

4161-4169 Dundas Street West and 18-26 Earlington Avenue – Official Plan Amendment, Zoning By-law Amendment and Removal of an "H" (Holding Symbol) Application – Preliminary Report

Date: August 20, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 20 119591 WET 03 OZ

Notice of Complete Application Issued: June 22, 2020

Current Uses on Site: The development site is a consolidation of 7 lots occupied by the following: one 2-storey single-detached dwelling; two vacant lots; and three commercial buildings that are 1 and 2-storeys in height.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the Official Plan, the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 for the lands located at 4161-4169 Dundas Street West and 18-26 Earlington Avenue. The proposal includes a 10-storey (39.25 metres in height) residential building containing 134 units fronting Dundas Street West and four townhouse units (4-storeys) along the south property line. Below grade parking is proposed under the entire site and parking at-grade is proposed in the ground floor of the townhouse units. There would be a total gross floor area of 13,598 m², resulting in a Floor Space Index of 3.96 times the area of the lands.

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 4161-4169 Dundas Street West and 18-26 Earlington Avenue 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

The City Planning Division confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

Avenue Study of Dundas Street West Between Royal York Road and the Humber River

An Avenue Study was conducted for the portion of Dundas Street West between Royal York Road and the Humber River that included 4161-4169 Dundas Street West and 24-26 Earlington Avenue, but excluded 18-20 Earlington Avenue. The Dundas Street West Avenue Study was completed and adopted by City Council in 2006 and was implemented through Official Plan Amendment No. 277 that created Site and Area Specific Policy No. 277 (SASP 277) and Zoning By-law No. 717-2006. A link to the Zoning By-law No. 717-2006 can be found at:

<https://www.toronto.ca/legdocs/bylaws/2006/law0717.pdf>

Pre-Application Consultation

A formal pre-application consultation meeting was held with the applicant on December 11, 2019 to discuss complete application submission requirements and to identify issues with the proposal. The proposal discussed at the meeting was for a 10-storey residential building fronting Dundas Street West and townhouses located at the rear of the property. During the pre-application meeting, staff raised concerns regarding the proposed height of the 10-storey residential building, the lack of transition to the adjacent lower scale built form to the south and the proposed redesignation of properties designated *Neighbourhoods* to *Mixed Use Areas*.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan to change the designation of 18 - 20 Earlington Avenue from *Neighbourhoods* to *Mixed Use Areas*. The application also proposes to amend the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 for the lands at 4161-4169 Dundas Street West and 18-26 Earlington Avenue to permit a 10-storey residential building fronting Dundas Street West containing 134 units and four townhouse units of 4-storeys along the south property line. The total gross floor area proposed is 13,598 m², resulting in a Floor Space Index of 3.96 times the area of the lands.

The proposed 10-storey residential building would have a height of 39.25 metres, inclusive of the mechanical penthouse. The building is proposed to front onto Dundas Street West wrapping around to Earlington Avenue with a street wall height of 8-storeys. There are step backs proposed as the building rises, ranging between 2.6 metres and 5 metres, for the ninth and tenth storeys. The south façade of the building would provide a stepback of 4.2 metres at the seventh storey, an additional 4.6 metres at the eighth storey and an additional 4.6 metres at the ninth storey. The proposed residential building would be setback approximately 6.0 metres from the proposed townhouse units to the south.

The proposed 4-storey back-to-back townhouses would be adjacent to and siding onto the south property line with a maximum height of 13.1 metres. Two townhouse units would front Earlington Avenue and two units would be oriented towards the west property line. The proposed townhouses would be setback 1.2 metres from the south property line.

A total of 138 residential units are proposed for the site with 134 units in the 10-storey residential building and four back-to-back townhouse units. The proposal would have the following unit composition for the entire site: 33 one-bedroom units (23.9%); 100 two-bedroom units (72.5%); and 5 three-bedroom plus den units (3.6%).

A total of 218 vehicular parking spaces are proposed, of which 210 would be located within three levels of underground parking and 8 would be located at grade within the townhouses. Parking would be accessed by a private driveway from Earlington Avenue located between the 10-storey residential building and proposed townhouse units. The parking garage would extend below the entire site, including under the proposed townhouses.

The development would provide a total of 101 bicycle parking spaces consisting of 81 resident spaces and 20 visitor spaces. The proposed bicycle parking spaces would be located on level P1 of the parking garage.

A total of 268 m² of outdoor amenity space (1.9 m² per unit) and 268 m² of indoor amenity space (1.9 m² per unit) is proposed for the 10-storey residential building.

Outdoor amenity space would be located at grade along the west property line and on the ninth floor. Indoor amenity space would be within the first floor of the 10-storey residential building.

Detailed project information can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 2 and 3 for three dimensional representations of the project in context. See Attachment 4 for a site plan of the proposal.

Site and Surrounding Area

The subject site is located on the southwest corner of Dundas Street West and Earlington Avenue (see Attachment 1: Location Map). The site is rectangular in shape and is approximately 3,431 m² in size. The subject site is a consolidation of 7 parcels occupied by the following: one single-detached dwelling; two vacant lots; and three commercial buildings that are one and two-storeys in height.

Surrounding land uses include:

North: On the north side of Dundas Street West are a mix of low-rise commercial uses on properties designated *Mixed Use Areas* in the Official Plan. Further north is the Humber River.

East: On the northeast corner of Dundas Street West and Earlington Avenue is a 6-storey midrise residential building on a property designated *Mixed Use Areas* in the Official Plan. South of the midrise residential building are two single-detached dwellings on properties designated *Neighbourhoods*.

West: West of the subject site are thirty-seven 3-storey townhouses on properties designated *Mixed Use Areas* in the Official Plan. Further west is an 8-storey residential building at the northwest corner of Dundas Street West and Prince Edward Drive on a property designated *Mixed Use Areas*.

South: Directly south of the subject site are single-detached dwellings that are designated *Neighbourhoods* in the Official Plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (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* 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 Dundas Street West portion of the site is identified as an *Avenue* on Map 2 – Urban Structure of the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities. Reurbanization of the *Avenues* is to be achieved through the preparation of an Avenue Study that sets out contextually appropriate as-of-right zoning and other regulations to achieve high quality development.

