

# 9-25 Dawes Road – Zoning By-Law Amendment Application – Preliminary Report

Date: August 28, 2019

To: Toronto and East York Community Council

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

Ward 19 - Beaches-East York

**Planning Application Number:** 19 186473 STE 19 OZ

**Notice of Complete Application Issued:** August 1, 2019

**Anticipated City Council Meeting Date:** December 17, 2019

**Current Use(s) on Site:** 9 Dawes Road is a 2-storey non-residential building with a surface parking lot; 25 Dawes Road is a one-storey non-residential building.

## SUMMARY

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This report provides information and identifies a preliminary set of issues regarding the application for two residential towers located at 9-25 Dawes Road. 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 9-25 Dawes Road together with the Ward Councillor.
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.

## **DECISION HISTORY**

## **ISSUE BACKGROUND**

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### **Application Description**

This application proposes to amend the Zoning By-law for the property at 9-25 Dawes Road to permit two towers atop a shared base building which comprises residential, retail and community space. The North Tower would be 24 storeys (77.7 metres, excluding mechanical penthouse) whereas the South Tower would be 30 storeys (95.4 metres, excluding mechanical penthouse). Together, a total of 684 units are proposed: 403 one-bedroom units (59%), 214 two-bedroom units (31%) and 67 three-bedroom units (10%). The proposal has a total gross floor area (GFA) of 46,498 square metres (44,487 square metres of residential GFA and 2,011 square metres of non-residential GFA). The floor space index (FSI) of the proposed development is 9.2 times the area of the lot.

The proposal also includes two levels of underground parking. A total of 270 vehicular parking spaces are proposed (193 residential parking spaces, and 77 parking spaces for the non-residential uses). A total of 686 bicycle parking spaces are proposed - 616 spaces for residents and 70 spaces for visitors. In terms of amenity space, a total of 1,392 square metres of indoor amenity space is proposed and a total of 1,392 square metres of outdoor amenity space. Type G and B loading spaces are proposed and are located within the building.

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 and Attachments 4 and 7 for the site plan and elevation.

### **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 (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 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 shown as *Mixed Use Areas* on Map 20 of the Official Plan.

## **Main Street Planning Study**

On November 7, 2017, City Council requested the City Planning Division to undertake further study of development potential within proximity of the Main Street subway station and the Danforth GO station. The study area encompasses properties designated as Mixed Use Areas along Danforth Avenue, generally within 500 metres of Main Street subway station, Main Street, Dawes Road, and the intersection of Gerrard Street East and Main Street.

The Main Street Planning Study functions as an addendum to the Danforth Avenue Planning Study by specifically looking at how tall building proposals relate to the midrise planned context of Danforth Avenue and supporting provincial and municipal policy objectives of intensification, both jobs and people, in areas well served by surface transit and rapid transit stations. Official Plan policy 2.2.1(a) states the Plan will create a better urban environment, a competitive local economy and a more socially cohesive and equitable city through the integration and coordination of transportation planning and land use planning by attracting more people and jobs to targeted growth areas in the City that are supported by good and affordable transit services and other infrastructure.

On July 3, 2018, Toronto and East York Community Council received an Update Report on the study. The report can be accessed online at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.91>

Final policy recommendations for the Main Street Planning Study are targeted for the third-fourth quarter of 2019.

## **Zoning By-laws**

The subject site is zoned I1 D1 (Industrial) under Zoning By-law 438-86, which permits a maximum density of 1 times the area of the lot and a maximum height of 12 metres. This zoning category permits a range of non-residential uses, including community

services, retail and service shops, workshops and studios, offices, automobile related uses, warehousing and other light industrial uses.

The Citywide Zoning By-law 569-2013 does not currently apply to this site. This is due to the fact that the uses permitted under 438-86 are industrial, which do not align with the *Mixed Use Area* designation of the property in the Official Plan. Should the application be approved, the property will be brought into 569-2013 by way of a site specific zoning by-law.

### **Design Guidelines**

The following design guideline(s) will be used in the evaluation of this application:

- Tall Building Design Guidelines
- Mid-rise Design Guidelines
- 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 Zoning Amendment application proposes to amend Zoning By-laws 438-86 to vary performance standards including: building height, density, setbacks, and parking, amongst other areas of non-compliance.

### **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**

The PPS requires that provisions be made for an appropriate mix and range of employment opportunities to provide a diversified economic base. This policy also encourages intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

A Place to Grow Plan (2019) establishes 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.

The development proposal is within 500 metres of Danforth GO station. A Place to Grow Plan (2019) 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. A Place to Grow 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.

Staff are evaluating this application for consistency with the PPS (2014) and conformity with A Place to Grow Plan (2019). Given the explicit link between Provincial Policy and the Official Plan, consistency and conformity with the PPS (2014) and A Place to Grow Plan (2019) will be largely determined by conformity with the Official Plan.

