

2946-2968 Dundas Street West – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: June 3, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 4 - Parkdale-High Park

Planning Application Number: 19 124750 STE 04 OZ

Related Application: 19 124759 STE 04 RH

Notice of Complete Application Issued: March 12, 2019

Current Use(s) on Site: A 3-storey non-residential mixed-use building on 2968 Dundas Street West, a wooden structure with surface parking at the rear on 2956-2960 Dundas Street West and a 3-storey mixed-use retail-residential building with surface parking at the rear on 2946-2952 Dundas Street West.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the proposal to redevelop the lands at 2946-2968 Dundas Street West. The Zoning By-law Amendment and Rental Housing Demolition applications propose an 8-storey mixed-use building with 102 dwelling units, including 8 rental replacement units. Staff are currently reviewing the applications. They have 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. The Rental Housing Demolition application will be reviewed concurrently with the Zoning By-law Amendment application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule another community consultation meeting for the application located at 2946-2968 Dundas Street West together with the Ward Councillor.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 13, 2014, at the Etobicoke York Community Council and Toronto and East York Community Council meetings both the Junction Area west of Keele Street and east of Keele Street were nominated for consideration as Heritage Conservation Districts.

Community Council's decisions can be found at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE32.87>; and

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY33.39>

On January 31, 2018, City Council directed that the Heritage Conservation District (HCD) study be initiated for The Junction Phase 1 and be expanded westward to Gilmour Avenue. City Council's decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG25.4>

On July 23, 2018, City Council adopted Zoning By-law Nos. 1263-2018 and 1264-2018 which permit an 8-storey building with 883 m² of retail space at grade and 6,062 m² of residential gross floor area with 80 residential units at 2978-2982 Dundas Street West and 406-408 Pacific Avenue. City Council's decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY32.2>

ISSUE BACKGROUND

Application Description

The Zoning By-law Amendment application proposes to amend the Zoning By-law for the property at 2946-2968 Dundas Street West to permit an 8-storey (31.9 m) mixed-use building containing retail, office and residential uses. The application proposes to retain the existing 3-storey building with heritage attributes, municipally addressed as 2946-2954 Dundas Street West, and to incorporate the existing building into the proposed development.

The Rental Housing Demolition Application proposes to demolish the existing 8 residential rental dwelling units located within 2946-2954 Dundas Street West and replace them with 8 rental dwelling units in the new development.

The total proposed gross floor area (GFA) of the building is 17,620 m², comprised of 728 m² of retained retail space, 1,196 m² of new retail space, 4,717 m² of office space, and 10,979 m² of residential space. The proposed density of the development is 4.58 times the area of the lot. The retail uses are proposed on the ground floor of the building fronting Dundas Street West. Office uses are proposed on the second and third floors, and 102 residential units are proposed through the fourth to eighth floors. The proposed mix of residential units is: 60 one-bedroom units (59%); 32 two-bedroom units (31%); and 10 three-bedroom units (10%). The applicant is proposing to replace the existing 8 residential rental dwelling units (7 three-bedroom units and 1 two-bedroom unit) with 8 two-bedroom units. All existing residential rental units have affordable rents. One of the 8 units is currently vacant.

The proposed building would have an overall height of 31.9 m, including mechanical penthouse. The building is proposed to step back from Dundas Street West above the third to sixth storeys for the majority of the building frontage. The building would continuously step back from the north lot line above the first storey.

A total of 185 parking spaces located in three levels of underground parking are proposed to serve the development; with 29 parking spaces proposed for the retail use, 71 parking spaces for the office use and 85 parking spaces for the residential units. Seven retail parking spaces will be shared for residential visitor parking. Vehicular access to the site would be provided by a one-way inbound private laneway on the east side of the site from Jackson Place, an existing public laneway. Access to the underground parking garage would be located at the rear of the building. One Type G and one Type B loading space are proposed to service the development. The loading spaces are proposed internally at the rear of the building and would be accessed from Pacific Avenue. A total of 139 bicycle parking spaces are proposed, consisting of 106 long term spaces and 33 short term spaces.

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 Attachment 1 of this report for a three dimensional representation of the project in context.