In July 2006, City Council approved the Avenue Study that was conducted for the segment of Dundas Street West between Royal York Road and the Humber River. The study was implemented through Site and Area Specific Policy No. 277 (SASP 277) and Zoning By-law No. 717-2006 (see Attachment 6: Site and Area Specific Policy No. 277).

The current application is located on lands designated *Mixed Use Areas* (4161-4169 Dundas Street West and 24-26 Earlington Avenue) and *Neighbourhoods* (18-20 Earlington Avenue) in the Official Plan (see Attachment 5: Official Plan Land Use Map). *Mixed Use Areas* are made up of a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development in *Mixed Use Areas* will locate and mass new buildings to provide appropriate transition towards areas of different intensity and scale, and particularly towards lower scale *Neighbourhoods*. *Neighbourhoods* contain a full range of residential uses within lower scale buildings consisting of detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as interspersed walk-up apartments that are four storeys or less. *Neighbourhoods* also contain parks, schools, local institutions and small-scale stores and shops serving the needs of area residents.

Zoning By-laws

4161-4169 Dundas Street West and 24-26 Earlington Avenue are subject to the former City of Etobicoke Zoning Code, as amended by By-law No. 717-2006 which is the implementing Zoning By-law for SASP 277. The properties are zoned General Commercial – Avenues – Holding (CG-AV-H).

The CG-AV-H zone permits a limited range of residential uses, including apartment houses, dwelling units above business or retail uses and live-work units. Townhouses are not permitted on the north side of Dundas Street West and in the first 60 metres of depth on the south side of Dundas Street West. Permitted commercial uses include stores, banks, restaurants, hotels, business and professional offices, service stations and public garages, health centres and athletic clubs.

By-law No. 717-2006 contains five development areas, each with varying development standards related to building setbacks and yard requirements. The subject site is located in Area 1 (A1). The maximum permitted floor space index in a CG-AV-H zone is 2.5 times the area of the land and the maximum building height is 14 metres and 5-storeys. However, the Zoning By-law permits a development to exceed these provisions to a maximum height of 18.5 metres and 6-storeys and a maximum floor space index of 3.0 times the area of the land provided that the owner enters into a satisfactory Section 37 Agreement with the City to secure the provision of parkland and streetscape improvements abutting and beyond the development site, including trees, planters, benches, pedestrian level street lighting, walkways, landscaped medians and public art.

The CG-AV-H zone includes an "H" Holding Symbol that applies to the subject site. The "H" symbol may be removed by City Council subject to the satisfactory availability of any road, infrastructure, servicing and school capacity improvements necessary to accommodate the proposed development. Upon fulfillment of these criteria, the "H" symbol can be removed, in whole or in part.

Under City-wide Zoning By-law No. 569-2013, 18-20 Earlington Avenue are zoned Residential Detached (RD) (f13.5; a510; d0.45)(x35) which permits single-detached dwellings as a permitted building type. The zoning further permits a range of institutional uses and public utility uses with conditions. The zoning requires the site to have a minimum lot frontage of 13.5 metres, a minimum lot area of 510 m² and a maximum Floor Space Index of 0.45 times the area of the lot.

See Attachment 7 of this report for the Zoning By-law Map of the subject site.

The City-wide Zoning By-law No. 569-2013 can 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 Building Performance Standards;
- Townhouse and Low-Rise Apartment Guidelines;
- Toronto Green Standard; and
- Bird Friendly Development Guidelines.

The City's Design Guidelines can 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

An amendment to the Official Plan is required to redesignate the land at 18-20 Earlington Avenue from *Neighbourhoods* to *Mixed Use Areas*. Amendments to the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 are required to create site specific zoning provisions to permit the proposed building type, density, building height, setbacks, lot coverage and other development standards that may be identified through the review process to provide for the proposed development, as well as to remove the "H" Holding Symbol from the lands at 4161-4169 Dundas Street West and 24-26 Earlington Avenue.

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 application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS (2020) and conformity with the Growth Plan (2019).

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest are: (j) the adequate provision of a full range of housing, including affordable housing; (p) the appropriate location of growth and development; (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and (r) the promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Provincial Policy Statement (PPS) (2020) contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, that planning authorities identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account, among other things, the existing building stock and surrounding area.

While the PPS (2020) encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment. Policy 4.8 states that zoning and development permit by-laws are important for implementation of the PPS and that planning authorities shall keep their zoning and development permit by-laws up-to-date with their Official Plan and the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) emphasizes the importance of complete communities where a range of housing options are to be provided; and that new development should provide high quality compact built form and an attractive and vibrant public realm. The Growth Plan provides municipalities the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

The application will be evaluated against the policies and objectives of the *Planning Act*, Provincial Policy Statement and Growth Plan, especially in regards to the promotion of well-designed built form, providing for a range of housing options and whether the proposal complies with the municipal direction for growth.

Official Plan Conformity

The lands are designated *Mixed Use Areas and Neighbourhoods* in the Official Plan. The current proposal requires an Official Plan Amendment as the application proposes to redesignate the lands at 18-20 Earlington Avenue from *Neighbourhoods* to *Mixed Use Areas*.

The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development.

Mixed Use Areas policies establish a number of site-related development criteria that must be met. The Built Form policies emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. Development in *Mixed Use Areas* will locate and mass new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods*, and to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. The development criteria within the *Mixed Use Areas* policies are also supplemented by additional development criteria outlined in the Built Form policies in Section 3.1.2 of the Official Plan.

A cornerstone aim of the Official Plan is to ensure that new development in *Neighbourhoods* respects the existing physical character of the area, reinforcing the stability of the neighbourhood. The stability of *Neighbourhoods'* physical character is

one of the keys to Toronto's success. Changes to established *Neighbourhoods* must be sensitive, gradual and "fit" the existing physical character. As set out in the *Neighbourhoods* policies of the Official Plan, new development in established *Neighbourhoods* must respect and reinforce the existing physical character of each geographic neighbourhood.

