

1025 Dupont Street - Zoning Amendment Application - Preliminary Report

Date:	March 6, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	16 237355 STE 18 OZ

SUMMARY

This application proposes 7, 4-storey (12.2 metres) townhouses for the property at 1025 Dupont Street. Parking will be provided through integral garages accessed through a rear private driveway.

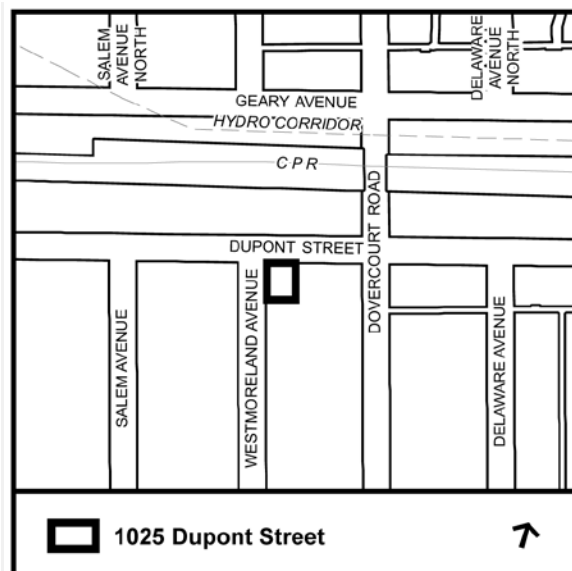
This report provides preliminary information on the application and seeks Community Council's direction on the community consultation process.

A Final Report is targeted for the third quarter of 2017, provided the applicant submits 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 1025 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*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on December 7, 2015 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application is a Zoning By-law amendment to permit 7, 4-storey (12.2 metre) townhouses with frontage on Westmoreland Avenue. The total gross floor area of the development is 1000.3 m², with an overall proposed density of 2.1 times the area of the lot. Each unit includes 3 bedrooms, and is approximately 136.6 m² -146 m² in size.

Vehicular and bicycle parking spaces will be provided in an integral garage located at the rear of each unit, with access through a 4.75 metre private driveway along the east and south sides of the property. Due to the width of the driveway, vehicular circulation through the site is limited to one-way access, with inbound traffic entering through Dupont Street and exiting onto Westmoreland Avenue.

No building setbacks are provided from the north and west lot lines along Dupont Street and Westmoreland Avenue, respectively. At the rear of the building, a 5 metre setback is provided at the ground level and a 3 metre setback is proposed at the second, third and fourth floors. A 3 metre setback is provided from the south lot line.

The front building facade is stepped back approximately 2.4 metres at the fourth storey to accommodate individual roof terraces. Additional private outdoor amenity space for each unit is provided through rear balconies located on the second floor.

Detailed statistics can be found on the Application Data Sheet, included as Attachment No. 6 to this report.

Site and Surrounding Area

The subject site is located at the southeast corner of Dupont Street and Westmoreland Avenue, just west of Dovercourt Road. The site is rectangular in shape, with a frontage of 13.5 metres along Dupont Street, and a depth of 35.1 metres along Westmoreland Avenue. The total lot area is 472.8 m².

The property is currently vacant. The building which previously occupied the site was used for sheet metal production and later as a print shop before it was destroyed by a fire in 2006.

The subject property is surrounded by the following uses:

North: the north side of Dupont Street contains a mixture of 2-3 storey buildings with industrial, commercial and retail uses (i.e. suppliers of construction materials and aggregates, glass and metal work, furniture production and showrooms). Townhouses and single detached dwellings are also located on the north side of Dupont Street between Bartlett Avenue and Dovercourt Road.

South: a residential neighbourhood consisting of 2-3 storey semi-detached and single detached dwellings.

East: immediately adjacent to the site is another vacant lot. Further east on Dupont Street is mixture of 1-2 storey retail and commercial buildings (i.e. flooring suppliers, tutoring services), a place of worship (the Gayatri Mandir) and single detached dwellings.

West: the south side of Dupont Street consists primarily of residential buildings, including townhouses and semi-detached dwellings.

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 site is designated as *Neighbourhoods* on Map 18 - Land Use of the Official Plan. *Neighbourhoods* are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. **Section 2.3.1** – "Healthy Neighbourhoods" indicates that while some physical change will occur to neighbourhoods over time as enhancements, additions and infill housing on individual sites, a cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood. The stability of the physical character of *Neighbourhoods* is one of the keys to Toronto's success.

