

1245 Dupont St (Galleria Mall) - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

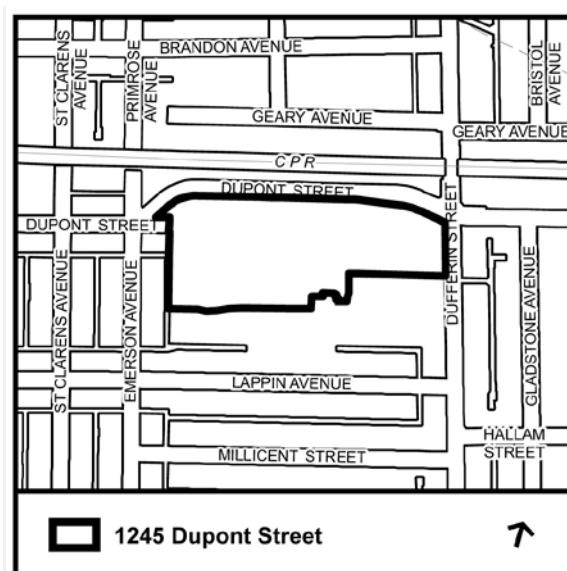
Date:	March 15, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	16 231334 STE 18 OZ

SUMMARY

This application proposes a mixed-use development with a total of 11 towers, ranging in height from 12 to 42 storeys. The development will contain 3,416 residential units (including 150 affordable housing units), 29,912 square metres of retail gross floor area, 6,391 square metres of office gross floor area, and 4,738 square metres of community space. A new street and block configuration is proposed for the proposed development including a newly configured and enlarged City park.

In order to facilitate the new street and block configuration, a land exchange is proposed which will exchange a portion of the subject site for a portion of Wallace Emerson Park, including the existing Wallace Emerson Community Centre. The applicant proposes to construct a new community centre as part of the mixed-use development.

This report provides preliminary information on the applications and seeks Community Council's direction on their further processing and on the community consultation process.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to hold an additional community consultation meeting for the lands at 1245 Dupont 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.
4. The applicant, working with staff, be requested to address the issues outlined in this report to achieve revisions to the proposal.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On June 22, 2004 City Council adopted amendments to the Official Plan for the former City of Toronto as well as Zoning By-law 438-86 to allow a mixed-use development at 1245 Dupont Street (Galleria Mall) containing a total of 1,600 residential units and 3,600 square metres of retail/commercial gross floor area.

Pre-Application Consultation

Pre-application consultation meetings were held on December 14, 2015, February 18, 2016, and April 5, 2016 with the applicant to discuss complete application submission requirements. Planning staff provided preliminary comments advising the applicant to consider changes to the height, massing and density to respond to the character and the context of the site and its surroundings, the adjacent neighbourhoods, park, and the public realm.

The developer conducted a series of pre-application community consultations that were held throughout 2016, including an open house in January 2016, a series of thematic working group meetings from January to April 2016, and a second open house in May 2016.

ISSUE BACKGROUND

Proposal

The application proposes a mixed-use development with a total of 11 towers containing 3,416 dwelling units, 29,912 square metres of retail gross floor area, 6,391 square metres of office gross floor area, and 4,738 square metres of community space. A new street and

block configuration is proposed as part of the proposed mixed-use development. An Official Plan Amendment is required due to the lack of conformity with the policies of the Official Plan.

In order to facilitate the new street and block configuration, a land exchange has been proposed by the applicant which results in a reconfigured and enlarged City park. The proposal is for a portion of the Wallace Emerson Park and Recreation Centre property, totaling 7,583.3 square metres, to be incorporated into the development application in exchange for land on the west side of the development site. The applicant proposes to construct a new city-owned community centre as part of the application, to be located at the north-west corner of the site fronting onto the south side of a new diagonal street (see Attachment 1 – Site Plan).

The land exchange will require an Official Plan Amendment in order to redesignate the portion of existing parkland from *Parks and Open Space* in the Official Plan to *Mixed Use Areas*, and the redesignation of a portion of the subject site from *Mixed Use Areas* to *Parks and Open Space*. An Official Plan Amendment is also needed due to the lack of conformity with the policies of the Official Plan.

The new street pattern will consist of a new diagonal east-west public road running from Dufferin Street at the south-east corner of the subject site, to Dupont Street at the north-west corner of the site. A second new public street will be run north-south through the centre of the site, connecting the new diagonal street with Dupont Street. Signalized intersections are proposed where the new public roads meet Dupont Street and Dufferin Street.

The applicant proposes that the lands south of the new diagonal street will be City-owned parkland, which results from a parkland dedication of 6,546 square metres and reconfigured park. A 12-storey residential building containing a total of 150 affordable dwelling units is proposed (100 one-bedroom, 30 two-bedroom, 20 three-bedroom), partially over the new community centre and would be located on City-owned parkland.

The remainder of the subject site, located to the north of the new diagonal road, will be divided into 5 blocks through a series of private laneways, ranging in width from 12 to 13 metres. A 10 metre wide pedestrian connection will also be provided between the corner of Dupont and Dufferin Streets and the new diagonal street (see Attachment 1 – Site Plan). The applicant proposes a 6 metre road widening on the north side of the site at Dupont Street. The road widening would enable the reconstruction of the Dupont Street right-of-way with wider sidewalks and tree plantings on the north side of Dupont Street.

The new development blocks, north of the diagonal road, would contain a total of 10 towers ranging in height from 15 to 42 storeys (see Attachment 1 – Site Plan). The tallest towers would be located along Dupont Street at the north end of the site, with the tower heights lowering towards Dufferin Street to the east, the new park to the south, and the low-rise *Neighbourhood* to the west. The separation distances between the towers range

from 26.5 metres to 50 metres. The base buildings for the towers would range in height from 2 to 10-storeys. (see Attachments 1-9)

A total of 3,416 dwelling units are proposed with a total of 222,895 square metres of residential gross floor area. The unit mix as follows:

Unit Type	Number of Units
Studio	311
1-Bedroom	1,999
2-Bedroom	932
3-Bedroom	174

The applicant has proposed a total of 29,912 square metres of retail gross floor area, and 6,391 square metres of office gross floor area, to be located on floors 1 to 3 of the base buildings of the proposed development.

The following charts provide further details regarding heights and floor area for each of the 5 new development blocks (see Attachment 10 – Block Plan):

Block 1:

Tower Heights	15 and 19-storeys
Residential Units	456
Gross Floor Area (square metres)	
Land Use:	
Residential	29,427
Retail	2,524
Office	2,992

Block 2:

Tower Heights	17 and 36-storeys
Residential Units	724
Gross Floor Area (square metres)	
Land Use	
Residential	45,758
Retail	2,524
Office	3,399

Block 3:

Tower Heights	19, 34 & 42-storeys
Residential Units	1183
Gross Floor Area (square metres)	
Land Use	
Residential	76,499
Retail	10,810
Office	0

Block 5:

Tower Heights	19-storeys
Residential Units	397
Gross Floor Area (square metres)	
Land Use	
Residential	26,626
Retail	6,492
Office	0

Block 4:

Tower Heights	19 and 22-storeys
Residential Units	506
Gross Floor Area (square metres)	
Land Use	
Residential	34,043
Retail	7,562
Office	0

A total of 3,280 vehicular parking spaces are proposed, and will be located in underground parking garages. The majority of parking and loading space access will be accessed from the new private laneways and the new north-south public street, one loading access will be accessed directly off of Dupont Street, and one parking access will be from the new diagonal street. A total of 3,596 bicycle parking spaces will be provided.

The applicant has proposed a large public plaza at the centre of the site, on the north-east corner of the intersection of the new diagonal road and new north-south street. The plaza would be secured as a POPs (Privately Owned Publicly Accessible Space). The proposed buildings will be setback approximately 6 metres from the curb on the north side of the new diagonal road, with some areas setback up to 8.5 metres. Along Dufferin Street the buildings will provide a setback from the curb of 5.5 metres at the north end of the site, widening to 10 metres at the south end of the site. The setback from the curb along Dupont Street will vary between 6 metres and 10.2 metres. For the new north-south street, a 10.5 to 12 metre setback from the curb is proposed on the east side of the street, providing for street trees and large planters. On the west side of the street, the setback would be between 3.5 to 5 metres.

Site and Surrounding Area

The subject site is located at the south-west corner of Dufferin Street and Dupont Street and is approximately 48,931 square metres in size (not including the area owned by the City containing Wallace Emerson Park and Recreation Centre). The site has 395 metres of frontage along Dupont Street, and 160 metres of frontage along Dufferin Street. The site is currently occupied by the Galleria Mall, a stand-alone drive-through restaurant (McDonalds) on the Dufferin frontage, and a large surface parking lot. The site is located approximately 880 metres north of Dufferin Station on the TTC subway, and is serviced by TTC bus routes on both Dufferin Street and Dupont Street.