Community Consultation

A community consultation meeting has been scheduled for June 11, 2019 together with the Ward Councillor. In consultation with the Ward Councillor, notice for the community consultation meeting was given to landowners and residents beyond 120 metres of the application site.

Staff anticipate a further community consultation meeting will be required at a later date as the Junction Phase 1 Heritage Conservation District commences.

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: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (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*. 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 subject lands are located on an *Avenues* as shown on Map 2, designated *Mixed Use Areas* on Map 17, and are located within a Potential Heritage Conservation District on Map 36 of the Official Plan.

Zoning By-laws

The majority of the site fronting Dundas Street West is zoned MCR T2.5 C1.0 R2.0 in the former City of Toronto Zoning By-law No. 438-86. This zoning permits a range of commercial and residential uses. A maximum combined density of 2.5 times the area of the lot is permitted, with a maximum commercial density of 1 times the area of the lot and a maximum residential density of 2 times the area of the lot. The maximum permitted building height is 14 m.

A small portion of the rear of the site is zoned R2 Z0.6 in the former City of Toronto Zoning By-law No. 438-86. This zoning permits a range of institutional uses and dwelling units. Dwelling units are permitted in a range of low-scale residential building types. The maximum permitted density is 0.6 times the area of the lot. The maximum permitted building height is 10 m.

The rear of the site is also zoned I1 D2 under the former City of Toronto Zoning By-law No. 438-86. The zoning permits a range of commercial and industrial uses. The maximum permitted non-residential density is 2 times the area of the lot. The maximum permitted building height is 14 m.

In the City of Toronto Zoning By-law No. 569-2013, the majority of the site is zoned CR 2.5 (c1.0; r2.0) SS2 (x2220). This zoning permits a range of commercial and residential uses. A maximum combined density of 2.5 times the area of the lot is permitted, with a maximum commercial density of 1 times the area of the lot and a maximum residential density of 2 times the area of the lot. The site is subject to Development Standard Set 2, which outlines a range of performance standards for development on the City's Avenues and main streets, including building setbacks and angular plane requirements. Site Specific Exception 2220 to the By-law further regulates the provision of parking on the site and the maximum permitted non-residential gross floor area. The maximum permitted building height is 14 m.

A small portion of the site at the rear is zoned R (d0.6) (x778) in the City of Toronto Zoning By-law No. 569-2013. This zoning permits a range of institutional uses and dwelling units. The zoning permits dwelling units in a detached house, semi-detached house, townhouse, duplex, triplex, fourplex and an apartment building. The maximum permitted density is 0.6 times the area of the lot. The maximum permitted building height is 10 m.

The City's Zoning By-law No. 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 Guideline(s) will be used in the evaluation of this application:

- Mid-Rise Building Design Guidelines; and
- 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.

Rental Housing Demolition and Conversion By-law

On March 12, 2019, the applicant submitted an application for a Rental Housing Demolition permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under the Rental Housing Demolition By-law. City staff will review the submitted materials, including the Housing Issues Report, to evaluate the appropriateness of the rental replacement strategy and measures to mitigate hardship for tenants.

COMMENTS

Reasons for the Applications

Amendments to Zoning By-law Nos. 438-86 and 569-2013, are required to permit the proposed changes to density and building height, and to revise other development standards that may be identified through the review process to reflect the development proposal.

The applicant has submitted an application for a Rental Housing Demolition permit for the demolition of 8 existing rental housing units, as required by Chapter 667 of the Municipal Code.

ISSUES TO BE RESOLVED

The applications have 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

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest, including: the protection of ecological systems, including natural areas, features and functions; conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe and accessible, attractive and vibrant.

The applications will be evaluated against the PPS and the Growth Plan to establish the application's consistency with the PPS and conformity to the Growth Plan, including but not limited to whether: the proposal makes efficient use of land and resources, infrastructure and public facilities; the proposal is directed at an appropriate location; appropriate development standards are promoted which facilitate compact form; the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas; and the proposal includes a range of housing to accommodate the needs of all household sizes.

Official Plan Conformity

Transition and minimizing shadow impacts from areas designated *Mixed Use Areas* to areas with different development intensity and scale is a key objective of the Official Plan. As such, new buildings should be located and massed through appropriate setbacks and/or stepping down of heights, particularly to lower scale *Neighbourhoods*.

