

41 Dovercourt Road - Zoning Amendment Application - Preliminary Report

Date:	December 17, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	12 145018 STE 19 OZ

SUMMARY

This application proposes to construct a 13-storey mixed use building at 41 Dovercourt Road.

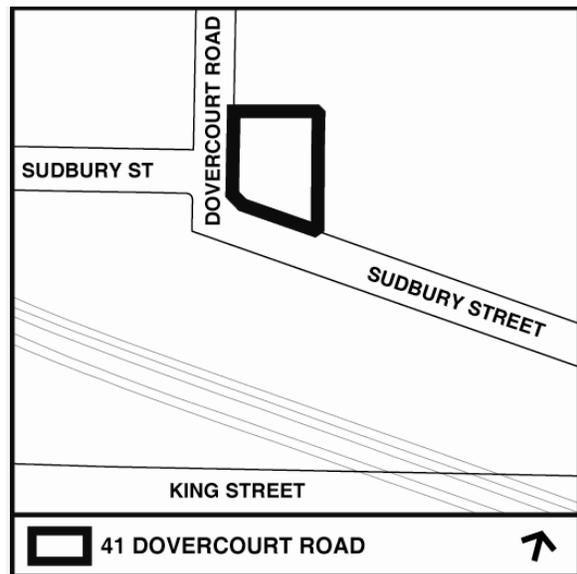
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

Staff anticipate scheduling a community consultation meeting in early 2013, and target a final report for the fourth quarter of 2013. The target dates assume that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 41 Dovercourt Road 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 under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss the application and complete application submission requirements on September 26, 2011. A pre-application community consultation meeting was held by the Ward Councillor on January 25th, 2012. While the application was filed on March 28, 2012, the applicant did not make a complete application, as per By-law 1038-2008. The applicant submitted all outstanding studies on October 4, 2012.

ISSUE BACKGROUND

Proposal

The applicant is proposing to develop the site at 41 Dovercourt with a 13-storey mixed use building consisting of 90 residential dwelling units and approximately 2,300 square metres of non-residential floor area. The applicant proposes to provide 105 parking spaces on site, located within three levels of underground parking. The overall gross floor area proposed for the site is approximately 11,181 square metres, or 6.2 times the lot area.

Site and Surrounding Area

The subject site is located at northeast corner of Dovercourt Road and Sudbury Street. The site has an overall lot area of approximately 1,789 square metres, with frontages on both Sudbury Street and Dovercourt Road. The site is currently occupied by a two-storey industrial building and surface parking lot.

Development in the vicinity of the site consists of a mix of residential, commercial and institutional uses as follows:

- North: Dovercourt Road consists of single detached, semi-detached and row houses ranging in height from 2 to 2 ½ storeys.
- East: East of the site are 4-storey townhouses which front onto Sudbury Street and the Centre for Addiction and Mental Health, a master planned area with buildings ranging in height from 2 to 10-storeys.

- South: South of the site, on the south side of Sudbury Street development consists of office and commercial spaces in buildings ranging in heights from 1 to 2-storeys.
- West: Immediately west of the site at 40 Dovercourt Road is a 11-storey mixed use building. Further west, development within the West Queen West triangle consists of buildings ranging in heights from 8 to 21-storeys.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Regeneration Area* in the City of Toronto Official Plan. *Regeneration Areas* are areas of the City which should include a mix of uses including commercial, residential, live/work, institutional and light industrial. These are areas that are no longer in productive urban use due to shifts in the local or global economies, but they represent an opportunity to direct growth in the City.

The site is also within the Garrison Common North Secondary Plan Area. The Secondary Plan's major objectives include:

- ensuring that new development be integrated into the established city fabric;
- permitting a variety of land uses and densities;
- providing community services and facilities; and
- ensuring a range of housing types in terms of size, type, affordability and tenure.

With respect to urban structure and built form, the Garrison Common North Secondary Plan calls for new developments to be designed to easily adapt to conversion with particular focus on:

- use of street level spaces;
- ability to facilitate changes in market demand for services and activities;
- ability to provide for a range of dwelling types, with an emphasis on grade-related units that are suitable for households with children; and

- shared open space, parking facilities and servicing areas between development parcels, where possible.

Zoning

The site is zoned I2D3 in the former City of Toronto Zoning By-law 438-86. The I2D3 zone permits a variety of non-residential uses at a density of 3.0 times the lot area and restricts the building height to 18.0 metres. Residential uses are not permitted in this zoning category.