Surrounding the Site:

South: To the south is Wallace Emerson Park and Recreation Centre. The park is 27,284 square metres in size and fronts onto Dufferin Street. To the south of the park is a low-rise neighbourhood consisting of 2 to 3-storey detached and semi-detached dwellings.

North: To the north is a narrow strip (approximately 10 metres in width) of auto-oriented commercial properties with one and two-storey buildings. To the north of the commercial properties is an active rail corridor, with employment uses and residential uses further to the north.

West: To the west is a low-rise neighbourhood consisting of 2 to 3-storey detached and semi-detached dwellings. Further to the west are mid-rise and high-rise buildings at the intersection of Lansdowne Avenue and Dupont Street.

East: To the east is a low-rise neighbourhood consisting of 2 to 3-storey detached and semi-detached dwellings, as well as a Toronto Fire Station fronting onto the east side of Dufferin Street. To the east on the north side of Dupont Street are employment uses.

Wallace Emerson Park

To the south of the subject site is Wallace Emerson Park and Recreation Centre. The park is bounded on the south and west sides by the rear of the houses in an adjacent low-rise *Neighbourhood*. The north side of the park has a large fence separating it from the surface parking lot of the Galleria Mall. On the east side, the park fronts onto Dufferin Street, with the existing community centre occupying about half of the frontage. The community centre is well used by the local community.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

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

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

Official Plan

The subject site is designated *Mixed Use Areas* on Map 17(Land Use) in the Official Plan (see Attachment 11).

Mixed Use Areas

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to development criteria to: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and, provide indoor and outdoor recreation space for residents in multi-unit residential buildings.

The *Mixed Use Areas* policies, including policy 4.5.2(e) reinforce the Built Form policies of the Official Plan. The policies require that new buildings be massed to frame the edge of streets and parks with good proportion.

The Healthy Neighbourhoods policies (Section 2.3.1) of the Official Plan require that development in *Mixed Use Areas* provide a gradual transition of scale and density to adjacent *Neighbourhoods*. The Built Form policies also require that new development create appropriate transitions in scale to neighbouring existing and planned buildings. In addition, *Mixed Use Areas* policy 4.5.2(c) states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights towards lower-scale *Neighbourhoods*.

Parks and Open Space Areas

Wallace Emerson Park and Recreation Centre, located to the south of the subject site, is designated *Parks* on Map 17 (Land Use) in the Official Plan.

The *Parks and Open Space Areas* designation is made up of parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries. More specifically the areas designated as *Parks* will be used primarily to provide public parks and recreational opportunities.

Development is generally prohibited within this designation, other than for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities.

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 Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment 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.

The revised Policy in Section 2.3.1.3, Healthy Neighbourhoods, of the Official Plan requires that development within *Mixed Use Areas* that is adjacent or close to *Neighbourhoods* will:

- a. be compatible with those *Neighbourhoods*;
- b. provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c. maintain adequate light and privacy for residents in those *Neighbourhoods*;
- d. orient and screen lighting and amenity areas so as to minimize impacts on adjacent properties in those *Neighbourhoods*;
- e. locate and screen service areas and access to underground parking, locate any surface parking so as to minimize impacts on adjacent properties in those *Neighbourhoods*, and enclose service and access areas where distancing and screening do not sufficiently mitigate visual and noise impacts upon adjacent properties in those *Neighbourhoods*; and
- f. attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Official Plan Amendment 320 as adopted by City Council is available on the City's website at: <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

Site and Area Specific Policy No. 213

The subject site falls within Site and Area Specific Policy No. 213. This policy notes that the site has potential for large-scale redevelopment, any redevelopment will need to fit into an overall redevelopment scheme for the lands. In particular new development needs to be compatible with the adjacent *Neighbourhoods* and *Parks and Open Space Areas*. The policy also notes that higher buildings should be located away from the adjacent low-scale

Neighbourhoods and the existing community centre and park, and provide a gradual transition of scale to those areas.

Zoning

The subject site is zoned CR (Commercial Residential) in the City of Toronto Zoning By-law 569-2013. City of Toronto By-law 724-04 also applies to the subject site and is the result of a Zoning By-law Amendment application approved in 2004. The zoning permits a maximum of 1600 residential units, 131,400 square metres of residential gross floor area, and 3,600 square metres of non-residential gross floor area. Along the Dupont frontage the by-law permits a series of 9-storey (27 metre) buildings with three towers ranging in height from 47.6 metres to 59.4 metres in height (approximately 16 to 19 storeys). On the south side of the site, adjacent to Wallace Emerson Park, the by-law permits a series of 7-storey (21.1 metre) buildings. On the west side of the site, adjacent to the low-rise neighbourhood, the by-law permits 3 residential buildings with a height of 11.8 metres. (See Attachments 13 and 14)

Site Plan Control

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

Tall Building Design Guidelines

In May 2013, City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use them in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall buildings 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>

Reasons for the Application

An Official Plan Amendment application is required as the proposed built form does not conform to the policies of the Official Plan. An Official Plan Amendment is also required to re-designate a portion of Wallace Emerson Park from *Parks and Open Space* to *Mixed Use Areas*. An application to amend the Zoning By-law is also required to accommodate the proposed height, density, and commercial uses for the subject site. As well, the application to amend the Zoning By-law is required to introduce residential and commercial land uses, and to accommodate the proposed height and density for the portion of Wallace Emerson Park to be incorporated into the development site.

Community Consultation

An initial community consultation meeting is being held on March 23, 2017. Planning staff will also establish a working group of community members to address the issues raised in this report and issues that arise from the community meeting on March 23. An additional community consultation meeting will be held following the resubmission of plans that address the City's comments and the concerns raised by the community.

Design Review Panel

On July 5, 2016 a draft of the proposed development, not including massing, was presented to the Design Review Panel for discussion purposes only. The plan was generally well received by the Panel. The Panel noted that the density, heights, and built form would need to be addressed and sensitively scaled to the surrounding existing context. It was also noted that the north-west corner of the site will need further review to address the intersection and ensure that the new street is not used as a shortcut. The Design Review Panel minutes are available at: <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Files/pdf/DRP/DRP%202016/FINAL%20MINUTES%20July%205%202016%20combined.pdf>

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Master Plan, prepared by Urban Strategies Inc.;
- Context Study, prepared by Urban Strategies Inc.;
- Planning Rationale, prepared by Urban Strategies Inc.;
- Sun/Shadow Study, prepared by Hariri Pontarini Architects;
- Transportation Impact Study, prepared by BA Group;
- Arborist Report, prepared by Bruce Tree Expert Company Ltd.;
- Community Services and Facilities Study, prepared by Urban Strategies Inc.;
- Contaminated Site Assessment, prepared by Terrapex Environmental Ltd.;
- Phase One Environmental Site Assessment, prepared by Terrapex Environmental Ltd.;
- Summary of Findings of Previous Geotechnical Reports, prepared by Terrapex Environmental Ltd.;
- Scoped Environmental Constraints Report, prepared by Stantec Consulting Ltd.;
- Heritage Impact Statement, prepared by ERA Architects Inc.;
- Transportation Noise and Vibration Assessment, prepared by Novus Environmental;
- Preliminary Hydrogeological Assessment, prepared by Terrapex Environmental Ltd.;
- Preliminary Geo-Environmental Assessment, prepared by McClymont & Rak Engineers Inc.
- Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting Ltd.;
- Pedestrian Wind Assessment, prepared by Novus Environmental;
- Phase 1 Community Energy Assessment, prepared by Stantec Consulting Ltd.;
- Toronto Green Standards Checklist.

A Notification of Complete Application was issued on December 2, 2016.

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

- Master Plan for the site;
- Streets and block layout and site organization;
- Land exchange, On-site parkland dedication, and Community Centre;

- Density;
- Built form (height and transition);
- Transportation;
- Public realm;
- Range of housing, including affordable housing;
- Development Phasing;
- Servicing;
- Environmental considerations;
- Implementation;
- Section 37.

Master Plan

The subject site is significant in size with large frontages along Dupont Street and Dufferin Street, as well as a large city park located to the south of the site. A Master Plan for the site is required to provide a planning and design framework.

The Official Plan requires a comprehensive planning framework when developing new neighbourhoods. The policy framework should reflect the Official Plan's city-wide goals as well as the local context. Policy 3.3.1 of the Official Plan states that the framework should include:

- "a) the pattern of streets, development blocks, open spaces and other infrastructure, including adequate space for planting of trees;
- b) the mix and location of land uses;
- c) a strategy to provide parkland and to protect, enhance or restore natural heritage;
- d) a strategy to provide community services and local institutions; and
- e) a strategy to provide affordable housing.
- f) a strategy for energy conservation, peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage;
- g) a strategy for stormwater management and water conservation; and
- h) a strategy for waste management."

The Building New Neighbourhoods policies of the Official Plan also require that new neighbourhoods will be viable communities that are carefully integrated into the surrounding fabric of the City.

