

## **1494-1502 Dundas Street West – Zoning Amendment Application – Preliminary Report**

Date: February 22, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 9 - Davenport

**Planning Application Number:** 19 101840 STE 09 OZ

**Notice of Complete Application Issued:** February 13, 2019

**Anticipated City Council Meeting Date:** July 16, 2019

**Current Uses on Site:** Consolidated properties on Dundas Street West containing a former funeral home with residential uses above.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 1494-1502 Dundas Street West. This application is also being reviewed with the Official Plan and Zoning By-law Amendment applications at 646-648 Dufferin Street and 1-3 Boland Lane (File No. 19 101834 STE 09 OZ), as this application is proposing that the loading requirements be shared off-site within the development proposal to the north accessed via the public laneway. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1494-1502 Dundas Street West together with the Ward Councillor, and that the meeting be held concurrently with the application at 646-648 Dufferin Street and 1-3 Boland Lane.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

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The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

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### Application Description

This application proposes an 8-storey (25.8 metres) mixed-use building containing a total of 45 residential units [4 one-bedroom (9%), 39 two-bedroom (87%), and 2 three-bedroom (4%)], 4,268 square metres of residential gross floor area and 396 square metres of retail gross floor area. Eighteen stacked vehicular parking spaces and 84 bicycle parking spaces are proposed. The floor space index (FSI) for the proposed development is 5.69 times the area of the lot.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1-5 of this report, for a three dimensional representation of the project in context, a location map, proposed site plan, Official Plan map, and application data sheet, respectively.

### Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include the Growth Plan for the Greater Golden Horseshoe (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The site is located on lands shown as *Mixed Use Areas* on Land Use Map 18 of the Official Plan (see Attachment 4).

## **Zoning By-laws**

The property is zoned MCR T2.5 C1.0 and R2.0 under Zoning By-law 438-86 and CR 2.5 (c1.0; r2.0) SS2 (X1584) under Zoning By-law 569-2013. These zones permit a range of commercial and residential uses. The site has a maximum permitted height of 16 metres and a maximum permitted density of 2.5 times the area of the lot.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

- Avenues and Mid-Rise Buildings Study and Mid-rise Performance Standards Addendum
- Growing Up: Planning for Children in New Vertical Communities

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

## **COMMENTS**

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### **Reasons for the Application**

The application proposes to amend Zoning By-laws 438-86 and 569-2013 for the property at 1494-1502 Dundas Street West to vary performance standards including: building height, density, setbacks, parking and loading requirements.

### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

### **Provincial Policies and Plans Consistency/Conformity**

Staff are evaluating this application for consistency with the PPS (2014) and conformity with the Growth Plan (2017).

- Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS (2014) and the Growth Plan (2017) will be largely determined by conformity with the Official Plan.

## **Official Plan Conformity**

The Official Plan designates the site as *Mixed Use Areas*, as shown on Land Use Map 18, and is located along an *Avenue*, as shown on Map 2, the Urban Structure Map of the Official Plan. *Mixed Use Areas* encourage developments with a range of uses while providing built form controls to protect the existing planned and built context and providing proper transitions to the lower scale *Neighbourhoods* designation. New development along *Avenues* are intended to be lower in scale, with a greater emphasis on residential development.

- Planning staff are reviewing the application for conformity to the Official Plan policies.

## **Built Form, Planned and Built Context**

Staff are assessing the suitability of the proposed height and massing and other built form criteria based on Section 2q. and r. of the Planning Act; the Growth Plan (2017); the City's Official Plan policies; and Design Guidelines, including the Avenues and Mid-rise Buildings Study, and the Mid-rise Building Performance Standards and Addendum.