Section 4.1 – "*Neighbourhoods*" includes policies and development criteria to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Development criteria in Policy 5 state that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, in particular:

- a. Patterns of streets, blocks and lanes, parks and public building sites;
- b. Size and configuration of lots;
- c. Height, massing, scale and dwelling type of nearby residential properties;
- d. Prevailing building type(s);
- e. Setbacks of buildings from the street or streets;
- f. Prevailing patterns of rear and side yard setbacks and landscaped open space;
- g. Continuation of special landscaped or built-form features that contribute to the unique physical character of a neighbourhood; and
- h. Conservation of heritage buildings, structures and landscapes.

Policy 5 further states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of a *Neighbourhood*.

Chapter Three – "Building a Successful City" identifies that most of the City's future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. **Section 3.1.2** – "Built Form" indicates that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

Section 5.6 – "Interpretation" provides guidance as to the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Further, **Section 1.5** – "How to Read the Plan" indicates the Official Plan is a comprehensive and cohesive whole. This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole.

The Official Plan can be accessed at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

Official Plan Amendment 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.

Relevant to this application, OPA 320 adds new policy to Section 4.1 Policy 5 that provides direction on how to delineate a geographic neighbourhood. The geographic neighbourhood must reflect the surrounding context of the development site, with regard to zoning; prevailing dwelling type and scale; lot size and configuration; street pattern; pedestrian connectivity; and natural and human—made dividing features. Lots which front onto a major street are to be distinguished from properties located in the interior of the neighbourhood when considering a more intense form of development than the prevailing building type.

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.

Council's decision and the staff report can be found at:

app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG8.5

Urban Design Guidelines for Townhouse and Low-Rise Apartments

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies for low-rise, grade-related residential units constructed in rows or blocks. The key objectives of the Guidelines include: preserving and enhancing streetscapes; respecting and reinforcing the physical character of the surrounding context; and mitigating the impact of new development on adjacent properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes.

The Guidelines can be viewed at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=67e70621f3161410VgnVCM10000071d60f89RCRD>

A comprehensive update to the Infill Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for multi-dwelling developments up to four storeys in height. Prior to presenting a finalized version of these Guidelines for City Council adoption, City staff are currently refining the draft Guidelines, in part through their use during the review of development applications.

The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>

The Urban Design Guidelines for Infill Townhouses will be considered together with the draft Townhouse and Low-Rise Apartment Guidelines in the evaluation of the application.

Zoning

The site is zoned I1 D2 (Industrial) in the former City of Toronto Zoning By-law 438-86, which permits a maximum height of 14 metres and a maximum density of 2 times the area of the lot. The I1 D2 zone permits a range of non-residential uses, including industrial, institutional, community facilities, office, and a limited range of retail and warehousing uses.

The site is not currently subject to the new city-wide Zoning By-law 569-2013.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan Control (File No. 16 237359 STE 18 SA) has been submitted and is being reviewed concurrently with the rezoning application.

Tree Preservation

A Tree Declaration has been submitted in support of the application, and is currently under review by Urban Forestry staff.

Reasons for the Application

An amendment to the Zoning By-law is necessary to permit the residential use and density proposed by the applicant. Additional areas of non-compliance with the Zoning By-law may be identified through the application review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans and Elevations;
- Landscape Plans;
- Planning Rationale;
- Environmental Subsurface Investigation;
- Transportation Considerations Study;
- Stormwater Management and Servicing Study;
- Site Grading and Servicing Plans; and
- Toronto Green Standard Checklist

A Notification of Incomplete Application issued on November 9, 2016 identifies the outstanding material required for a complete application submission as follows:

- Tree Declaration Form or Arborist Report
- Hydrogeological Report
- Geotechnical Study
- Public Consultation Plan

The outstanding material was submitted and a Notification of Complete Application was subsequently issued on January 17, 2017.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- Conformity with Official Plan policies, including the development criteria for *Neighbourhoods* and OPA 320;
- Compatibility of the proposed built form (including siting, height, and massing) with the existing and planned context along Dupont Street and the residential neighbourhood to the south;
- Appropriateness of the proposed lot widths of the townhouses;
- Whether the proposed building setbacks and stepbacks provide for adequate light and privacy, particularly with respect to the east and south setbacks;
- Relationship of the development with Dupont Street, including the proposed building elevation;
- Appropriateness of the proposed servicing, access to parking and vehicular circulation through the site; and
- Adequacy of proposed landscaping and opportunities for improved streetscape on Dupont Street and Westmoreland Avenue.