Site Plan Control

The development is subject to site plan control. A site plan control application has not been submitted to date.

Reasons for the Application

A Zoning By-law amendment application is required to permit residential uses on the site. In addition, the applicant is requesting significant increase in density and height. Other areas of non-compliance will be identified through the review and processing of the application.

COMMENTS

Application Submission

The following were submitted with the application:

- Architectural Drawings
- Landscape Plans
- Planning and Urban Design Rationale
- Transportation Impact Study
- Functional Servicing Report
- Pedestrian Wind Conditions Letter of Opinion
- Tree Inventory and Preservation Plan
- Phase 1 Environmental Site Assessment
- Toronto Green Standards Checklist
- Sun/Shadow Study

A Notification of Complete Application was issued on November 16, 2012.

Issues to be Resolved

Land Use

The Provincial Policy Statement indicates that the Official Plan is to direct development to suitable areas. Intensification and redevelopment is to be provided in areas that take into account the existing building stock or area, and availability of infrastructure and public service facilities that meet projected needs. The Official Plan directs growth to certain areas of the City, and the areas which can best accommodate growth are shown on

Map 2, Urban Structure of the Official Plan. Staff will review the appropriateness of the intensity of development and proposed residential use in relation to the policies contained within the Official Plan.

Height and Density

The Official Plan identifies that tall buildings are desirable in the right places, but also acknowledges that they are not appropriate in all locations. When tall buildings are poorly located or designed, they can physically and visually overwhelm adjacent streets, parks and neighbourhoods. The proposed height and density exceeds the maximums as prescribed by the Zoning By-law for the site, and thus, the appropriateness of the proposed height and density needs to be evaluated in terms of the context of the area as well as the proposal's impacts on adjacent properties, and land uses and the planned context in accordance with the Secondary Plan.

Building Siting and Massing

The Official Plan Built Form policies stress the importance of new development fitting harmoniously into its existing and/or planned context and limiting its impacts on neighbouring streets, parks, open spaces and properties. The Official Plan identifies that developments may be considered not only in terms of the individual building and site, but also in terms of how that building and site fit within the context of the neighbourhood and the City. Staff will evaluate the proposed building siting and massing, setbacks and setbacks, as well as the proposals transition to areas of lower density in the context of the Official Plan policies and site context.

Parking and Vehicular Access

The amount of parking provided and the location of the parking, in addition to the design of the shared site access, must be reviewed in relation to the demand generated by the proposal, and in context of the developments proximity to public transit. A Transportation Impact Study has been submitted and is currently under review by the City's Technical Services Division.

Servicing

A Functional Servicing Report was submitted as part of this application. The Report is currently under review by the Technical Services Division. If it is determined that upgrades to the city infrastructure are required to properly service this development, any upgrades to the infrastructure required by Staff will be secured via the appropriate agreements, and the applicant will be responsible for the costs.

Amenity Space

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development, in addition to identifying that each resident will have access to outdoor amenity spaces. The adequacy of the amenity space proposed will be considered through the review of the application.

Full Range of Housing

The Official Plan provides direction to provide a full range of housing in terms of form, tenure and affordability. The provision of this range of housing across the City and within neighbourhoods is important to achieving the diversity required to meet current and future needs of residents, and to provide economic competitiveness and social cohesion. Staff will work with the applicant in effort to provide family sized units within the development.

Parkland

The *Planning Act* enables the municipality under Section 42 to require, as a condition of development or redevelopment of land, a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. The subject site is located within a Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007.

Toronto Green Development Standards

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.

Section 37 of the Planning Act

The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should the application or a revised proposal be recommended for approval, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including appropriate community services, facilities and amenities which address local priorities.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevations

Attachment 3: East Elevations

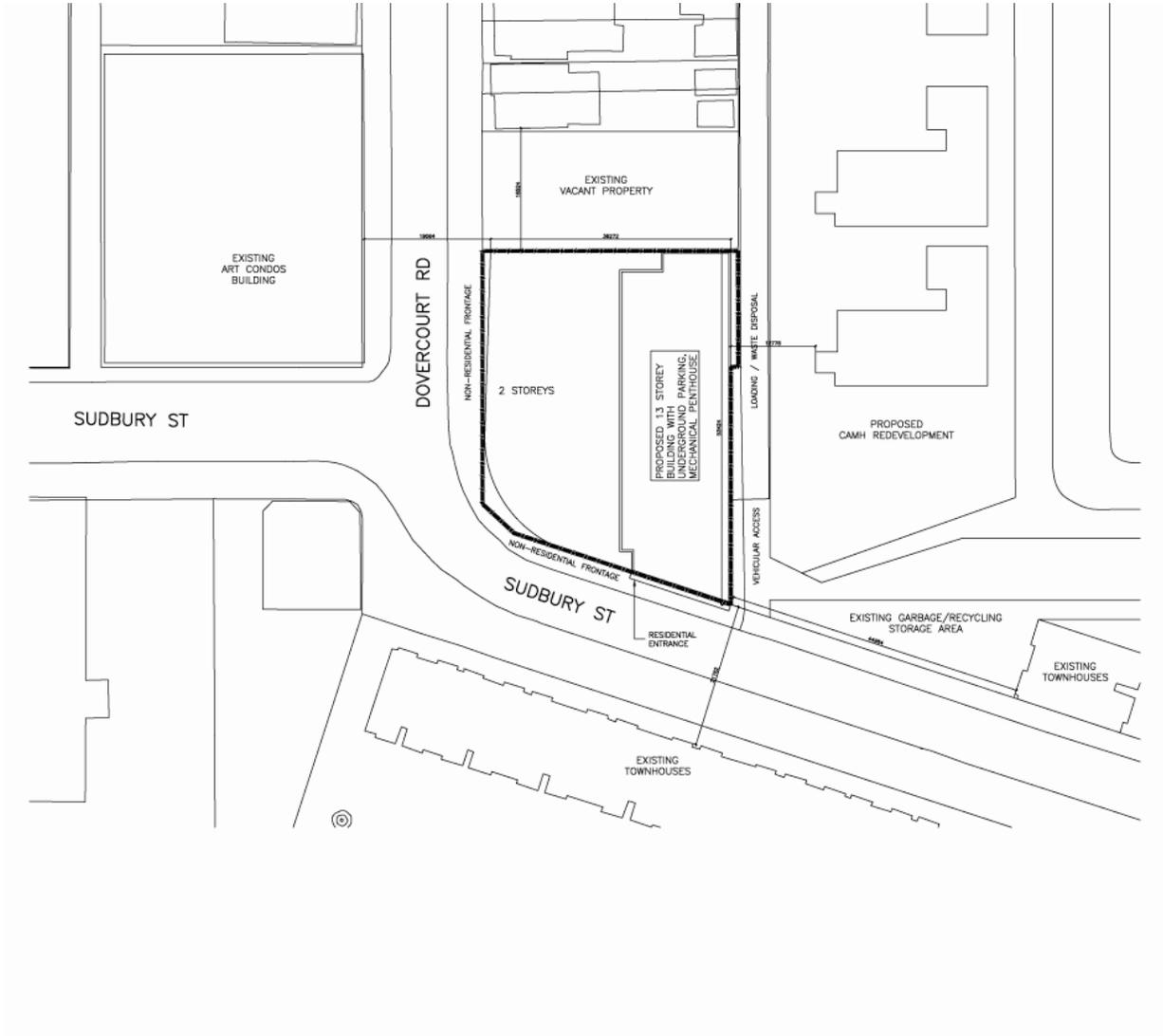
Attachment 4: South Elevations

Attachment 5: West Elevations

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

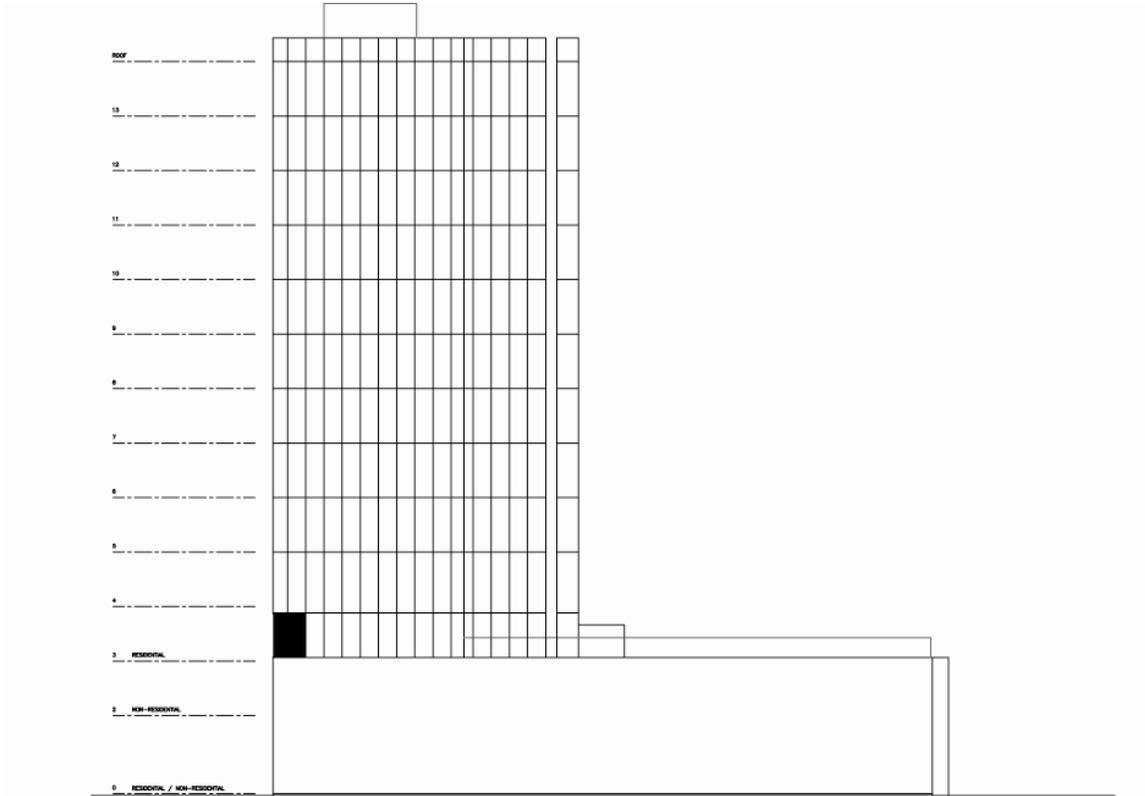