The Tall Buildings Guidelines provide further details regarding the preparation of Master Plans for larger sites. The guidelines note that the Master Plan should:

"...provide a vision for the development of the entire site area, including how new buildings, streets, blocks, pedestrian and cycling routes, parks, and publicly accessible and private open spaces will fit within the existing and planned context."

The applicant has submitted a Master Plan for the proposed development which addresses establishing a new street and block plan, public realm, improvements to Wallace Emerson Park, site context, land use, built form, mobility, and implementation. Planning staff will continue to

review and work with the applicant and community to refine the Master Plan to ensure that it reflects an appropriate vision for the development of the entire site and creates a sense of place within the new development. Site and Area Specific Policy No. 213 will need to be amended and a policy framework developed in order to implement the Master Plan.

Streets and Blocks

The applicant has proposed a number of significant changes to the existing street network in order to accommodate the proposed development. The new street and block plan for the subject site results in the creation of two new public streets and five private development blocks. As well, the applicant has proposed that Dupont Street be moved 6 metres to the south in order to allow for a wider sidewalk and landscaping on the north side of Dupont Street.

Along with the Official Plan policies regarding master planning for large site, the Plan contains policies regarding the design of new roads and blocks. The Public Realm policies of the Official Plan require that new streets be designed to promote a connected grid, extend sight lines and view corridors, divide larger sites into smaller blocks, and implement the Complete Streets approach. The Complete Streets approach balances the needs and priorities of the various users and uses within the right-of-way in order to create a well-functioning street network that provides safe access and efficient operation for all street activities and functions.

The Public Realm policies of the Official Plan also require that new city blocks are designed to:

- a. have an appropriate size and configuration for the proposed land use, scale of development and intended form of buildings and open space;
- b. promote street-oriented development with buildings fronting onto street and park edges;
- c. provide adequate room within the block for parking and servicing needs; and
- d. allow for incremental, phased development.

Planning staff in consultation with Parks, Forestry and Recreation, and Transportation Services staff are reviewing the proposed street network and block plan to ensure that it addresses the policies of the Official Plan and creates a complete community which integrates well into the surrounding context.

Land Exchange and Parkland Dedication

As part of the proposed development application, a land exchange has been proposed by the applicant. The proposal is for a 7,583.3 square metre portion of the north eastern corner of Wallace Emerson Park, including the recreation centre, to be incorporated into the development site in exchange for an equal or greater amount of land on the west side of the development site.

The applicant has proposed the construction of a new City-owned community centre as part of the application, to be built by the developer prior to the closure and demolition of the existing Wallace Emerson Recreation Centre. The new community centre would be located at the north-west corner of the subject site fronting onto the south side of the new diagonal street.

The proposed land exchange has not been approved by the City. Planning staff along with Parks, Forestry and Recreation staff are exploring the proposed land exchange and the opportunity to improve the existing park and the construct a new community centre.

The land exchange will require an Official Plan Amendment in order to redesignate the portion of existing parkland from *Parks and Open Space* in the Official Plan to *Mixed Use Areas*.

The Public Realm policies of the Official Plan require that new parkland be connected to existing parks and provides appropriate space and layout for recreational needs. With regard to the proposed land exchange, the *Parks and Open Space Areas* policies state that parkland may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility.

Wallace Emerson Park is largely surrounded by the backyards of low-rise residential dwellings and the surface parking lot for Galleria Mall. The park has a relatively small frontage on Dufferin Street despite the size of the park. The new proposal would provide a large frontage on the new diagonal road, however there would be a large reduction in frontage on a major street.

Planning staff and Parks, Forestry and Recreation staff have concerns with the proposed layout and location of the land to be provided to the City in exchange for the land fronting onto Dufferin Street. Planning staff will work with the applicant to revise the proposal so that the proposed parkland meets the requirements of Parks, Forestry and Recreation, and provides an appropriate presence on a major street.

City staff also have concerns with the location and size of the proposed community centre. The Public Realm policies of the Official Plan require that:

"Public buildings be located and designed to promote their public status on prominent, visible and accessible sites, including street intersections, and sites that end a street view or face an important natural/cultural feature. Open space associated with public buildings will be designed to enhance the quality setting for the building and support a variety of public functions associated with its program."

The existing community centre currently has frontage on Dufferin Street and easy access to public transit. The community centre is extremely well used by the local community and the proposed development would put further demands on the community centre. The current proposal would result in an increase in the size of the community centre, but also a loss of frontage on a major street and a loss of presence to the surrounding neighbourhood. Planning staff and Parks, Forestry and Recreation staff will continue to work with the applicant to determine a suitable size and location for a new community centre so that it would meet the needs of the community and the requirements of the City's Official Plan.

The proposed land exchange is a significant part of the development application and would have a large impact on the existing community and neighbourhood. The development application and land exchange also represent an opportunity to address a number the existing issues within the park, including the lack of visibility into and within the park and the size of the community

centre. Planning staff and Park, Forestry and Recreation staff will continue to explore the proposed land exchange and work with the applicant to revise their proposal to meet staffs concerns.

The proposed land exchange and new community centre will need to be revised to the satisfaction of City staff in order for the development application to be further processed. An exchange of parkland will not be approved that does not meet City policies and requirements.

As part of the development application, a total of 5,143 square metres of parkland dedication will be required. This will expand Wallace Emerson Park from 27,284 square metres to 32,427 square metres. The current proposal provides for a parkland dedication of 6,546 square metres, which is more than is required.

Planning staff and Parks, Forestry and Recreation staff have expressed concerns that some elements of the proposed new diagonal street, including sidewalks and bike lanes, are located within the proposed parkland dedication. This issue will need to be resolved in order to determine if the correct amount of parkland is being provided to the City. The exact layout and organization of the parkland dedication, along with the proposed land exchange, is being reviewed to ensure that all the activities and facilities within the existing park can be accommodated and that the park can appropriately serve the needs of the surrounding community.

As part of the application, a total of 150 affordable housing units are proposed in a 12-storey tower located above the new community centre and within the park. It is proposed that the tower would be City owned and would contribute to the supply of affordable housing within the area. Planning staff support the inclusion of affordable housing in the proposal and this will be further discussed in this report; however the Official Plan policies regarding *Parks and Open Space Areas* do not permit residential uses within these areas. City staff will continue to review the application in order to determine appropriateness of the proposed dwelling units.

Density

Planning staff have concerns with the increase in density for the proposed development. A total of 3,416 dwelling units are proposed, which is a significant increase over the previous approval for 1,600 dwelling units. The increase in density has the potential to overwhelm the existing services in the area, including infrastructure, public transit, roads, and community facilities and services.

Planning staff will continue to review the application and may require additional documentation in order to ensure that any future development of the subject site can be appropriately serviced and would not overwhelm existing services at the detriment of the existing community. The proposed development will need to be revised in order to address Planning staffs concerns regarding density and scale of the development and to meet the policies of the Official Plan.

Built Form

The Official Plan requires that new neighbourhoods are not only viable as a community but also that they are carefully integrated into the surrounding fabric of the city. New neighbourhoods will need to have good access to transit and good connections to the surrounding streets and open spaces, and uses and building scales that are compatible with surrounding development.

The Healthy Neighbourhoods policies (Section 2.3.1) of the Official Plan require that development in *Mixed Use Areas* provide a gradual transition of scale and density to adjacent *Neighbourhoods*. The Built Form policies also require that new development create appropriate transitions in scale to neighbouring existing and planned buildings. In addition, *Mixed Use Areas* policy 4.5.2(c) states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights towards lower-scale *Neighbourhoods*.

Site and Area Specific Policy No. 213 requires that new development on the subject site be compatible in scale and function with the existing community, and in particular the adjacent *Neighbourhoods* and *Parks and Open Space Areas*.

The Tall Building Guidelines provide greater direction for the evaluation of 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.

To the east and west of the subject site are low-rise *Neighbourhoods*, to the south is Wallace Emerson Park, and to the north is an active rail corridor with an employment area to the north of it. The proposed development needs to provide greater transition to the adjacent low-rise *Neighbourhoods*, in particular on the east side of the development fronting onto Dufferin Street. Further to the west of the subject site are a number of taller buildings near the intersection of Dupont Street and Lansdowne Avenue. The tallest existing building is 27 storeys. The proposed development, with some buildings at heights of 34, 36, and 42-storeys greatly exceeds the height of the existing buildings to the west.

Planning staff have concerns with the proposed height and the transition to adjacent *Neighbourhoods* for the proposed development. The redevelopment of the Galleria Mall site must respond to the existing and planned context surrounding the site and allow for appropriate transition to the adjacent *Neighbourhoods* and *Parks and Open Space Areas*. The buildings within the subject site need to meet the built form and tall buildings policies of the Official Plan, and respond to the Tall Buildings Guidelines. An Official Plan Amendment will be required in order to allow for the proposed increase in height and density.