Built Form, Planned and Built Context

Staff will assess the suitability of the proposed height and massing and other built form issues based on Sections 2 c., q., and r. of the *Planning Act*; *A Place to Grow: the Growth Plan for the Greater Golden Horseshow* (2019), the City's Official Plan policies and the City's Design Guidelines including the Avenues and Mid-Rise Buildings Study and the Mid-Rise Building Performance Standards and Addendum.

Staff are assessing the suitability of the proposed height, density, massing and building setbacks of the proposed development based on the City's Official Plan policies and reviewing whether the proposal is contextually appropriate and whether it fits with the planned and built context, including considerations for appropriate transition and impacts on the public realm. Site design, organization and layout with respect to the indoor and outdoor amenity areas, pedestrian connections, pedestrian entrances and vehicular access will be evaluated.

Conformity to the Housing policies in Chapter 3 with regard to introducing a wide range of housing options and the suitability of the rental replacement units will be assessed. The proposed layout and the size of the residential units will be assessed based on the City's Growing Up Guidelines to evaluate their appropriateness.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the applications. These are currently being reviewed by City staff.

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). Staff will be reviewing the Arborist Report and Tree Inventory & Preservation Plan submitted and evaluating whether there are street and/or private trees that require protection. The application proposes to retain 7 City owned trees and 6 privately owned trees.

Housing

The Rental Housing Demolition application will be assessed against the City's rental housing demolition and replacement policy and by-law. Staff will review and evaluate the Housing Issues Report with respect to the appropriateness of the rental housing replacement proposal, including the unit types and sizes, unit design, location of units, how units are accessed and access to amenities for the proposed replacement housing. Preliminary issues to be addressed include the proposal to replace the existing three-bedroom units with two bedroom units, which does not satisfy Official Plan Policy 3.2.1.6. Planning staff will work with the applicant and tenants to determine an acceptable rental replacement strategy and Tenant Relocation and Assistance Plan. A meeting with the tenants will be held at a future date.

Heritage Impact and Conservation

The site is located in a Potential Heritage Conservation District on Map 36 of the Official Plan. On January 31, 2018, City Council directed that the Heritage Conservation District (HCD) study be initiated for The Junction Phase 1 and be expanded westward to Gilmour Avenue.

The site is located adjacent to four properties listed on Toronto's Heritage Register: 437 Pacific Avenue, 2975 Dundas Street West, 2959 Dundas Street West and 2945 Dundas Street West. Directly north of the site is the Hallelujah Fellowship Baptist Church at 425 Pacific Avenue, which has potential heritage value. In addition, the building at 2946-2954 Dundas Street West, which forms part of this application, has been identified as having heritage value.

The applicant has submitted a Heritage Impact Assessment (HIA) report with these applications and this will be evaluated to determine whether the applications will have an impact on cultural heritage resources. The proposed conservation strategy, which includes incorporating the existing building at 2946-2954 Dundas Street West, will be evaluated. Staff will continue to review the application and determine any impacts to The Junction Phase 1 HCD study, the adjacent heritage listed properties and other properties having heritage values.

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 communities. 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.

Staff will evaluate the impact of the proposed development on community services and facilities, including an assessment of existing capacity to support proposed future population. Staff will be reviewing the CS&F Study submitted in support of the applications to determine whether any capital improvements or expansion of facilities opportunities were identified by the applicant or by staff and also following up on any Study deficiencies to identify other issues that should be addressed.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The provision of Section 37 community benefits will be considered through the review of the applications.

Parkland Dedication

Map 8B of the Official Plan identifies local parkland provisions in the City. The subject site is located in an area with 0 to 0.42 hectares of local parkland per 1,000 people. City staff have identified that the subject site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The proposed development is subject to a parkland dedication requirement of 277 m². Parks, Forestry & Recreation staff have identified the northeast corner of Dundas Street West and Pacific Avenue as an appropriate location for on-site parkland dedication.

Infrastructure/Servicing Capacity

The applications will be reviewed to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development.

Staff will review the Functional Servicing Report and Stormwater Management Report, submitted in support of the applications, to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to adequately service to the proposed development.

