

150 Dunn Avenue (Part of Larger Parcel Including 130, 160, and 162 Dunn Avenue) - Zoning By-law Amendment Application – Preliminary Report

Date: March 27, 2019

To: Toronto and East York Community Council

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

Ward 4 - Parkdale-High Park

Planning Application Number: 19 112609 STE 04 OZ

Notice of Complete Application Date: February 6, 2019

Current Uses on Site: A three-storey childcare centre, four-storey long-term care facility, four-storey continuing care facility, open space, and surface parking.

SUMMARY

This report provides information, and identifies a preliminary set of issues regarding the development proposal to add a six-storey long-term care building at 150 Dunn Avenue. 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 Zoning By-law Amendment application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 150 Dunn Avenue, together with the Ward Councillor.
2. Notice for the community consultation meeting is 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 to amend the Zoning By-law for the property located at 150 Dunn Avenue to permit a six-storey (21.0 metres) building to facilitate the expansion of the long-term care facility currently on site. The proposal will add 192 long-term care beds to the existing 128 long-term beds. This application does not propose alterations to the child-care facility and continuing care facility buildings already located on the property.

A total of 225 parking spaces are proposed to support the existing buildings and the proposed six-storey long-term care facility expansion. A below-grade parking garage will accommodate 53 parking spaces while 173 parking spaces will be located at-grade throughout the site.

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 and 2 for three-dimensional representations of the project in context.

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 to applicable Provincial Plans which, in the case of the City of Toronto, includes 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 heritage preservation 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 current application is located on lands designated as Institutional Areas on Map 18 - Land Use Plan of the Official Plan (see Attachment 4).

Zoning By-laws

The property located at 150 Dunn Avenue is zoned Residential (R2, Z1.0) by City of Toronto Zoning By-law 438-86, as amended, with a maximum permitted height limit of 10.0 metres. This property is not subject to City-Wide Zoning By-law 569-2013. It is, however, subject to Site-Specific By-law 525-2002, which, among other performance standards, limits building height to a maximum of 15 metres and building depth to 54 metres.

Design Guidelines

The City's Mid-rise Design Guidelines will be used in the evaluation of this application, which can be found by following this link:

<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 yet been submitted.

COMMENTS

Reasons for the Application

A Zoning By-law Amendment application is required to exceed the performance standards of the by-law including, but not limited to, permitted height and density.

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 will continue to evaluate this planning application against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's 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 and the Growth Plan will be largely determined by conformity with the Official Plan.

Official Plan Conformity

The property is designated Institutional Areas on Map 18 - Land Use Plan in the Toronto Official Plan. Institutional Areas are made up of major educational, health and governmental uses. Long-term Care facilities are a permitted land use within lands

designated as Institutional Areas. As the population of Toronto grows, there will be a growing demand for the expansion of services provided by long-term care facilities. The proposal to expand the existing long-term care facility conforms to the Official Plan.

Built Form, Planned and Built Context

The built form context of the surrounding area is mixed, characterized by open space, both on-site and in close proximity to the site, semi-detached and detached houses along the east side of Dunn Avenue and to the south of the property, and taller apartment buildings and a school property backing onto Close Avenue to the west of the site.

City Planning staff will continue to review the proposal within the existing and planned context to ensure a proper fit within the surrounding built form including:

- adequate transitioning of height to the nearby lower-scaled buildings,
- appropriate setbacks from the public realm,
- mitigation from any potential negative impacts on the surrounding lower-scaled residential districts and open space, and
- securing appropriate landscaping and streetscaping improvements.

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 submitted an Arborist Report in support of the application. The report identified 169 trees on, and within six metres of, the site. The report also identified 34 trees that will be required to be removed to facilitate the proposed construction, and an additional 17 trees recommended for removal due to their current condition.

- The development application has been circulated to Urban Forestry for review and comment. The applicant will be required to submit an application to destroy private trees to Urban Forestry for review.

Archaeological Assessment

The property located at 150 Dunn Avenue is located in an area identified as having archaeological potential. After consulting with City Planning staff during the pre-application consultation process, the applicant submitted a Stage 1 Archaeological Assessment in support of the Zoning By-law amendment application. This report is currently being reviewed by City Planning's Heritage Preservation Services staff.

Infrastructure/Servicing Capacity

As part of the review process, the Zoning By-law Amendment application has been circulated to Engineering and Construction Services for comment. The review will determine if the existing infrastructure can accommodate the proposed development,

and identify any potential improvements that may be necessary to facilitate the expansion of the long-term care facility.

