

646-648 Dufferin Street and 1-3 Boland Lane – Official Plan and Zoning Amendment Applications – Preliminary Report

Date: February 25, 2019

To: Toronto and East York Community Council

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

Ward: 9 - Davenport

Planning Application Number: 19 101834 STE 09 OZ

Notice of Complete Application Issued: February 13, 2019

Anticipated City Council Meeting Date: July 16, 2019

Current Uses on Site: A surface parking lot fronting onto Dufferin Street with a 1-storey commercial building and 2-storey semi-detached dwellings on Boland Lane.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 646-648 Dufferin Street and 1-3 Boland Lane. This application is also being reviewed with the Zoning By-law Amendment application submitted concurrently at 1494-1502 Dundas Street West (File No. 19 101840 STE 09 OZ), as that development application is proposing shared off-site loading with this proposed development 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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 646-648 Dufferin Street and 1-3 Boland Lane together with the Ward Councillor, and that the meeting be held concurrently with the application at 1494-1502 Dundas Street West.
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

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes an 8-storey (29.05 metres, including mechanical penthouse) residential building fronting onto Dufferin Street and seven 4-storey (13 metres) townhouses fronting onto Boland Lane. A total of 85 residential units: 32 one-bedroom (38%), 37 two-bedroom units (43%), and 16 three-bedroom units (19%), 8,853 square metres of residential floor area, 48 vehicular parking spaces and 89 bicycle spaces are proposed. The floor space index (FSI) for the proposed development is 3.95 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, including 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 Uses Areas and Neighbourhoods* on Land Use Map 18 of the Official Plan (see Attachment 4).

Zoning By-laws

The eastern portion of the site containing the parking lot that fronts onto Dufferin Street is zoned MCR T2.5 (C1.0 and R2.0) under Zoning By-law 438-86, as amended, 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. This portion of 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 rear (western) portion of the site that fronts onto Boland Lane, containing a commercial building and a semi-detached dwelling, is zoned R4 Z1.0 under Zoning By-law 438-86, as amended, and R (d1.0) (x810) under Zoning By-law 569-2013. These zones permit a range of residential building types including semi-detached houses, townhouses, duplexes, triplexes, fourplexes and apartments. This portion of the site has a maximum permitted height of 10 metres and a maximum permitted density of 1.0 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

Reasons for the Application

The applicant has submitted an Official Plan Amendment as the site includes both *Mixed Uses Areas* and *Neighbourhoods* land use designations, and the proposed mid-rise development with townhouses along Boland Lane is not in keeping with the existing physical character of the neighbourhood. The Zoning Amendment application proposes to amend Zoning By-laws 438-86 and 569-2013 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, consistency and conformity with the PPS (2014) and Growth Plan (2017) will be largely determined by conformity with the Official Plan.

Official Plan Conformity

The Official Plan designates a portion of the site as *Mixed Use Areas* and a portion of the site as *Neighbourhoods*, as shown on Land Use Map 18. *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.

- Planning staff are reviewing the application for conformity with 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 midrise building's height and massing, including setbacks, stepbacks and angular plane adherence
- The appropriateness and suitability of the proposed townhouses along Boland Lane in relation to the character of the *Neighbourhoods*
- Providing proper transitions and limiting negative impacts to the *Neighbourhoods* to the north and west
- Public Realm improvements

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 outdoor amenity space in terms of amount and suitable location;
- The proposed sizes of units to allow 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) and III (Private Tree By-law). The applicant proposes to remove two City-owned street trees and two trees on private property. The application proposes to plant three street trees on Dufferin Street. Forestry staff are reviewing the Arborist Report submitted with the application. Staff will continue to assess the appropriateness of the applicant's proposal and 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 (roads, transit, water, sewage, 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 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, 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.

