

**250 Dundas Street West - Zoning Amendment  
Application – Request for Interim Directions Report**

<b>Date:</b>	June 12 , 2018
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	18 150969 STE 20 OZ

**SUMMARY**

This report responds to an application where staff are currently not in a position to provide a Final Report to Council, but which could be appealed to the Local Planning Appeal Tribunal (LPAT) due to a lack of decision during the break in Council's meeting schedule (July to December 2018).

The report sets out outstanding issues related to the application and makes an initial determination as to whether or not the application is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

This application proposes to amend the former City of Toronto Zoning By-law 438-86 and comprehensive Zoning By-law 569-2013 to permit the development of a 52-storey mixed-use building with 517 dwelling units, office space and retail space at grade. A total of 131 parking spaces and 579 bicycle parking spaces are also proposed.

A Community Consultation Meeting is anticipated to be held in the fourth quarter of 2018. A Final Report will be submitted for Council's consideration following community consultation, the resolution of



outstanding issues related to this application and the holding of a statutory Public Meeting under the *Planning Act*. The target timeline for the Final Report is anticipated to be the second quarter of 2019.

The proposed development is currently not consistent with the Provincial Policy Statement (2014) and does not conform with the Growth Plan for the Greater Golden Horseshoe (2017).

Issues to be resolved, as outlined in this report, include use mix, height, massing and density. Additional issues may be identified through the continued review of the application, agency comments and the community consultation process.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 250 Dundas Street West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.
4. City Council direct City Staff to continue processing the application to resolve the issues detailed in this report and the issues raised through community consultation.
5. City Council direct the City Solicitor and appropriate City Staff to attend and oppose the application in its current form, should the application be appealed to the Local Planning Appeal Tribunal (the "LPAT") on the basis of Council's failure to make a decision on the application within the statutory timeframe of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

A pre-application consultation meeting was held with the applicant on February 5, 2018, to provide preliminary feedback and discuss complete application submission requirements. Significant concerns were raised with regard to the height, density and residential use of the proposed development within the proposed *Health Sciences District* of the Downtown Plan. The drawings presented at the meeting are similar to those formally submitted as part of the Zoning By-law Amendment application on April 30, 2018.

### **ISSUE BACKGROUND**

## **Proposal**

The application proposes to demolish the existing 8-storey office building and redevelop the site with a 52-storey (183 metres) mixed use building with 517 residential rental units on the eighth through fifty second floors, 12,295 square metres of office floor space on first through seventh floors and 821 square metres of retail use at-grade. The overall height of the building would be 183 metres, inclusive of a mechanical penthouse, and the proposed floor space index is 20.3 times the lot area.

The proposal includes a 7-storey podium measuring 38 metres in height with the tower element located on the eastern part of the site. The base building would extend up to the east, south and west property lines with varied setbacks to the north.

The eighth floor of the building incorporates the proposed amenity space and would project out to the north and west of the main tower floor plate. Above this, from the ninth-storey up the tower element would have a simple block form. The tower would have a floor plate measuring approximately 790 square metres.

The proposed residential component of the building includes 517 residential units. The breakdown of the units is: 335 1-bedroom units (65%), 130 2-bedroom units (25%) and 52 3-bedroom units (10%).

A total of 2,068 square metres of amenity space is proposed, equally split between outdoor amenity space and indoor amenity space (2 square metres per unit respectively). The amenity space would be located on the eighth floor.

The vehicular access is proposed from Simcoe Street on the eastern side of the site, leading directly into the building and providing access for service vehicles and passenger vehicles. One of each of a Type B, Type C and Type G loading spaces would be provided at grade within the northern part of the building. A total of 131 parking spaces (89 residential spaces, 41 non-residential spaces and 1 car-share space) are proposed in three below-grade parking levels, with 579 bicycle parking spaces (86-short term and 493-long term) also provided.

Attachments 1-6 provide the application's site plan, elevations and statistics.

## **Site and Surrounding Area**

The site is located on the north side of Dundas Street West and has an irregular shape, with a northern projection on the eastern and western sides of the site. The site spans the entire width of the block with frontages measuring approximately 74 metres onto Dundas Street West, 41 metres onto Simcoe Street to the east and 27 metres onto St. Patrick Street to the west. The property has an area of approximately 2,339 square metres (0.23 hectares).

The site is currently occupied by an 8-storey building that steps down to a 2-storey height to the west. The building has grade level retail uses with office space above.

North: Immediately to the north of the site is a residential development (One Park Lane) comprised of two 15-storey towers and one 10-storey tower. A private driveway forms the southern boundary of the housing complex, with an existing easement allowing maintenance, servicing, delivery and loading to the subject site. Beyond these buildings, but within the same block are two residential buildings at 13 and 14-storeys.

Farther to the north, beyond Elm Street are a number of institutional buildings up to 18-storeys in height, two 6-storey parking garage structures, surface parking and McCaul-Orde Park.

West: On the western side of St. Patrick Street is an open area serving St. Patrick's Church that includes surface parking, playspace serving a child care facility and a number of trees. Beyond this are four buildings between 1 and 3-storeys in height incorporating retail, restaurant and one residential unit. These properties are currently subject to an application (ref: 17 225847 STE 20 OZ) for a zoning amendment to permit a 38-storey mixed use building, which has been appealed to the LPAT. The properties at 129 and 131 McCaul Street are currently being evaluated by staff for potential designation under Part IV of the *Ontario Heritage Act*.

Immediately north of the properties subject to the appeal is St. Patrick's Church, a listed heritage property; the 4-storey Redemptorists Monastery, which is designated under Part IV of the *Ontario Heritage Act*; and Our Lady of Carmel Church fronting onto St. Patrick Street, which is a listed heritage property.

Farther to the west, beyond McCaul Street the buildings are generally low-rise, 2 to 3-storey house form properties, which, with the exception of the properties fronting Dundas Street West and McCaul Street, are located within designated *Neighbourhoods* in the Official Plan.

South: Immediately to the south of the site on the opposite side of Dundas Street West there is a 3-storey Toronto Police Service building (52 Division) that encompasses the width of the block. To the south of the Toronto Police Service building the lands at 234 Simcoe Street and 121 St. Patrick Street are subject to a recently approved application (ref: 15 218429 STE 20 OZ) to amend the zoning by-law to permit a mixed use development comprising a new public park and three buildings, a 39-storey tower and 35-storey tower on the eastern side of the site and a 17-storey building on the western side of the site.

Southwest of the site is 'Village by the Grange' on the corner of Dundas Street West and St. Patrick Street. This is a mixed use complex with a 4-storey base building and a number of residential towers farther to the south, which rise to a maximum of 16-storeys.

East: Immediately opposite the site on the eastern side of Simcoe Street is 480 University Avenue, which is currently being redeveloped to increase the height of the building to 207 metres (55-storeys) and introduce residential uses above the existing office building. Southeast of the site, on the corner of University Avenue and Dundas Street West is a 20-storey office building, which has a progressively stepped back upper floor from the northeast point of the building.

The properties fronting onto University Avenue are generally characterised by tall buildings with varying setbacks from the right-of-way.

### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include:

- (d) the conservation of features of significant architectural, cultural, historical, archeological or scientific interest;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (r) the promotion of a built form that,
  - (i) is well designed;
  - (ii) encourages a sense of place;
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant

The Provincial Policy Statement and geographically specific Provincial Plans, along with Municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs; and
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its Official Plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of this Report.

