

466-468 Dovercourt Road – Official Plan Amendment, Zoning Amendment Applications – Preliminary Report

Date: February 20, 2020

To: Toronto and East York Community Council

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

Ward 9 - Davenport

Planning Application Number: 19 264170 STE 09 OZ

Notice of Complete Application Issued: December 23, 2019

Listed Heritage Building on Site: No

Designated Heritage Building on Site: No

Current Use(s) on Site: 2-storey vacant building, formally used as a live music event venue (i.e. The Matador Ballroom)

SUMMARY

This report provides information and identifies a preliminary set of issues regarding an Official Plan Amendment and rezoning application for a proposed 6-storey mixed-use building at 466-468 Dovercourt 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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 466-468 Dovercourt 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

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

DECISION HISTORY

There are no previous planning applications or decisions that affect the subject site.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan and Zoning-By-law for the property at 466-468 Dovercourt Road to permit a 6-storey mixed-use building with commercial/retail space on the ground floor, mezzanine and basement and 30 dwelling units on the upper floors.

The proposed Official Plan Amendment is to redesignate the subject site from *Neighbourhoods* to *Mixed Use Areas*. The proposed Zoning By-law Amendment is to adjust the development standards with respect to maximum height, maximum density, minimum setbacks, and minimum parking and loading space requirements.

The proposed 6-storey building has a height of 21.1 metres. The building has a gross floor area (GFA) of 3,659 square metres, including 2,526 square metres of residential GFA and 1,130 square metres of commercial/retail GFA, resulting in a floor space index (i.e. density) of 5.05 times the lot area. The proposed unit mix is 21 (70%) one-bedroom units, 6 (20%) two-bedroom units, and 3 (10%) three-bedroom units. Indoor and outdoor amenity space is proposed on the second floor. Bill Cameron Lane, at the rear of the site, would provide vehicular access to a parking stacker for 9 vehicles for residential occupants. No parking spaces are proposed for the commercial space or residential visitors. No loading space is proposed. Bicycle parking includes 27 long-term spaces for residential occupants and 4 short-term spaces for residential visitors.

Detailed project information is provided in Attachment 5: Application Data Sheet of this report and 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.

Site and Surrounding Area

The subject site has an area of 725 square metres with 12.22 metres of frontage on Dovercourt Road and a depth of 59.46 metres. The site slopes very gently downwards

from east to west, having a slope of less than 1%. There is an existing 2-storey vacant building with an attached 1-storey garage that together occupies almost the entire site.

The existing building was constructed in 1914 for a dance academy on the ground floor and a dwelling unit on the second floor. The building was partially repurposed for a mix of commercial, industrial uses in the subsequent decades, including a bowling alley that operated from 1925 until 1964. The building was then transformed into The Matador Ballroom, a live music venue and after-hours dance venue that operated from 1964 until 2010. The original sign for The Matador Ballroom still exists on the building today and is proposed to be incorporated into the new development.

The subject property is located on the west side of Dovercourt Road, just north of College Street, which is near the middle of the Dufferin Grove neighbourhood. The following uses surround the site:

North: 3-storey semi-detached and detached houses along both sides of Dovercourt Road.

East: 3-storey mixed-use building with ground floor retail units on the east side of Dovercourt Road. A 4-storey residential building is just north of the mixed-use building.

South: 3-storey mixed-use building with ground floor retail units facing College Street.

West: On the west side of Bill Cameron Lane is a 2-storey rear portion of a mixed-use building that fronts onto College Street.

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 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 adjacent to an *Avenue* as shown on Map 2 of the Official Plan and on lands designated *Neighbourhoods* on Land Use Map 18. Dovercourt Road is identified on Map 2 as a Major Street with a planned right-of-way width of 20 metres.

Zoning By-laws

The subject site is zoned Commercial-Residential (*CR 3.0 (c1.0; r2.5) SS2 (x1571)*) by Zoning By-law 569-2013. This zone permits a full range of residential uses and a wide range of commercial uses including retail stores, offices and restaurants. The maximum gross floor area (i.e. floor space index (FSI)) is 3 times the lot area, the maximum commercial FSI is 1 and the maximum residential FSI is 2.5. The maximum height is 16 metres.