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

Aviva Pelt, Planner, Tel. No.416-392-0877, E-mail: Aviva.Pelt@toronto.ca

SIGNATURE

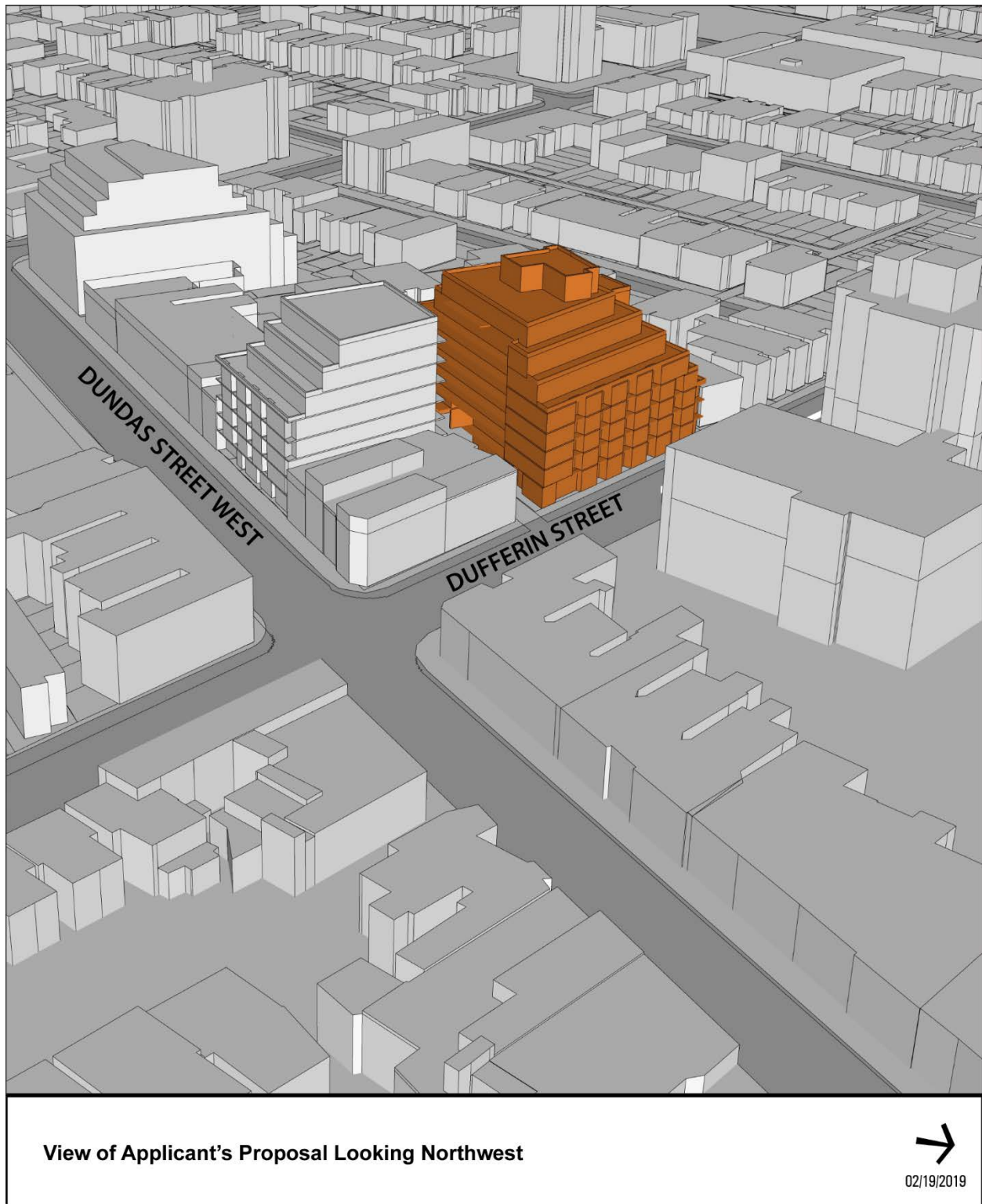
Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning,
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