Site and Area Specific Policy No. 277 (SASP 277) retains the *Mixed Use Areas* designation and policies of the Official Plan, with the exception that it prohibits townhouse development within the first 60 m of depth on the south side of Dundas Street West. SASP 277 also incorporates Urban Design Guidelines as an Appendix that provides a framework to guide growth and development. New development should be consistent with these Guidelines that address built form and massing, site organization, parking and servicing, pedestrian linkages, landscaping, streetscape improvements, public open spaces and public art. The proposed townhouses are located 62.6 m away from the south side of Dundas Street West

The Healthy Neighbourhoods policies of the Official Plan provide guidance for development adjacent or close to *Neighbourhoods*. Policy 2.3.1.3 states that development in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density, maintain adequate light and privacy for residents in *Neighbourhoods*, orient and screen amenity areas and parking to minimize impacts to *Neighbourhoods*, and reduce the effect of the resulting traffic and parking impacts on the *Neighbourhoods*.

The Official Plan recognizes the requirement of adequate and affordable housing for everyone. Current and future residents must be able to access and maintain adequate, affordable and appropriate housing. The policies in Section 3.2.1 of the Official Plan provide guidance as to how and where this housing should be supplied and developed.

Staff will continue to review the application to determine the impacts and appropriateness of the requested increased intensity of building type, the redesignation a portion of the site from *Neighbourhoods* to *Mixed Use Areas*, and its conformity with the Official Plan. Particularly given the Avenue Study that was completed in 2006, the implementing By-law and Site and Area Specific Policy, as well as Official Plan policies aimed at reinforcing the stability of *Neighbourhoods*. Staff have concerns with the suitability, appropriateness and impacts of the proposed redesignation of 18-20 Earlington Avenue from *Neighbourhoods* to *Mixed Use Areas*, as well as the proposed building heights, massing and transition to the *Neighbourhoods*.

Built Form, Planned and Built Context

The suitability of the proposed height and massing or other built form issues will be assessed based on Sections 2 (j), (p), (q) and (r) of the *Planning Act*; the PPS (2020) and the Growth Plan (2019). The built form will also be assessed based on the City's Official Plan policies and the City's Design Guidelines. An evaluation will be made to confirm whether the proposal is contextually appropriate and fits within its planned and built context. In particular, staff will be evaluating:

- Appropriateness of the proposed building height and density;
- Appropriateness of the proposed building massing, separation distance between the two buildings, angular planes, setbacks and step backs;
- Appropriate transition in height towards buildings of different scale and intensity;
- Shadowing and wind impacts of the proposed development;
- The provision of adequate indoor and outdoor amenity space;
- Appropriate mix of dwelling units and the provision of affordable housing; and
- Appropriateness of the location, orientation, height and access of the proposed back-to-back townhouses.

Avenues and Mid-Rise Building Performance Standards

Toronto City Council adopted the Mid-Rise Performance Standards in 2010 and an addendum in 2016. The main objective of the Performance Standards is to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-Rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of Performance Standards for new mid-rise buildings and identifies areas where the Performance Standards should be applied. The Performance Standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhoods* policies, maintaining a balance between reurbanization and stability and ensuring quality and comfortable streetscapes along the *Avenues*. The Performance Standards give guidance about the size, shape and quality of mid-rise buildings and are intended to reinforce Section 2.3.1 of the Official Plan.

The Dundas Street West Avenue Study and the implementing By-law No. 717-2006 and SASP 277 are the prevailing documents. The applicability of the Avenues and Mid-Rise Building Performance Standards will be evaluated through the review of this proposal.

Townhouse and Low-Rise Apartment Guidelines

In March 2018, Toronto City Council adopted the Townhouse and Low-Rise Apartment Guidelines. The Guidelines are intended to help implement the policies in the Official Plan by achieving appropriate design for current and new townhouse and low-rise apartment development applications. They address infill townhouse developments as well as developments on larger sites and the more complex and intense types of low-rise, multi-unit housing. The Guidelines cover a range of issues including site context, site organization, building types, building design, and the public and private realms. The objective of the Townhouse and Low-Rise Apartment Guidelines is to enhance the quality of the living environment, establish a balance between stable residential neighbourhoods and appropriate infill development, and provide best practices in the creation and evaluation of development proposals. The Townhouse and Low-Rise Apartment Guidelines will be considered in the review of this proposal.

Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

The Growing Up Guidelines state that at least 10% of units should be three-bedroom units and 15% should be two-bedroom units. The proposed 100 two-bedroom units (72.5%) and 5 three-bedroom units (3.6%) does not support the unit mix objectives of the Growing Up Guidelines. These Guidelines also recommend ideal unit sizes for two-bedroom units (90 m²) and three-bedroom units (106 m²). The proposed unit sizes will be evaluated against the objectives of the Growing Up Guidelines and the applicant will be encouraged to provide larger unit sizes. The other elements of the proposed development will also be evaluated against the Growing Up Guidelines objectives to understand how this proposal is responding to the needs of families and other future residents.

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).

Additionally, Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant has submitted an Arborist Report and Tree Preservation Plan prepared by Kuntz Forestry Consulting Inc., dated February 13, 2020. The Arborist Report and Tree Preservation Plan indicates that the development would remove 22 by-law protected trees; retain 1 by-law protected tree; remove 9 trees with a diameter between 25 cm and 30 cm; and retain 1 tree with a diameter between 25 cm and 30 cm. Urban Forestry staff do not support the extent of the proposed tree removal and require revisions to the proposed development to show more consideration for the protection of the by-law protected trees. Urban Forestry staff require an *Application to Injure or Destroy Trees* with the required application fees to remove or injure any trees.

The Landscape Concept Plan prepared by Alexander Budrevics & Associates Limited proposes 14 new trees on private property and 15 new trees on the City road

allowance. Staff will work with the applicant to address the provision of trees and the requirement to add to the City's tree canopy.

Housing

A Housing Issues Report is required for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development on lands in excess of five hectares.

The application materials submitted indicate that there is one existing rental dwelling unit on the subject site. Further information, including a Rental Housing Declaration of Use and Screening Form, is required to confirm the total number of dwelling units and rental dwelling units currently on the subject properties, and to determine the applicability of the City's rental housing policies and by-laws.

The proposed 100 (72.5%) two-bedroom units and 5 three-bedroom units (3.6%) does not adequately support the unit mix objectives of the Growing Up Guidelines, Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate a broad range of households, including families with children, within new development. Staff will work with the applicant to increase the number of three-bedroom units.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

The applicant has submitted a Stage 1 Archaeological Assessment prepared by Earthworks Archeological Services Inc., dated December 5, 2019. Heritage Planning staff are reviewing the submitted report.