## **Official Plan**

The Official Plan is the City's primary land use planning document. The Official Plan contains policies which guide where and how the City grows its housing, commercial and

employment areas, ensures the stewardship of the City's green spaces, and directs expansion and improvement of the City's transportation network, among other directions. The site is located in the *Downtown* as identified in the Official Plan's Urban Structure (Map 2) and is designated *Mixed Use Areas*.

### Chapter One – Making Choices

Chapter 1 of the Official Plan contains a series of vision statements about the future of the City and the decisions that will help achieve this vision. Section 1.1 of the Official Plan outlines the Principles for a Successful Toronto as a City of Diversity and Opportunity, a City of Beauty, a City of Connections, and a City of Leaders and Stewards. Section 1.2 discusses the implementation of the Plan, stating that Toronto's future is about re-urbanization and its continuing evolution that will involve a myriad of situations and decisions that, while guided by the Official Plan, cannot encompass or even imagine every circumstance.

### Chapter Two – Shaping the City

Toronto's Downtown plays a vital role in the City's growth management strategy. A dynamic downtown is critical to the health of a city and to the region that surrounds it. Section 2.2.1 of the Official Plan contains policies to ensure that the *Downtown* will continue to evolve as a healthy and attractive place to live and work as new development that supports the urbanization strategy and the goals for *Downtown* is attracted to the area.

Section 2.3.1 Healthy Neighbourhoods of the Official Plan contains policies to ensure that development in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will, among other matters, be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density, and maintain adequate light and privacy for residents in those *Neighbourhoods*. The site is located within 150 metres of *Neighbourhoods* designated land on the west side of McCaul Street.

### Chapter Three – Building a Successful City

Section 3.1.1 contains policies that help guide the development of streets, sidewalks, boulevards, and other areas within the public realm.

Section 3.1.2 of the Official Plan includes policies for the City's Built Form and requires that new development be located and organized to fit within an area's existing and/or planned context.



Section 3.2.3 of the Official Plan seeks to maintain, enhance and expand the system of parks and open spaces across the city.

Section 3.5 of the Official Plan seeks to help create economic opportunity in the way that the plan directs growth, guides land use activity and the construction of new buildings.

#### Heritage Conservation

Section 3.1.5 of the Official Plan requires that development adjacent to heritage resources respects the scale, character and form of the heritage resource. The updated Heritage Conservation Policies contained in Official Plan Amendment 199, recently approved by the former OMB, cover a wide array of heritage properties including: individually significant buildings and structures, properties that are a part of a heritage conservation district, cultural heritage landscapes, archaeological resources and areas of archaeological potential.

#### Chapter Four – Land Use Designations

The site is designated *Mixed Use Areas* in the Official Plan, where Section 4.5 details that a broad range of commercial, residential and institutional uses are permitted. Section 4.5 includes criteria to guide development and its transition between areas of different development intensity and scale.

#### Chapter Five - Implementation

Section 5.6 of the Official Plan details that the Official Plan should be read as a whole in order to understand its comprehensive and integrative intent as a policy framework.

Section 5.3.2 details that guidelines, such as the Urban Design Guidelines, to support the Official Plan's objectives and provide more detailed implementation guidance.

This application will be reviewed against the Official Plan policies described above as well as the policies of the Toronto Official Plan as a whole.

### **Official Plan Amendment 231**

Official Plan Amendment (OPA) 231, adopted by City Council December 18, 2013, received approval by the Minister of Municipal Affairs and Housing on July 9, 2014, and is in large part under appeal before the Local Planning Appeal Tribunal. As an outcome of the Official Plan and Municipal Comprehensive Reviews, OPA 231 contains new economic policies and designations to stimulate office growth in the *Downtown, Central Waterfront* and *Centres*, and all other *Mixed Use Areas, Regeneration Areas* and *Employment Areas* and also contains new policies with respect to office replacement in transit-rich areas. In particular, Policy 3.5.1(2a), currently in force and effect, requires:

"A multi-faceted approach to economic development in Toronto will be pursued that:

(a) Stimulates transit-oriented office growth in the *Downtown* and the *Central Waterfront*, the *Centres* and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas*".

Additionally Policy 3.5.1(6) requires that new office development will be promoted in *Mixed Use Areas* and *Regeneration Areas* in the *Downtown*, *Central Waterfront* and *Centres*, and all other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas* within 500 metres of an existing or approved and funded subway, light rapid transit or GO station. Policy 3.5.1(9) requires an increase in office space on any site containing 1,000 square metres or more of existing office space, where residential development is proposed.

The property at 250 Dundas Street West is located in the *Downtown* within 500 metres of the St. Patrick Subway Station, and contains over 1,000 square metres of existing office uses and as such is subject to the policies in OPA 231.

### **Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current 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. The city-wide Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

This site is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

Policy 1 in the Official Plan's Section 5.3.2, Implementation Plans and Strategies for City-Building, states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design Guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3, The Built Environment, and other policies within the Official Plan related to the design and development of tall buildings in Toronto.

The south side of the site fronts onto Dundas Street West, which is identified on Map 1 of the Guidelines as a High Street. The east and west sides of the site front onto Simcoe Street

and St. Patrick Street respectively, both of which are identified as Secondary High Streets on Map 1 of the Guidelines.

The Guidelines note that High Streets are where tall buildings are considered an appropriate form of development with Map 2 - Downtown Vision Height Map of the Guidelines detailing a potential height range for development along this part of Dundas Street West of 62 to 107 metres (20 to 35-storeys).

The Guidelines identify three mitigating factors that take precedence over heights assigned to High Streets and Secondary High Streets. The presence of any of these factors overrides the ability to locate a tall building on a particular site if it is deemed to negatively impact:

- Heritage properties located on or adjacent to the development site;
- Sunlight on parks and open space; and
- Views of prominent and heritage properties, structures and landscapes.

In interpreting these heights, Section 1.5 of the Guidelines sets out that it should not be assumed that every site located along a High Street or Secondary High Street will be able to accommodate the upper height limit within the stated ranges, particularly as height and performance standards are intended to work together in determining whether a tall building development application will successfully meet the overall intention of the Guidelines, and perform to the highest architectural and built form design standards.

Map 4 of the Guidelines also identifies the Dundas Street West frontage of the site as a Priority Retail Street, which requires 60 percent of the building frontage along Dundas Street West to contain active retail uses.

### **Growing Up: Planning for Children in New Vertical Communities**

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. The Growing-Up Draft Urban Design Guidelines will be considered in the review of this proposal.

Section 3.1 of the Guidelines details that units larger than one bedroom should be thoughtfully designed to accommodate children. To ensure a suitable unit size to accommodate families the Guidelines details ranges for unit sizes of 87 – 90 square metres for two bedroom units and 100 – 106 square metres for three bedroom units.

The Council Decision and draft guidelines are available on the City's website at:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>

## **TOcore – Downtown Plan**

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to the Downtown Plan Official Plan Amendment.

At its May 1, 2018 meeting, Planning and Growth Management (PGM) Committee held a Special Public Meeting pursuant to Section 26 of the *Planning Act* and adopted a staff report entitled 'TOcore: Downtown Plan Official Plan Amendment', as amended, that recommended adoption of the Downtown Plan Official Plan Amendment (OPA 406). OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. Future amendments to existing Secondary Plans and Site and Area Specific Policies located within the Downtown area are recommended to be implemented once OPA 406 comes into force and effect.

At its May 22-24, 2018 meeting, City Council adopted OPA 406, as amended. The Council decision is available here:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

Pursuant to Section 26 of the *Planning Act*, the Downtown Plan will be forwarded to the Minister of Municipal Affairs for approval. Council has directed Staff to use the policies contained with the Downtown Plan to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister.