The following issues have been identified:

- The appropriateness and suitability of the proposed mid-rise building's height and massing, including setbacks, stepbacks and angular plane adherence
- The appropriateness and suitability of the proposed public realm including the proposed cantilever over the Dundas Street sidewalk, building setback, alignment with adjacent properties, and treatment of the public right-of-way
- Conformity with the Character Avenues of the Midrise Guidelines
- Appropriate transitions to the abutting *Neighbourhoods*
- Proposed off-site loading at 646 Dufferin Street proposed development
- Proposed size of the retail space

## **Amenity Space/Unit Mix and Housing**

Staff are evaluating the proposal against current amenity space requirements and council direction with respect to a full range of housing types including:

- The proposed location of indoor and outdoor amenity space
- The proposed mix and size of units to determine whether or not the proposal provides for a broad range of households, including families with children, and
- The possibility of providing some units as affordable housing

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law). The applicant proposes to remove one City-owned street tree and plant three new street trees on Dundas St. West. Forestry

staff are reviewing the Arborist Report submitted with the application. Staff will continue to assess the appropriateness of the applicant's proposed tree replacement plan.

### **Community Services and Facilities**

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A CS&F Study was submitted with the application and is currently under review by City staff. Staff will assess the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

### **Infrastructure/Servicing Capacity**

Staff are reviewing the application to determine if there is sufficient hard infrastructure capacity (sewer, water, roads, transit, hydro, community services and facilities, etc.) to accommodate the proposed development.

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide a rationale for any new infrastructure and/or upgrades to the existing infrastructure. These studies are currently under review by staff.

A Transportation Impact Study was submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements if necessary, to accommodate the travel demands and impacts generated by the development. The application is proposing that all loading requirements be satisfied off-site at the adjacent development submitted concurrently with this application at 646-648 Dufferin Street and 1-3 Boland Lane (File No. 19 101834 STE 09 OZ). The study is currently under review by staff.

## **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 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.

Staff is reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

## **Other Matters**

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

## **CONTACT**

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Aviva Pelt, Planner, Tel. No.416-392-0877, E-mail: [Aviva.Pelt@toronto.ca](mailto:Aviva.Pelt@toronto.ca)

## **SIGNATURE**

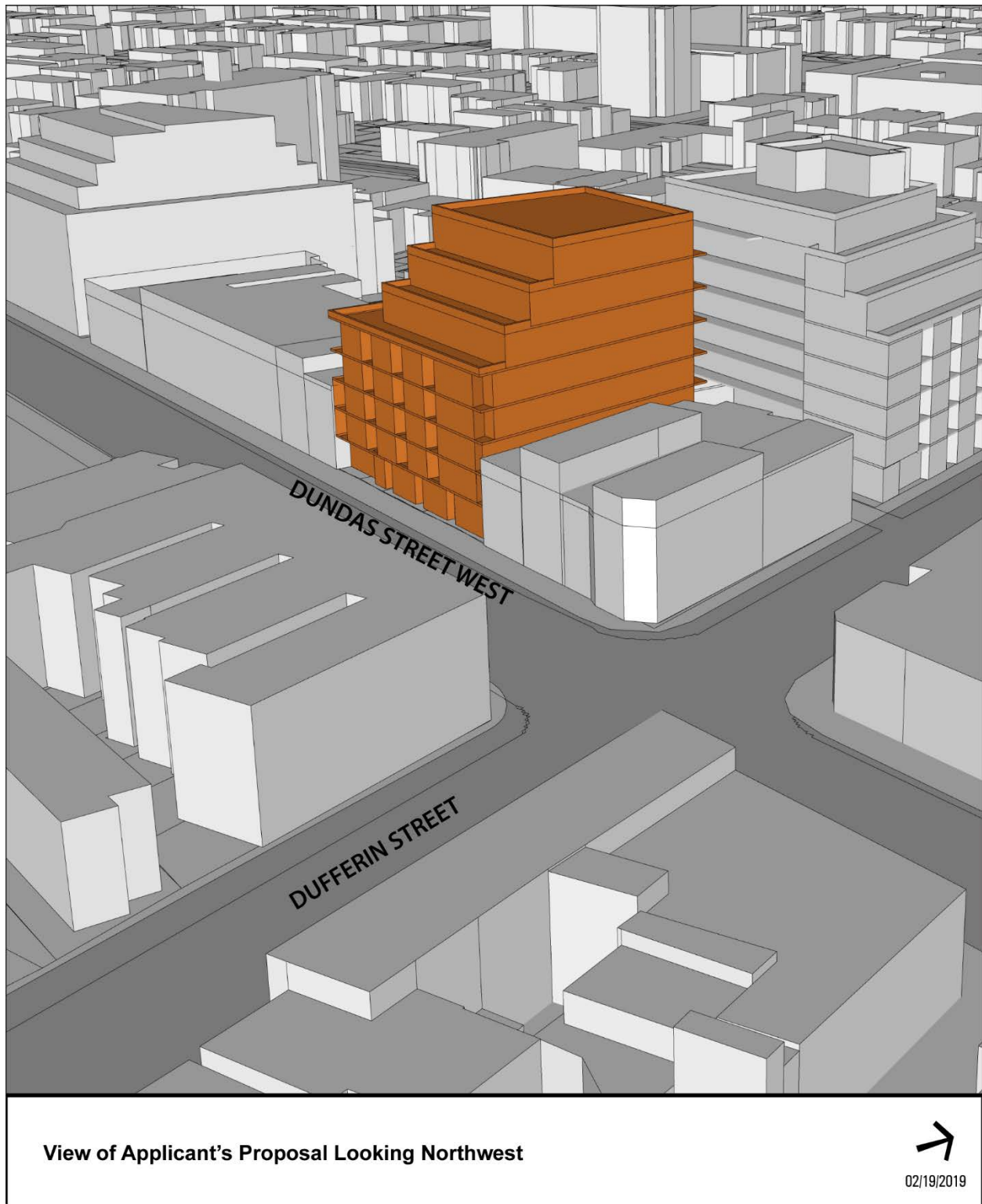
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Lynda H. Macdonald, MCIP, RPP, OALA  
Director, Community Planning,  
Toronto and East York District