Heritage Impact and Conservation

The applicant has submitted a Cultural Heritage Evaluation Report prepared by Vincent J. Santamaura Architect., dated February 25, 2020. The purpose of the Cultural Heritage Evaluation Report is to determine if the proposed development would have any impact on cultural heritage resources in the area.

Heritage Planning staff have determined that the proposed development would no longer have any impact on potential cultural heritage resources in the area as the property with potential cultural heritage significance on the north side of Dundas Street burned down in March 2019.

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.

City Planning Staff recently completed a Community Services and Facilities (CS&F) update for the area and staff have reviewed the development application in accordance with the CS&F update and identified the following priorities:

- The need for affordable child care space;
- Funding for the construction of a new Toronto Public Library branch at the new Etobicoke Civic Centre;
- Funding for the replacement of the Wedgewood Outdoor Pool; and
- Funding for the construction of a new Community Recreation Centre at the new Etobicoke Civic Centre.

Toronto Lands Corporation (TLC) in consultation with the Toronto District School Board (TDSB) have identified that there is currently capacity available at the local schools to accommodate students anticipated from the proposed development. Both the TDSB and the Toronto Catholic District School Board (TCDSB) will require warning clauses and signage as conditions of any approval as a result of the cumulative impact of all residential development on local schools.

Infrastructure/Service Capacity

The applicant submitted a Preliminary Geotechnical Investigation prepared by SPL Consultants Limited, dated May 20, 2015 and a Preliminary Hydrogeological Investigation prepared by Toronto Inspection Ltd., dated December 6, 2019. In addition, the applicant submitted a Functional Servicing and Stormwater Management Report prepared by Cole Engineering Group Ltd., dated February, 2020.

The purpose of these reports is to evaluate existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. Staff are reviewing the submitted reports and plans.

The applicant submitted a Transportation Impact Study report prepared by LEA, dated February, 2020 in order to evaluate the effects of the proposal on the transportation system and suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development. Transportation Services and Transportation Planning staff are reviewing the submitted report.

Wind Assessment

The applicant submitted a Qualitative Pedestrian Level Wind Assessment prepared by Gradient Wind Engineering Inc., dated February 12, 2020. The qualitative analysis provides general statements summarizing predictions of future wind conditions for the proposed development. The applicant is required to submit further iterations of the wind study once the built form, massing and other elements of the site evolve to address the wind and other issues noted in this report.

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.

The applicant has submitted the TGS Checklist indicating they are pursuing Tier 1 performance measures. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Planning staff will encourage the applicant to meet Tier 2 or higher performance measures through 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 exceeds the Official Plan minimum size threshold of 10,000 m² for consideration of Section 37 benefits. Section 37 contributions could be secured towards specific benefits for the local community in the event the application is recommended for approval.

Other Matters

Given the nature and extent of the issues raised in this report, staff recommend that the applicant should revisit the design of the proposed development and resubmit a revised concept more in keeping with the Official Plan vision, the Avenue Study and the Design Guidelines for this area of Dundas Street West as well as other requirements.

Staff have identified the additional following issues:

- The application materials have inconsistent information that need to be resolved in order for the application to be appropriately reviewed. In particular, staff have identified inconsistent information between the architectural plans and the planning rationale.
- The tenure of the residential units in the current application is unclear. Staff will strongly encourage the applicant to provide purpose-built rental units at mid-range or affordable rent levels and/or affordable ownership units within this proposed development to support the City's housing policy objectives to provide for a full range of housing by tenure and affordability within new developments.
- Parks, Forestry and Recreation staff advise that the applicant would be required to satisfy the parkland dedication requirement through cash-in-lieu.
- Given the current increase in dog-owning populations, the applicant will be strongly encouraged to provide dog amenities on-site with proper disposal facilities such as dog relief stations. This would alleviate pressure on neighbourhood parks, as directed by the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Location Map