The OPA – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm and community services and facilities – is the result of a three-year study called TOcore: Planning Downtown. The TOcore study area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east. This OPA brings forward a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

As part of the City of Toronto's Five Year Official Plan Review under Section 26 of the *Planning Act*, OPA 406 is a component of the work program to bring the Official Plan into conformity with the Growth Plan. The OPA is consistent with the Provincial Policy Statement (2014), conforms with the Growth Plan and has regard to matters of provincial interest under Section 2 of the *Planning Act*.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

Further background information can be found at [www.toronto.ca/tocore](http://www.toronto.ca/tocore).

Map 41-3 of the Downtown Plan designates the eastern half of the site as *Mixed Use Areas 1 – Growth* and the western half of the site as *Mixed Use Areas 2 – Intermediate*.

Policy 6.23 of the Downtown Plan details that within *Mixed Use Areas 1* development will include a diverse range of building typologies, including tall buildings, with height, scale and massing dependent on the site characteristics, and provide a high proportion of non-residential uses within new mixed-use developments.

Policies 6.25 and 6.26 of the Downtown Plan detail that within *Mixed Use Areas 2* development will include building typologies that respond to their site context, including low-rise, midrise and some tall buildings, and that the scale and massing of buildings will respect and reinforce the existing and planned context of the neighbourhood.

The site is also located within the *Health Sciences District*, where Policy 6.15.2 details that development will replace existing institutional and non-residential gross floor area, and any increase in density, above existing as-of-right permissions within the Zoning By-law, will only contain institutional and/or non-residential gross floor area.

Section 10 of the Downtown Plan seeks to enhance community services and facilities to support a diverse range of programs and services to support communities, contribute to quality of life and act as neighbour focal points where people gather, socialize and access services. Community Services and Facilities are essential to fostering *complete communities*. Policy 10.7 details that development will include a non-profit child care facility where it can be accommodated on the site.

## **Zoning**

The site is zoned Commercial Residential (CR) by Zoning By-Law 438-86, as amended. The CR Zone permits a range of residential uses including apartment buildings and non-residential and community uses, including office, retail stores, service, community centres, day nursery and place of worship. The By-law permits a 37-metre building height and a combined density of 4 times the lot area for residential and non-residential uses on this site, 2.0 times the lot area for non-residential uses and 3.5 times the lot area for residential uses.

The site is also subject to City-wide comprehensive Zoning By-law 569-2013 (see Attachment 7). The By-law was passed by City Council on May 5, 2013, and is subject to numerous appeals and is not yet in force. By-law 569-2013 zones the property as Commercial Residential (CR). The CR zone includes the same performance standards as the CR zone in By-law 438-86, including the overall height and density limits.

### **Site Plan Control**

The proposed development is subject to Site Plan Approval. An application for Site Plan Control has not been submitted.

### **Reasons for the Application**

The applicant submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 37 metres by approximately 146 metres, resulting in a proposed building height of 183 metres (inclusive of the mechanical penthouse). The proposal also exceeds the maximum density of 4 times the lot area, with a proposed density of 20.3 times the lot area. In addition, the proposed building does not comply with other performance standards that apply to the lands.

### **Application Submission**

The application was submitted on April 30, 2018, and a notice of complete application was issued on May 29, 2018.

The following reports/studies have been submitted with the application:

- Planning Rationale
- Architectural Plans, Elevations and Sections
- Landscape Plan
- Survey Plan
- Urban Transportation Consideration s(inclusive of Parking/Loading study)
- Heritage Impact Statement
- Green Development Checklist
- Geotechnical Investigation
- Hydrogeological Investigation
- Noise and Vibration Impact Study
- Pedestrian Level Wind Study
- Functional Servicing and Storm Water Management Report
- Arborist/Tree Preservation Report
- Sun/Shadow Study
- Energy Strategy
- Community Services and Facilities Study
- Draft Zoning By-laws

The submitted planning information for the application is available on the link below:  
<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

## **Community Consultation**

The applicant has submitted a Public Consultation Strategy Report as part of the complete application submission requirements. This details previous meetings with stakeholders and proposes a number of neighbourhood meetings from Spring 2018 to Spring 2019, open house events, meetings with City staff and the Statutory Public Meeting.

Community consultation helps to inform Council in respect of the exercise of its authority to make a decision with regard to the planning application. This report seeks Community Council's direction on the community consultation process.

## **COMMENTS**

### **Circulation**

The application is currently being reviewed by circulation agencies with responses required by June 20, 2018. The review of the application is therefore ongoing and any additional issues not identified here will be discussed with the applicant as and when they become available.

### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the 'Issue Background' section of the Report.

Staff have determined that the current proposal is not consistent with the PPS and does not conform with the Growth Plan for the reasons below.

The PPS, and in particular Policy 1.1.3.3, encourages intensification and efficient development. However, this policy recognizes that local context is important and Policy 4.7 of the PPS identifies the Official Plan as being the most important vehicle for implementing the PPS. The City of Toronto Official Plan has responded by establishing areas for intensification and includes policies to encourage intensification, provided that this can occur in the context of other applicable policies.

The City's Official Plan contains clear, reasonable and attainable policies that protect provincial interests and direct development to suitable areas while taking into account the existing building stock and protects the character of the area consistent with the direction of the PPS.

In this context, given the transitional height context of the area, and the existing and planned context of the surrounding area, the proposed building height would be incongruous within the area and would not represent an appropriate transition from the lower height of the buildings to the north, west and south or to the greater heights of the buildings on University Avenue to the east.

PPS Policy 1.3.1 promotes economic development and competitiveness by requiring an appropriate mix and range of employment and institutional uses to meet long-term needs. Furthermore, Growth Plan Policy 2.2.5.1 seeks to increase employment densities, ensure sufficient provisions to accommodate forecasted employment growth and to retain and attract investment and employment. Although the proposal results in an uplift in office floor space at the site, the proposed development would be dominated by residential use (at 72%). The relatively limited uplift in employment floor space at the site, exemplified by the significant change in the percentage of office floor space at the site (see Table 1 below) and the high level of residential floor area would not meet the intent of the PPS and the Growth Plan with regard to encouraging an increase in employment uses.

The Growth Plan contains policies related to setting minimum intensification targets throughout delineated built-up areas (Policy 2.2.2.4). The proposed development however, does not conform with Policy 2.2.2.4.b) of the Growth Plan as it does not represent an appropriate scale of development for the surrounding area and does not appropriately transition to adjacent properties. Further, the proposed development does not conform with Policy 5.2.4.5.b) requiring the type and scale of development to be contextually appropriate.

The Growth Plan 2017 contains policies pertaining to population and employment densities that should be planned for in Major Transit Station Areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities. At the time of the MCR, municipalities can make a request to the Province for alternative targets to those set out in the Growth Plan.

The site is located within 500 metres of St. Patrick's subway station. The *Downtown* area has already been planned to be transit supportive and is on track to achieve a population density of over 400 residents and workers per hectare.

As part of the next MCR, the Province has set out a number of requirements, including, MTSA density, Urban Growth Centre density, Employment Area density, and others. The Ministry's draft Guidance document can be accessed at this link:



[http://www.placestogrow.ca/images/pdfs/MCR/en/draft\\_guidance\\_the\\_municipal\\_comprehensive\\_review\\_process\\_EN.pdf](http://www.placestogrow.ca/images/pdfs/MCR/en/draft_guidance_the_municipal_comprehensive_review_process_EN.pdf)

Given the above-noted reasons, the current proposal is not consistent with the PPS and does not adequately conform to the Growth Plan (2017). As noted, the Official Plan is the most important vehicle for implementing Provincial policy and, the current proposal does not meet the intent of the Official Plan as it does not provide an appropriately scaled and sited development.