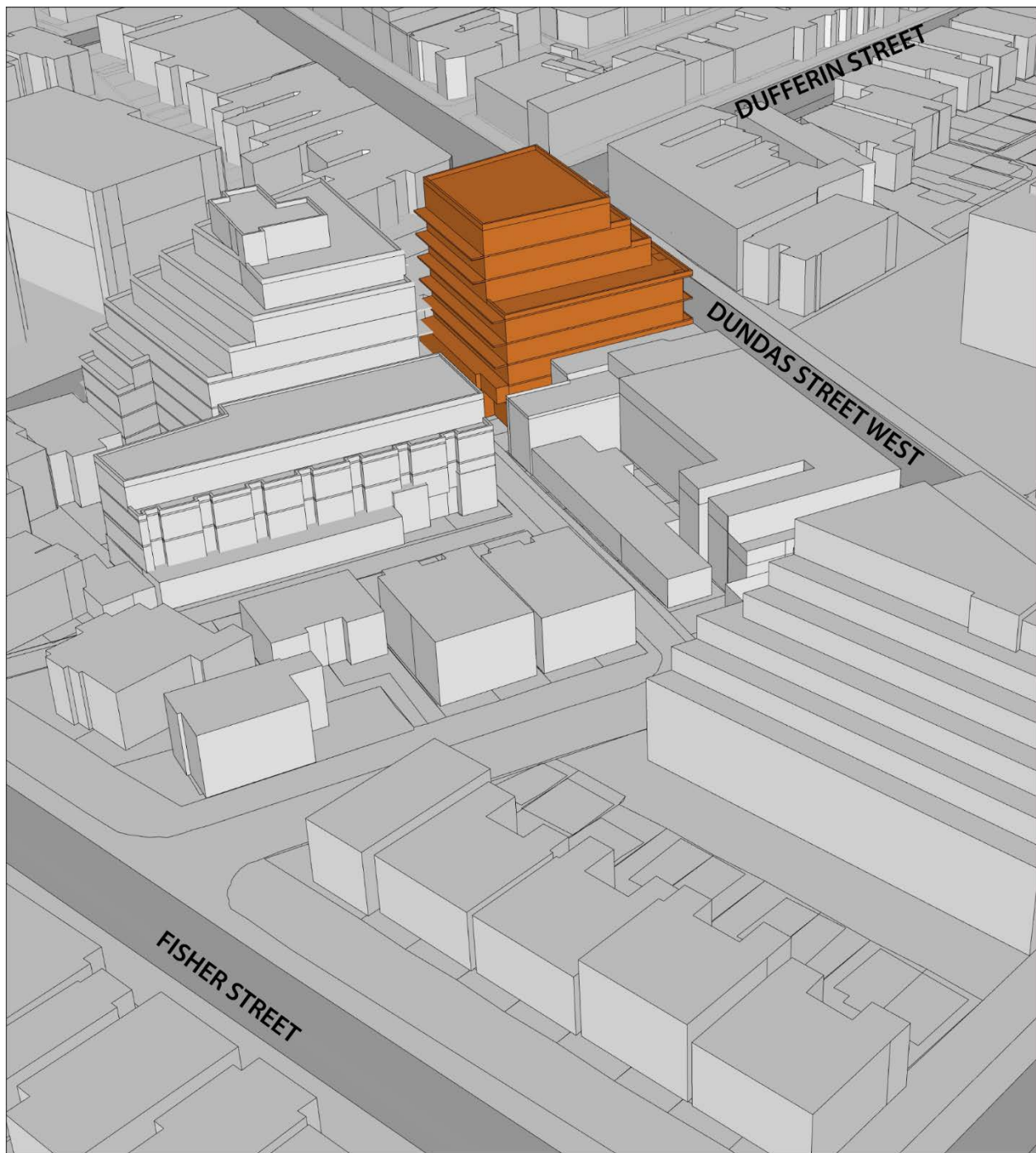
## **ATTACHMENTS**

Attachment 1: 3D Model of Proposal in Context  
Attachment 2: Location Map  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map  
Attachment 5: Application Data Sheet