Planning staff also have concerns with shadowing on the adjacent *Neighbourhoods*, particularly to the east, and shadowing within the development site on the public realm and on proposed buildings. The proposed development will need to be revised so that adequate sunlight is protected on the adjacent *Neighbourhoods* and that adequate sunlight is provided for residents of the new development.

The proposed development will need to be revised in order to address Planning staffs concerns regarding built form, and to meet the policies of the Official Plan and respond to the Tall Buildings Guidelines.

Transportation

The proposed development will make significant alterations to the site in order to provide a new street network that serves the needs of the new buildings. Two new streets are proposed and will include three new signalized intersections, one on Dufferin Street and two on Dupont Street. The proposal also involves additional laneway and loading accesses on Dupont and Dufferin Street.

Planning staff and Transportation Services have concerns with the number of new access points onto Dupont and Dufferin, as well as the introduction of two signalized intersections on Dupont Street. There is also a concern that the new diagonal street should be a local street and not used as a busy vehicular connection between Dupont and Dufferin. The street network within the development site should create complete streets as previously discussed in this report. Pedestrians and cyclists are to be prioritized as part of any new development, as well as access to public transit. Planning and Transportation staff will continue to review the application and work with the applicant to address these concerns.

Planning staff have concerns with the impact of the proposed development on public transit and how to support the use of public transit by new residents. The site is currently serviced by bus routes on both Dupont and Dufferin Street, with the Dufferin Subway station located more than 850 metres south of the south-east corner of the site. The subject site is not considered to be within the typical walking distance of a subway station. The Dufferin bus is generally very crowded along this portion of the route. Planning and Transportation staff will continue to review this issue and determine how best to address it within the context of the application.

Public Realm

The public realm is a very important aspect of the application given the site's location adjacent to Wallace Emerson Park, two major roads, and the proposed density and inclusion of a significant amount of retail space. The applicant has proposed generally wide sidewalks throughout the site with street trees, and a large publicly accessible square to be secured as a POPs in the middle of the development site.

Planning staff will continue to review and work with the applicant to develop an appropriate public realm plan for the development.

Range of Housing

The Official Plan requires a range of housing types, tenure and affordability. On sites generally greater than 5 hectares in size the Official Plan requires that the first priority for community benefits will be affordable housing. The application as proposed is predominantly made up of one-bedroom units.

The Growing Up: Planning for Children in New Vertical Communities Study, currently in progress, seeks to address how new multi-unit residential buildings can accommodate the needs of children and youth. The Study expands on previous City Planning work and recognizes that the design of the unit, building and neighbourhood are as important as policy requirements that focus on the number of bedrooms. The Study investigates how to comprehensively accommodate families in our growing vertical communities. While the Study has not been completed, City Planning staff will work to incorporate the emerging direction from this Study in the development.

The application should be revised to increase the range of housing options. Given the location, the proposal should better reflect the community and the opportunity for family housing. Planning staff are reviewing the opportunities for securing affordable housing as part of the development application.

Phasing of the Development

The subject site is significant in size and the development application includes a number of large moves including the introduction of new streets and blocks, and construction of a new community centre. The application not only needs to work when it is fully constructed, but also needs to function well through the course of development.

As previously noted, the proposed land exchange needs to not only meet various City policies and future community needs, but also needs to ensure that the new City-owned community centre is constructed and operational prior to the demolition of the existing community centre. Planning and Parks, Forestry and Recreation Staff will continue to review the proposed land exchange for any opportunities it may present. The details of the phasing of the land exchange need to be determined and secured appropriately as part of the development proposal.

Additional details regarding the phasing of the development will need to be determined as they relate to the streets and blocks, transportation, and servicing.

Servicing

A Functional Servicing and Stormwater Management report was submitted as part of the application and is being reviewed by Development Engineering staff. The applicant will be required to address any issues that are identified as part of the review by Development Engineering staff.

Environment

The Building New Neighbourhoods policies of the Official Plan require that large developments create strategies for energy conservation, stormwater management and water conservation, and waste management.

The applicant has submitted a Phase 1 Community Energy Assessment which provides details on how the proposed development can address these policies. The applicant will provide a phase 2 report once the application has sufficiently progressed. Planning staff will continue to review these reports as part of the application process and work towards securing a development that meets a greater standard of environmental sustainability and resiliency.

Implementation

Details regarding the implementation of any future development on the subject site will need to be resolved including applications for Plan of Subdivision and Site Plan Control.

Additional issues, including securing appropriate Section 37 benefits, may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

David Driedger, Planner
Tel. No. 416-392-7613
E-mail: ddriedg@toronto.ca

SIGNATURE

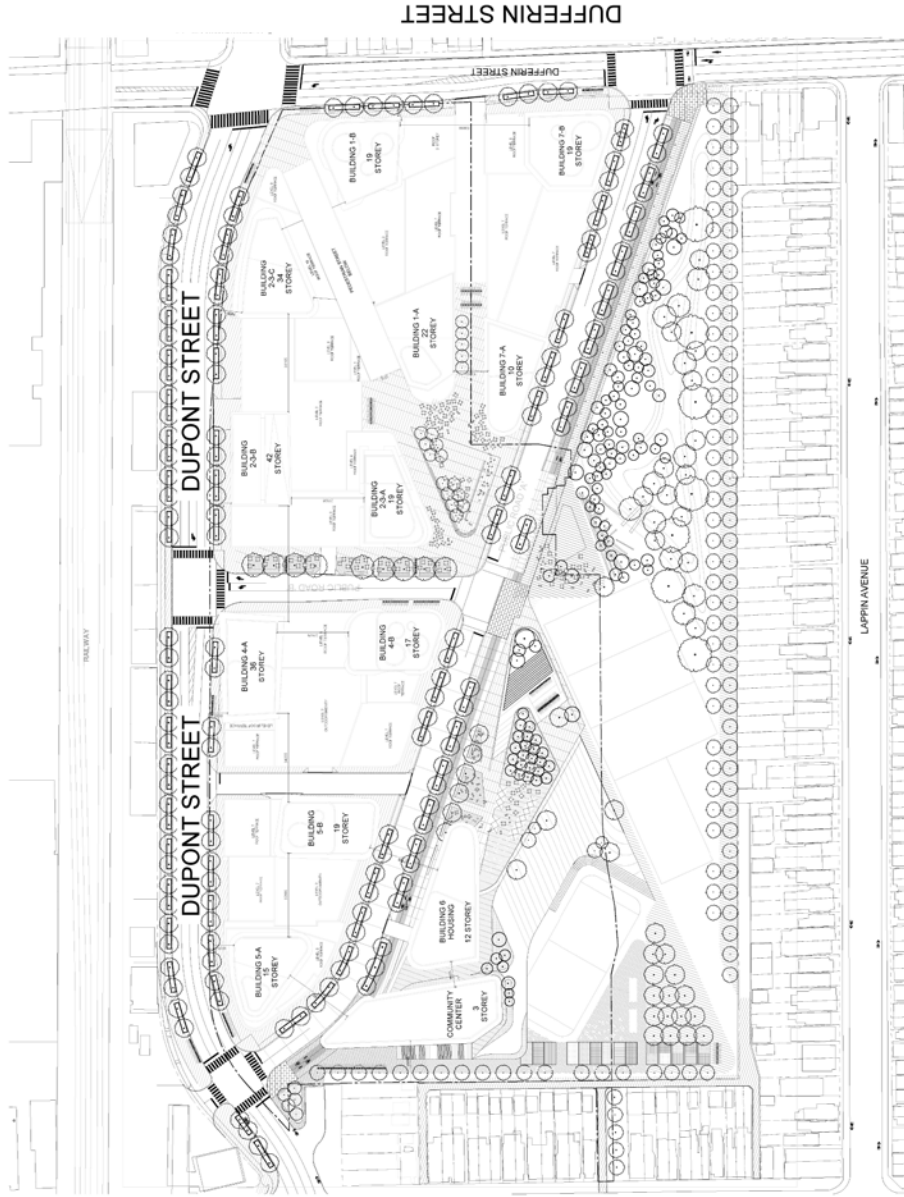
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2-5: Elevations
Attachment 6-9: Perspective Drawings
Attachment 10: Block Plan
Attachment 11: Official Plan
Attachment 12: Site and Area Specific Policy
Attachment 13: Zoning By-law 569-2013
Attachment 14: Zoning By-law 724-2004
Attachment 15: Application Data Sheet