## Land Use

Within the *Downtown*, the site is designated *Mixed Use Areas* within the Official Plan, which is generally in an appropriate location for development. The floor area (and percentage of total floor area) for each use within the existing and proposed buildings are detailed in the table below:

Table 1:

Use	Existing	Proposed
Office	10,245 sqm (90.7%)	12,295 sqm (26.2%)
Retail	1,051 sqm (9.3%)	821 sqm (1.8%)
Residential	n/a	33,775 sqm (72%)
<b>Total</b>	11,296 sqm	46,891 sqm

The proposed commercial and residential uses are permitted within designated *Mixed Use Areas* and the proposal would result in an uplift in non-residential floor space at the site, in accordance with OPA 231 requirements. However, the current mix of uses within the proposed development is dominated by residential use (at 72 %) and fails to advance Official Plan objectives regarding growing employment space. The sites location presents an opportunity for a much greater increase in non-residential gross floor area than the proposed redevelopment, which is supported by the Official Plan and the proposed Downtown Plan.

## TOcore – Downtown Plan

The proposal would increase density at the site above the existing as-of-right zoning permissions and does not currently include any uses that would support the growth of the *Health Sciences District*. As such, the proposal would not meet the intent of Policy 8.12 of the Downtown Plan.

The opportunity to include uses that support the growth of the *Health Sciences District*, such as treatment, education, research, office and related commercial functions should be considered by the applicant as part of a revised proposal.

## **Height, Massing and Setbacks**

The proposed building would measure 183 metres in height, inclusive of the mechanical penthouse, with a 7-storey base building at 38 metres in height. The proposed floor space index is 20.3 times the lot area.

### Height and Massing

The south side of the site fronts onto Dundas Street West, which is identified as a High Street on Map 1 of the Tall Building Design Guidelines. Map 2 of the Design Guidelines details potential height ranges for development along this part of Dundas Street West of 62 to 107 metres (20 to 35-storeys).

The proposed building, at 183 metres (52-storeys) would far exceed the maximum height range for this location and would therefore be contrary to the Tall Building Design Guidelines, which support and aid the implementation of the Official Plan policies, including Built Form Policy 3.1.2.

The proposed tower element would be setback over 39 metres from the west lot line, with a 7-storey base building covering most of the site. Although the height of the proposed tower would be excessive, the width of the lot provides an appropriate separation from the buildings to the east, while the 7-storey base provides a level of transition comparable to the existing building. However, a lower scale tower would be required to achieve such a transition across the whole site.

Immediately to the north of the site are five residential buildings between 10 and 15-storeys in height that are separated from the subject site by a private driveway. The proposal would be more than three times the height of these buildings and as set out below would not incorporate a sufficient setback to the property line. The excessive height and lack of sufficient setback from the north of the site would not respond to the scale of the properties to the north, which is contrary to Official Plan Policy 3.1.5.6.

With the exception of the 3-storey Toronto Police Service building (Division 52) to the south of the site, the existing and emerging context is largely mid-rise and lower height tall buildings that step down as their distance from University Avenue increases.

Immediately to the east of the subject site the office building at 488 University Avenue is currently under construction to increase the height to 207 metres (55-storeys). This adjacent building is positioned at the corner of Dundas Street West and University Avenue above a subway station (St. Patrick) where the Tall Building Design Guidelines provides potential allowances for additional height above those detailed in the guidelines. With this exception, the buildings on University Avenue within the vicinity of the site are generally between 10 to 42-storeys and the Tall Building Design Guidelines provides potential height ranges of 92 metres to 152 metres for these buildings.

The 183-metre height of the proposal, at just 23 metres lower than the adjacent 488 University Avenue building, which is subject to additional height allowances, and the maximum heights envisioned in the Tall Building Design Guidelines exemplifies that the

proposal would not represent a transitional form and would be incongruous within the existing and planned context.

Looking at the wider context, the site is located within an area subject to transitional building heights, largely delineated by north-south streets. There is a progressive stepping down of building heights at each street from the taller buildings on University Avenue down to the low-scale *Neighbourhood* buildings to the west of McCaul Street.

To the east and as set out above, University Avenue is identified as a High Street where tall buildings form the existing and planned context.

To the west, the buildings along Simcoe Street and Murray Street are generally between 5 and 25-storeys, with a recent approval of 17, 36 and 39-storey towers at 220 and 234 Simcoe Street. These two streets are identified as Secondary High Streets in the Tall Building Design Guidelines, where heights are expected to generally be one third lower than the High Street they run parallel to (University Avenue). The building heights then step down again on St. Patrick Street, with buildings generally between 2 and 16-storeys. Notably the recently approved development at the 220 and 234 Simcoe Street includes a step down in height on the site to 17-storeys where it would front St. Patrick Street.

Moving to the east side of McCaul Street, the buildings are generally 2 to 10-storeys in height and notably McCaul Street is not identified as a High Street or Secondary High Street in the Tall Building Design Guidelines. The buildings on the west side of McCaul Street and beyond are low-rise residential form buildings.

Given the transitional height context of the area, the designated *Neighbourhood* to the west of the site and the existing and planned context of the surrounding area, the proposed 183-metre building height would be incongruous within the area and would not represent an appropriate transition from the lower height of the buildings to the north, west and south or to the greater heights of the buildings on University Avenue to the east.

The Tall Building Design Guidelines detail that any increase in tower floor plates size over 750 square metres require that exceptional design attention be given to the shape and articulation of the tower to diminish the overall scale and impact of the building mass. For the reasons set out in this report, the proposed building is not considered to have an exceptional design that would diminish its impact. Therefore, the proposed floor plate of the tower element measuring over 790 square metres is excessive and unjustified.

### Setbacks

Council-approved OPA 352 (By-law 1105-2016) is based on the City's Tall Building Guidelines and speaks to the importance of providing sufficient setbacks and separation distances between tower portions of tall buildings to provide for privacy, sunlight and sky views. Council-adopted Zoning By-laws 1106-2016 and 1107-2016 require any building proposed within the Downtown to provide a minimum setback of 3 metres to a lot line abutting a street that is a public highway and 12.5 metres to the centre line of that street, and 12.5 metres to a lot line having no abutting street or public lane. While currently under appeal, these By-laws reflects Council direction related to achieving appropriate separation distances.

The proposed base building would extend up to the east, south and west property lines, with various setbacks of between 5.4 and 0 metres to the north property line and the proposed tower element would be set on the eastern side of the podium.

In accordance with the City's Tall Building Design Guidelines and OPA 352 the proposed tower would have setbacks of 12.5 metres to the centre point of Dundas Street West and Simcoe Street to the south and east respectively, and a setback of 39 metres to the west property line.

However, despite a relatively large site the proposed tower element provides only a setback of between 2.8 metres and 3.3 metres from the base building to the south and a setback of 11.8 from the northern property line.

The inadequate setbacks, insufficient step back of the tower, and the overly large floor plate, like the height discussed above, are indicative of a building which is too large for its site. This would be contrary to the Tall Building Design Guidelines and OPA 352.

### Summary

The currently proposed development height, massing, setbacks and stepbacks do not respond appropriately to or provide an appropriate transition in height or massing to the low-rise, largely *Neighbourhoods* context of the area to the west and northwest, the mid-rise form of the buildings to the north and the mid-rise and lower level tall buildings to the south. Beyond this the proposed tower would not represent a transitional form to the tall buildings along University Avenue. The height of the proposed tower element would be incongruous within the locality, particularly in views from the west along Dundas Street West where the shift in the road alignment exposes the full height of the tower, and would not be in keeping with the existing and planned context of the surrounding area.

