detached family dwellings, walk up apartments buildings and fine grain retail.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). 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.

The Guidelines will be considered during the review of the development proposal.

Refer to the Council Decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and

Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016)

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Music City

Toronto is a Music City. A Music City, as defined by Music Canada, is an urban area with a vibrant music economy. A Music City is home to a broad range of professionals who support artist entrepreneurs in their career development. It contains spaces for education, rehearsal, recording and performance, and fosters a live scene with an engaged and passionate audience that provides artists with a fertile ground for developing their craft.

At its meeting on May 24, 25 and 26, 2017, City Council referred a member motion by Mayor Tory entitled "Balancing Music Venues and New Development" requiring rezoning applications to be circulated when they are within 120 metres of a music venue. This motion has been referred to Planning and Growth Management Committee, but in the meantime, due to the proximity of the site to a number of music venues in the Dundas and Ossington Area, Economic Development and Culture have requested the applicant to submit a Noise Study. Review of the application will consider existing live music venues along Dundas Street West in particular The Garrison.

Refer to the Council Decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.MM29.12>

Zoning

Former City of Toronto Zoning By-law No. 438-86, as amended

The property is zoned, Commercial Residential Zone (MCR, T2.5, C1.0, R2.0) with a maximum height permission of 16 metres. The MCR zone permits a broad range of residential and commercial uses.

The T2.5 C1.0 R2.0 provision permits a maximum density of 2.5 times the area of the lot for both residential and non-residential uses, including 1.0 times the area of the lot for non-residential uses and 2.0 times the area of the lot for residential uses.

The site is also subject to exceptions including Section 12(2)270 which is relevant to the development of the site:

Section 12(2)270 – this restrictive exception limits retail and service commercial uses on each lot to a maximum of 1,800 square metres in addition to the retail and service commercial floor area existing as of July 20, 1993.

Toronto Zoning By-law No. 569-2013, as amended

On May 9, 2013, Toronto City Council enacted City-wide Zoning By-law No. 569-2013. This City-wide Zoning By-law is currently under appeal at the Ontario Municipal Board.

The property is zoned, Commercial-Residential (CR) Zone 2.5 (c.10, r2.0) SS2 (x2264) with a height limit of 16 metres. The site is located in Policy Area 2 and is subject to specific parking requirements. The Commercial-Residential zone permits a range of commercial uses and residential uses. Commercial uses include offices, retail and eating establishments and personal service shops. Residential permissions also include dwelling units within an apartment building, residential care homes and retirement homes.

Exception No. 2264 applies to the site which states that the property is subject to the prevailing By-laws and Sections provided in the former City of Toronto By-law No. 438-86, as amended.

Archaeology

The south portion of the site has been identified as having archaeological potential. A Stage 1 (dated January 18, 2016) archaeological assessment was circulated for review and comments. Heritage Preservation Services staff have advised that they have no further archaeological concerns.

Site Plan Control

The City's Site Plan Control By-law No. 774-2012, as amended, applies to the property and proposal. To date, an application for site plan control approval has not been submitted.

Tree Preservation

An arborist report and related tree protection notes have been reviewed by Urban Forestry (Tree Protection and Plan Review) staff. The arborist report identifies the need to remove two trees to accommodate the proposed development, as well as, protection and retention of three existing trees. All trees identified in the report are City-owned trees, trees located within the City's road allowance, which are protected under the provisions of the City Street Tree By-law (City of Toronto Municipal Code Chapter 813, Trees, Article II, 'Trees on City Streets'). Urban Forestry staff has advised that tree removal permits and tree protection measures as well as the

submission of revised plans and additional information will be addressed at the site plan control stage.

Reasons for the Application

Amendments to both the former City of Toronto Zoning By-law No. 438-86, as amended and the City-Wide Zoning By-law No. 569-2013, as amended, are required to implement the required performance standards to regulate the development, such as height (from 16 metres to 25.72 metres), density (from 2.5 to 4.52 times the lot area), setbacks, parking, building step backs and amenity space provisions, amongst other matters.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale (including a Scoped Avenue Segment Study and a Community Services & Facilities Inventory)
- Draft Zoning By-law Amendments
- Sun/Shadow Study
- Pedestrian Level Wind Study
- Phase One Environmental Site Assessment
- Stage One Archaeological Assessment
- Toronto Green Development Standards Checklist
- Hydrogeological Study
- Geotechnical Study
- Traffic Impact Study prepared
- Functional Servicing & Stormwater Management Report
- Tree Inventory and Arborist Report
- Building Massing Model
- Public Consultation Plan
- Energy Strategy