### **Official Plan Conformity**

Staff will evaluate this application against the policies of the Official Plan to determine the application's conformity to the Official Plan.

### **Land Use**

Staff will assess the appropriateness of the land uses proposed for this development site. A key guiding principle of the Main Street Planning Study is the provision of non-residential uses, such as office uses, as well as the inclusion of community services and facilities. This guiding principle conforms to A Place to Grow Plan (2019) which seeks to direct both residential and employment growth to areas of the City that are well served by transit.

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

Staff will assess the suitability of the proposed height, massing and other built form considerations based on Section 2 h), i), j), p), q), and r) of the Planning Act; the PPS (2014) and A Place to Grow Plan (2019); and the City's Official Plan policies and relevant urban design guidelines.

Staff will assess:

- the appropriate building height and massing given the existing and planned context as well as the emerging directions of the Main Street Planning Study;
- appropriate height, mass, scale and density of the base buildings and the floors above;

- consistency with the City's Tall Building Guidelines, including tower separation and floor plate size;
- appropriate transition in height, particularly to the low-rise neighbourhoods;
- shadowing and wind impacts;
- potential for negative light, view and privacy impacts to adjacent and nearby properties as well as impacts to the public realm;
- the provision of adequate amenity space and publicly accessible open space;
- the location and orientation of the proposed building in relation to the existing and planned context as well as the public realm (such as appropriate sidewalk width); and
- the appropriate mix of dwelling units.

Additional issues may be identified through the review of the application, including further review from City divisions and agencies and the public consultation process.

### **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 has submitted an Arborist Report and a Tree inventory and Preservation Plan, which proposes the removal of three trees that would be impacted by the redevelopment. 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.

### **Housing**

The proposal includes a mix of one-, two- and three-bedroom units that are currently in line with the Growing Up Guidelines. Appropriate unit sizes will be explored as part of the application review.

The application has been circulated to the Affordable Housing Office to review the appropriateness of providing affordable units on this site.

### **Heritage Impact & Conservation**

Currently, none of the properties on the subject site are on the City's Heritage Register as either listed or designated heritage properties. However, through the Danforth Avenue Planning Study, the final report (dated June 15, 2018) identified 10 Dawes Road as a potential heritage property. In response to this heritage potential and the adjacency issues related to that potential heritage building, the applicant has provided a Heritage Impact Assessment, which Heritage Preservation Services staff are reviewing.

## **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.

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.

A CS&F Study was submitted with the application and is currently under review. 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. The proposal also includes 1,075 square metres of community space split between the first and second floors of the base building. The proposal does not specify what community service or facility the space is proposed to be used for. The utilization of this space will be reviewed further as part of the application review process.

## **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 proposal at its current height and density would be subject to Section 37 contributions under the Planning Act, should it proceed to approval in some form. Section 37 benefits have not yet been discussed. Potential benefits may include provisions for affordable housing, improvements to parks and the public realm, and improvements to community services and facilities.

## **Infrastructure/Servicing Capacity**

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (such as roads, transit, water, sewage, hydro) to accommodate the proposed development. The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services: Urban Transportation Considerations, Functional Servicing Report, Stormwater Management Report, Preliminary Hydrogeological Investigation Report, Preliminary Geotechnical Investigation Report, Phase One and Phase Two Environmental Site Assessment,

Designated Substance Survey. The reports submitted in support of the development application evaluate the impacts of the proposal on the City's municipal infrastructure.

### **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 has submitted the Toronto Green Standards Checklist and Statistics Template for Tier 1 performance measures. The City is reviewing this submission for compliance.

### **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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## **SIGNATURE**