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

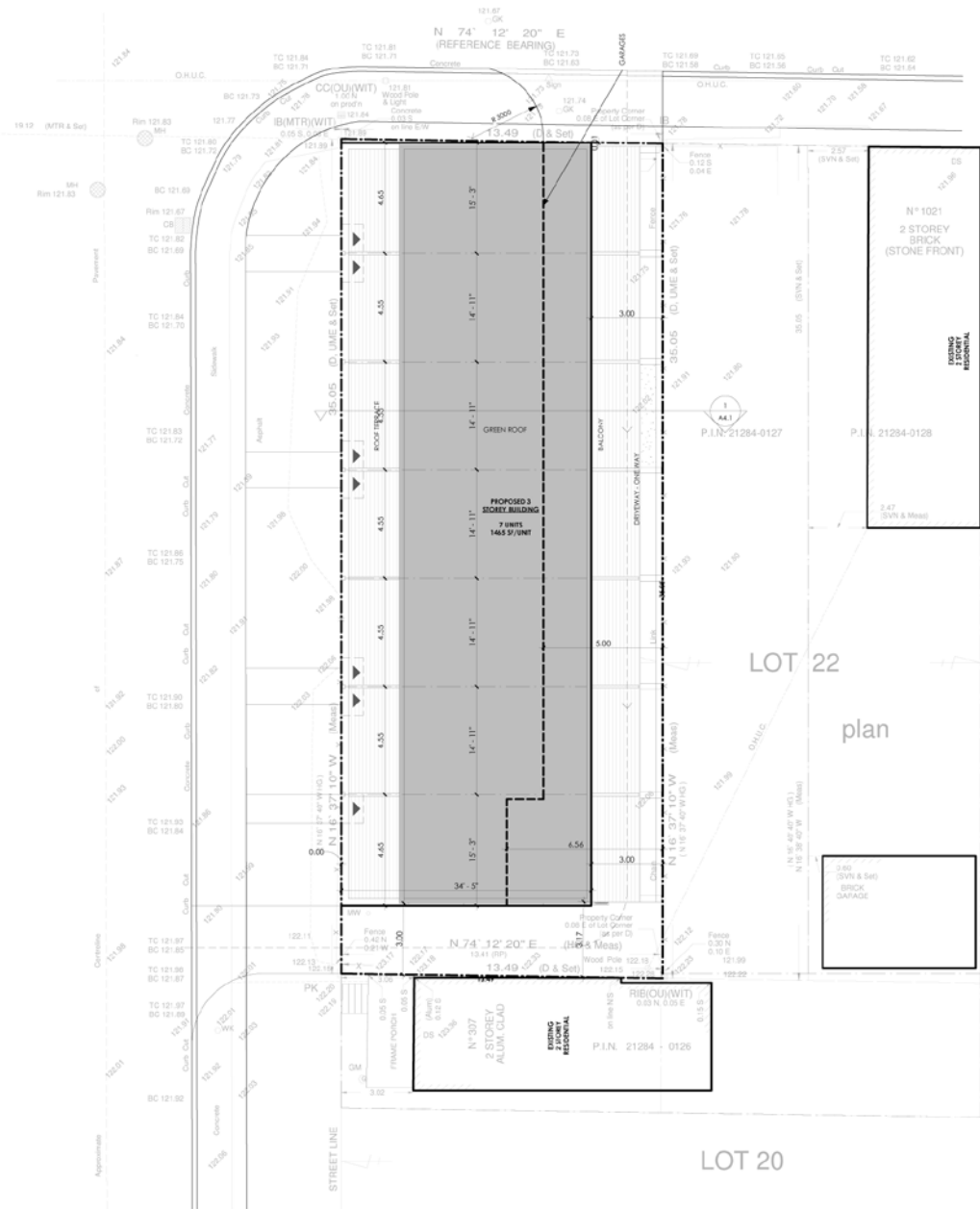
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West (Front) Elevation
Attachment 3: East (Rear) Elevation
Attachment 4: North and South Elevations
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