Attachment 2: 3D Model of Proposal in Context - Looking Northwest

Attachment 3: 3D Model of Proposal in Context - Looking Southeast

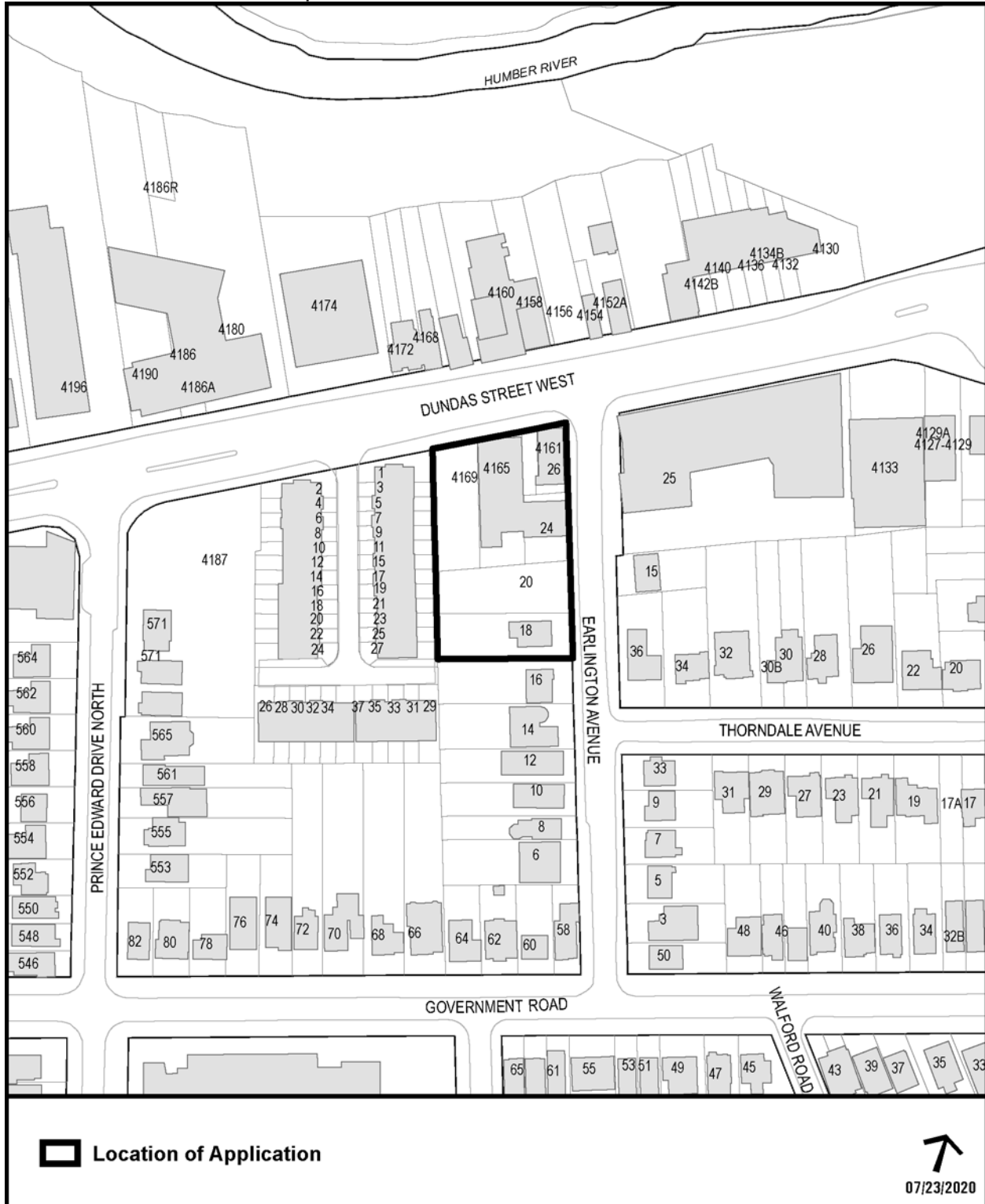
Attachment 4: Site Plan

Attachment 5: Official Plan Land Use Map

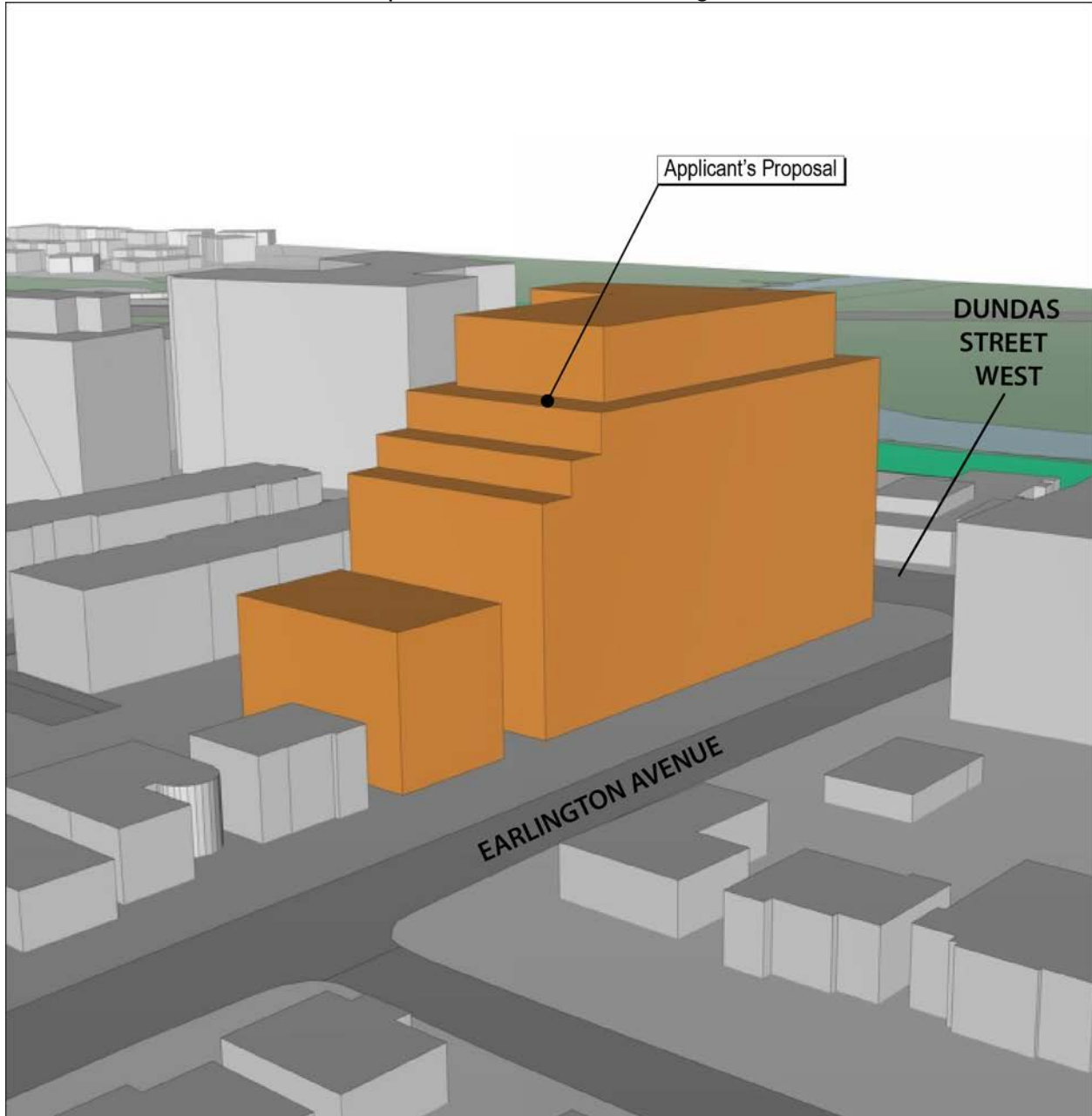
Attachment 6: Site and Area Specific Policy No. 277