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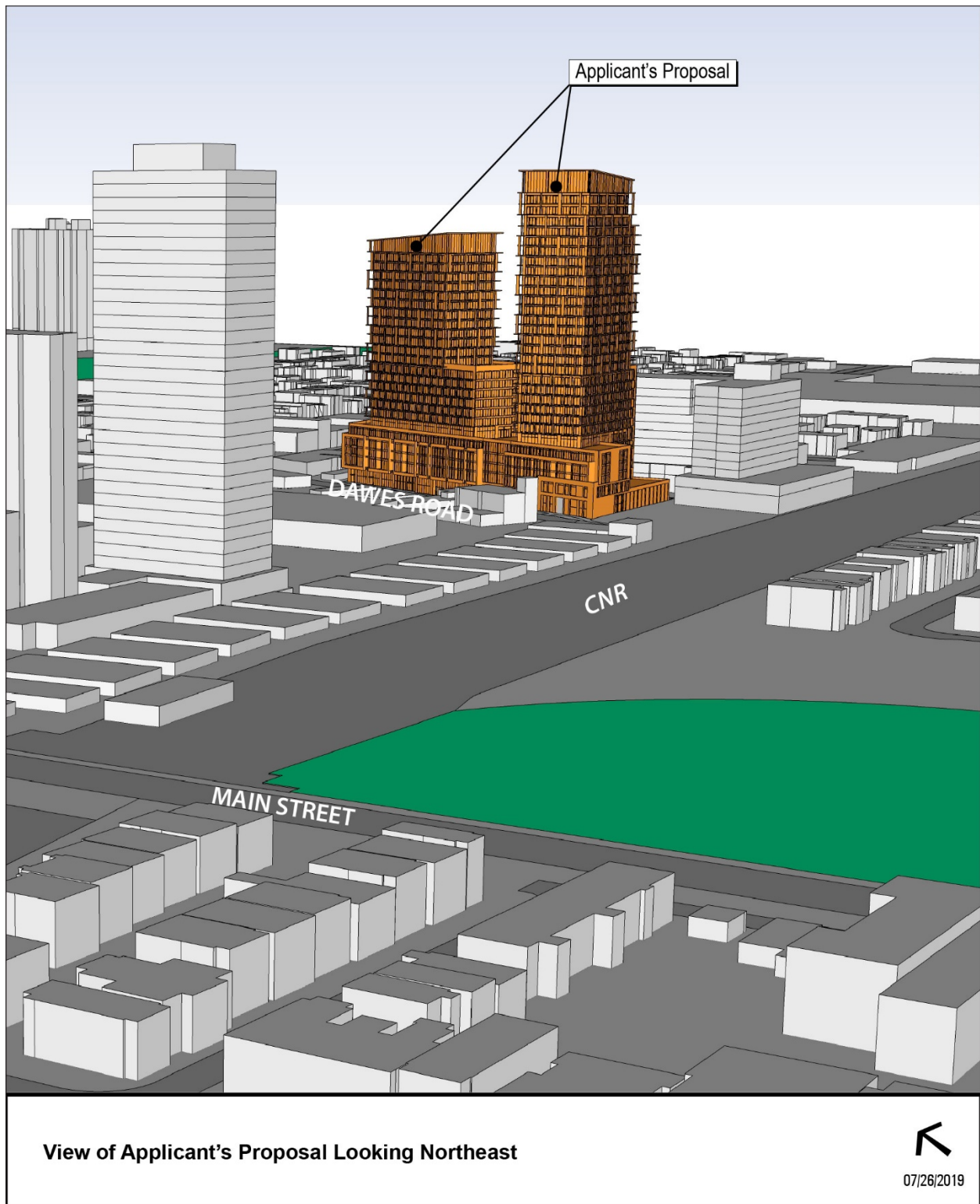
Lynda H Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning  
Toronto and East York District