The Transportation Impact Study submitted by the applicant is currently being reviewed by Transportation Services staff, the purpose of which is to evaluate the effects of the development on the transportation system, and also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Staff are reviewing the proposed parking supply and the suitability and adequacy of the proposed driveways and vehicle access locations and design. The suitability and adequacy of the proposed loading space is also being reviewed.

Toronto Green Standard

City 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 are 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

Tony Lieu, Assistant Planner, Tel. No. (416) 394-8878, E-mail: Tony.Lieu@toronto.ca

Christine Ono, Planner, Tel. No. (416) 392-1255, Email: Christine.Ono@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

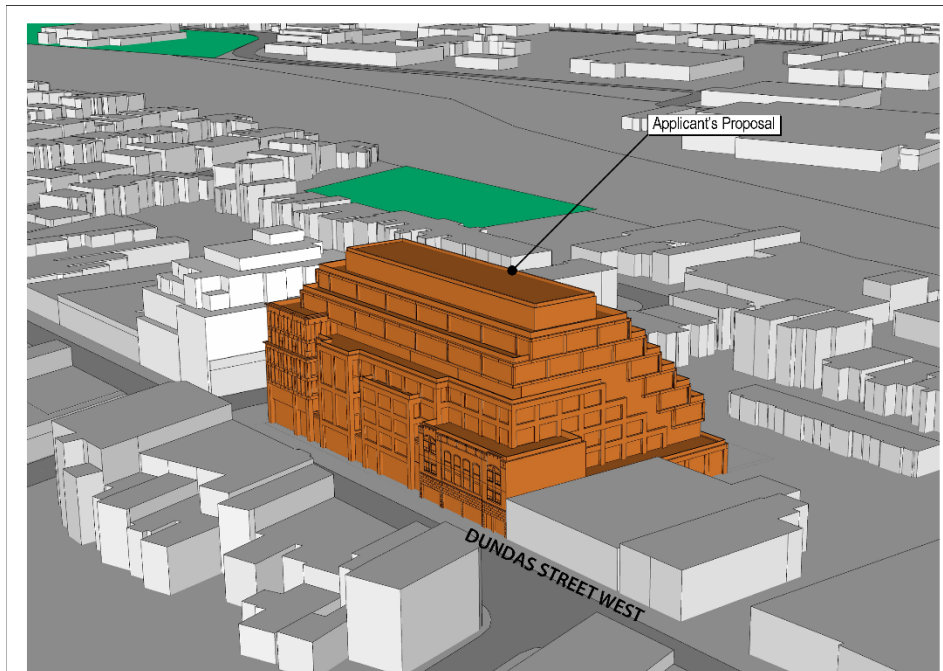
Attachment 2: Location Map

Attachment 3: Site Plan

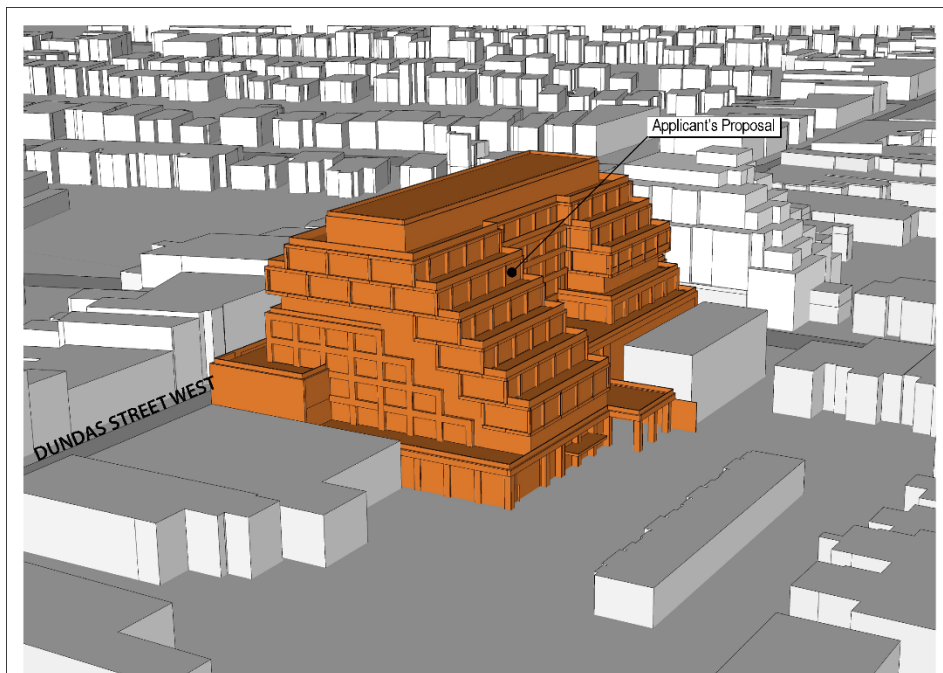
Attachment 4: Official Plan Map

Attachment 5: Existing Zoning By-law Map

Attachment 1: 3D Model of Proposal in Context



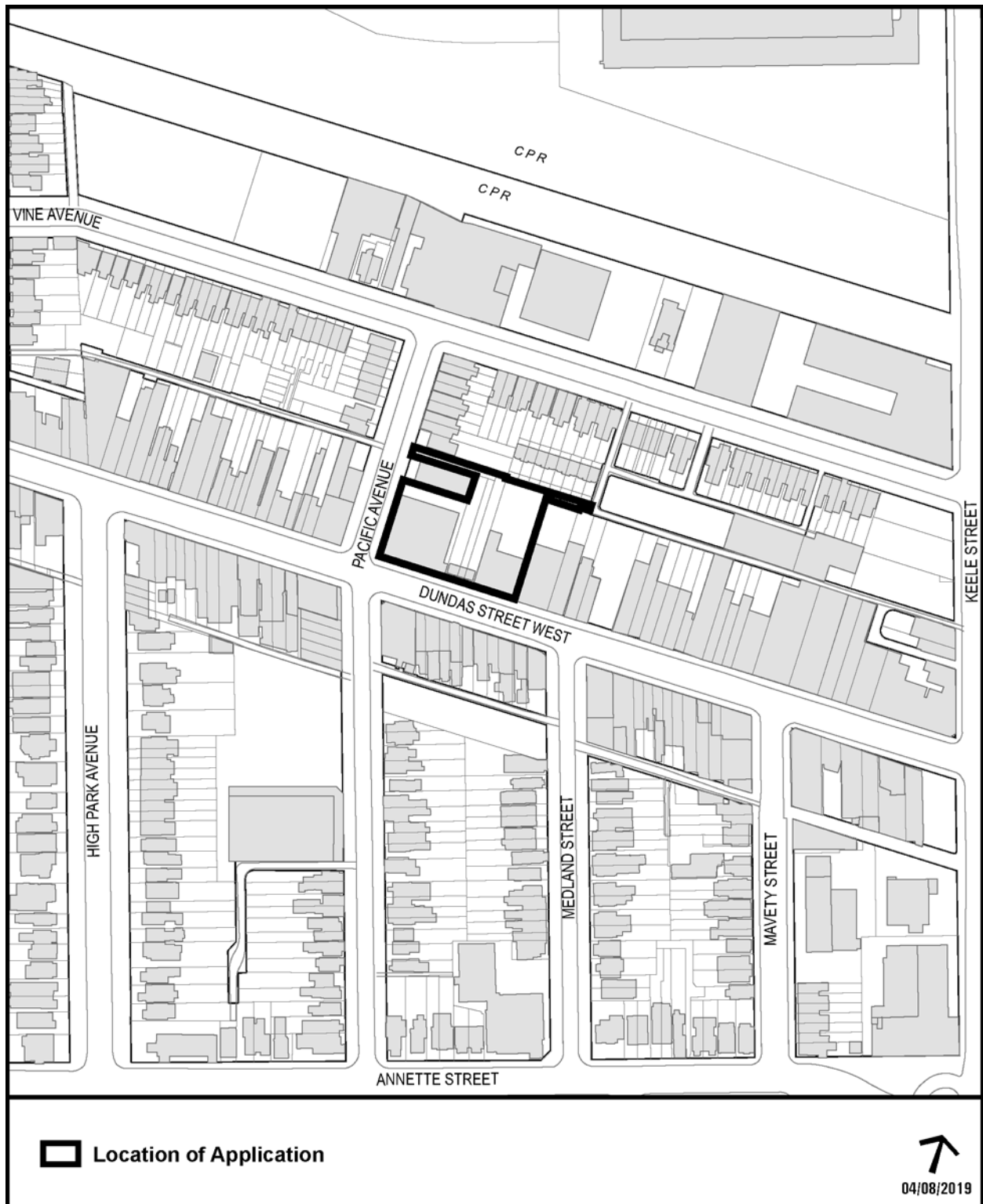
View of Applicant's Proposal Looking Northwest