Attachment 7: Zoning By-law Map

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context - Looking Northwest

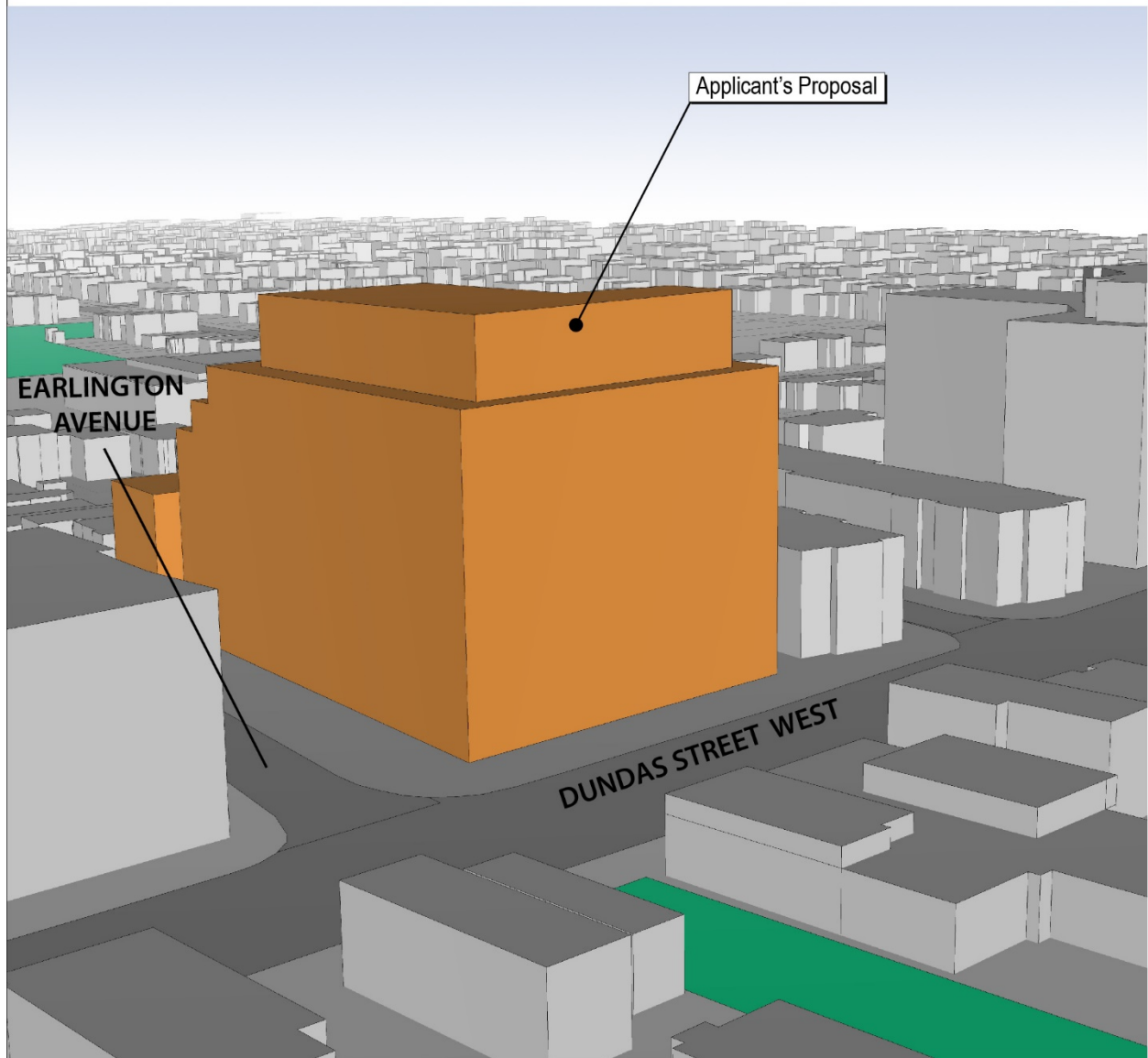


View of Applicant's Proposal Looking Northwest



07/29/2020

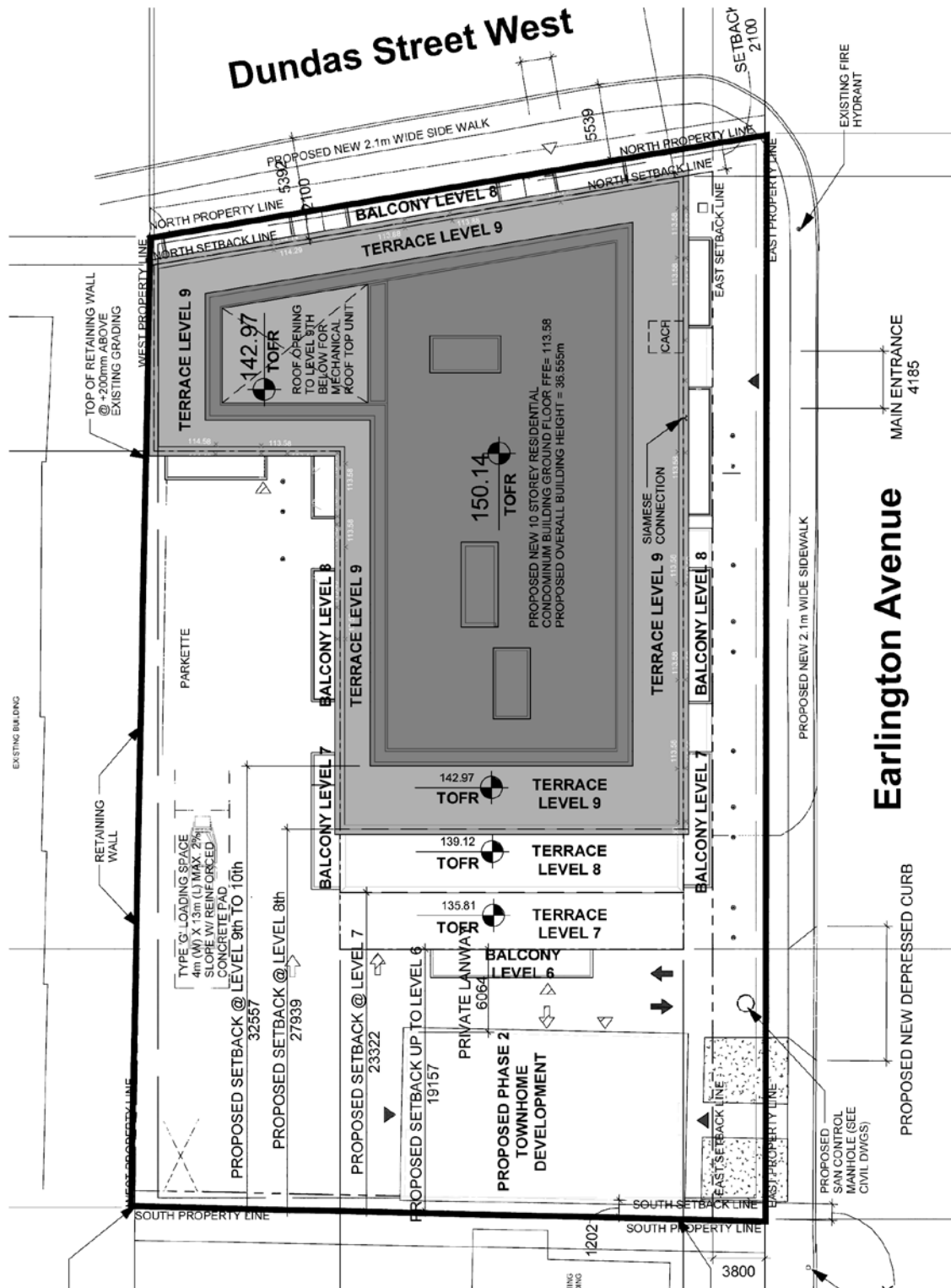
Attachment 3: 3D Model of Proposal in Context - Looking Southeast