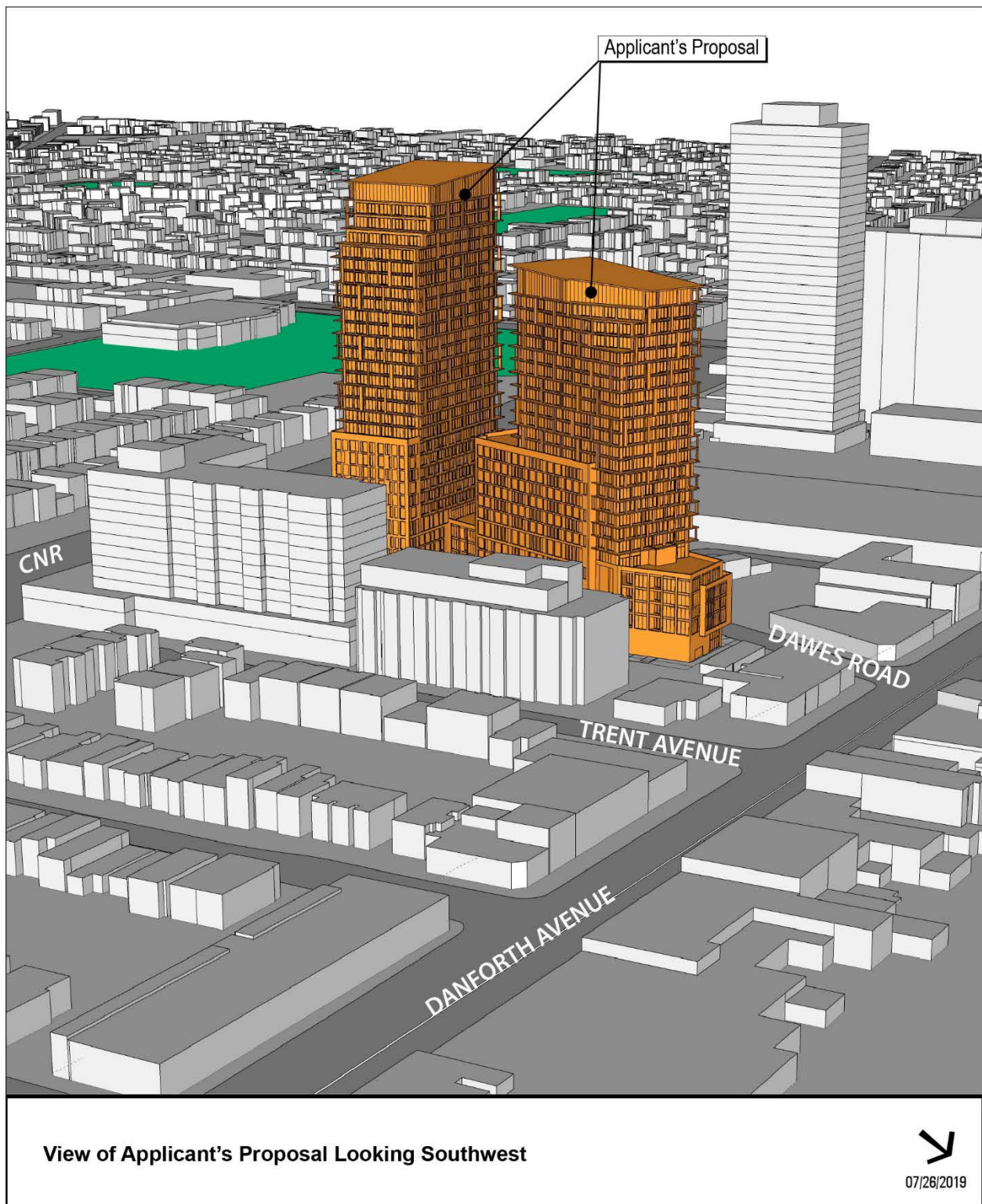
### **ATTACHMENTS**

Attachment 1: 3D Model of Proposal in Context  
Attachment 2: Location Map  
Attachment 3: Official Plan Map  
Attachment 4: Site Plan  
Attachment 5: West Elevation  
Attachment 6: North Elevation  
Attachment 7: South Elevation  
Attachment 8: Application Data Sheet