The Transportation Impact Study submitted by the applicant is currently being reviewed by the City's Transportation Services to ensure adequate provision and location of on-site parking and loading, safe and centralized access to the site, and to determine the potential impact of any increased traffic generated by the proposed development.

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.

City Planning is reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. City Planning Staff will encourage the applicant to pursue Tier 2 performance measures through the review process.

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

CONTACT

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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 (Looking Northwest)

Attachment 2: 3D Model of Proposal in Context (Looking Southeast)

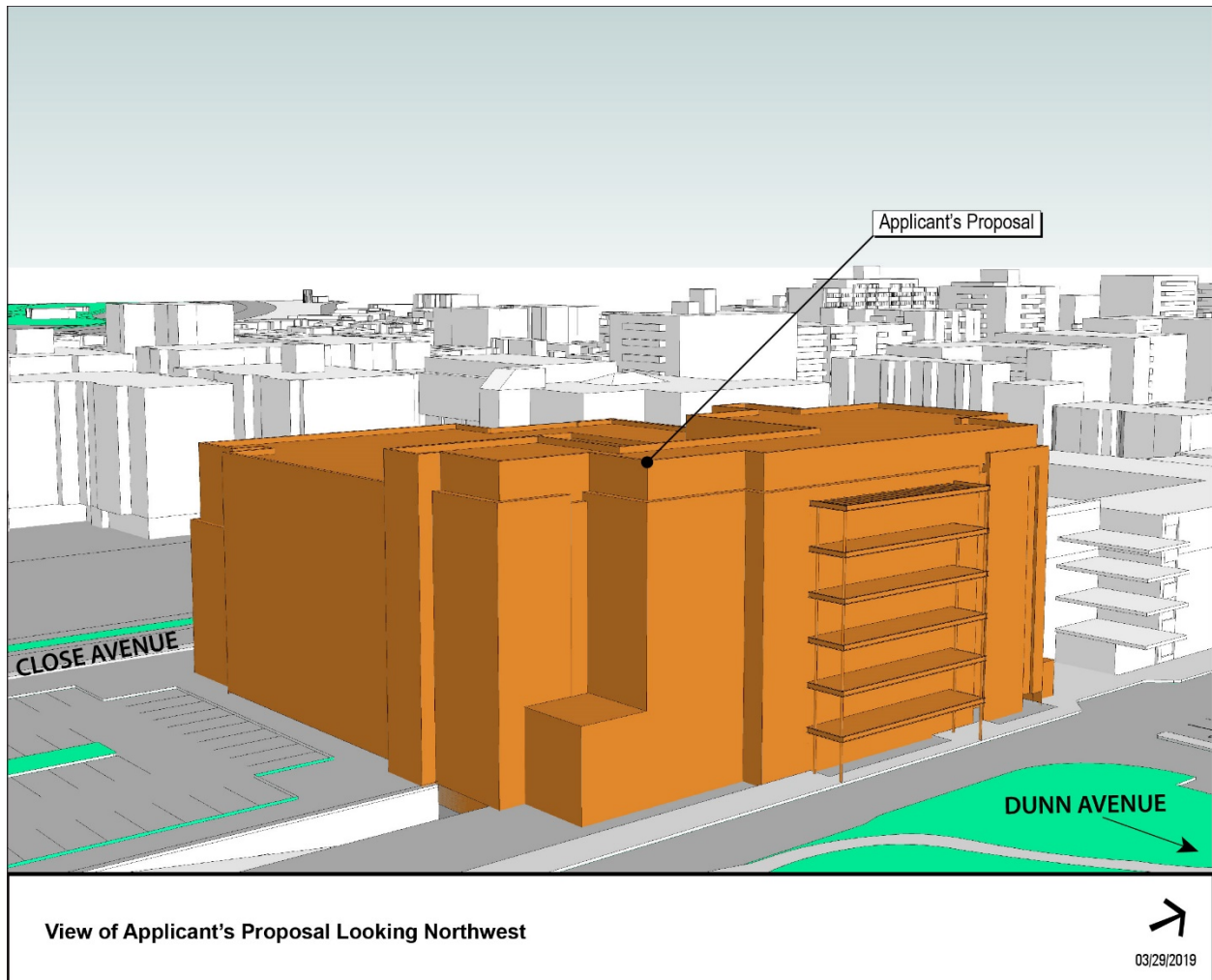
Attachment 2: Location Map

Attachment 3: Site Plan

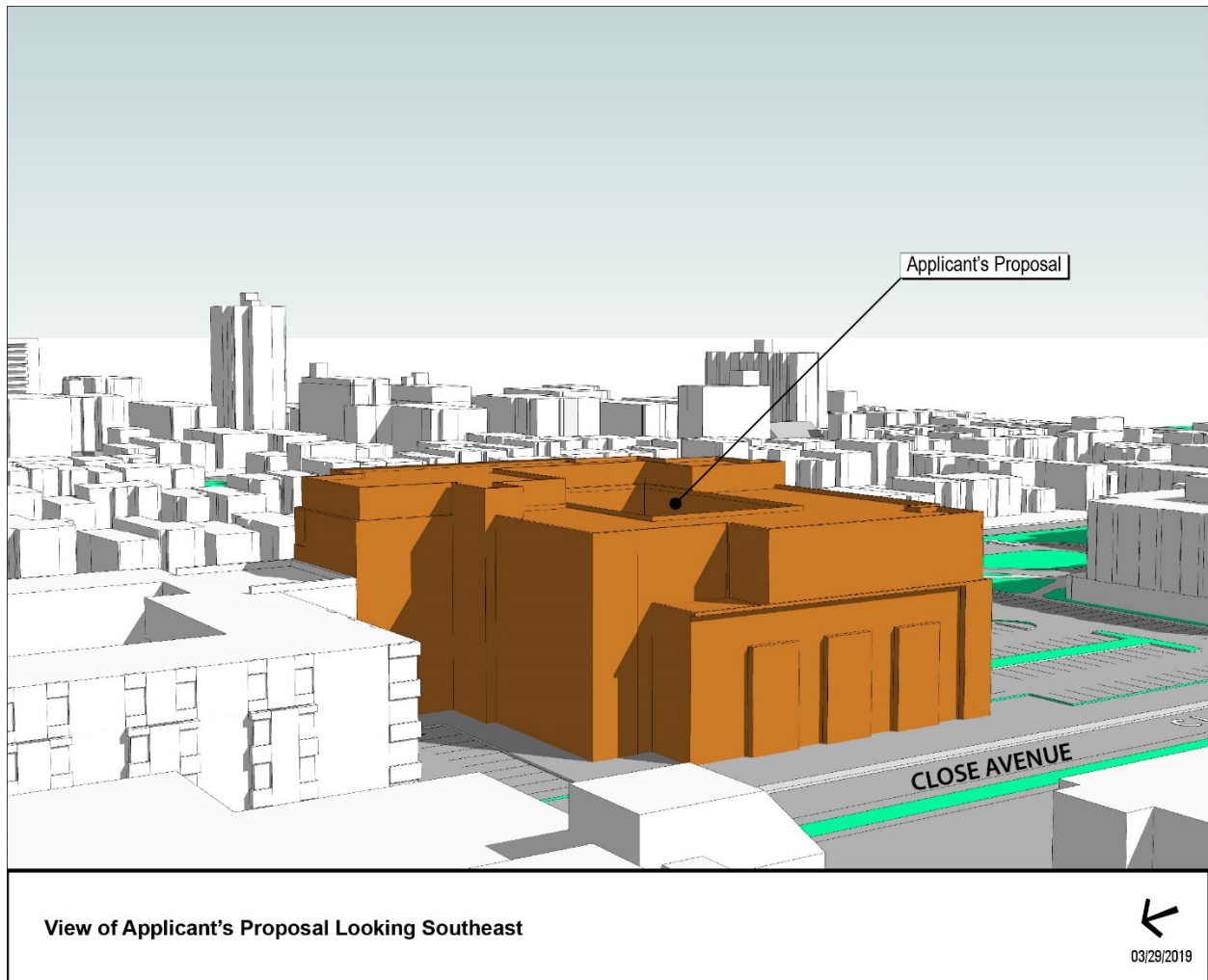
Attachment 4: Official Plan Map

Attachment 5: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context (Looking Northwest)