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

- Public Consultation Plan
- Energy Strategy
- Noise Study

The development is below the criteria requirement that would trigger the requirement of an energy strategy report. As such, this report was not required. Following the May 24, 25 and 26th City Council Member Motion MM29.12, requiring the submission of a noise report for sites within 120 metres of a live music venue, the applicant was requested to submit a Noise Study. However, since the motion was deferred to Planning & Growth Management Committee, staff agreed that a Noise Study would not be a requirement of a Complete Application, but would be required for the review of the development proposal.

The Public Consultation Plan was filed for review and Notification of Complete Application was issued on July 25, 2017.

Issues to be Resolved

The following issues, identified through the review of the application to date, will need to be addressed:

1. Conformity with the provincial legislation including the Provincial Policy Statement and the Growth Plan;
2. Conformity with Official Plan policies, including, but not limited to development criteria for *Mixed Use Areas*, and the Built Form and Housing policies in Chapter 3 with respect to building height, massing, fit within the surrounding area or planned context and articulation of the proposed building as well as other policies in the Official Plan;
3. Consideration of the appropriateness of the information submitted as part of the scoped *Avenue Segment Study*;
4. Conformity with the Avenues and Mid-Rise Buildings Study Performance Standards;
5. Appropriateness of additional building height, density, massing, building separation distances, proposed setbacks and building step backs;
6. Provisions for larger residential dwelling units suitable for a broader range of households, including families with children, to support a full range of housing and affordability including an increase in the number of 3 bedroom units;
7. Appropriateness of the proposed Lakeview Avenue and Dundas Street West streetscape improvements;
8. Transportation impacts arising from the proposed residential development, vehicle access to the site, location of the parking ramp/access to the underground parking garage, parking spaces and loading spaces;
9. Location and amount of indoor and outdoor amenity spaces;
10. Wind comfort levels especially during the winter season;
11. Adequacy of municipal infrastructure and identification of required improvements, if any, to support the proposed residential density;
12. Noise Mitigation due to the close proximity to a number of live music venues;
13. Tree removal and preservation measures; and

14. Compliance with the Green Roof By-law No. 583-2009, as amended.

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

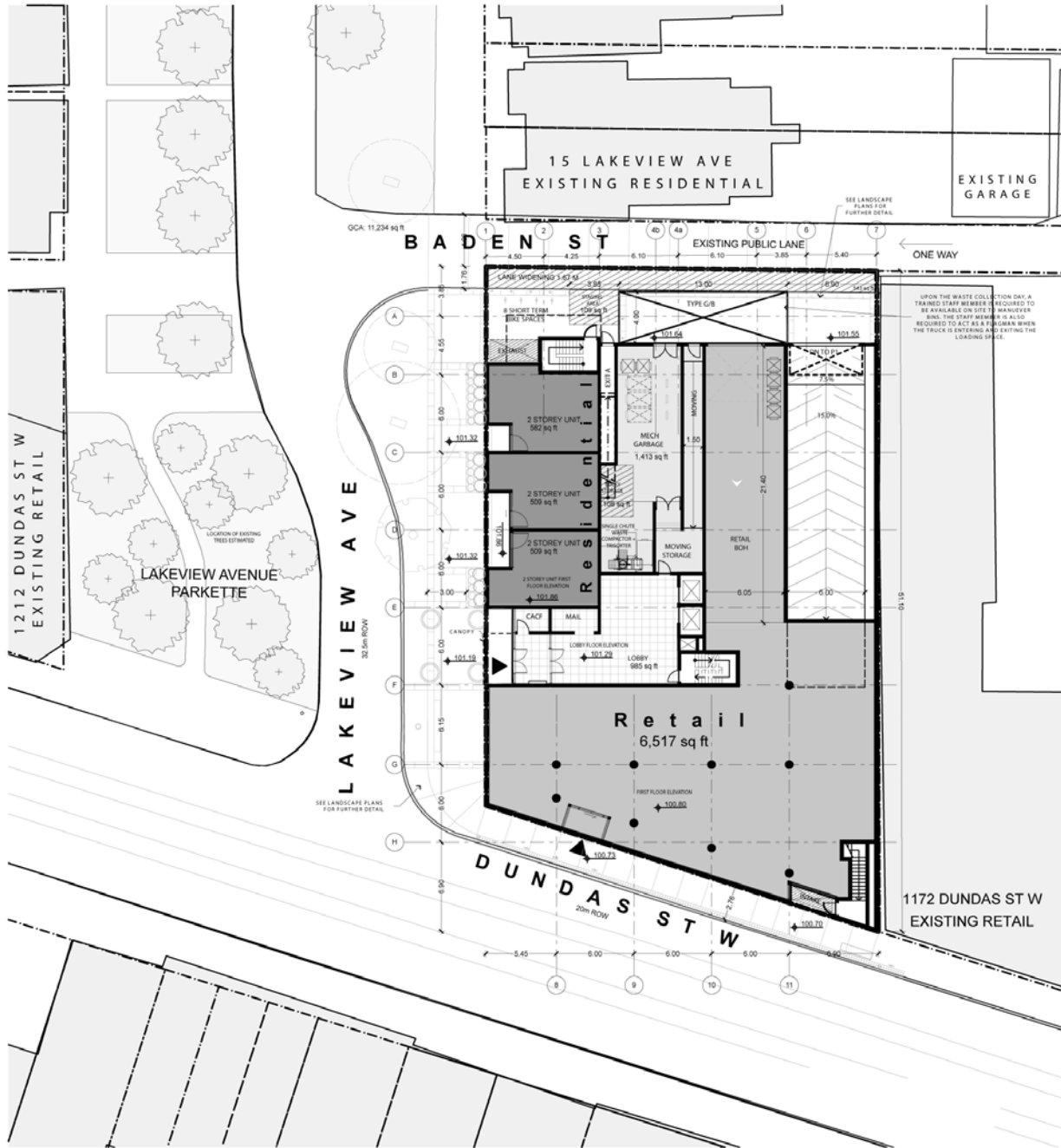
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