The minimum parking requirements are provided in site-specific exception no. 1571, which specify a minimum parking rate of 0.5 spaces for each bachelor or one-bedroom dwelling unit, 0.75 spaces for dwelling units with 2 or more bedrooms, and 0.06 parking spaces per dwelling unit for visitor parking.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

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

- Avenues and Mid-Rise Buildings Study
- Accessibility Design Guidelines
- Guidelines for the Design and Management of Bicycle Parking Facilities
- Growing UP: Planning for Children in New Vertical Communities - Draft Urban Design Guidelines
- Pet Friendly Design Guidelines
- Bird Friendly Guidelines

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 yet been submitted.

COMMENTS

Reasons for the Application

The application to amend the Official Plan proposes to redesignate the subject site from *Neighbourhoods* to *Mixed Use Area*. This is required since the proposed building is 6 storeys whereas buildings located within a *Neighbourhood* are not planned to have a height greater than 4 storeys.

The application to amend the Zoning By-law proposes to increase the maximum height from 16 metres to 21.1 metres, increase the maximum floor space index (density) from 3.0 to 5.05 times the lot area, reduce the minimum north side yard setback from 3 metres to 0 metres (the existing building does not have a north side yard setback), and reduce the minimum total parking requirement from 19 to 9 spaces. Other issues of zoning non-conformity may be identified by staff through further review of the application.

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

Evaluate this application against the Provincial Policy Statement 2014 (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) to establish the application's consistency with the PPS and conformity with the Growth Plan, highlighting only those provincial policies relevant in the context of this particular application.

Official Plan Conformity

Determine the suitability of redesignating the subject site from *Neighbourhoods* to *Mixed Use Areas* in order to allow a building greater than 4 storeys, which is the standard maximum number of storeys on lands designated *Neighbourhoods*.

If staff agree in principle that a redesignation from *Neighbourhoods* to *Mixed Use Areas* is appropriate, determine an appropriate transition to the existing adjacent *Neighbourhood* to the north in terms of height, massing, setbacks, step-backs and shadow impact as required by Official Plan Policy 4.5(2).

Built Form, Planned and Built Context

The suitability of the proposed height and massing and other built form issues will be evaluated with consideration for the built form policies provided in the Official Plan, the performance standards provided in the Avenues and Mid-Rise Buildings Study and the maximum height and minimum setback requirements in the existing Zoning By-law.

The following built form issues have been identified:

- appropriate fit with the existing and planned context;
- impact on the adjacent and nearby residential properties to the north that are designated *Neighbourhoods* in the Official Plan, regarding shadow impact, privacy and overlook; and
- impact on the future development potential of adjacent properties at 940-960 College Street, as well as the nearby property to the west at 962 College Street, which are all designated *Mixed Use Areas* in the Official Plan.

Additional built form issues may be identified through further review of the development proposal.

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 a Tree Declaration indicating there are no street trees or private trees that would be affected by the proposed development.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. An archaeological assessment is not required since the City has not identified the subject site as having archaeological resource potential and the property is not identified on the City's Inventory of Heritage Properties.

Heritage Impact & Conservation

The existing building on the subject property is commonly known as The Matador Ballroom, a former live music event venue and after-hours dancing venue that operated from 1964 to 2010. City staff have determined that although the building has some associative heritage value in relation to The Matador Ballroom, it is not suitable for designation as a heritage property under Part IV of the Ontario Heritage Act.

The applicant submitted a Preliminary Cultural Heritage Evaluation Report, which is being evaluated by Heritage Preservation Services staff. The report identifies the following elements that have associative heritage value and could be incorporated into the proposed development:

- the Matador Ballroom exterior sign;
- wood-panelled signature wall that includes some famous signatures (e.g. Leonard Cohen);

- the spacial experience of transitioning from a tight space to an open space; and
- allowing for cultural or music-related uses.

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.

A community services and facilities study is not required for the proposed development because the proposed number of dwellings is not high enough to have a significant impact on the service levels or capacity of existing community services and facilities in the vicinity of the subject site.

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.

Section 37 community benefits do not apply to the proposed development because the proposed gross floor area is less than 10,000 square metres, which is the minimum threshold to require community benefits per Official Plan policy 5.1.1(4).

