SUMMARY

This application proposes the construction of a 4-storey residential apartment building containing 32 dwelling units and 26 vehicular parking spaces at 14 Dewhurst Boulevard, which is a heritage property designated under Part IV of the Ontario Heritage Act. The proposal calls for the retention and alteration of part of the existing church building.

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

A Community Consultation meeting is anticipated to be held in the first quarter of 2016. A final report is targeted for the third quarter of 2016, assuming that the applicant provides 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 14 Dewhurst Boulevard 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
On February 10, 2015, City Council stated its intention to designate the Temple Baptist Church on the property at 14 Dewhurst Boulevard under Part IV, Section 29 of the Ontario Heritage Act. City Council's decision and the report from Heritage Preservation Services are available online at:

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND
Proposal
The applicant proposes to construct a 4-storey residential apartment building which would contain 32 dwelling units. The proposed dwelling would have a gross floor area of 3,420.8 square metres. The overall height of this building is approximately 13.79 metres (16.33 metres including mechanical penthouse) and the proposed density would be 2.16 times the lot area.

To service this development, the applicant proposes to provide 26 residential parking spaces, 24 of which are proposed in four three-tiered parking lift systems. The remaining two parking spaces, an additional residential space and one visitor parking space, are located at grade to the rear of the property. Parking is accessible off Dew Lang Lane immediately west (rear) of the property. There are 32 bicycling parking spaces proposed.

The applicant proposes 13.3 square metres of indoor amenity space on the ground floor of the proposal and 61.6 square metres of a linear green outdoor amenity space on the north end of the property. Private balconies or terraces are proposed on all four sides of the building as well as private rooftop terraces.

The subject property is designated under Part IV, Section 29 of the Ontario Heritage Act. The existing buildings on the property include the original 1913 Sunday School building and a 1925 front addition. The applicant proposes to alter the existing property by retaining the front east façade (a width of 22.78 metres) and parts of the north and south side walls (a depth of 5.41 metres and 3.45 metres, respectfully) of the 1925 front addition, which is identified as a heritage attribute, and construct the newly proposed four-storey apartment addition behind the existing property.
and to the south of the facade. The 1913 building, which is not identified as a heritage attribute, is proposed to be removed.

See Attachment No. 7 for the application data sheet and Attachment Nos. 1-5 for drawings of the proposal.

**Site and Surrounding Area**

The subject site is located on the west side of Dewhurst Boulevard, north of Danforth Avenue. The site has an overall area of approximately 1,484 square metres. A congregation had occupied the building, historically known as the Temple Baptist Church, until it was sold in 2013. The church, built in 1913 with additions built in 1925, remains on the property, which was designated under Part IV of the *Ontario Heritage Act* in February 2015.

Uses surrounding the site include:

**North:** Two-storey detached and semi-detached dwellings.

**South:** Two and three-storey mixed-use buildings fronting on Danforth Avenue and featuring commercial uses at grade and residential or office uses above.

**East:** Two-storey detached and semi-detached dwellings. Further east is the Donlands TTC subway station.

**West:** Immediately to the west is Dew Lang Lane. Further west are two-storey detached and semi-detached dwellings, and a Toronto Parking Authority surface parking lot.

**Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required 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 subject site is designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys (Policy 4.1.1).

The stability of our *Neighbourhoods*' physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual, and generally "fit" the existing character. Policy 4.1.5 of the Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

a. patterns of streets, blocks and lanes, parks and public building sites;

b. size and configuration of lots;

c. heights, massing, scale and dwelling type of nearby residential properties;

d. prevailing building type(s);

e. setbacks of buildings from the streets or streets;

f. prevailing patterns of rear and side yard setbacks and landscaped open space;

g. continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and

h. conservation of heritage buildings, structures and landscapes.

The Official Plan acknowledges that scattered throughout many *Neighbourhoods* are properties such as former institution sites that differ from the prevailing patterns of lot size, configuration and orientation. In converting these sites to residential uses, there is an opportunity to add to the quality of neighbourhood life. Due to the site configuration and orientation, it is often not possible or desirable to provide the same site standards and pattern of development in these infill projects as in the surrounding *Neighbourhood*. Special infill criteria are provided for dealing with the integration of new development for these sites in Policy 4.1.9.