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



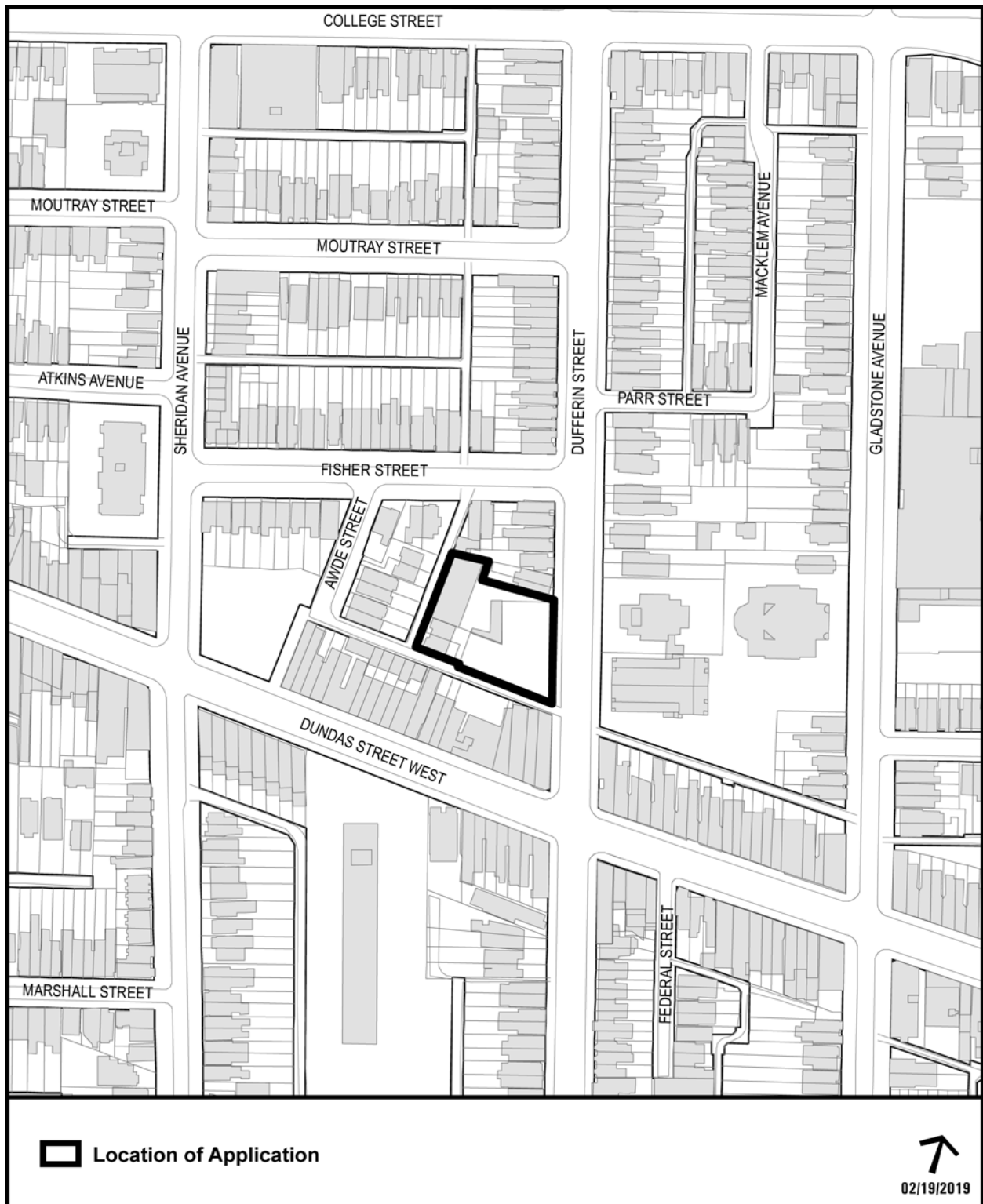


View of Applicant's Proposal Looking Southeast

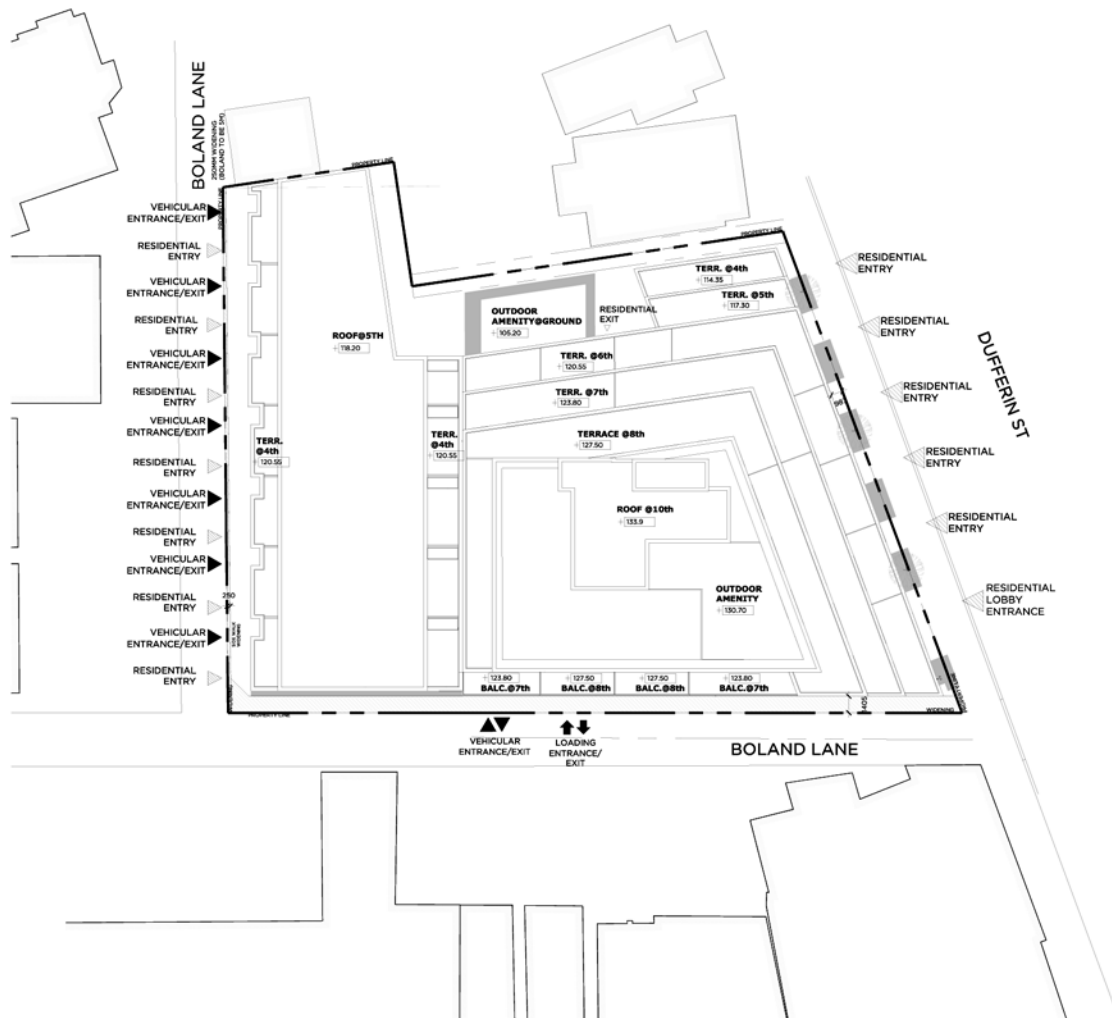


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Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
02/27/2019



646-648 Dufferin Street West & 1-3 Borland Lane

File # 19 101834 STE 09 02

Attachment 4: Official Plan Map



Official Plan Land Use Map #18

646-648 Dufferin Street West & 1-3 Borland Lane

File # 19 101834 STE 09 02



Attachment 5: Application Data Sheet

Municipal Address: 646 DUFFERIN ST Date Received: January 7, 2019

Application Number: 19 101834 STE 09 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-Law Amendments to permit an 8-storey apartment building fronting onto Dufferin Street and seven 4-storey townhouses fronting onto Boland Lane. The height of the building would be 29.05 metres (including Mechanical Penthouse), and it would contain 85 dwelling units and 48 parking spaces. This application is being reviewed with the Zoning By-law Amendment application at 1494-1502 Dundas St. West (File No. 19 101840 STE 09 OZ).

Applicant	Agent	Architect	Owner
BOUSFIELDS INC	Tony Volpentesta	RAW Design	BLOCK (DUFFERIN DUNDAS) DEVELOPMENTS LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	No
Zoning:	MCR T2.5 C1.0 R2.0	Heritage Designation:	No
Height Limit (m):	16	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m):	2,243	Frontage (m):	44	Depth (m):	63
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	602		1,482	1,482
Residential GFA (sq m):	323		8,853	8,853
Non-Residential GFA (sq m):	494			
Total GFA (sq m):	817		8,853	8,853
Height - Storeys:	2		8	8
Height - Metres:			25	25

Lot Coverage Ratio (%) 66.07 Floor Space Index: 3.95

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 8,853

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			85	85
Other:				
Total Units:			85	85

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			32	37	16
Total Units:			32	37	16

Parking and Loading

Parking Spaces: 48 Bicycle Parking Spaces: 89 Loading Docks: 1

CONTACT:

Aviva Pelt, Planner
416-392-0877
Aviva.Pelt@toronto.ca