Infrastructure/Servicing Capacity

Staff will review the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development. The applicant has submitted a Functional Servicing and Stormwater Management Report, Hydrogeological Investigation and Transportation Operations Assessment, which are being reviewed by Engineering and Construction Services.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (TGS), known as TGS Version 3.0, which came into effect on May 1, 2018. 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 applicant's submitted TGS Checklist to determine if the proposal complies with Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2, 3, or 4 through the review of the application.

For more information on the TGS, visit: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>.

Other Matters

Staff are considering options to honour and reflect the site's rich history of music-related uses, such as allowing a music recording studio in a portion of the proposed commercial space. Any planned music-related uses will need to be balanced against the impact such uses will have on the local community in terms of noise, traffic and disturbance, especially at night.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachments 1a-b: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map

Attachment 4: Zoning
Attachment 5: Application Data Sheet

Applicant's Submitted Drawings

Attachment 6: Perspective Rendering
Attachment 7: Site Plan
Attachments 8a-d: Elevations

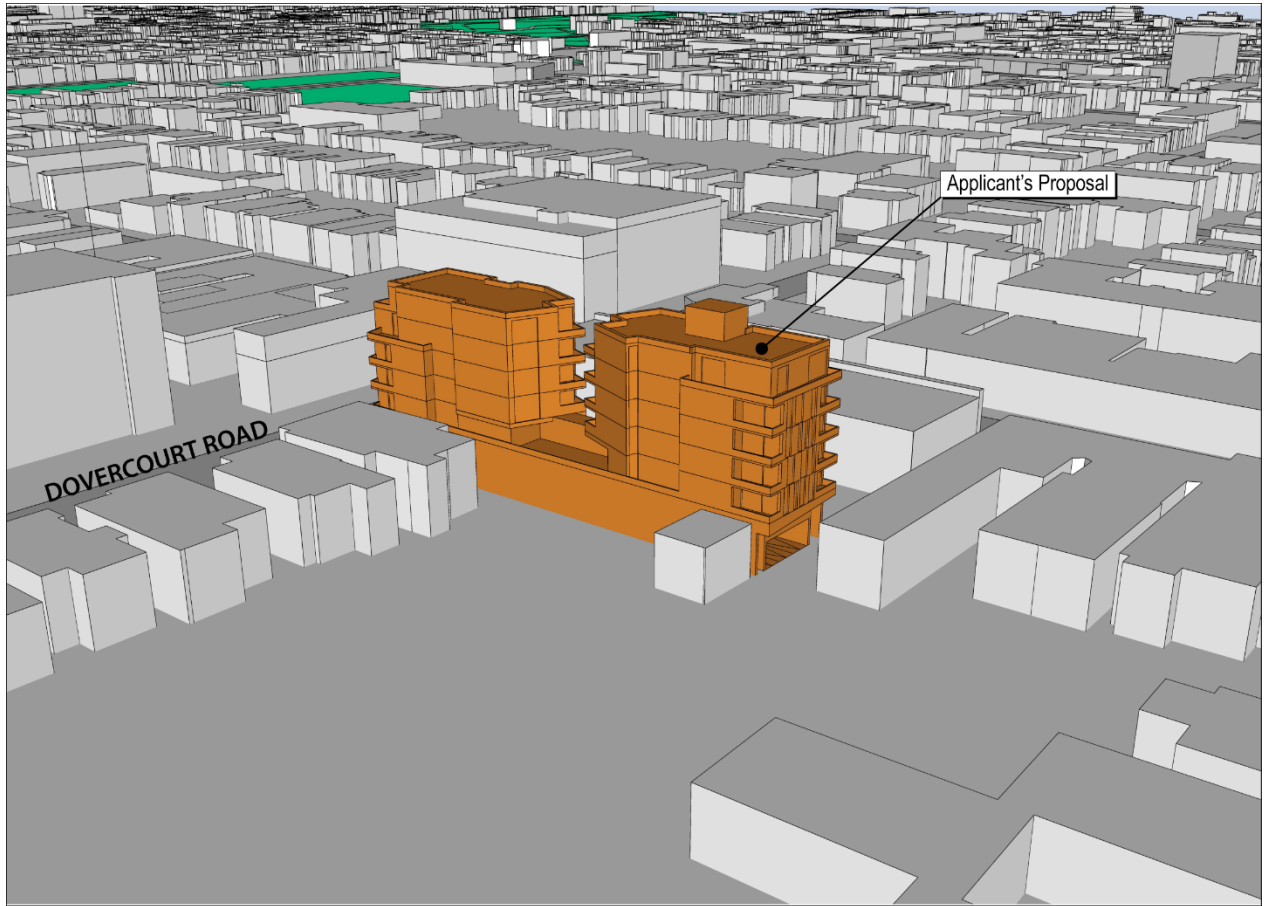
Attachment 1a: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northwest