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

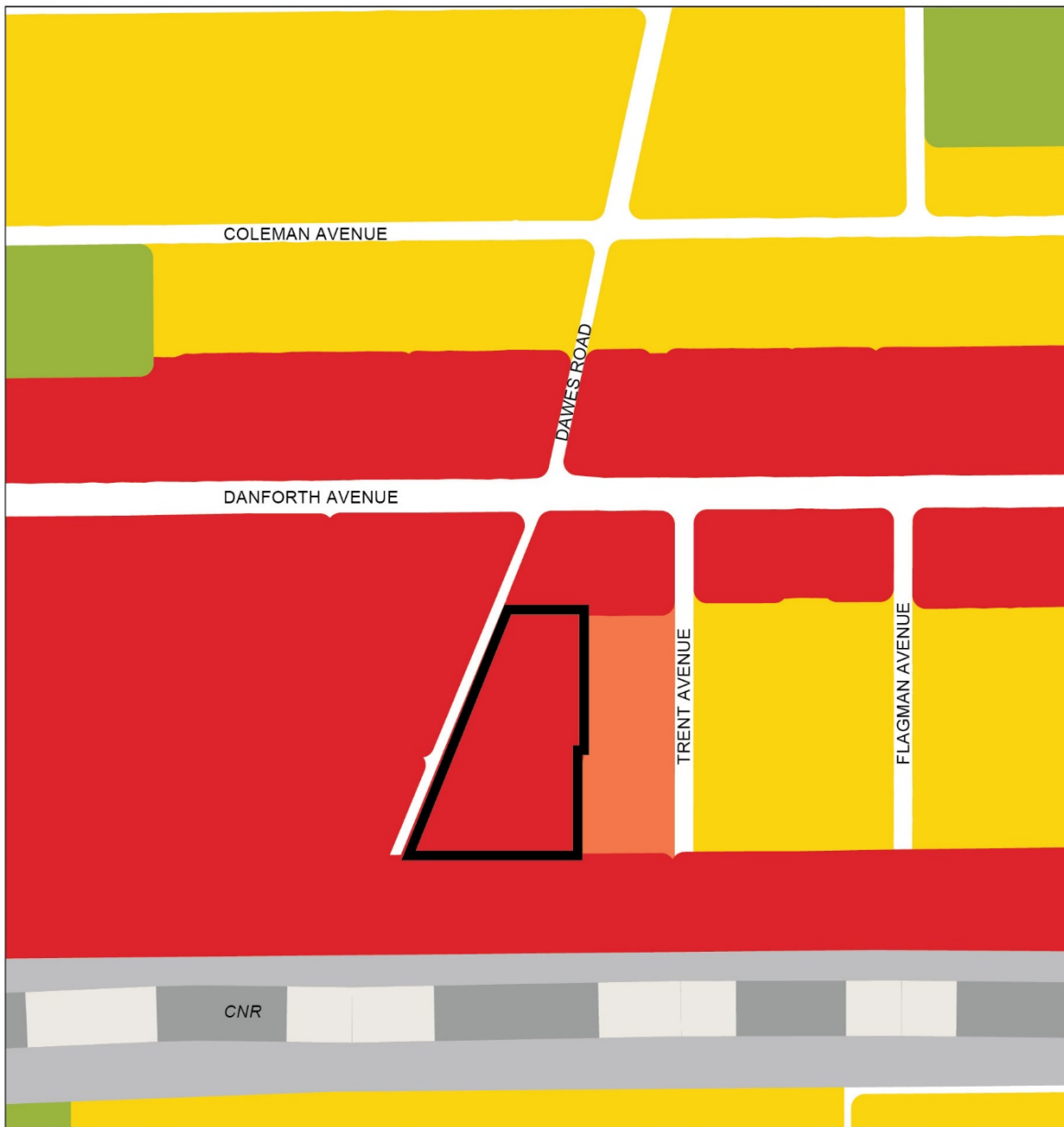




## Attachment 2: Location Map



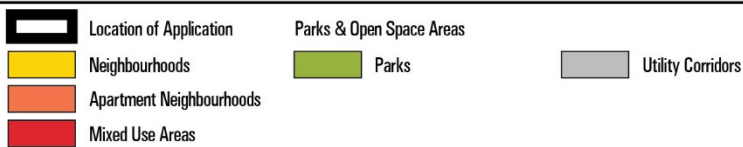
# Attachment 3: Official Plan Map



## Official Plan Land Use Map #20

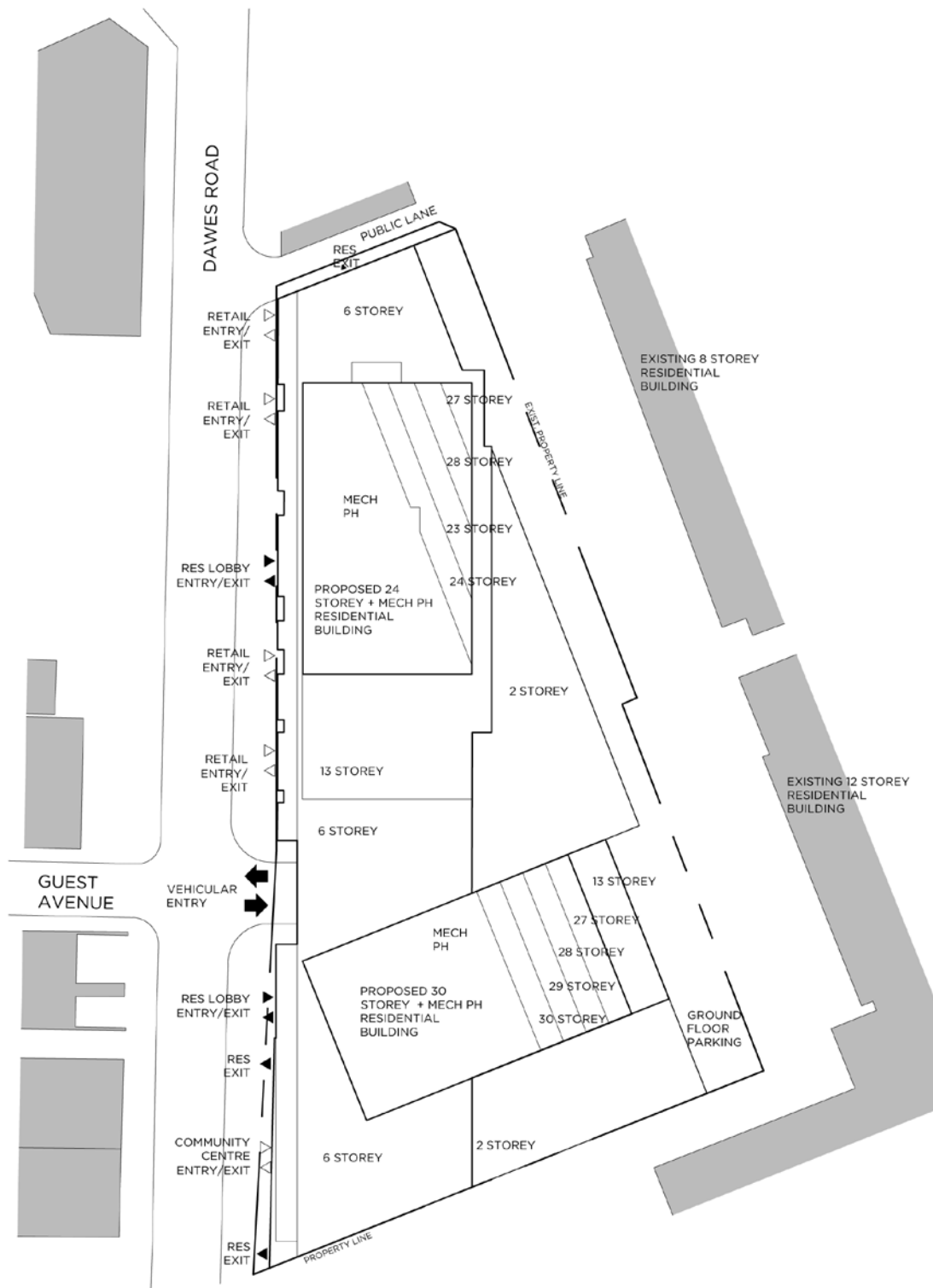
9 and 25 Dawes Road

File # 19 186473 STE 19 0Z



  
 Not to Scale  
 07/25/2019

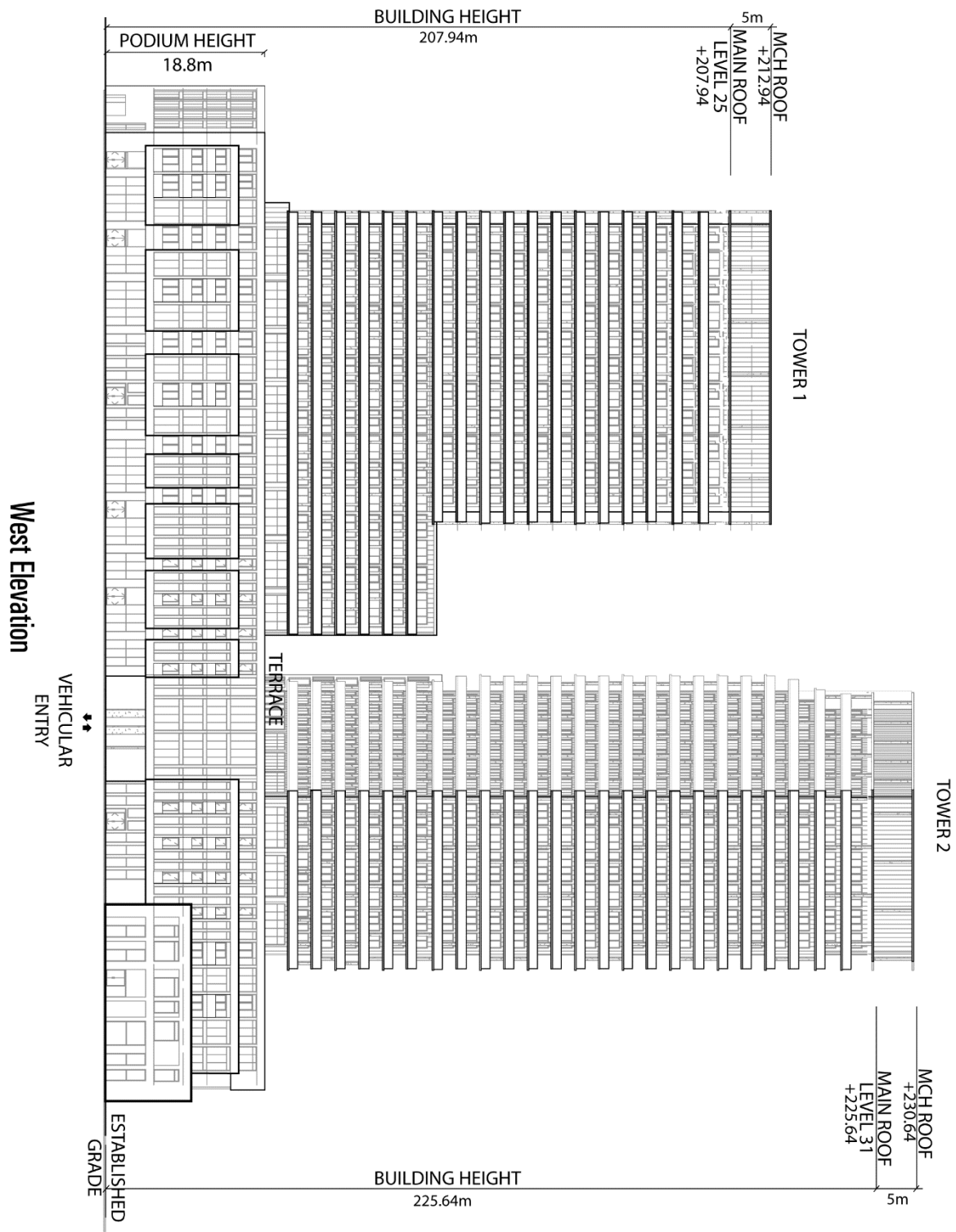
## Attachment 4: Site Plan



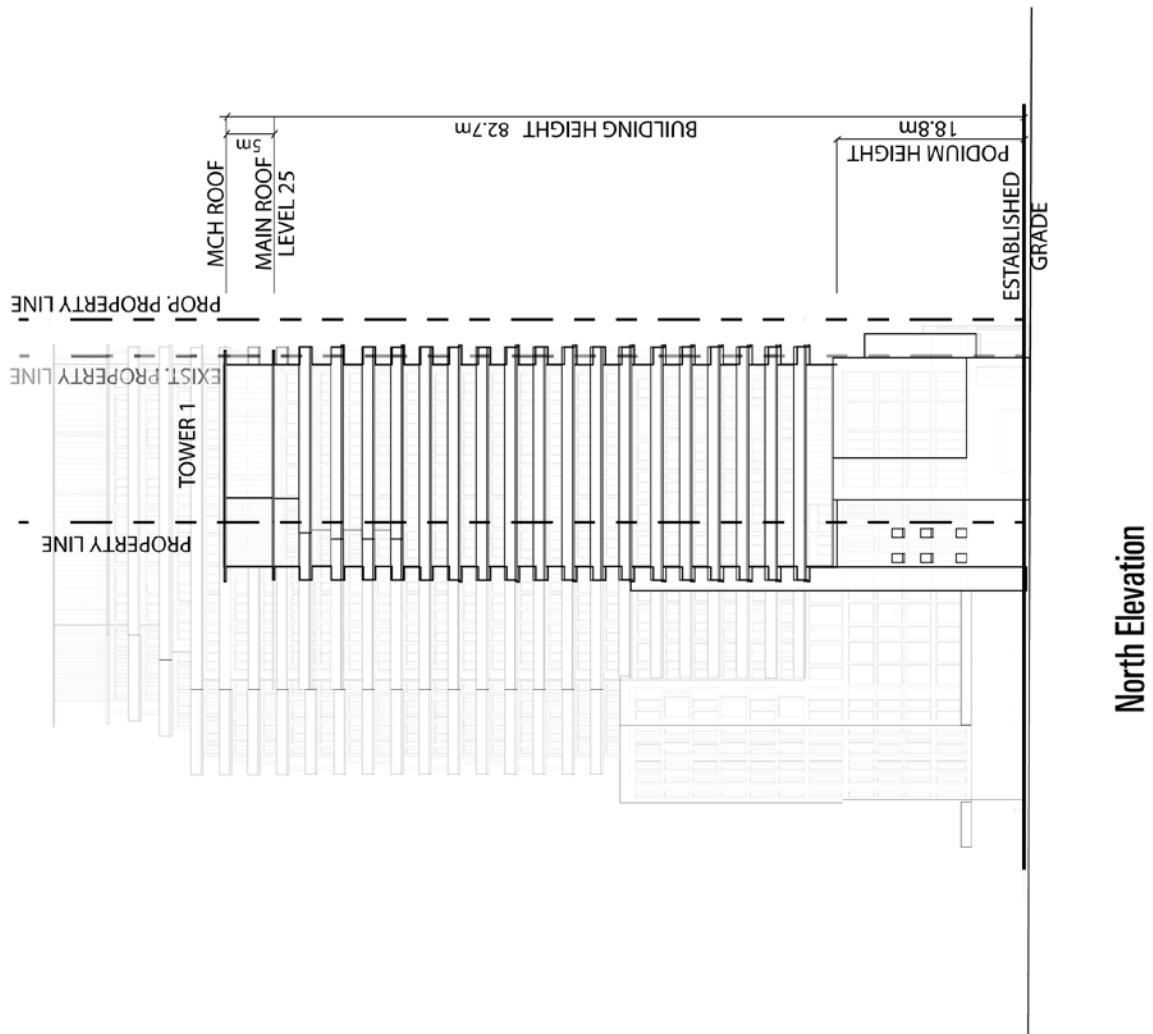
Site Plan



# Attachment 5: West Elevation

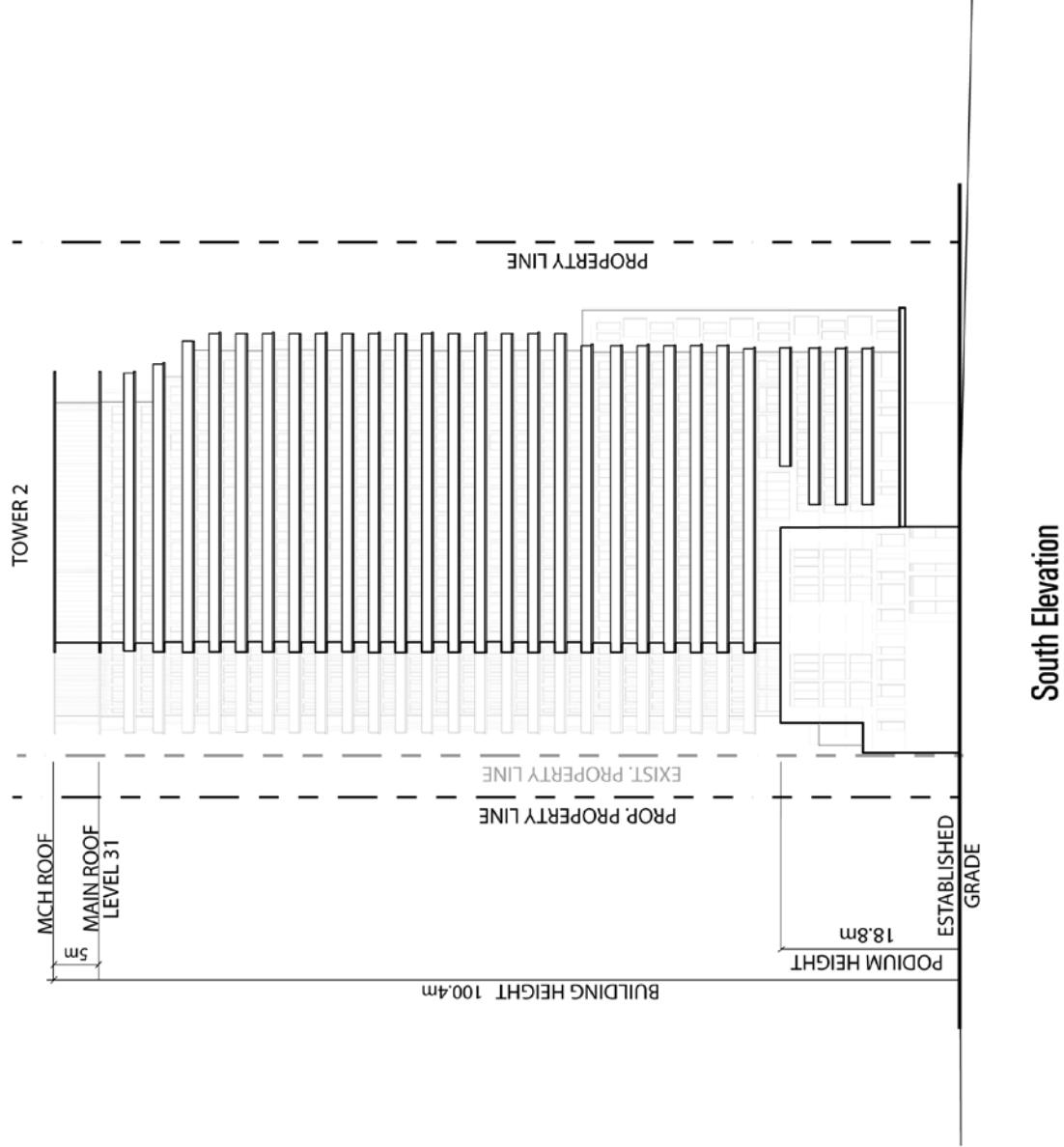


## Attachment 6: North Elevation





Attachment 7: South Elevation