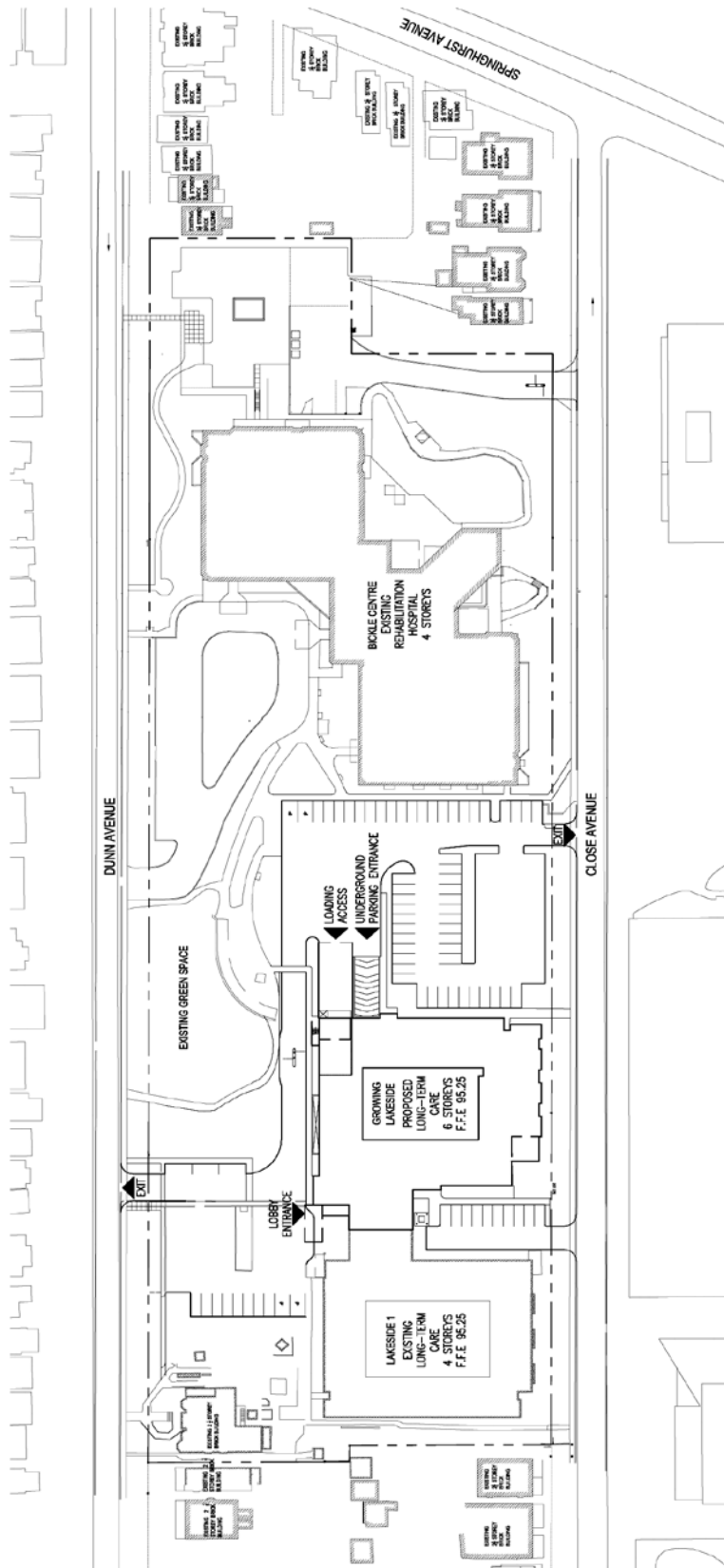
Attachment 2: 3D Model of Proposal in Context (Looking Southeast)