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02/11/2020

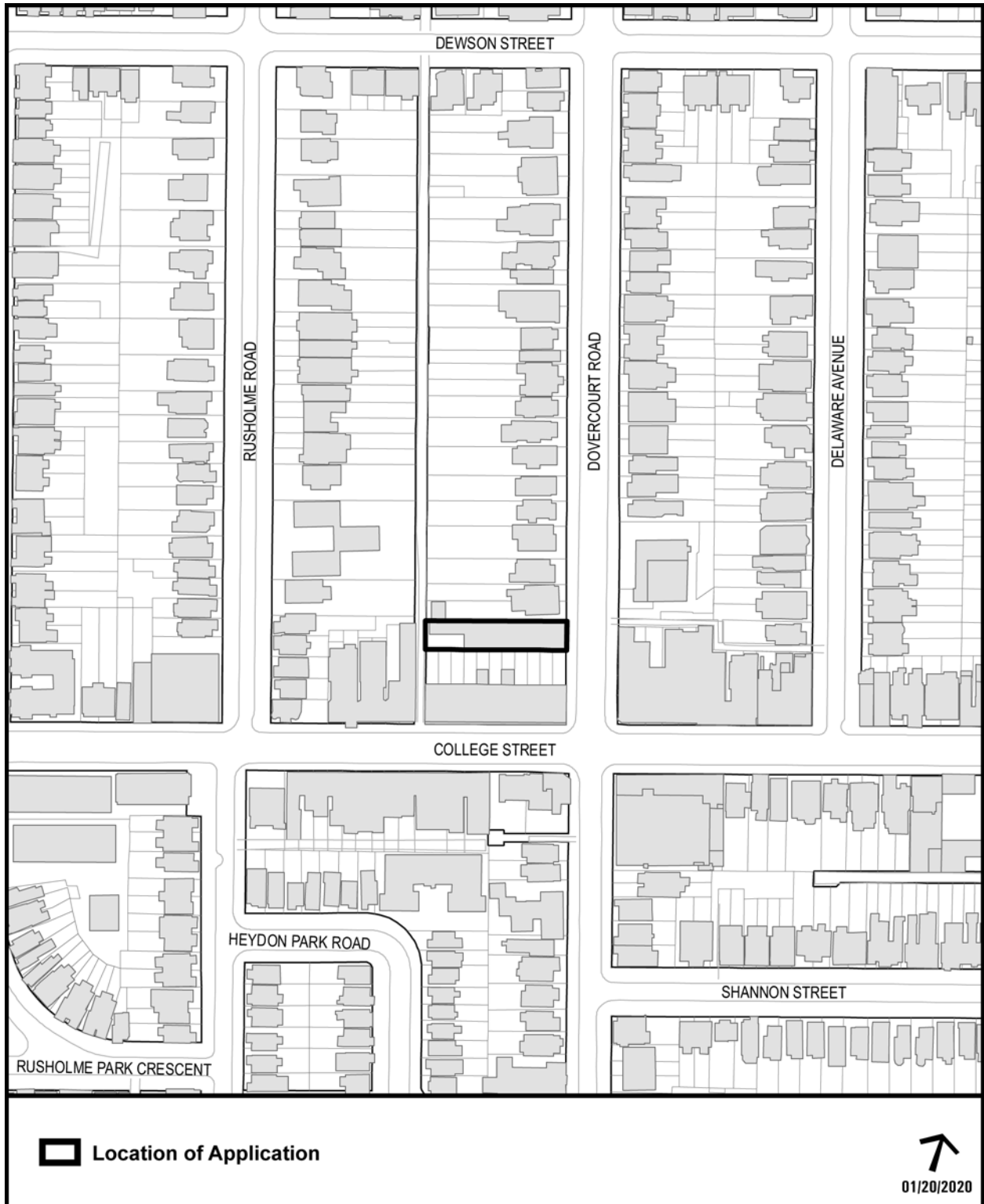
Attachment 1b: 3D Model of Proposal in Context