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12/06/2012

41 Dovercourt Road

File # 12_145018

Attachment 2: North Elevations



North Elevation

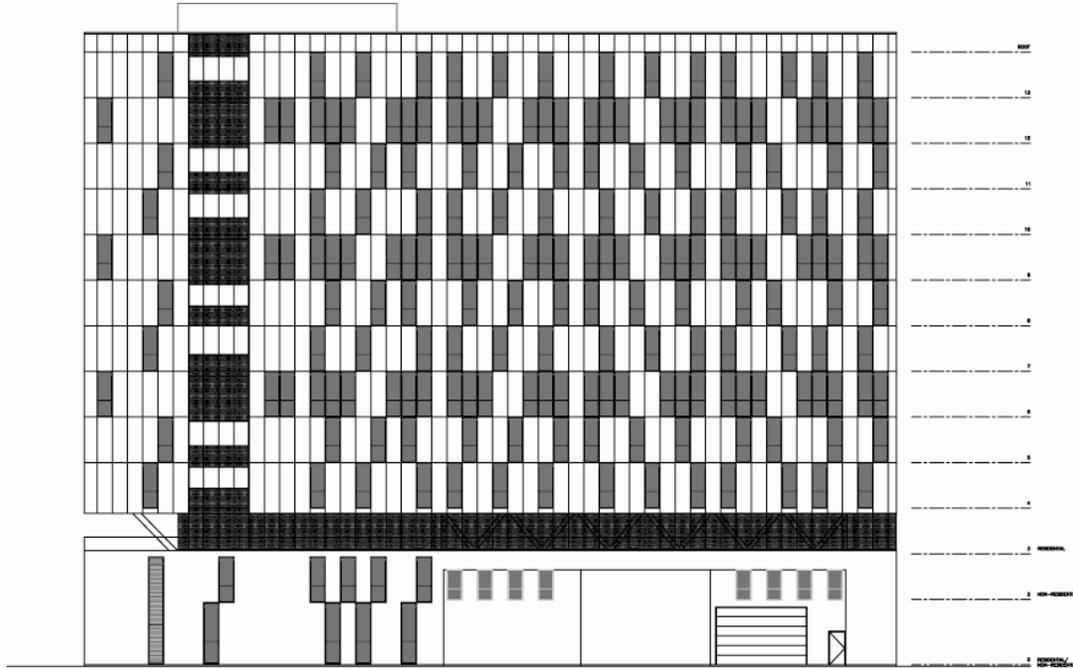
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Applicant's Submitted Drawing