## Attachment 1: 3D Model of Proposal in Context







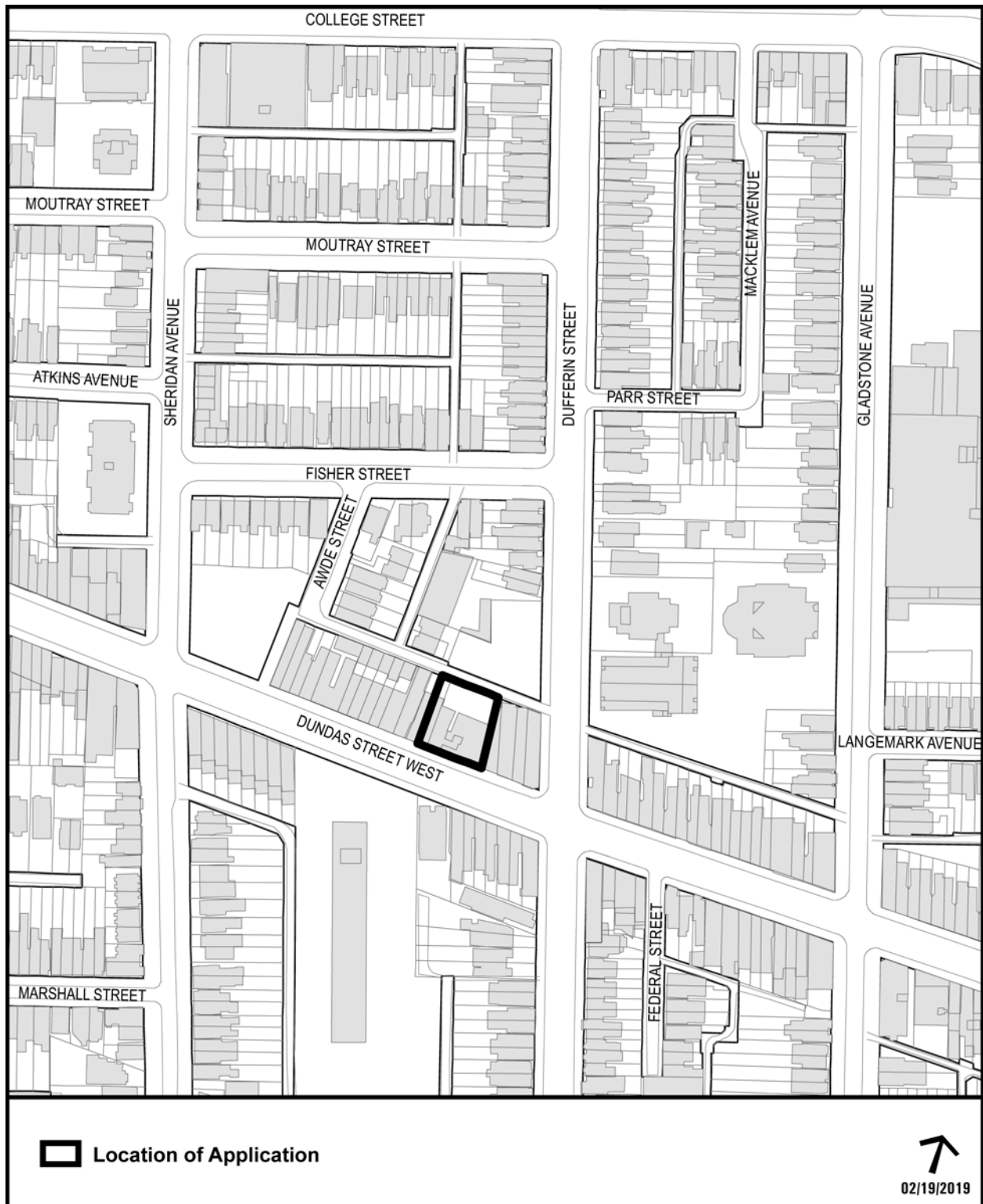
**View of Applicant's Proposal Looking Southeast**