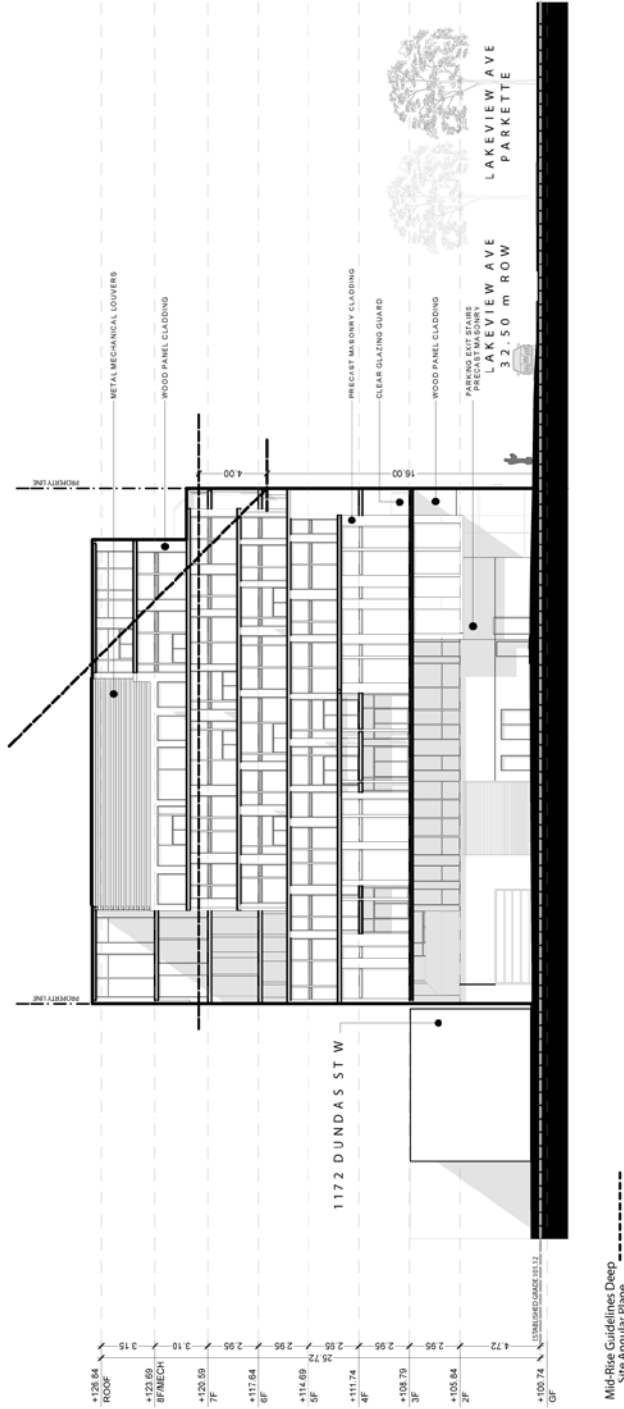
1200 Dundas Street West

Applicant's Submitted Drawing

Not to Scale 

File # 17 181165 STE 19 0Z

Attachment 2: North Elevation



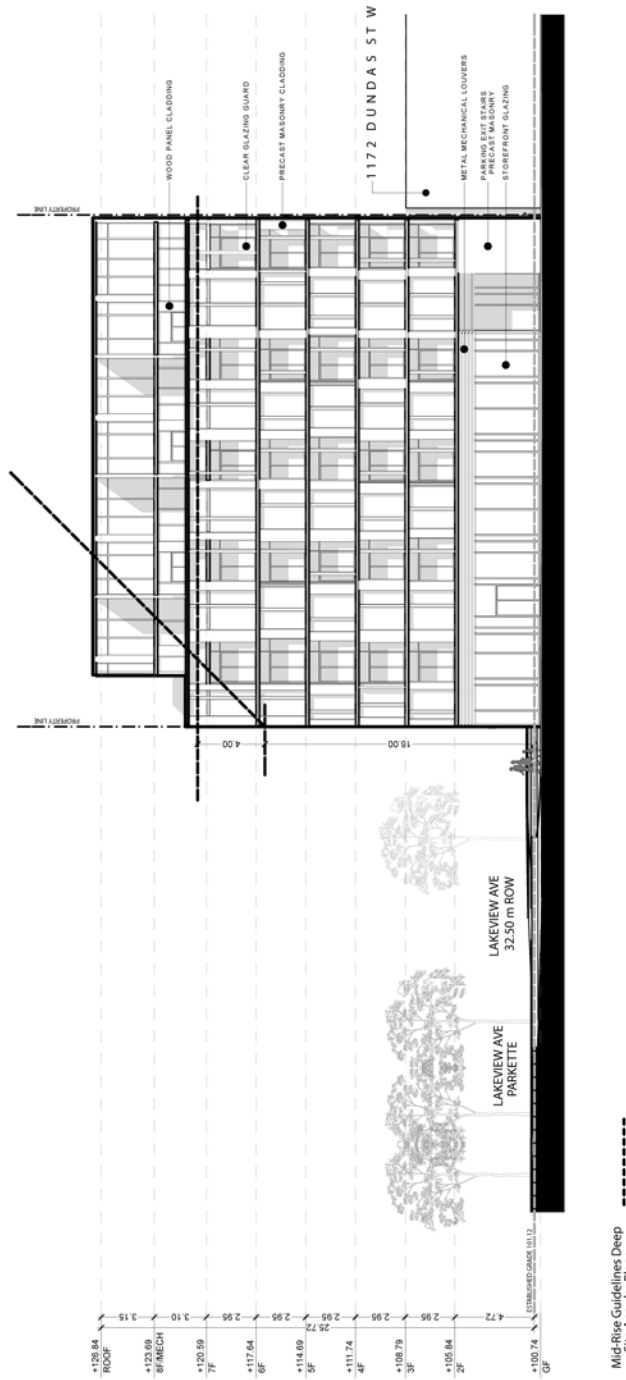
North Elevation

Applicant's Submitted Drawing

Not to Scale
09/25/2017

File # 17 181165 STE 19 0Z

Attachment 3: South Elevation



1200 Dundas Street West

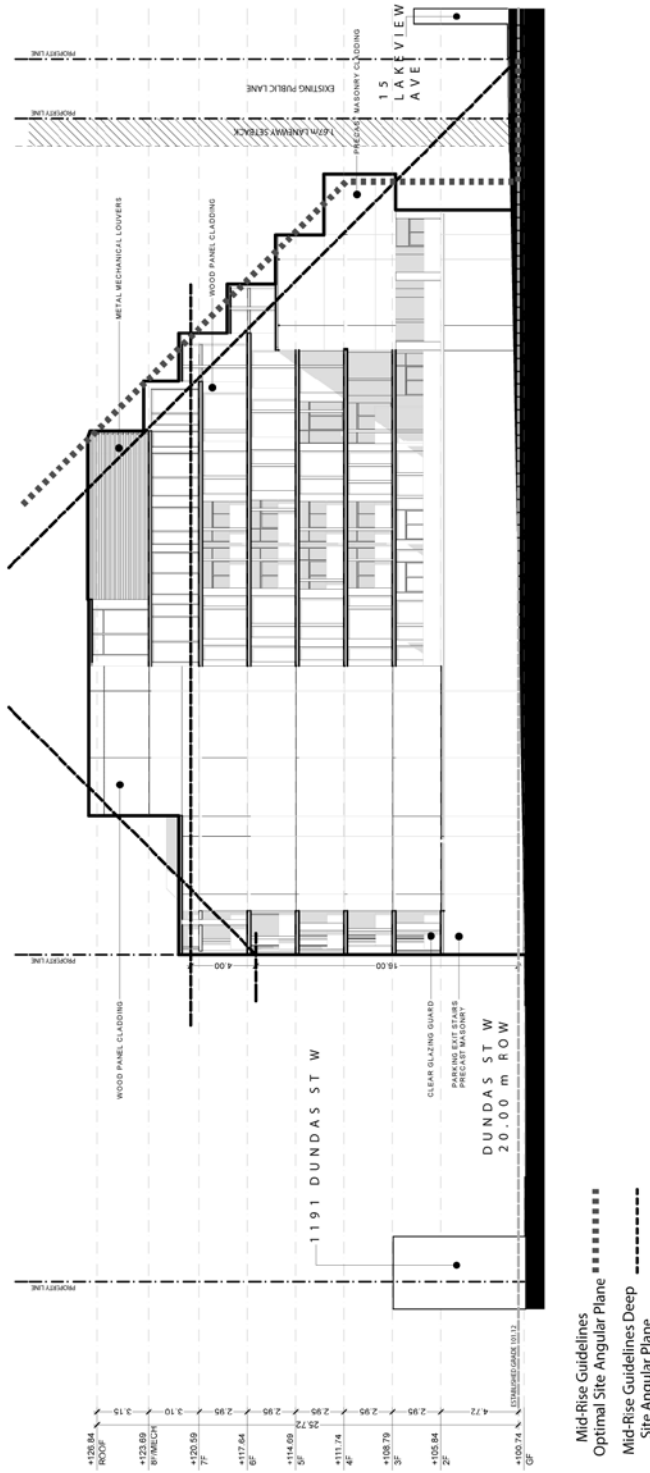
South Elevation

Applicant's Submitted Drawing

Not to Scale
09/25/2017

File # 17 181165 STE 19 0Z

Attachment 5: West Elevation



1200 Dundas Street West

File # 17 181165 STE 19 0Z

East Elevation

Applicant's Submitted Drawing

Not to Scale
09/25/2017

Attachment 6: Zoning



Zoning By-Law No. 569-2013

1200 Dundas Street West

File # 17 181165 STE19 0Z



Location of Application