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12/06/2012

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Attachment 3: East Elevation



East Elevation

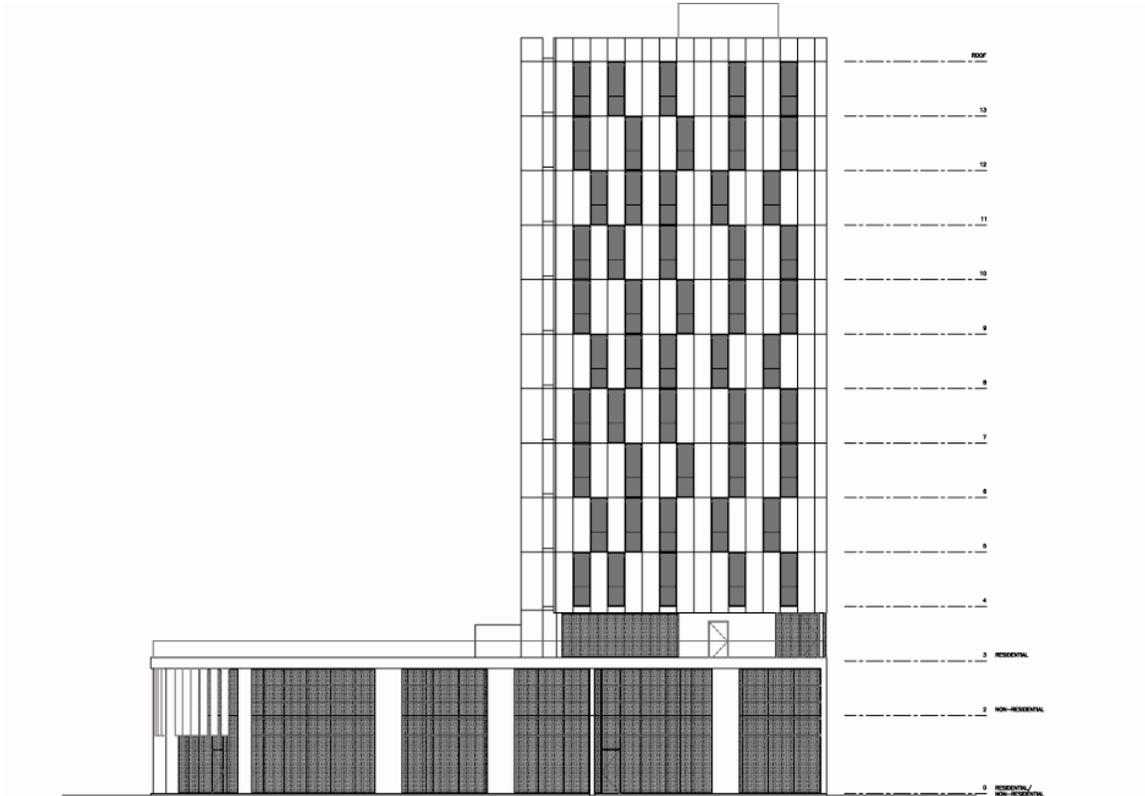
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Applicant's Submitted Drawing

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12/06/2012

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Attachment 4: South Elevations