The height, massing, setbacks and floor plate size of the currently proposed tower are contrary to the City's Official Plan transition and Built Form policies, the Tall Building Design Guidelines, Council-approved OPA 352 and By-laws 1105-2016, 1106-2016 and 1107-2016, and the Council-endorsed directions of the Proposed Downtown Plan, which implement the PPS and Growth Plan for contextually appropriate development.

## **Heritage Conservation**

The subject site does not contain any heritage buildings, however, St Patrick's Church to the west of the site is listed on the City's Heritage Register, while the two buildings at 129 McCaul Street and 131 McCaul Street to the west of the site are being evaluating by staff for potential designation under Part IV of the *Ontario Heritage Act*. To the northwest of the site are a number of heritage properties.

A Heritage Impact Assessment (HIA) prepared by ERA Architects and dated April 27, 2018, was submitted in support of the application. The HIA concludes that the proposed development would conserve the integrity of the identified cultural heritage value of the adjacent heritage properties.

The HIA is being reviewed by Heritage Preservation Services and should any issues arise these will be raised with the applicant.

## **Sun, Shadow and Wind**

The submitted shadow study prepared by Urban Strategies Inc. and dated April 30, 2018, shows that the proposed development at 183 metres in height would result in additional shadowing to the designated *Neighbourhoods* to the northwest of the site in the morning during the spring and fall equinoxes. This is not supported by staff, nor does it conform with Official Plan *Mixed Use Areas* Policy 4.5, particularly Policy 2 d), which requires development within designated *Mixed Use Areas* to locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes.

A Preliminary Pedestrian Level Wind Assessment prepared by RWDI Consulting and dated April 27, 2018, has been submitted with the application. The Assessment indicates that the building includes a number of design features that are positive for wind control. However, it also details that the four corners of the proposed development would experience elevated wind activity with uncomfortable or even severe conditions during the winter. In addition to this it concludes that the considerably taller height of the building compared to the surrounding properties to the west and northwest results in increased wind speeds to the office, café and retail entrances and the top of the seven-storey podium. The assessment recommends that wind tunnel testing be used to quantify these wind conditions and appropriate wind control solutions be developed.

A detailed wind assessment will be required prior to any potential approval of a Zoning Amendment to ensure that the building envelope is appropriate at the site.

## **Residential Unit Mix**

The proposed overall unit breakdown consists of 65% one-bedroom units, 25% two-bedroom units and 10% three-bedroom units, which meets the intent of the relevant housing policies and guidelines. However, all of the 2 and 3-bed units (35% of the total units) would have floor areas below the recommended range of unit sizes in the Growing-Up Urban Design Guidelines. The residential mix of units should be maintained as part of

any resubmission, while the floor areas of the units should be increased to meet the recommended range of unit sizes to provide a diversity of bedroom sizes.

### **Amenity Space**

Amenity space is required for this development at a rate of 2.0 square metres per unit for a total of 1034 square metres of each, indoor and outdoor space. The proposed development would provide 1034 square metres of each, indoor and outdoor amenity space. The amenity space will need to provide for a range of uses and users including children, seniors and pets.

The Wind Assessment discussed above details that wind levels to the external amenity space are likely to be higher than desired for passive activities. This would necessitate the need for tall guardrails, plus screening and landscaping around seating areas.

### **Parking and Loading**

The proposed development includes 131 resident vehicular parking spaces, 41 non-residential spaces and one car share space. The in-force Zoning By-law requires a minimum of 371 parking spaces, comprising 327 resident spaces and 44 non-residential spaces. The submitted Traffic Impact Study provided by BA Group and dated April 27, 2018, details that the reduced level of provision is appropriate due to the location of the site in close proximity to transit services and bicycle routes, and the availability of off-site parking lots for visitors.

On-site loading will be provided within the form of one of each Type B, Type C and Type G loading spaces. These would be located within the building envelope and accessed directly off Simcoe Street.

Transportation Services staff are currently reviewing the application and should any issues arise these will be raised with the applicant.

### **Bicycle Parking**

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies seek to increase the opportunities for better walking and cycling conditions for residents.

The development proposes 579 resident bicycle parking spaces, comprising 493 long-term spaces and 86 short-term spaces, which meets requirements of the Zoning By-law.

### **Servicing**

A Geotechnical Investigation Report, Hydrogeological Investigation Report and Functional Servicing and Storm Water Management Report have been submitted with the application. These are currently being reviewed by the various divisions and should any issues arise these will be raised with the applicant.

## **Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8b of the Toronto Official Plan shows local parkland provisions across the City. The site is in the lowest quintile of current provision of parkland and is in a parkland acquisition priority area, as per chapter 415, article iii of the Toronto Municipal Code.

The proposal is not providing any parkland on the site. In accordance with Official Plan Policy 3.2.3.7, the applicant is requested to satisfy the parkland dedication through acquiring off-site parkland that will contribute positively to existing parks within the neighbourhood. The applicant is encouraged to work with other development applicants within 500 metres of their site to consolidate multiple off-site parkland dedication requirements with the conveyance of one site. The size and location of the parkland would be subject to the approval of the General Manager, Parks, Forestry and Recreation, and would be subject to conditions for conveyance of parkland prior to the issuance of the first above grade building permit.

## **Streetscape**

The proposed development would provide a 6 metre wide sidewalk width onto Dundas Street West in accordance with the Tall Building Design Guidelines. Further details of the streetscape will be considered as part of a Site Plan Approval application.

## **Trees**

There are 19 trees on or within 6 metres of the subject site. The submitted Arborist Report and Tree Preservation Plan by Kuntz Forestry Consulting Inc., dated April 27, 2018, recommends the removal of 11 trees, inclusive of five City street trees to accommodate the proposed development and one additional tree due to a hazardous condition. It is proposed to provide three on-site replacement trees and five street trees. Urban Forestry staff are reviewing the Arborist Report and should any issues arise these will be raised with the applicant.

## **Community Services and Facilities**

A Community Services and Facilities Report, prepared by Urban Strategies Inc. and dated April 30, 2018, has been submitted with the application. This report details that the population within the study area grew by over 63% between 2006 and 2016. The report recommends that additional libraries and community centres will be required but that the City's existing and future inventory of services and facilities would adequately serve the demand of the study area.

The Community Services and Facilities Report is currently being reviewed by City Planning and other divisions, and should any issues arise these will be raised with the applicant.

## **Tenure**

The proposed tenure is rental.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. To this end, the development proposes the required number (493 and 86) long-term and short-term bicycle parking spaces respectfully. Should the zoning by-law amendment application be approved in some form, the subsequent Site Plan Approval application will be further reviewed for compliance with the TGS.

## **Section 37**

Section 37 of the *Planning Act* allows the City to require community benefits in situations where increased density and/or height are permitted. Community benefits are specific capital facilities (or cash contributions for specific capital facilities) and can include: affordable housing; daycare; public art; streetscape improvements on the public boulevard not abutting the site; and other works detailed in Section 5.1.1.6 of the Official Plan.

Section 37 may also be used as may otherwise be agreed upon, subject to the policies contained in Chapter 5 of the Official Plan. The community benefits must bear a reasonable planning relationship to the proposed development including, at a minimum, an appropriate geographic relationship and may relate to planning issues associated with the development (e.g. local shortage of parkland). No discussions have been advanced as the development review process is in the initial stages.