## Attachment 8: Application Data Sheet

Municipal Address: 9-25 Dawes Road Date Received: July 10, 2019

Application Number: 19 186473 STE 19 OZ

Application Type: OPA / Rezoning, Rezoning

**Project Description:** This application proposes to amend the Zoning By-law for the property at 9 & 25 Dawes Road to permit two towers atop a shared base building which comprises residential, retail, office and day care uses. The North Tower would be 24 storeys (77.7 metres, excluding mechanical penthouse) whereas the South Tower would be 30 storeys (95.4 metres, excluding mechanical penthouse). Together, a total of 684 units are proposed: 403 one-bedroom units (59%), 214 two-bedroom units (31%) and 67 three-bedroom units (10%). The proposal has a total gross floor area (GFA) of 46,498 square metres (44,487 square metres of residential GFA, 2,011 square metres of non-residential GFA). The floor space index (FSI) of the proposed development is 9.2 times the area of the lot.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC.	BOUSFIELDS INC.	RAW DESIGN	9 DAWES DEVELOPMENT INC.

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	I1 D1 (ZBL 438-86)	Heritage Designation:	N/A
Height Limit (m):	12 metres	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	5,036	Frontage (m):	122	Depth (m):	68
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,860	1,860
Residential GFA (sq m):			44,487	44,487
Non-Residential GFA (sq m):			2,011	2,011
Total GFA (sq m):			46,498	46,498
Height - Storeys:	2		30	30

Height - Metres: 95 95

Lot Coverage Ratio 36.93 Floor Space Index: 9.23  
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	44,487	
Retail GFA:	476	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	1,535	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			684	684
Other:				
Total Units:			684	684

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		84	319	214	67
Total Units:		84	319	214	67

#### Parking and Loading

Parking Spaces:	270	Bicycle Parking Spaces:	686	Loading Docks:	2
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#### CONTACT:

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