South Elevation

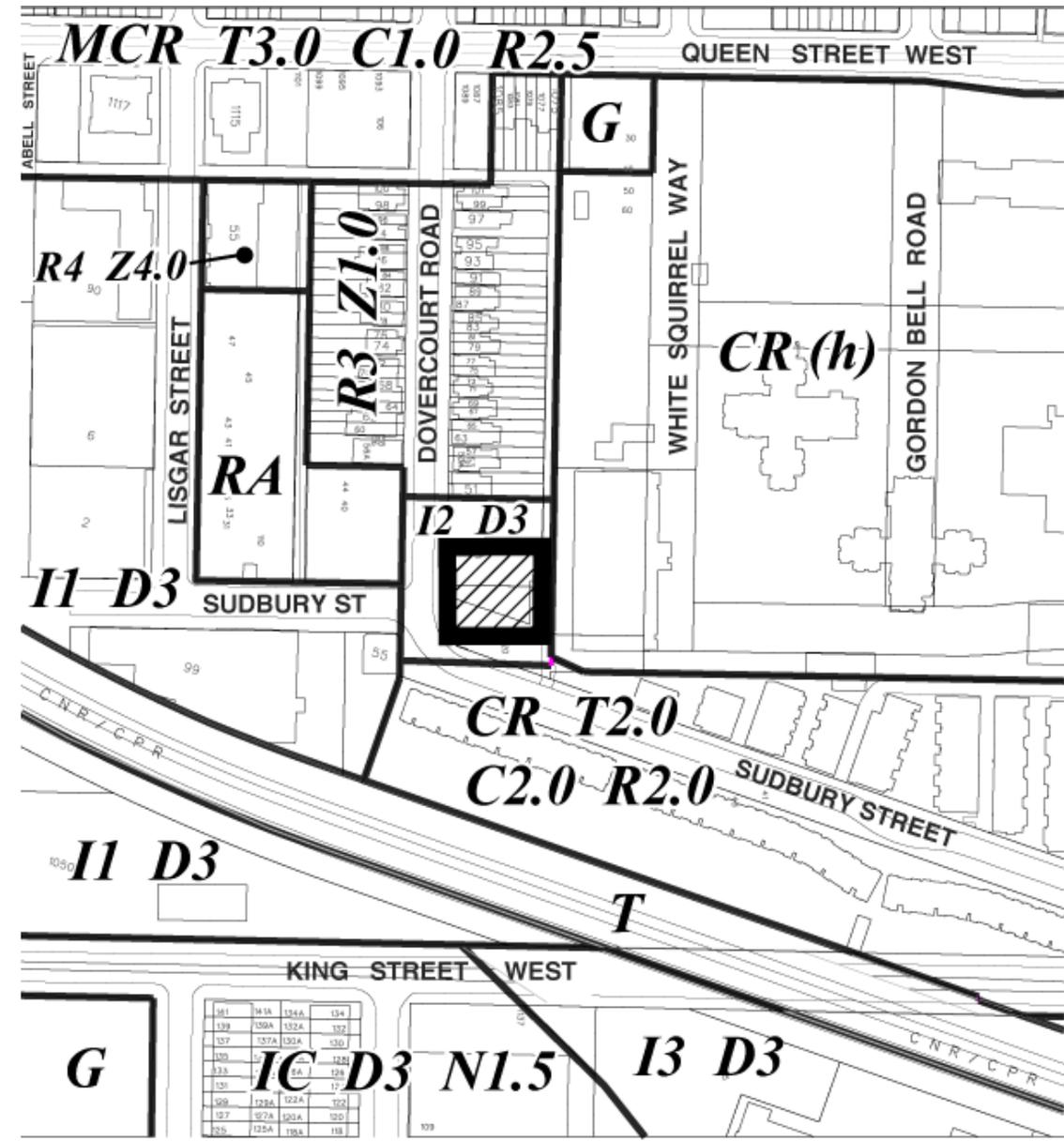
Applicant's Submitted Drawing

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12/06/2012

41 Dovercourt Road

File # 12_145018

Attachment 6: Zoning



41 Dovercourt Road

File # 12_145018_02

- G Parks District
- R4 Residential District
- RA Mixed Use District

- CR Mixed Use District
- MCR Mixed Use District
- T Transportation & Utilities
- (h) Holding District

Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 12/10/2012

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 145018 STE 19 OZ
Details	Rezoning, Standard	Application Date:	March 28, 2012

Municipal Address: 41 DOVERCOURT RD
 Location Description: RP 66R16652 PARTS 1 5 12 14 RP 64R13923 PARTS 3 6 7 & 13 **GRID S1908
 Project Description: Proposal to construct a 13 storey condo with commercial in a 2 storey podium, 90 residential units and 2 levels of below grade parking.

Applicant:	Agent:	Architect:	Owner:
Orenda Development Associates		Kohn Shnier Architects	

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	I2 D3	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1789	Height:	Storeys:	13
Frontage (m):	41.25		Metres:	41.6
Depth (m):	53.5			
Total Ground Floor Area (sq. m):	1284			Total
Total Residential GFA (sq. m):	8801		Parking Spaces:	72
Total Non-Residential GFA (sq. m):	2380		Loading Docks	1
Total GFA (sq. m):	11181			
Lot Coverage Ratio (%):	72			
Floor Space Index:	6.2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	8801	0
Bachelor:	0	Retail GFA (sq. m):	2380	0
1 Bedroom:	45	Office GFA (sq. m):	0	0
2 Bedroom:	33	Industrial GFA (sq. m):	0	0
3 + Bedroom:	12	Institutional/Other GFA (sq. m):	0	0
Total Units:	90			

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