Should the application be appealed to the LPAT then City Planning staff recommend that the City Solicitor be directed to request the Local Planning Appeals Tribunal, in the event it determines to allow the appeals in whole or in part, to withhold any Order that may approve the development until such time as the City and the owner have presented by-laws to the Board in a form acceptable to the Acting Director, Community Planning, Toronto and East York District and the City Solicitor. This includes providing for the appropriate Section 37 benefits to be determined and incorporated into any zoning by-law amendment and a satisfactory Section 37 agreement has been entered into as between the City and the owner and registered on title, all to the satisfaction of the Acting Director, Community Planning, Toronto and East York District and the City Solicitor.



## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), the Greenbelt Plan (2017) and the Toronto Official Plan. Staff are of the opinion that the current proposal is not consistent with the PPS (2014) and conflicts with the Growth Plan (2017). Additionally, the proposal is not in keeping with the intent of the Toronto Official Plan.

Staff recommend that the application continues to be processed to resolve the issues detailed in this report, identified through divisional and agency comments, and through community consultation. However, should the application be appealed to the LPAT on the basis of Council's failure to make a decision on the application within the statutory timeframe of the *Planning Act*, the City Solicitor and appropriate City Staff should attend and oppose the application in its current form.

## **CONTACT**

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Tel. No. (416) 338-2073

E-mail: Nathaniel.Baker@toronto.ca

## **SIGNATURE**

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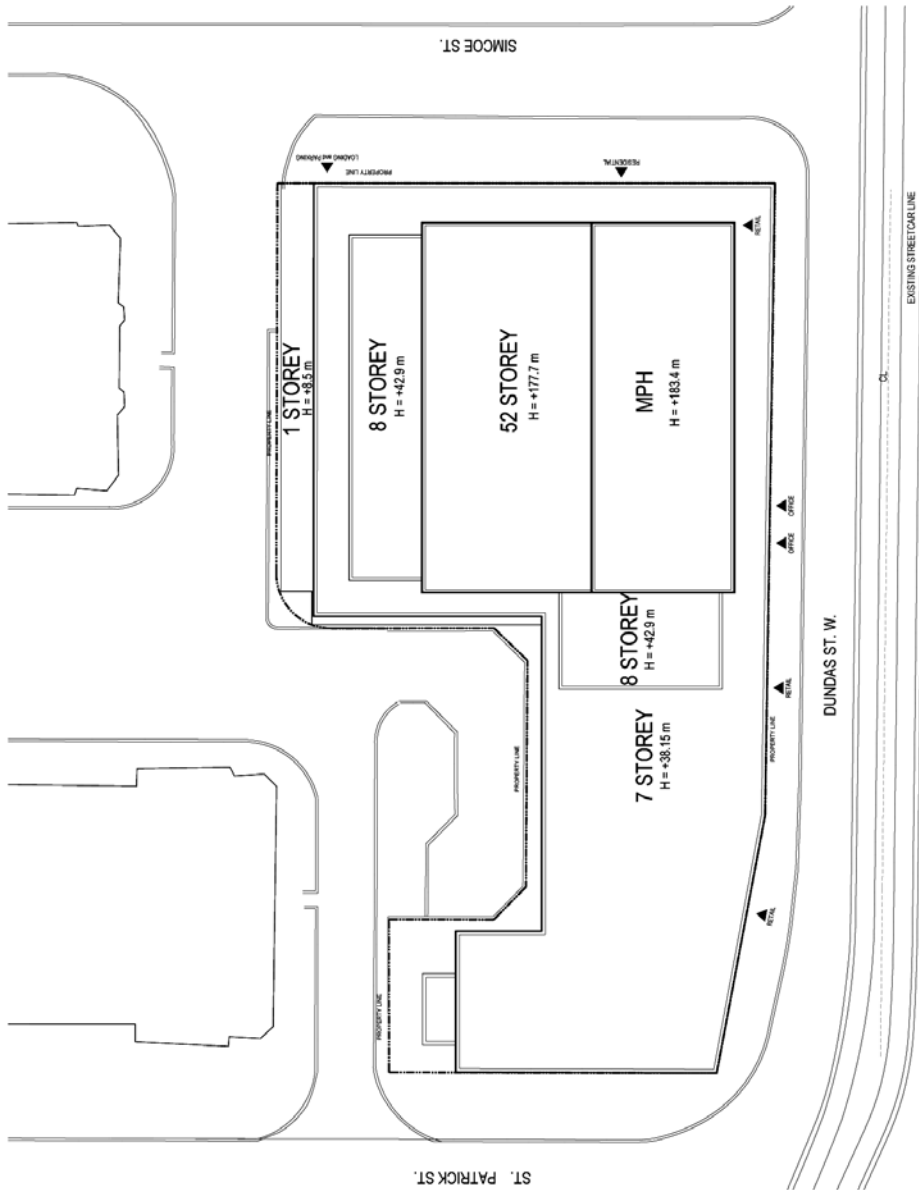
Lynda H Macdonald  
Acting, Director, Community Planning,  
Toronto and East York District