View of Applicant's Proposal Looking Southwest



07/29/2020



Site Plan

Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #14

4161-4169 Dundas Street West
and 18-26 Earlington Avenue

File # 20 119591 WET 03 02



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Not to Scale
07/29/2020

Attachment 6: Site and Area Specific Policy No. 277

277. Lands on the north and south side of Dundas Street West, between Royal York Road and the Humber River

Townhouses are not permitted in *Mixed Use Areas* on the north side of Dundas Street West and in the first 60 metres of depth from the Dundas Street West frontage on the south side of Dundas Street West.



Dundas Street West Urban Design Guidelines

Development at the portion of Dundas Street West from Royal York Road at the west end to Humber Bridge at the eastern end will be consistent with the following Urban Design Guidelines.

Location and Organization Relative to Streets and Open Spaces

Building Siting and Organization

- Locate building frontages at or near the property line to create a street wall.
- Locate main entrance along Dundas Street and any proposed new public streets.
- Promote a diversity of active ground floor uses such as retail, office and community services that generate pedestrian activity.
- Encourage Live-work units along Dundas Street.
- Encourage architecture and landscaping that is consistent with the high level of quality in the Kingsway neighborhood
- Surface parking should not be sited within the front yard.
- Access driveways should not be located between the building façade and the street line.
- Private outdoor amenity spaces should not be located along the street edge. Use rear yards and flat roofs for outdoor amenity spaces.

Building Entrance

- Building main entrances should front onto the public streets and be directly connected to the public sidewalk with walkways uninterrupted by driveways.
- Architectural elements such as canopies should be used to enhance and articulate the building entrances at ground level.
- Ground floor level of at-grade residential units should be elevated from the sidewalk level by a minimum of 0.60 metres but not greater than 0.90 metres.

Driveways/Vehicular Site Entry

- Minimize the number of interruptions to the Dundas Avenue public sidewalk by limiting the number and width of driveway curb cuts along this public street.
- Provide vehicular access to site from a secondary street when available.
- Create a network of interconnected secondary roads and laneways at deeper sites in order to reduce the dependence on Dundas Avenue West for access.
- Encourage combining driveway access to adjoining sites.

Parking and Servicing Layout and Organization

- Surface parking and site servicing should be at the side or rear of the building.
- Bicycle parking should be provided near the building entrances.
- Provide underground parking garages whenever possible and limit the amount of surface parking.
- Garbage storage areas should be integrated within the building envelope in all new developments.
- Garbage storage areas located outside of the building should be setback from the adjoining low density residential areas by a minimum of 1-metre from the property line and fully enclosed (i.e. roof, solid walls and door panels). The garbage enclosures should be constructed and finished with the same details and finishes as the main building and provided with the appropriate landscape treatments to reduce its visual impact.
- Ramps to underground parking areas should be integrated within the mass of the building and not within the open space.
- Service and parking access to a building should be integrated to provide a single vehicular access zone within the façade.
- Encourage the inclusion of municipal parking lots or U/G garages within large developments to support parking needs within the area.

Pedestrian Linkages

- Review the existing and potential location of pedestrian crossings on Dundas Street. Provide additional crossing points or relocate existing ones as necessary to improve connectivity between developments at the north and south side of Dundas Street.
- Provide a new recreational pathway along the hydro corridor.
- Improve access and signage to the recreational trails in the Humber Ravine.
- Encourage through block pedestrian connections to the recreational pathway along the Hydro corridor and to the recreational trails in the Humber Ravine.

Grading Relationships

- Finished grades along Dundas Avenues and along new streets should not exceed 0.9 metres to maintain visual connection between the public realm and the building interiors.

Building Massing

Street Enclosure and Continuity

- Provide a minimum building height of 2 storeys (7.5 metres measured from the public sidewalk level adjacent to the building main entrance) and maximum building height of 6-storeys (18.5 metres measured from the public sidewalk level adjacent to the main building entrance) along Dundas Street West.
- Provide a minimum ground floor height of 3.6 metres for buildings along Dundas Avenues West in order to create the opportunity for commercial uses at grade in new development, be able to elevate residential units by 3-5 steps from the sidewalk level and allow for future conversion of residential units at-grade into commercial or community serve uses.
- Provide a minimum 70% of building façade along the Dundas Avenue West frontage should be provided.
- Residential developments should have a minimum 2 metre setback from the street edge.
- Buildings are to be stepped back 1.5 metres at the fourth storey.
- Use the building massing and landscaping to accentuate street corners.
- Maximize the amount of building entrances and glazing along streets, open spaces and walkway edges.

Relationship to Neighboring Development

- Any proposed building on sites abutting the existing R2 Zoning in the Kingsway neighbourhood should not project beyond the 45 degree angular plane drawn perpendicular to the rear property line.
- Provide the appropriate transition of height and building setback.

- Built form and landscaping should be used to screen parking and service areas from adjacent sites.
- Locate and screen noise generating areas and installation such as ventilation units and loading/unloading areas from the existing R2 zone and noise sensitive new developments.