Attachment 1: Site Plan

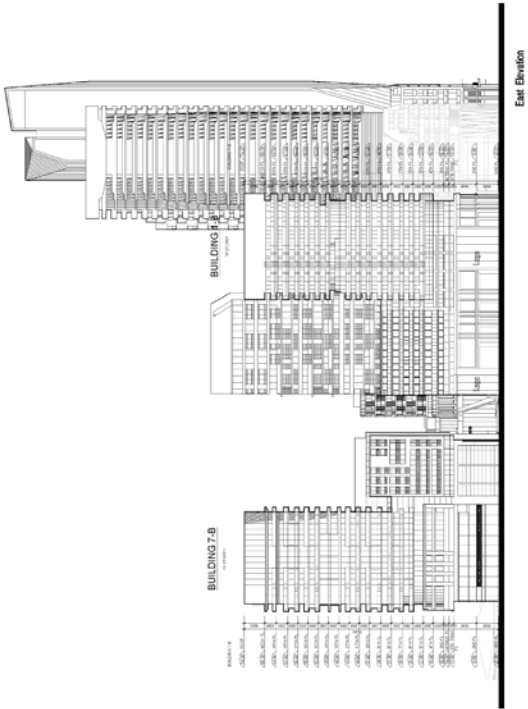


Site Plan
Applicant's Submitted Drawing
Not to Scale
03/06/2017

1245 Dupont Street

File # 16 231334 STE 18 0Z

Attachment 2: East Elevation



East Elevation

Elevations

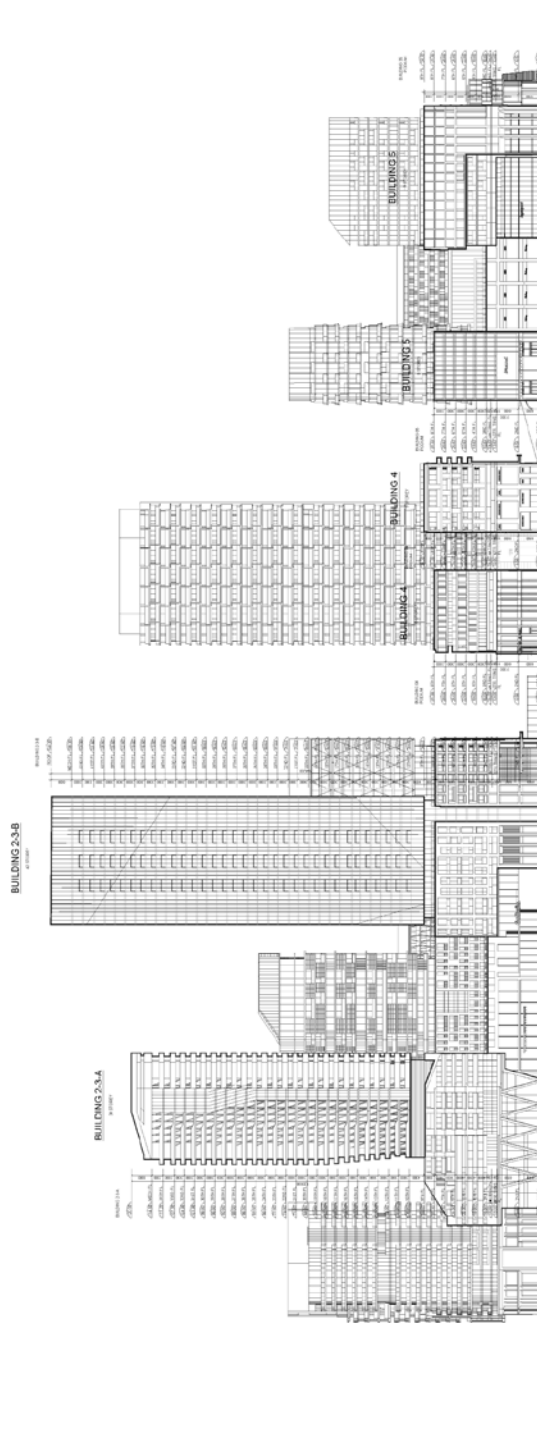
Applicant's Submitted Drawing

Not to Scale
03/06/2017

1245 Dupont Street

File # 16 231334 STE 18 0Z

Attachment 3: North Elevation



North Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
03/06/2017

1245 Dupont Street

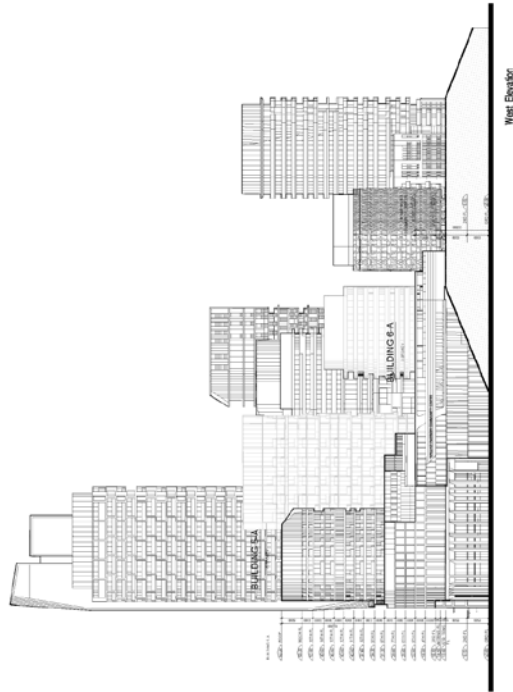
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1245 Dupont Street

File # 16 231334 STE 18 0Z

Not to Scale
03/06/2017

Attachment 5: West Elevation



West Elevation

Elevations

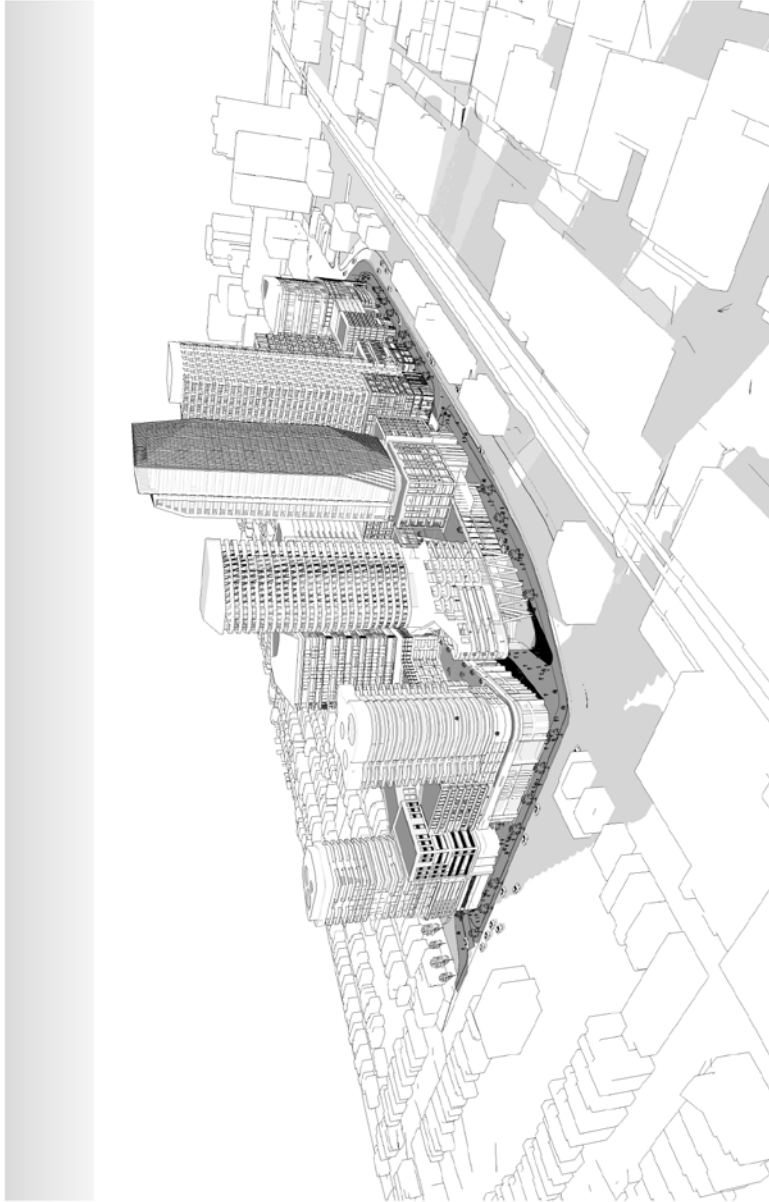
Applicant's Submitted Drawing

Not to Scale
03/06/2017

1245 Dupont Street

File # 16 231334 STE 18 0Z

Attachment 6: Perspective Drawing (North East Corner)