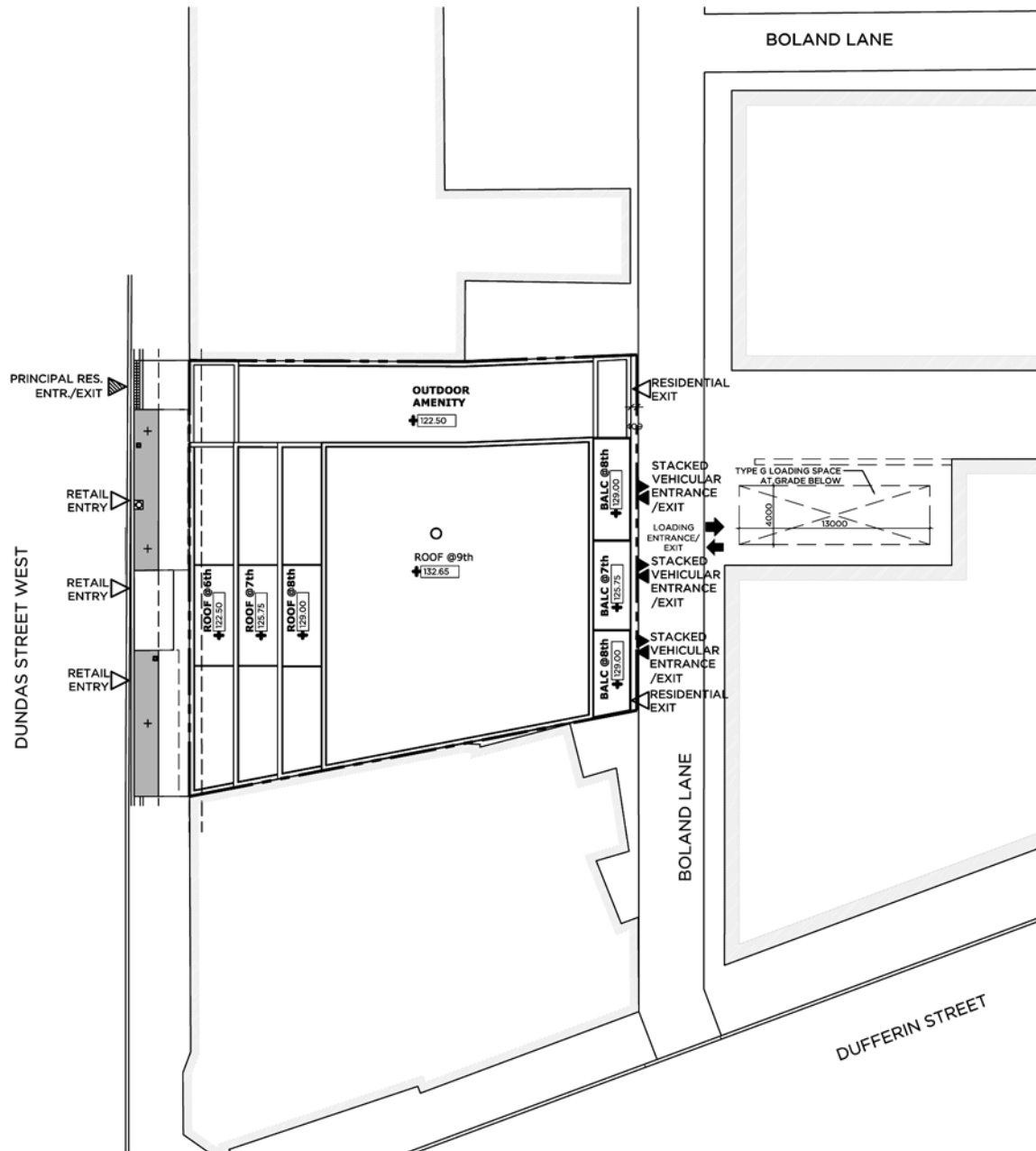
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## Attachment 2: Location Map



### Attachment 3: Site Plan



## Site Plan

1494-1502 Dufferin Street West

Applicant's Submitted Drawing

Not to Scale  
02/27/2019



File # 19 101840 STE 09 02

## Attachment 4: Official Plan Map



### Official Plan Land Use Map #18

1494-1502 Dufferin Street West

File # 19 101840 STE 09 02



↑  
Not to Scale  
02/19/2019

## Attachment 5: Application Data Sheet

Municipal Address: 1494 DUNDAS ST W Date Received: January 7, 2019

Application Number: 19 101840 STE 09 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-Law Amendment to permit an 8-storey mixed-use building fronting onto Dundas Street West. The total height of the building would be 25.8 metres including wrapped mechanical penthouse, and it would contain a total of 45 dwelling units, a 396 square metre retail unit at grade on Dundas Street West and a total of 18 stacked parking spaces accessed at grade from the rear laneway.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC	Tony Volpentesta	RAW Design	LASIUK DAVID E

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: No

Zoning: MCR T2.5 C1.0 R2.0 Heritage Designation: 0

Height Limit (m): 16 Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq m): 819 Frontage (m): 30 Depth (m): 31

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	522		729	729
Residential GFA (sq m):	389		4,268	4,268
Non-Residential GFA (sq m):	1,114		396	396
Total GFA (sq m):	1,503		4,664	4,664
Height - Storeys:	3		8	8
Height - Metres:			27	27

Lot Coverage Ratio (%) 89.01 Floor Space Index: 5.69

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	4,268	
Retail GFA:	396	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			45	45
Other:				
Total Units:			45	45

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			4	39	2
Total Units:			4	39	2

#### Parking and Loading

Parking Spaces:	18	Bicycle Parking Spaces:	84	Loading Docks:	1
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#### CONTACT:

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