Location of Application **Applicant's Proposal**

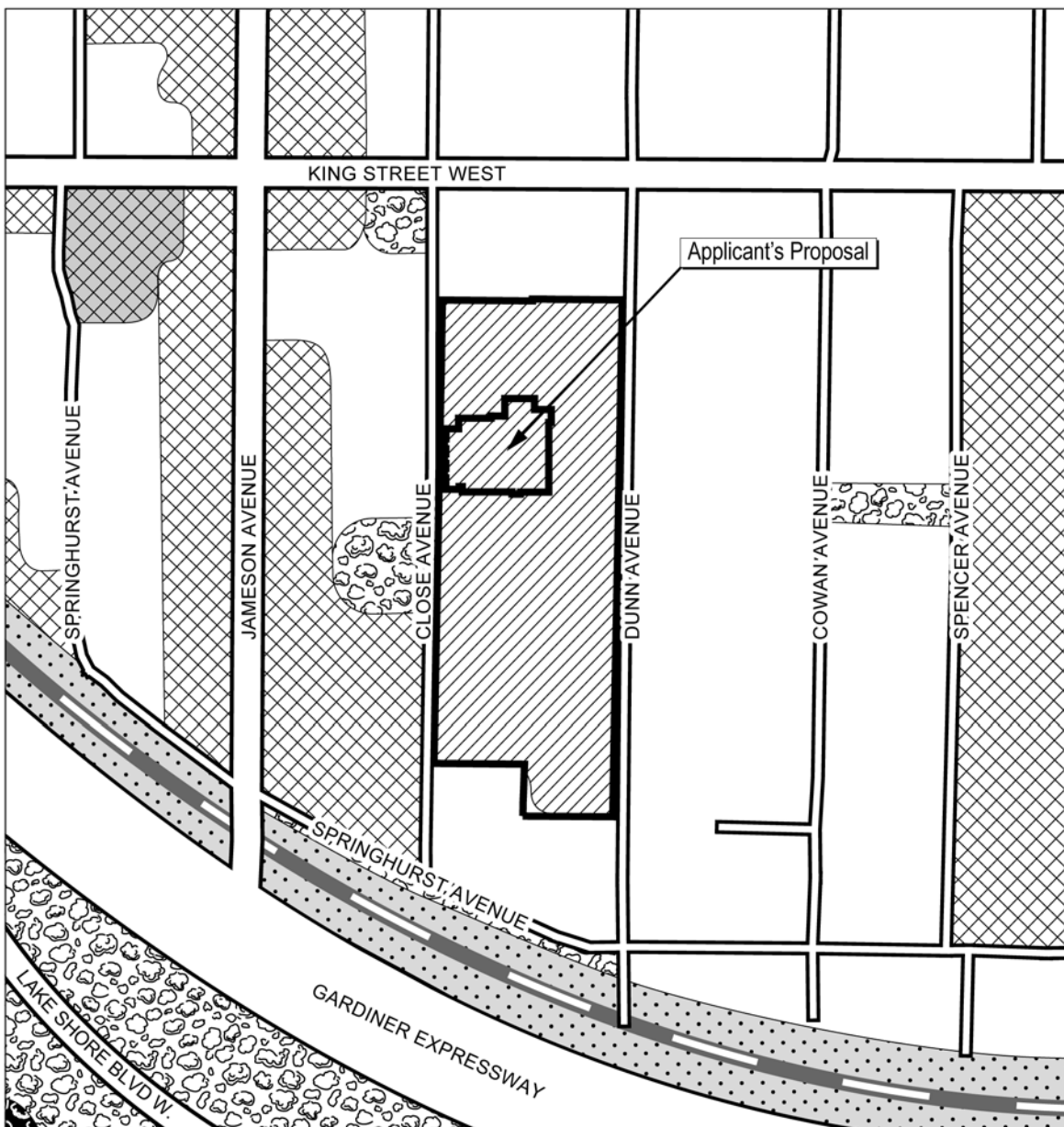
04/01/2019

Attachment 3: Site Plan



Site Plan

Attachment 4: Official Plan Map



Official Plan Land Use Map #18

160 Dunn Avenue

File # 19 112609 STE 04 02

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Parks
	Apartment Neighbourhoods		Utility Corridors
	Institutional Areas		

↑
Not to Scale
03/26/2019

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 160 DUNN AVE Date Received: February 6, 2019

Application Number: 19 112609 STE 04 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposed Zoning By-law Amendment to permit a new six-storey building on the existing Lakeside Long-term Care site to facilitate the creation of 128 new beds.

Applicant	Agent	Architect	Owner
BOUSFIELD	Emma West	Montgomery Sisam Architects Inc.	QUEEN ELIZABETH HOSPITAL

EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:
Zoning:	R2 Z1.0	525-2002
Height Limit (m):	10	Heritage Designation: N/A
		Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 30,458 Frontage (m): 320 Depth (m): 101

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	6,065	6,065	2,200	8,265
Residential GFA (sq m):				
Non-Residential GFA (sq m):	23,519	23,519	11,736	35,255
Total GFA (sq m):	23,519	23,519	11,736	35,255
Height - Storeys:	4	4	6	6
Height - Metres:	14	14	21	21

Lot Coverage Ratio (%): 27.14 Floor Space Index: 1.16

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

Institutional/Other GFA: 35,255

Parking and Loading

Parking Spaces: 225 Bicycle Parking Spaces: 15 Loading Docks: 5

CONTACT:

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