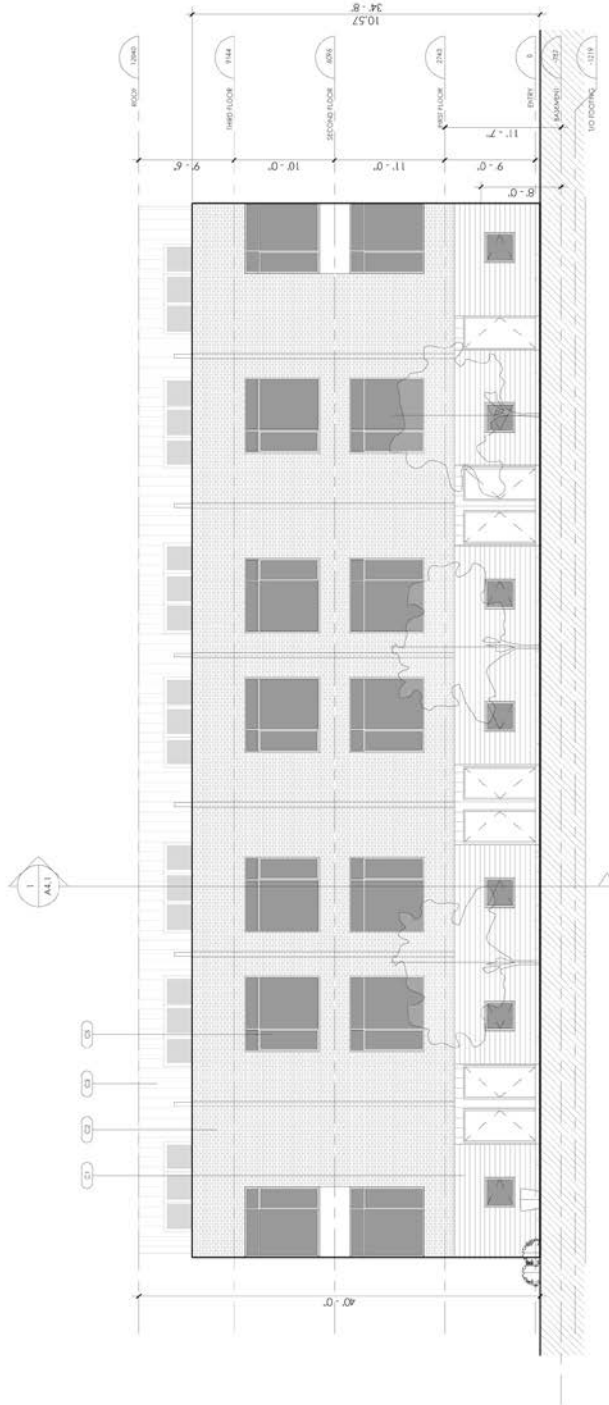
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01/18/2017