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## **ATTACHMENTS**

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

**Attachment 1: Site Plan**

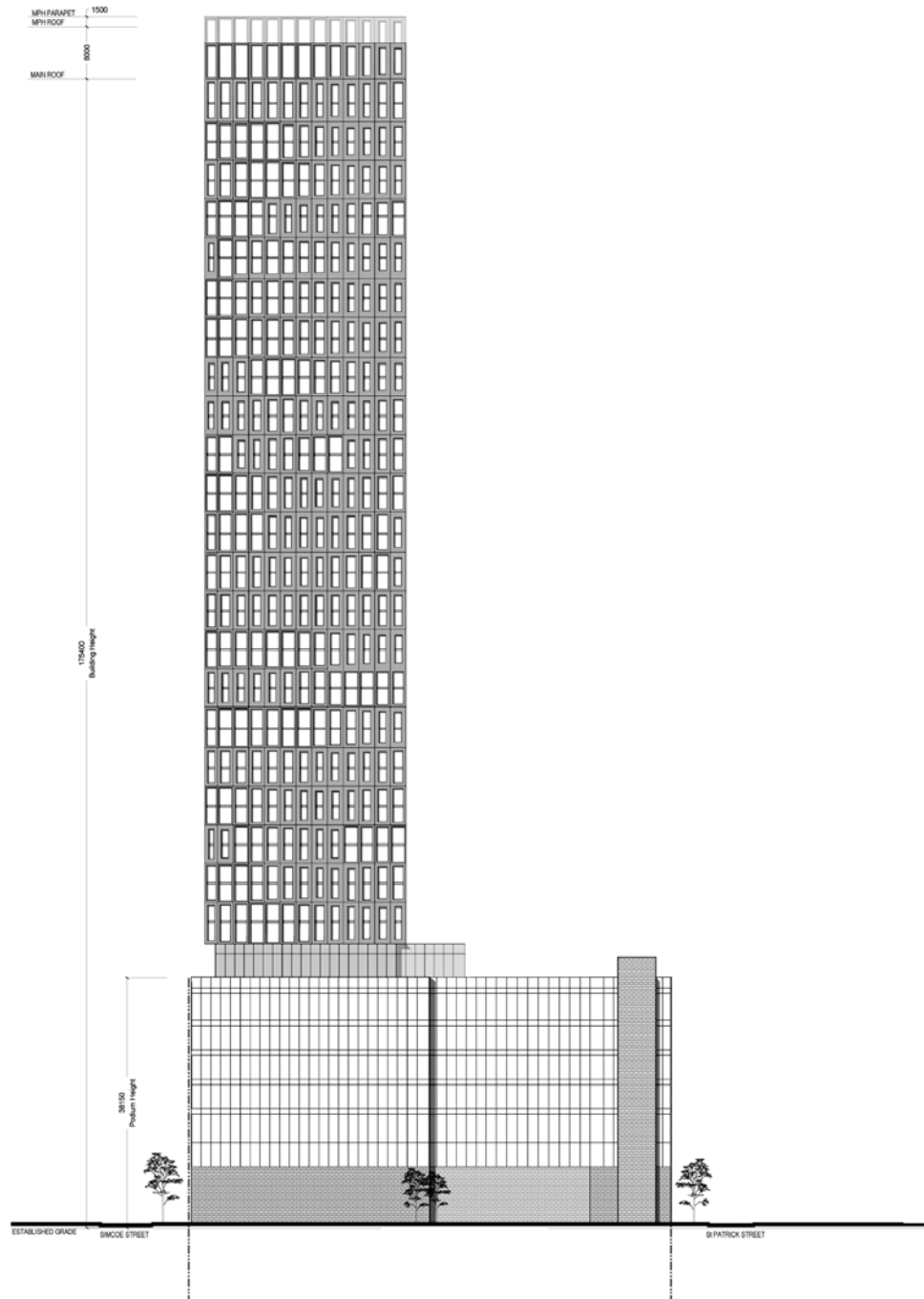


**250 Dundas Street West**

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 05/09/2018

File # 18 150969 STE 20 0Z

## Attachment 2: North Elevation



North Elevation

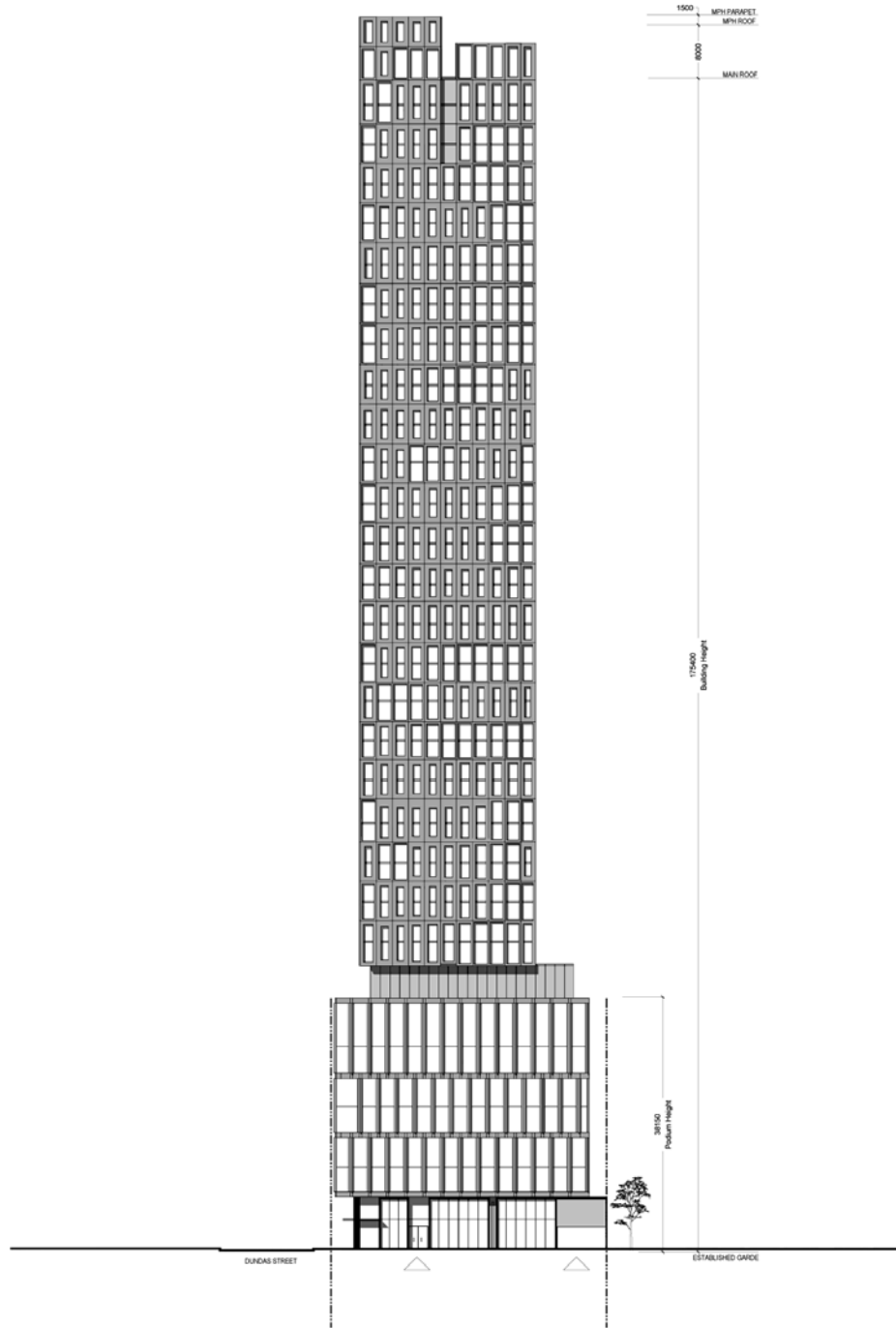
250 Dundas Street West

Applicant's Submitted Drawing

Not to Scale  
05/09/2018

File # 18 150969 STE 20 0Z

### Attachment 3: East Elevation



## East Elevation

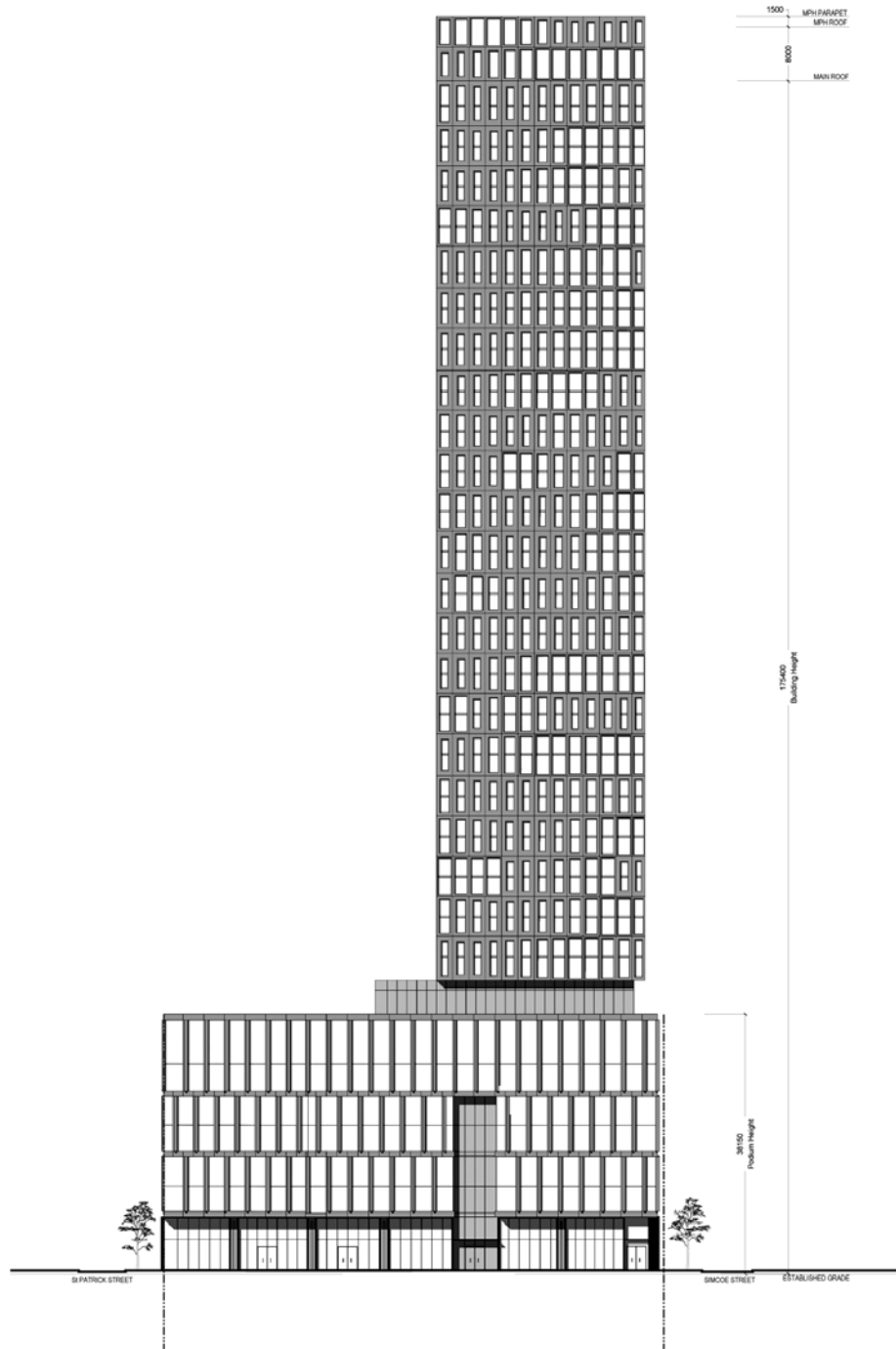
Applicant's Submitted Drawing

Not to Scale  
05/09/2018

## 250 Dundas Street West

File # 18 150969 STE 20 0Z

# Attachment 4: South Elevation



## South Elevation

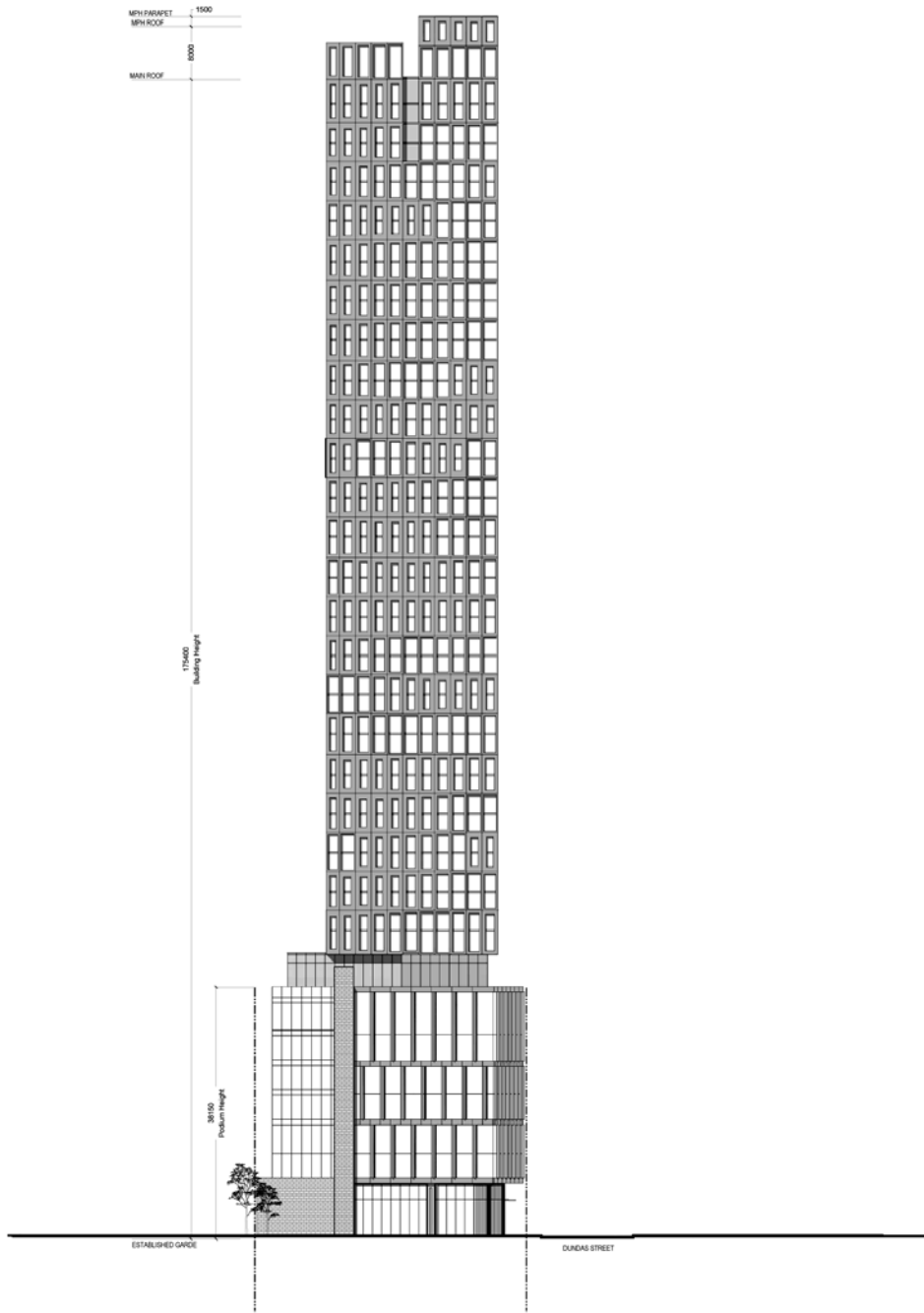
## 250 Dundas Street West

Applicant's Submitted Drawing

Not to Scale  
05/09/2018

File # 18 150969 STE 20 0Z

## Attachment 5: West Elevation



West Elevation

Applicant's Submitted Drawing

Not to Scale  
05/09/2018

250 Dundas Street West

File # 18 150969 STE 20 02

## Attachment 6: Application Data Sheet

**Municipal Address:** 250 DUNDAS ST W      **Date Received:** April 30, 2018  
**Application Number:** 18 150969 STE 20 OZ  
**Application Type:** OPA / Rezoning, Rezoning  
**Project Description:** Zoning By-law Amendment application to facilitate the redevelopment of the site for a 52-storey mixed-use building, with a total of 517 residential units, 12,295 square metres of office space and 821 square metres of at-grade retail.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Dream Asset Management Corp.	Urban Strategies Inc	IBI Group	Dundead Canada (GP) INC

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use	Site Specific Provision:	No
Zoning:	Commercial Residential	Heritage Designation:	No
Height Limit (m):	37	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m):	2,339	Frontage (m):	74	Depth (m):	41
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,967	1,967
Residential GFA (sq m):			33,776	33,776
Non-Residential GFA (sq m):			13,184	13,184
<b>Total GFA (sq m):</b>			<b>46,959</b>	<b>46,959</b>
Height - Storeys:			52	52
Height - Metres:			183	183
Lot Coverage Ratio (%):	84.1	Floor Space Index:	20.08	
<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>		<b>Below Grade (sq m)</b>	
Residential GFA:		33,690	86	
Retail GFA:		821		
Office GFA:		12,295	68	
Industrial GFA:				
Institutional/Other GFA:				

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			517	517
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>			<b>517</b>	<b>517</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:			335	130	52
<b>Total Units:</b>			<b>335</b>	<b>130</b>	<b>52</b>

**Parking and Loading**

Parking Spaces:	371	Bicycle Parking Spaces:	579	Loading Docks:	3
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**CONTACT:**

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