See Former City of Toronto By-Law No. 436-86

R Residential **CR** Commercial Residential
O Open Space

R4 Residential District
MCR Mixed-Use District



Not to Scale
 Extracted: 09/20/2017

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	17 181165 STE 19 OZ
Details	Rezoning, Standard	Application Date:	June 15, 2017

Municipal Address: 1200 DUNDAS ST W
 Location Description: PLAN D59 LOTS 17&18 **GRID S1904

Project Description: Zoning By-law Amendment to permit an 8-storey mixed-use building, with a total height of 25.72 metres including wrapped mechanical penthouse, containing 76 dwelling units, 605 square metres of retail space on the ground floor and a total of 59 parking spaces within an underground garage. It would have a total gross floor area of 6,348 square metres.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC.	Tony Volpentesta	TACT Design	DUNDAS OSSINGTON DEVELOPMENTS LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x2264)	Historical Status:	N
Height Limit (m):	16	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	1352.9	Height:	Storeys:	8
Frontage (m):	31.8		Metres:	25.7
Depth (m):	41.7			
Total Ground Floor Area (sq. m):	1183			Total
Total Residential GFA (sq. m):	5742		Parking Spaces:	59
Total Non-Residential GFA (sq. m):	605		Loading Docks	1
Total GFA (sq. m):	6348			
Lot Coverage Ratio (%):	87			
Floor Space Index:	4.52			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	5742
Bachelor:	0	Retail GFA (sq. m):	605
1 Bedroom:	30	Office GFA (sq. m):	0
2 Bedroom:	42	Industrial GFA (sq. m):	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	0
Total Units:	76		

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