Policy 4.1.9 states that infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will be reviewed to ensure that any development will:

a. have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
b. provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;

c. front on to existing or newly created public streets wherever possible, with no gates limiting public access; and

d. locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residents.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole, including healthy neighbourhoods, public realm and built form policies.

As part of the ongoing Official Plan Review, City Council approved Official Plan Amendment 320 on December 10, 2015 to revise the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies of the Plan. The intent of these revisions is to clarify, strengthen, and refine the policies within these sections to support the Plan's goals to protect and enhance existing neighbourhoods. Official Plan Amendment 320 has been submitted to the Minister of Municipal Affairs and Housing for approval. For more information, please see Council's decision below:

**Zoning**

This site is zoned R2 Z0.6 in the former City of Toronto Zoning By-law 438-86 which permits low density residential uses including apartment buildings up to a density of 0.6 times the lot area. The maximum permitted height is 10 metres.

This site is zoned R (d0.6) (x322) in the new Zoning By-law 569-2013 which is currently under appeal. This zoning permits a range of residential uses including detached and semi-detached homes, townhouses and apartment buildings and limited non-residential uses. The total permitted density for all uses is 0.6 times the area of the lot. The height limit is 10 metres.

**Heritage**

On February 10, 2015, City Council designated the property at 14 Dewhurst Boulevard, known as the Temple Baptist Church, under Part IV, Section 29 of the *Ontario Heritage Act*. The building was home to the Baptist Congregation in 1913 and was called a "Sunday School" despite its multipurpose functions. The complex was expanded with the 1925 building addition. The heritage attributes identified on the property do not include the 1913 Sunday School building. City Council's decision and the report from Heritage Preservation Services are available online at:
The applicant proposes to retain the front east façade (a width of 22.78 metres) and parts of the north and south side walls (a depth of 5.41 metres and 3.45 metres, respectively) of the 1925 addition. The 1913 building would be demolished.

Site Plan Control
The proposal is subject to Site Plan Control. An application for Site Plan Control has been submitted in conjunction with the zoning bylaw amendment application.

Tree Preservation
The applicant's arborist report identifies 4 trees which are City owned street trees protected under the provisions of the Street Tree By-law. The applicant proposes the retention of these trees.

Reasons for the Application
The proposed apartment building is within a residential zone with a maximum permitted density of 0.6 times the area of the lot with a height limit of 10 metres. The proposed density is 2.16 times the area of the lot and the proposed height is 13.79 metres, and 16.33 metres including mechanical penthouse. The proposed density and height exceed the maximum permitted density and height in both Zoning By-law 438-86 and 569-2013. A zoning by-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the zoning by-law.

Staff have advised the applicant that an Official Plan Amendment will be required as part of the review of their development proposal. Official Plan Policy 4.1.5 states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood in terms of prevailing building types, and that the prevailing building type is the predominant form of development in the neighbourhood. The proposal is for a 4-storey residential apartment building in a neighbourhood with a prevailing building type of single detached and semi-detached houses of one to two storeys. An Official Plan Amendment will therefore be required.

COMMENTS

Application Submission
The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans Elevations, Sections, Landscape Plan, and Renderings
- Planning Rationale
- Arborist Report and Tree Preservation Plan
- Toronto Green Development Standards Checklist
- Heritage Impact Assessment
- Site Services and Stormwater Management Report
- Transportation, Loading and Parking Study
Issues to be Resolved
The proposal will be reviewed with respect to the following issues:

Official Plan Neighbourhood Policies
Staff will assess the appropriateness of a 4-storey apartment building type in a neighbourhood with a prevailing building type of single detached and semi-detached houses of one to two storeys.

Built Form
Staff will assess the proposed 4-storey apartment building against Official Plan policies, particularly in terms of height, massing, scale, siting and overall fit within the existing and planned context of the neighbourhood. The 4-storey apartment building's compatibility with surrounding properties will be assessed to provide separation distances to ensure appropriate relationship between buildings and mitigate issues of privacy. Staff will also study the height and density of development for compatibility with the permitted zoning for adjacent and nearby residential properties.