1025 Dupont Street

File # 16 237355 STE 18 0Z

Attachment 2: West (Front) Elevation

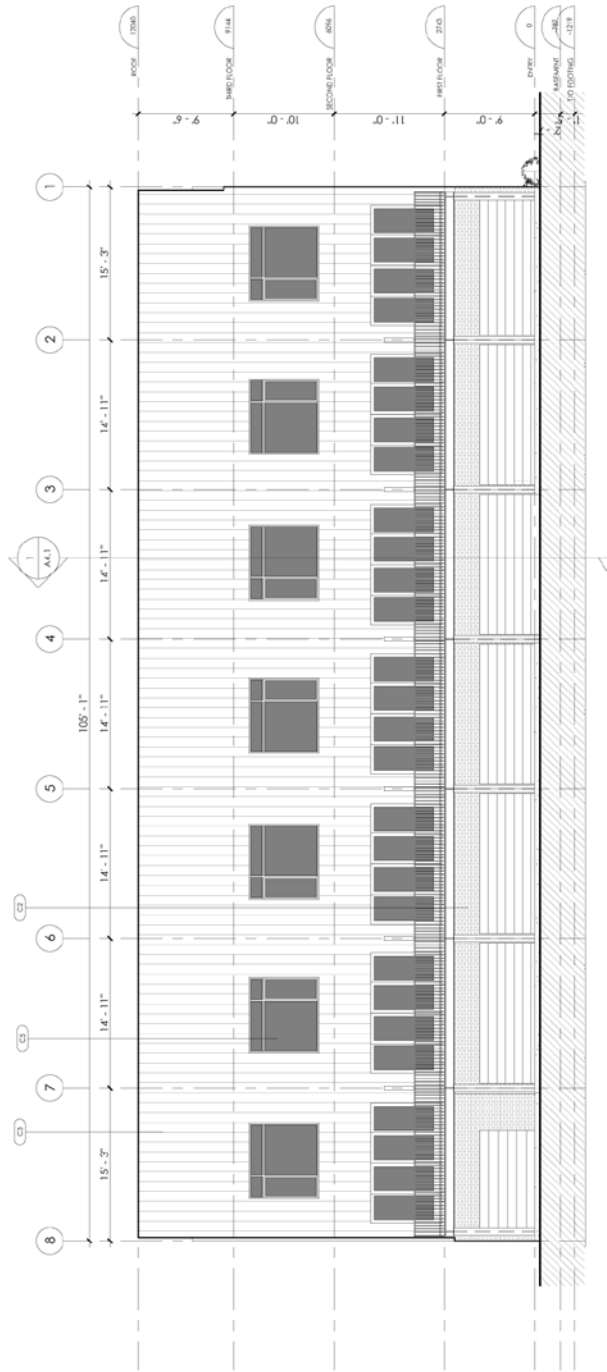


1025 Dupont Street

West Elevation
Applicant's Submitted Drawing
Not to Scale
01/18/17

File # 16 237355 STE 18 0Z

Attachment 3: East (Rear) Elevation

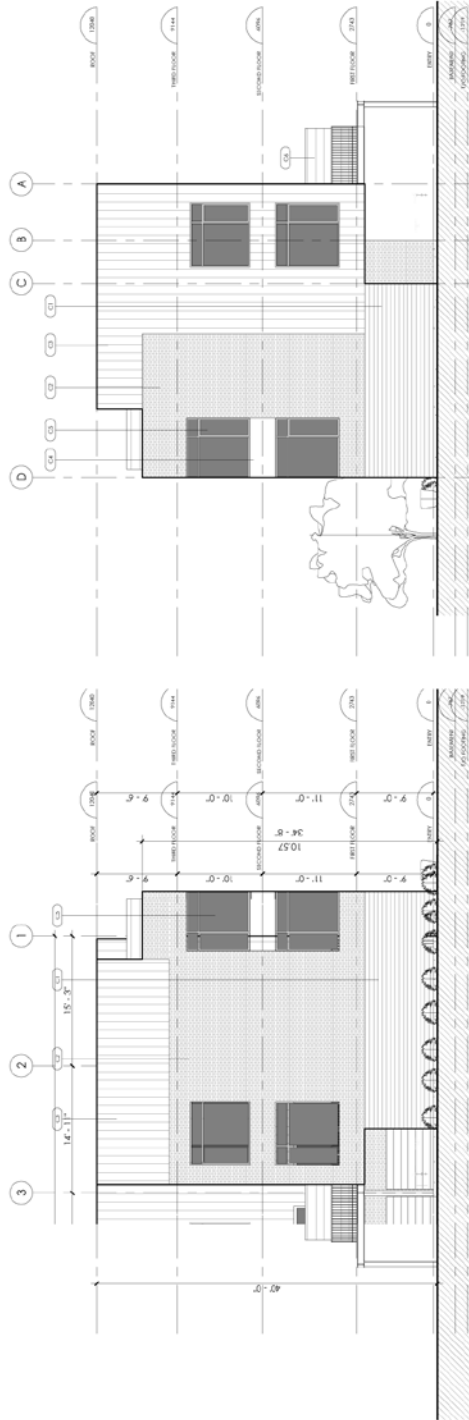


1025 Dupont Street

East Elevation
 Applicant's Submitted Drawing
 Not to Scale
 01/18/17

File # 16 237355 STE 18 0Z

Attachment 4: North and South Elevations



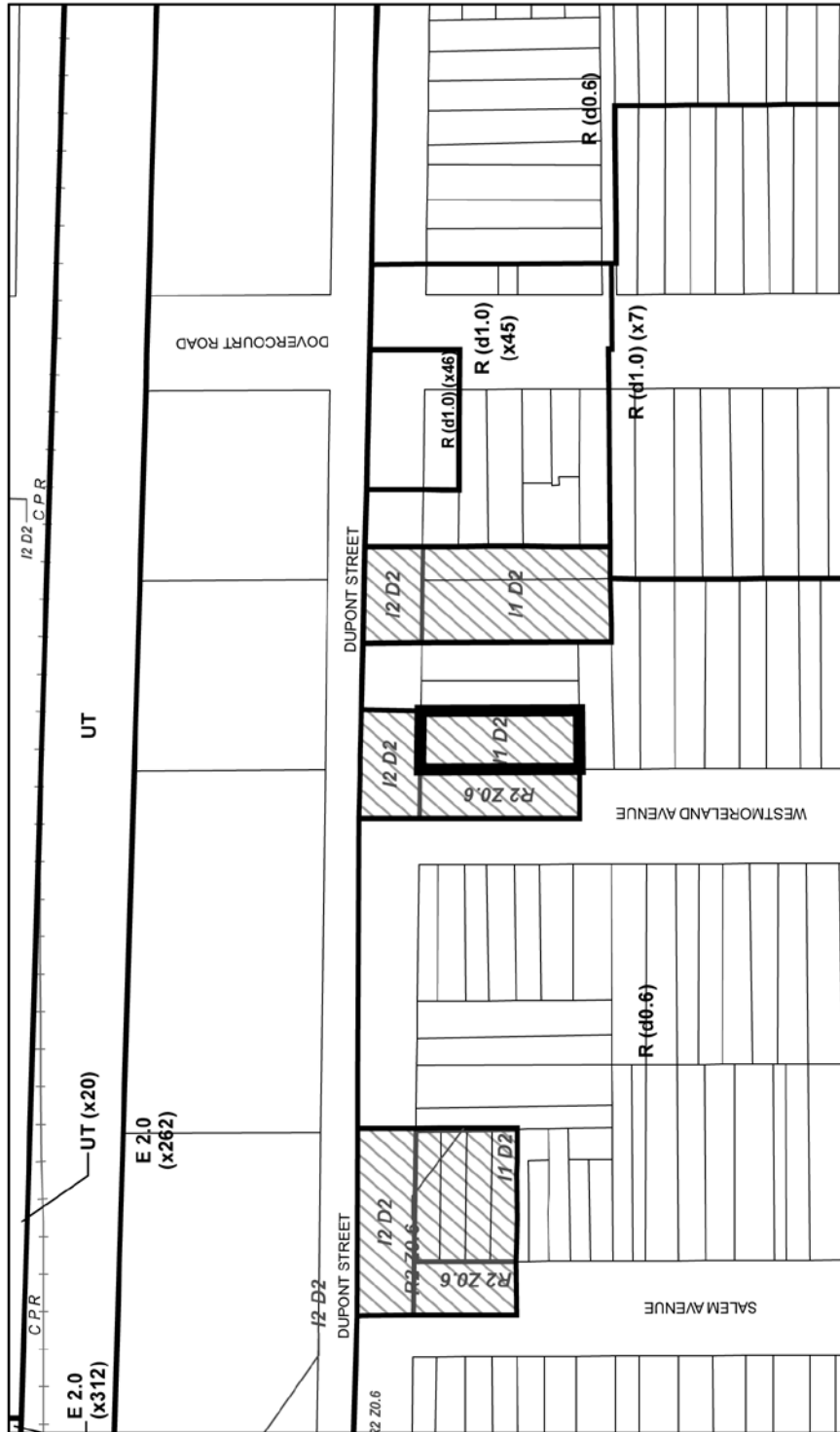
North Elevation

South Elevation

North & South Elevations
 Applicant's Submitted Drawing
 Not to Scale
 01/18/17

1025 Dupont Street
 File # 16 237355 STE 18 0Z

Attachment 5: Zoning



Toronto City Planning
Zoning By-Law No. 569-2013

1025 Dupont Street
File # 16 237355 STE 18 0Z

See Former City of Toronto By-Law No. 438-86
 R2 Residential District
 I1 Industrial District
 I2 Industrial District

Location of Application
 R Residential
 E Employment Industrial
 UT Utility and Transportation

Location of Application
 R Residential
 E Employment Industrial
 UT Utility and Transportation



Not to Scale
 Extracted: 01/18/2017

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	16 237355 STE 18 OZ
Details	Rezoning, Standard	Application Date:	October 14, 2016
Municipal Address:	1025 DUPONT ST		
Location Description:	P622 BLK U L21PT L22PT **GRID S1803		
Project Description:	Seven 4-storey townhouse units. Access to parking will be provided through a rear private driveway.		

Applicant:	Owner:
GEORGE POPPER ARCHITECT	GRID (DUPONT) INC
344 Bloor Street	80 Carlton Street
Toronto, ON M5S 3A7	Toronto ON M5B 1L6

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	I1 D2	Historical Status:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	472.8	Height:	Storeys:	4
Frontage (m):	35.1		Metres:	12.2
Depth (m):	13.5			
Total Ground Floor Area (sq. m):	334.7			Total
Total Residential GFA (sq. m):	1000.3		Parking Spaces:	7
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1000.3			
Lot Coverage Ratio (%):	70.7			
Floor Space Index:	2.1			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	7
Total Units:	7

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	925.7	74.6
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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