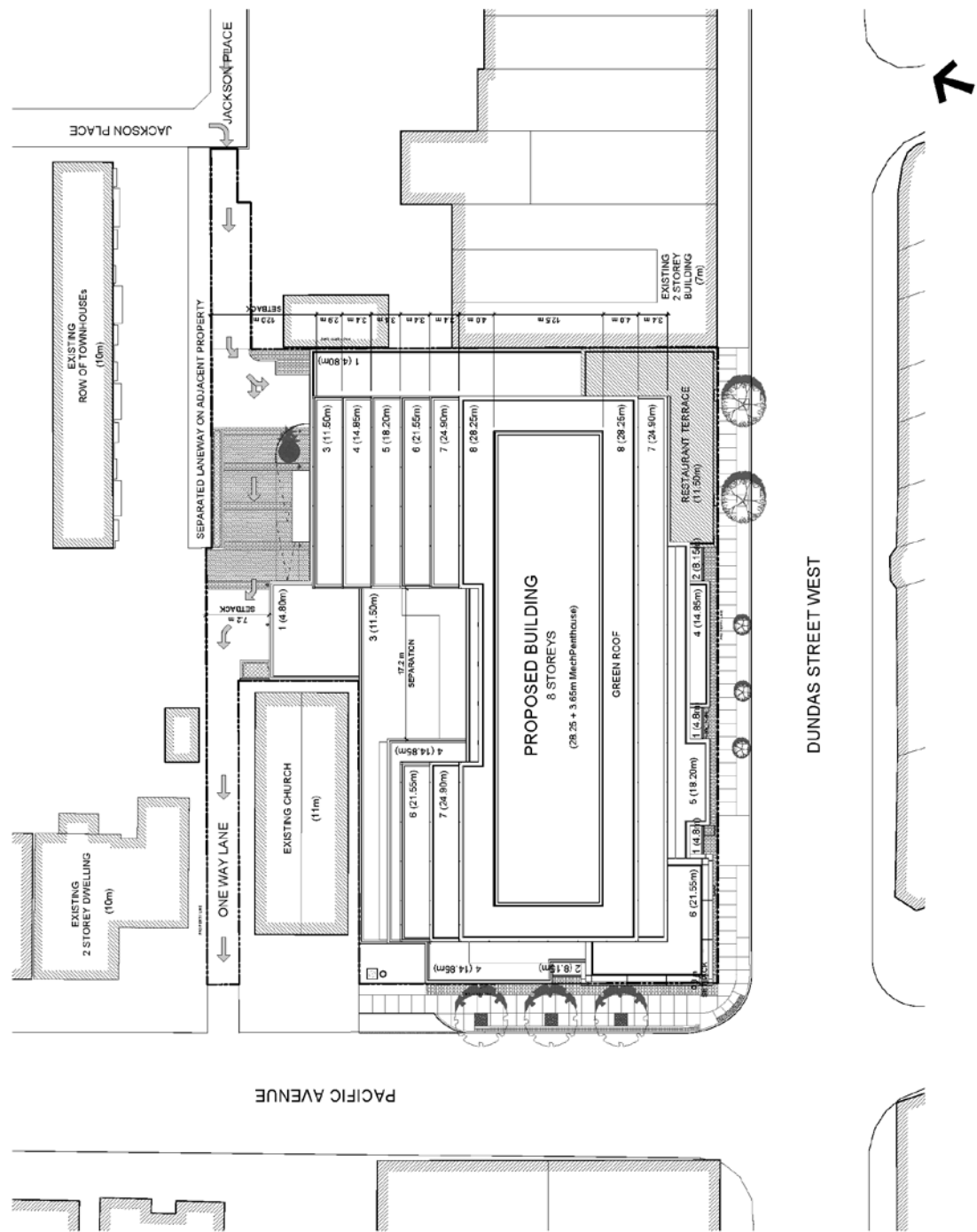
View of Applicant's Proposal Looking Southwest