North East Corner

1245 Dupont Street

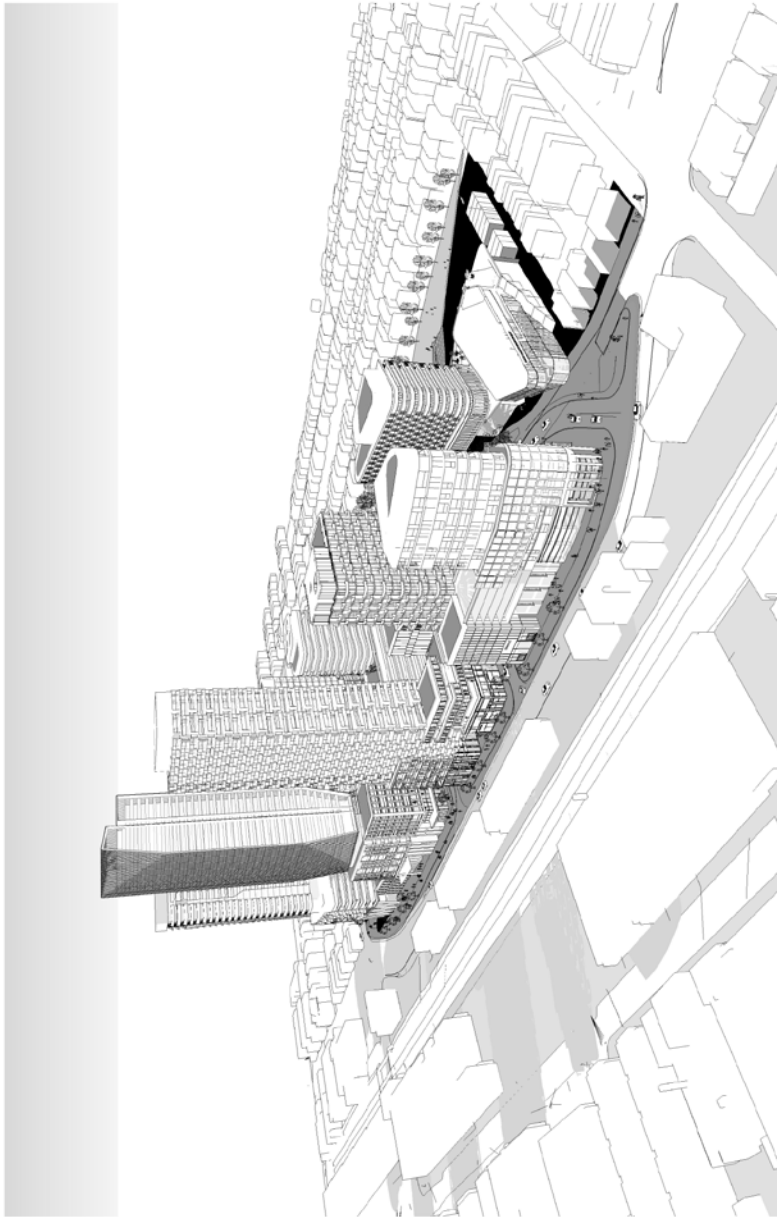
Perspective

Applicant's Submitted Drawing

Not to Scale
03/06/2017

File # 16 231334 STE 18 0Z

Attachment 7: Perspective Drawing (North West Corner)



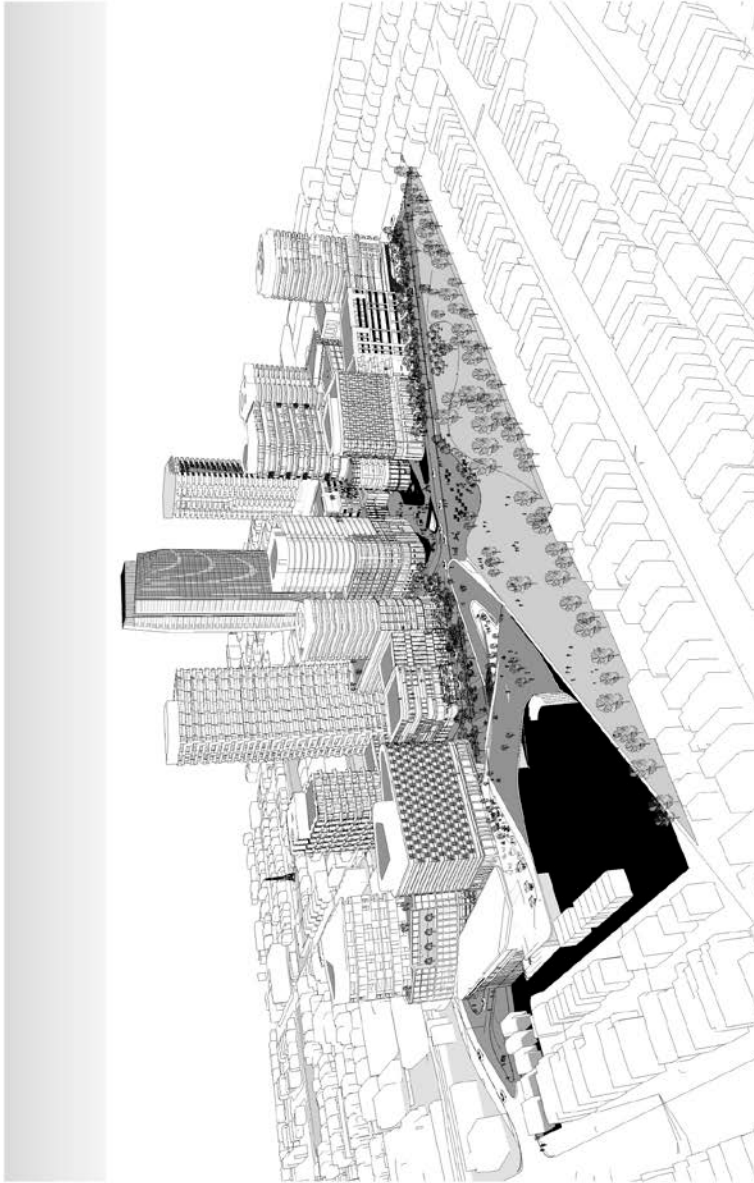
North West Corner

1245 Dupont Street

Perspective
Applicant's Submitted Drawing
Not to Scale
03/06/2017

File # 16 231334 STE 18 0Z

Attachment 8: Perspective Drawing (South West Corner)



South West Corner

1245 Dupont Street

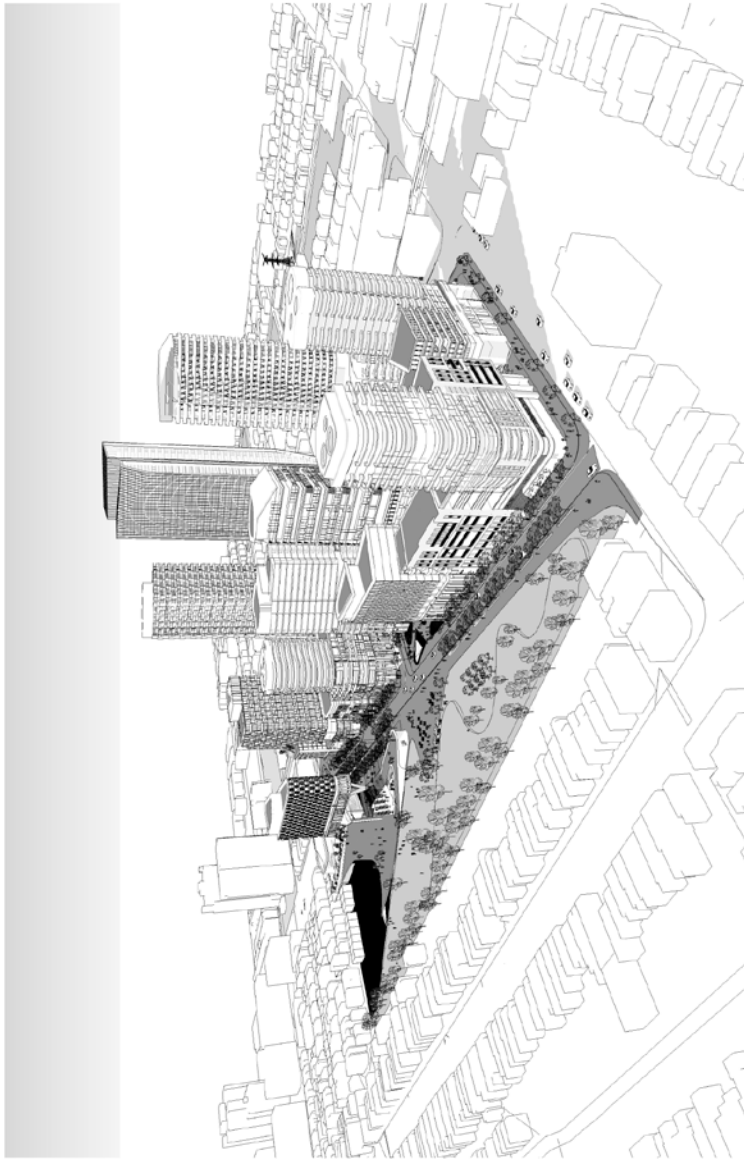
Perspective

Applicant's Submitted Drawing

Not to Scale
03/06/2017

File # 16 231334 STE 18 0Z

Attachment 9: Perspective Drawing (South East Corner)