Lands between the Railway Corridor and beyond 80 metre distance from the Dundas Street northern edge

- This land should be subject to a separate review process because of its distance from the Dundas Street edge and the opportunities for greater building heights and densities.

Landscape Elements and Pedestrian Amenities

Landscape Plans and Details

- Landscape strips should be provided along the Dundas Street edge of existing surface parking areas as part of any proposal for partial redevelopment or renovation/conversion works of existing buildings on these sites as an interim measure to improve the street edge.
- Existing trees in good condition should be retained whenever possible.

Streetscape Improvements

- Provide a minimum 5 metre wide pedestrian zone at the curb to accommodate a continuous sidewalk and distinctive streetscape treatment.
- Plant street trees along Dundas Street West and any new local roads at 6 to 8-metre intervals that conform to the City of Toronto Urban Design Streetscape Manual and the current Urban Forestry Street Tree Planting Standards.
- Plant a double row of street trees on the north side of Dundas Street West where the building setback is greater.
- Replace existing street lighting standards with new lighting standards that integrate pedestrian scale lighting.
- Provide landscaped medians at the east and west entry points to the Dundas Street Avenue area as gateway features.
- Provide coordinated streetscape furniture i.e. light standards, benches, and waste receptacle details that is definitive to the area.
- Locate overhead utility wiring underground in coordination with streetscape improvements.

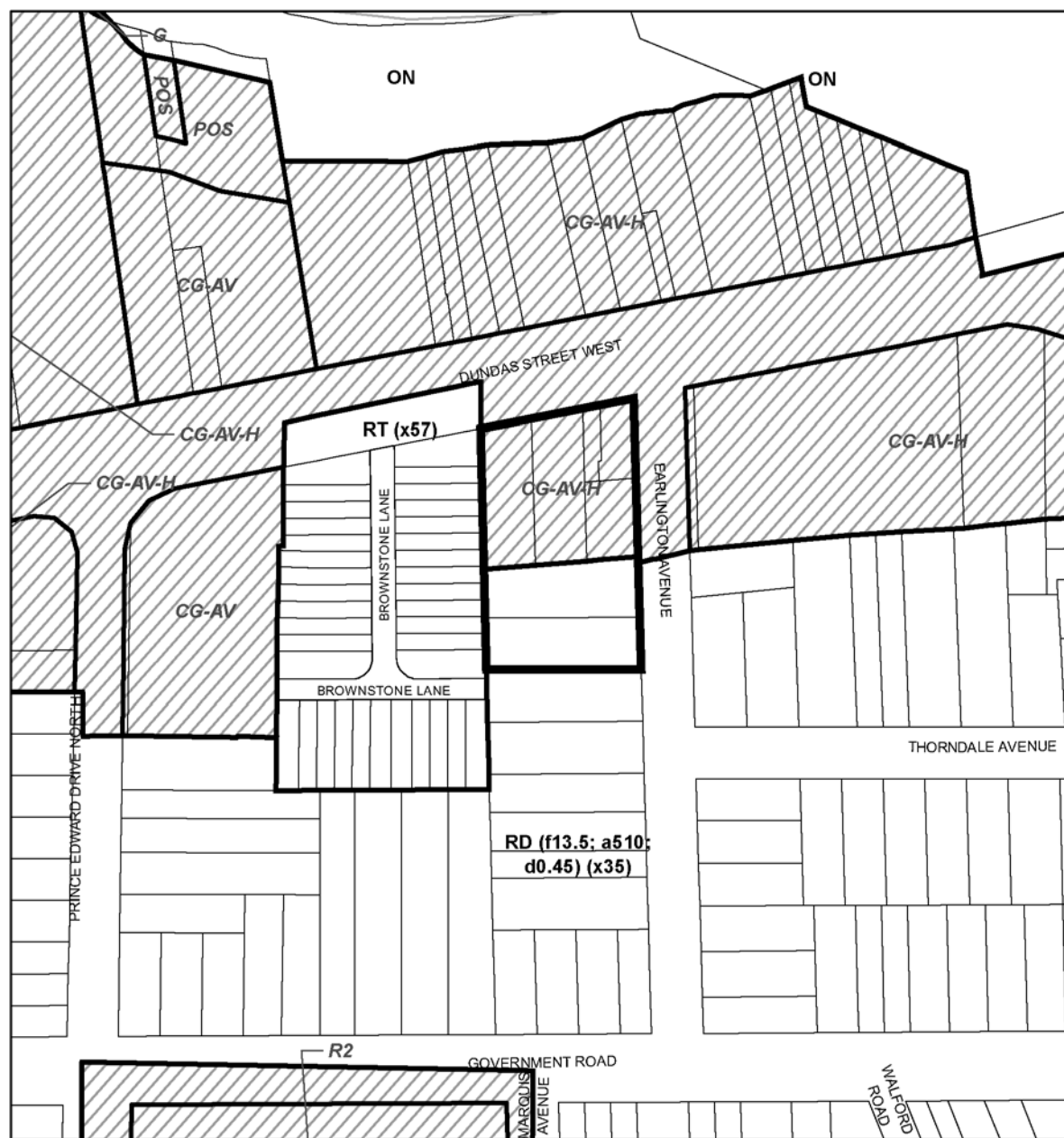
Public Open Spaces

- Create a new public open space through the development of large sites particularly at the north side of Dundas Street.
- Improve public sidewalk and public open space linkages to the Humber ravine trail system.

Public Art

- Create a public art program that will give identity and character to the area and relate it with the Kingsway neighbourhood.
- Use public art with landscaping to define the entrances and heritage sites within the area e.g. mural on the existing Bruno's blank western façade and free-standing public art near the heritage buildings at the eastern end of the area.

Attachment 7: Zoning By-law Map



Zoning By-law 569-2013

4161-4169 Dundas Street West
and 18-26 Earlington Avenue
File # 20 119591 WET 03 02



Location of Application

RD Residential Detached

RT Residential Townhouse
ON Open Space Natural



See Former City of Etobicoke By-law No. 11,737

R2 Second Density Residential Zone
POS Private Open Space Zone
CG-AV General Commercial-Avenues Zone

See Former City of York By-law No. 1-83

G Green Open Space Zone



Not to Scale
Extracted: 07/23/2020