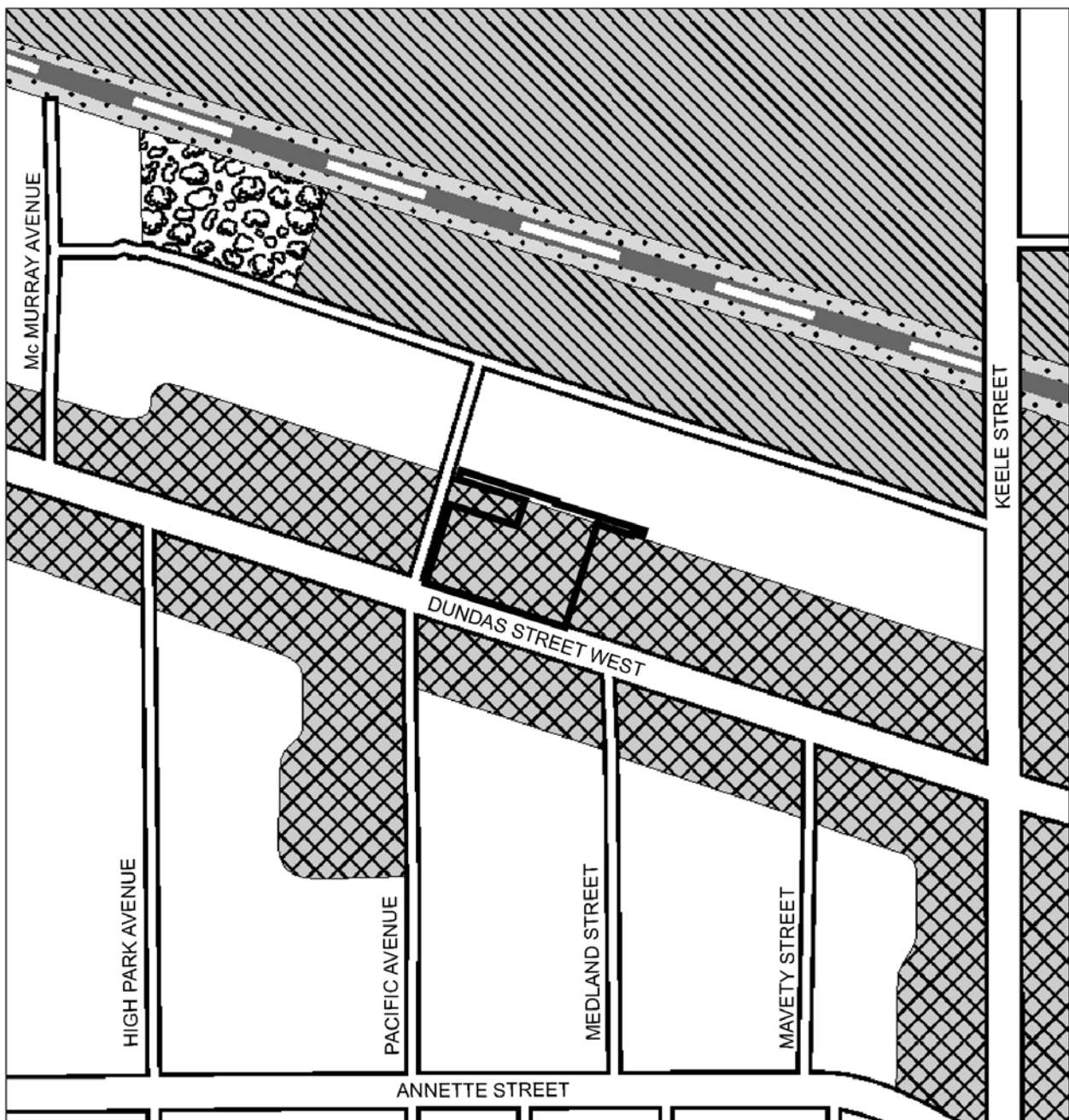
Attachment 2: Location Map



Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #18

2946-2968 Dundas Street West

File # 19 124750 STE 04 0Z

	Location of Application		Parks & Open Space Areas		Employment Areas
	Neighbourhoods		Parks		Utility Corridors
	Mixed Use Areas				



Not to Scale
04/09/2019