Heritage
The application proposes to retain the front east façade and part of the north and south side walls of the 1925 church building, the attributes of which are designated under Part IV, Section 29 of the Ontario Heritage Act, and proposes alterations such as the enlargement of basement windows for new doors and windows, below-grade patios, new railings, replacement of glass in the three double-height arched openings, and new and modified window openings. The applicant has submitted a Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. that provides rationale for the proposed heritage retention and alteration. Heritage Preservation Services (HPS) staff will assess the appropriateness of the heritage rationale.

Access, Parking, Traffic and Loading
Staff will review the Transportation, Loading and Parking Study, prepared by nexTrans Engineering, submitted with the application. The application and applicable studies have been circulated to Transportation Services staff. Staff will assess the proposal's traffic, access and parking plan as well as the appropriateness of the proposed parking stackers and surface parking off Dew Lang Lane. The proposal also does not provide a type "G" loading space, which the zoning by-law requires for any building containing 30 dwelling units or more. As an alternative, the applicant proposes curb side pickup for garbage and recycling. Staff will review the capacity of curb side pickup in the absence of a loading space for this site.

Streetscape and Pedestrian Environment
The streetscape and pedestrian environment will be assessed with respect to sidewalk widths, landscaping, and potential open space. This assessment will be consistent with City guidelines and standards.
Servicing
Staff will review the Site Services and Stormwater Management Report prepared by Politis Engineering Ltd. The application and applicable studies have been circulated to Engineering and Construction Services staff for the assessment of the proposal's water quality and supply, sanitary drainage capacity, and stormwater system.

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

CONTACT
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Fax No. 416-392-1330
E-mail: gpantaz@toronto.ca

SIGNATURE

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

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: East Elevation
Attachment 3: West Elevation
Attachment 4: South Elevation
Attachment 5: North Elevation
Attachment 6: Zoning Bylaw (569-2013)
Attachment 7: Application Data Sheet
Attachment 6: Zoning Bylaw (569-2013)

14 Dewhurst Boulevard

Zoning By-Law No. 569-2013

File # 15 241882 STE 29 OZ

Location of Application

CR Commercial Residential
O Open Space
R Residential

See Former City of Toronto By-Law No. 439-86

Not to Scale
Extracted: 12/31/2015

Staff report for action – Preliminary Report - 14 Dewhurst Boulevard 14
Attachment 7: Application Data Sheet

Application Type: Rezoning  
Application Number: 15 241882 STE 29 OZ
Details: Rezoning, Standard  
Application Date: October 23, 2015
Municipal Address: 14 DEWHURST BLVD
Location Description: PLAN 417E LOTS 221 TO 226 PT LOTS 220 AND 227 **GRID S2906
Project Description: An amendment to the Zoning By-law for a new 4-storey apartment building having a gross floor area of 3,212 square metres with 32 residential units. A total of 26 vehicular and 32 bicycle parking spaces will be provided. The proposal also contemplates the retention of the heritage attributes of the existing church building located on the subject property.

Applicant:  
George Popper Architect Inc., 344 Bloor St. W., Toronto ON M5S 3A7
Agent: George Popper Architect Inc., 344 Bloor St. W., Toronto ON M5S 3A7
Architect: George Popper Architect Inc., 344 Bloor St. W., Toronto ON M5S 3A7
Owner: 14 Dewhurst Inc., 80 Carlton Street, Toronto ON M5B 1L6

PLANNING CONTROLS

Official Plan Designation: Neighbourhoods  
Site Specific Provision: n/a
Zoning: 438-86: R2 Z0.6  
569-2013: R (d0.6)(x322)
Historical Status: Designated
Height Limit (m): 10  
Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m): 1484  
Height: 13.79 (16.33 inch. mech penthouse)
Frontage (m): 39.6
Depth (m): 37.5
Total Ground Floor Area (sq. m): 804  
Total Residential GFA (sq. m): 3,212.1
Total Non-Residential GFA (sq. m): 0
Total GFA (sq. m): 3,420.8
Lot Coverage Ratio (%): 62.88
Floor Space Index: 2.16

DWELLING UNITS

Tenure Type:  
Rooms: 0  
Bachelor: 0  
1 Bedroom: 6  
2 Bedroom: 21  
3 + Bedroom: 5
Total Units: 32

FLOOR AREA BREAKDOWN (upon project completion)

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</tbody>
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