South East Corner

1245 Dupont Street

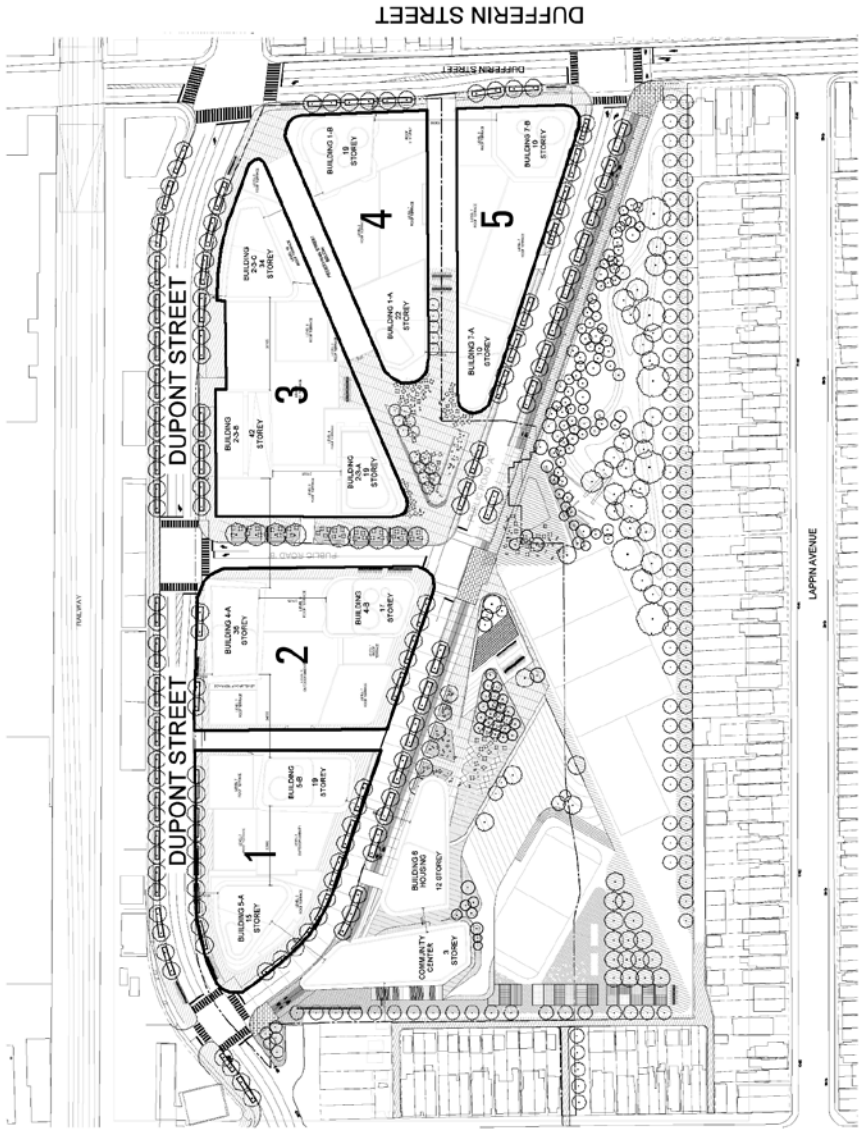
Perspective

Applicant's Submitted Drawing

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03/06/2017

File # 16 231334 STE 18 02

Attachment 10: Block Plan

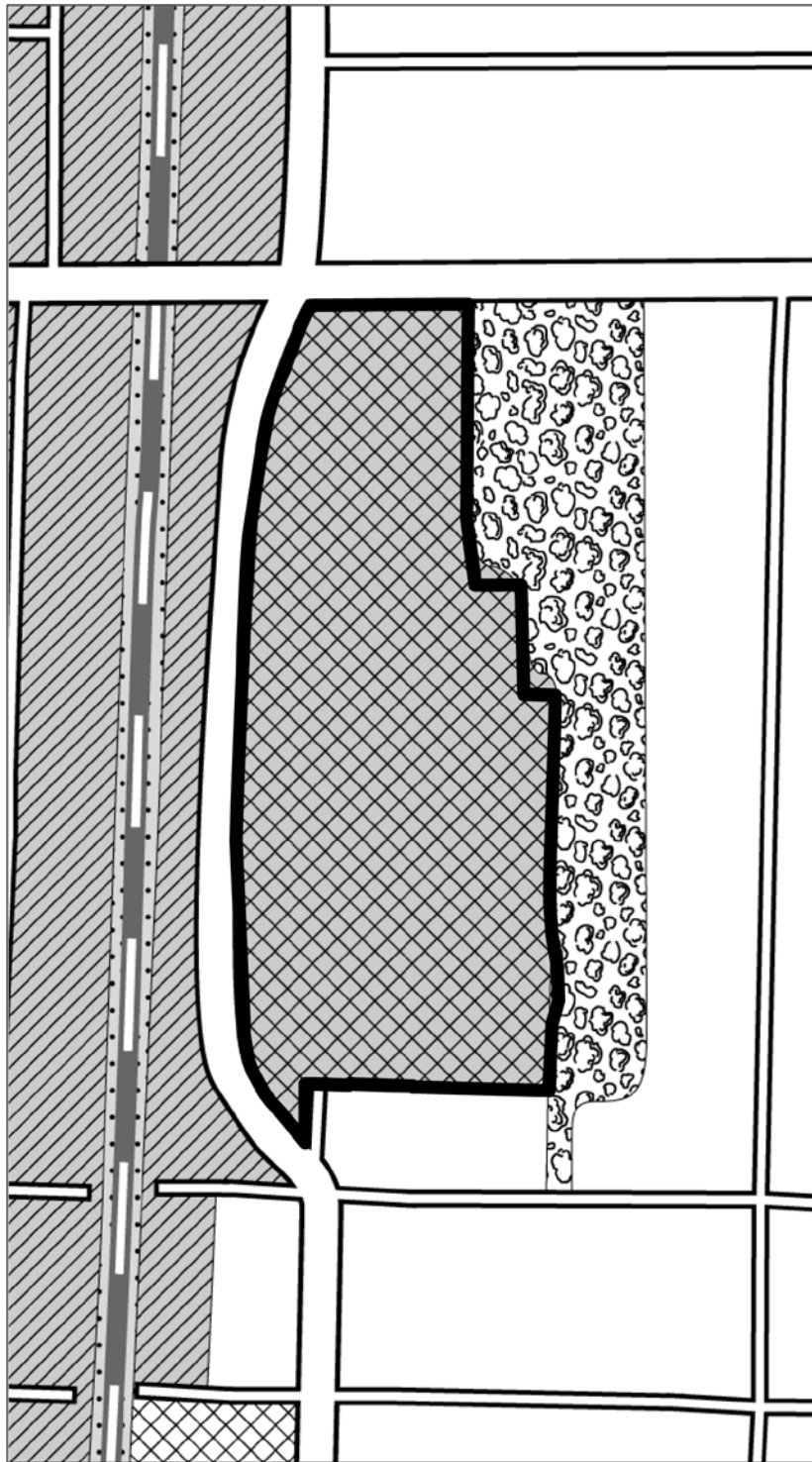


1245 Dupont Street

Block Plan
Applicant's Submitted Drawing
Not to Scale
03/06/2017

File # 16 231334 STE 18 0Z

Attachment 11: Official Plan



1245 Dupont Street

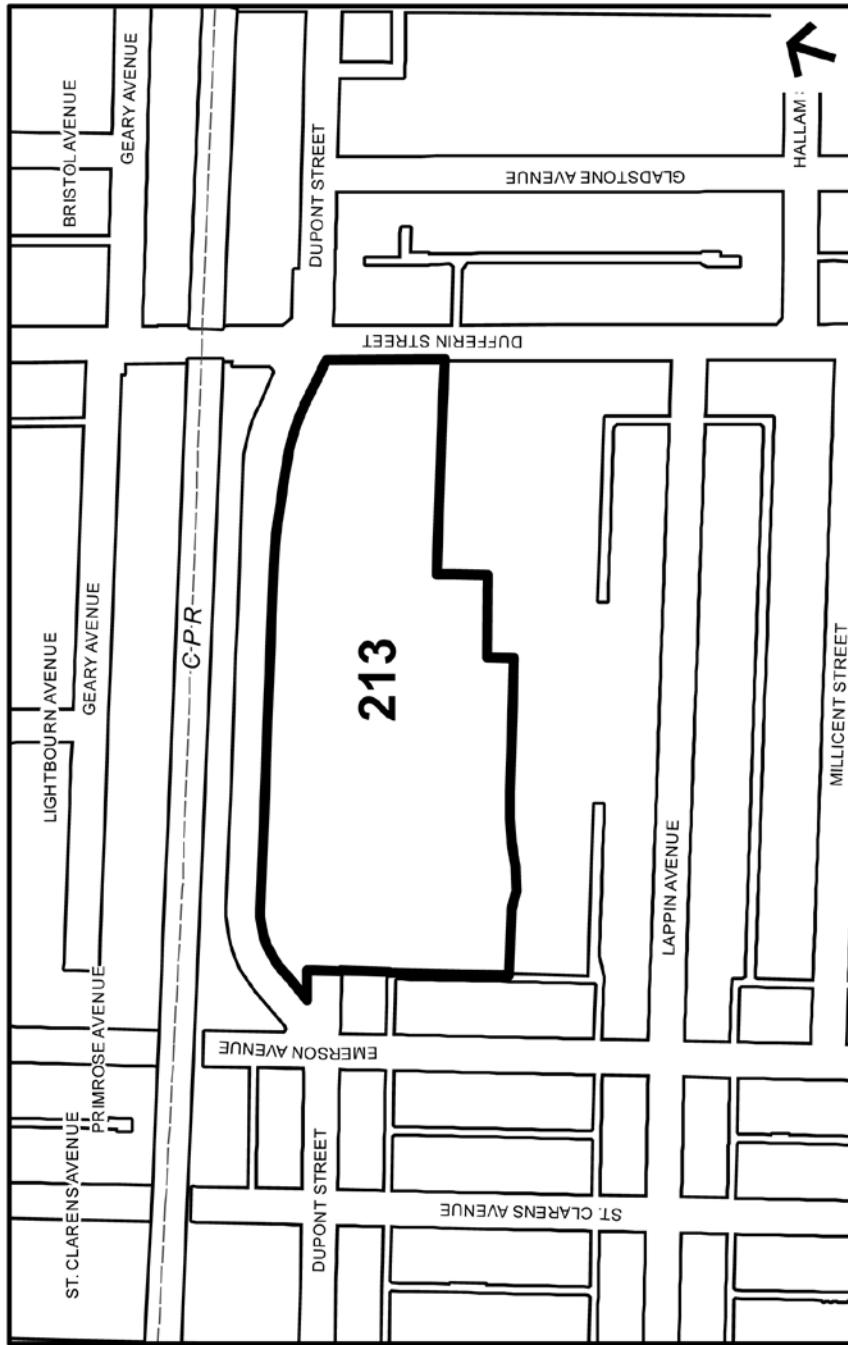
Toronto City Planning
Extract from Official Plan

File # 16 231334 STE 18 0Z



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03/06/2017

Attachment 12: Site and Area Specific Policy



1245 Dupont Street

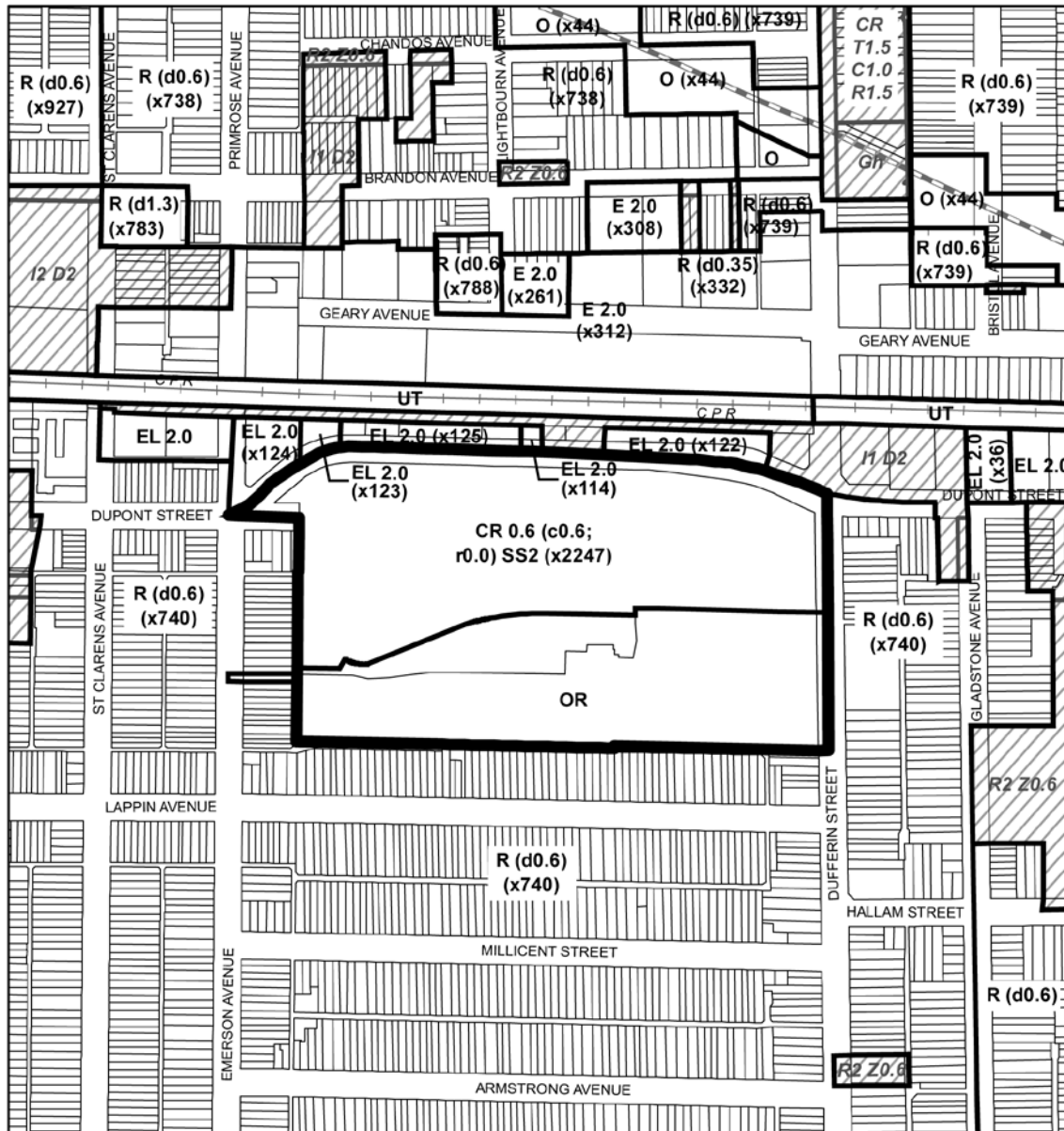
File # 16 231334 STE 18 02

Site and Area Specific Policy #213

Applicant's Submitted Drawing

Not to Scale
03/06/2017

Attachment 13: Zoning By-law 569-2013



Zoning By-Law No. 569-2013

1245 Dupont Street

File # 16 231334 STE 18 02



Location of Application

R Residential
CR Commercial Residential
EL Employment Light Industrial

E Employment Industrial
O Open Space
OR Open Space Recreation
UT Utility and Transportation



See Former City of Toronto By-Law No. 438-86

R2 Residential District
CR Mixed-Use District
I1 Industrial District
I2 Industrial District
Gh Parks District



Not to Scale
Extracted: 03/01/2017

[illegible]

Toronto City Planning
By-law # 724-2004

Site Location

Map 1

Map 2

Map 3 Building Envelope



Not to Scale
03/06/2017

Attachment 15: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 231334 STE 18 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 30, 2016
Municipal Address:	1245 DUPONT ST		
Location Description:	PLAN 61 PT LOTS 10 & 11 PLAN M567 VARIOUS LOTS PLAN M58 BLK L PT LOTS 1 2 3 **GRID S1802		
Project Description:	A mixed used development with a new street and block configuration containing 6 blocks with a total of 11 towers ranging in height from 12 to 42-storeys, 3416 residential units (including 150 affordable housing units), 222895 m2 of residential space, 29912 m2 of retail space, 6391 m2 of office space and 4738 m2 of community space. 3280 total vehicular and 3602 bicycle parking spaces will be provided.		
Applicant:	Agent:	Architect:	Owner:
URBAN STRATEGIES	URBAN STRATEGIES	Hariri Pontarini Architects	2470374 ONTARIO INC.,
197 Spadina Avenue, Suite	197 Spadina Avenue, Suite	602 King Street West,	1245 Dupont Street, Unit
600, Toronto ON, M5T 2C8	600, Toronto ON, M5T 2C8	Toronto ON, M5V 1M6	28A, Toronto ON, M6H 2A6

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T0.6 C0.6 R0	Historical Status:
Height Limit (m):	14	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	48931	Height:	Storeys:	42
Frontage (m):	394.49		Metres:	144.2
Depth (m):	159.59			
Total Ground Floor Area (sq. m):	39230			Total
Total Residential GFA (sq. m):	222895		Parking Spaces:	3280
Total Non-Residential GFA (sq. m):	41024		Loading Docks	6
Total GFA (sq. m):	263919			
Lot Coverage Ratio (%):	80.2			
Floor Space Index:	5.39			

DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	311
1 Bedroom:	1999
2 Bedroom:	932
3 + Bedroom:	174
Total Units:	3416

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	222895	0
Retail GFA (sq. m):	29912	0
Office GFA (sq. m):	6391	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	4721	0

CONTACT: **PLANNER NAME:** **David Driedger, Planner (416-392-7613, David.Driedger@toronto.ca)**