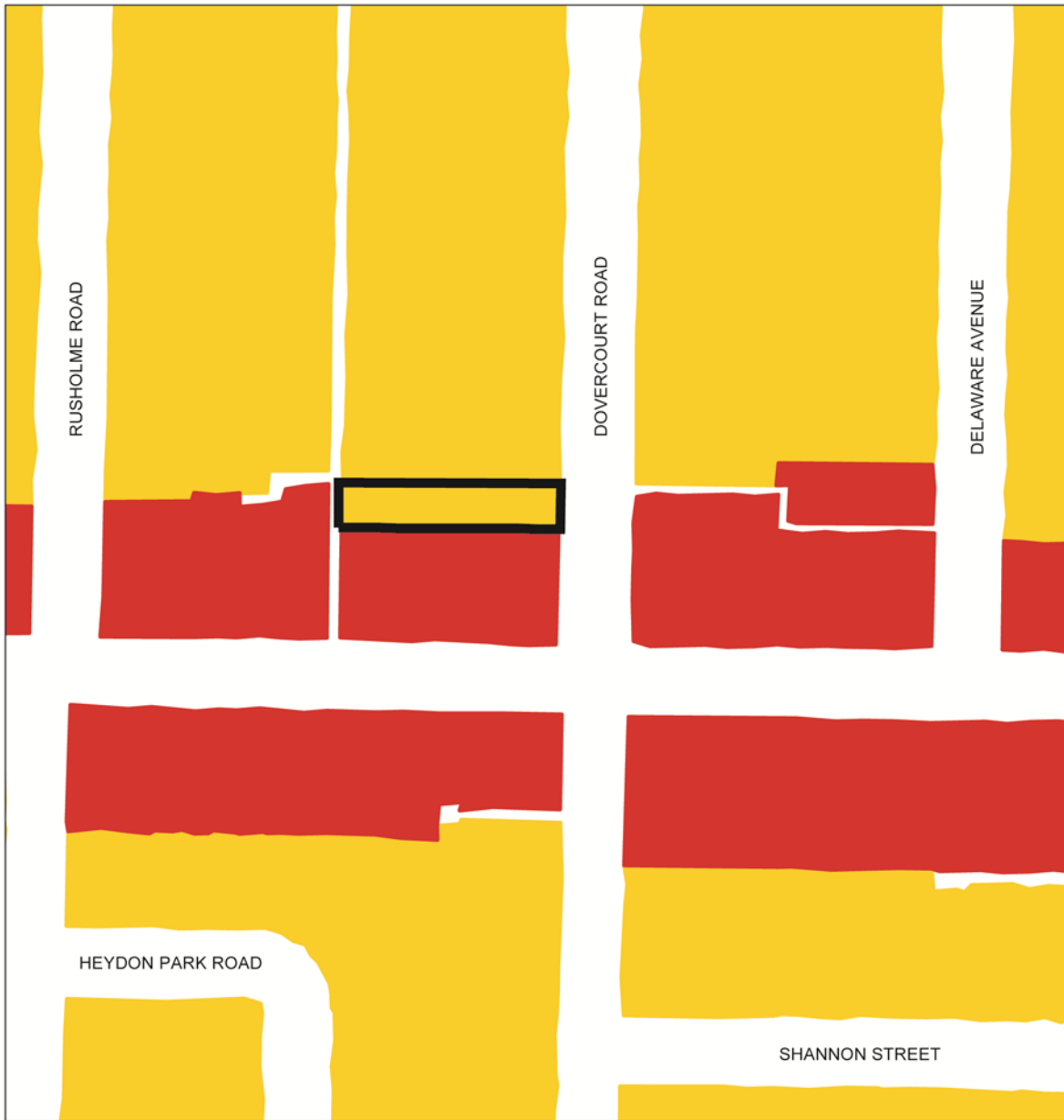
View of Applicant's Proposal Looking Southeast

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map

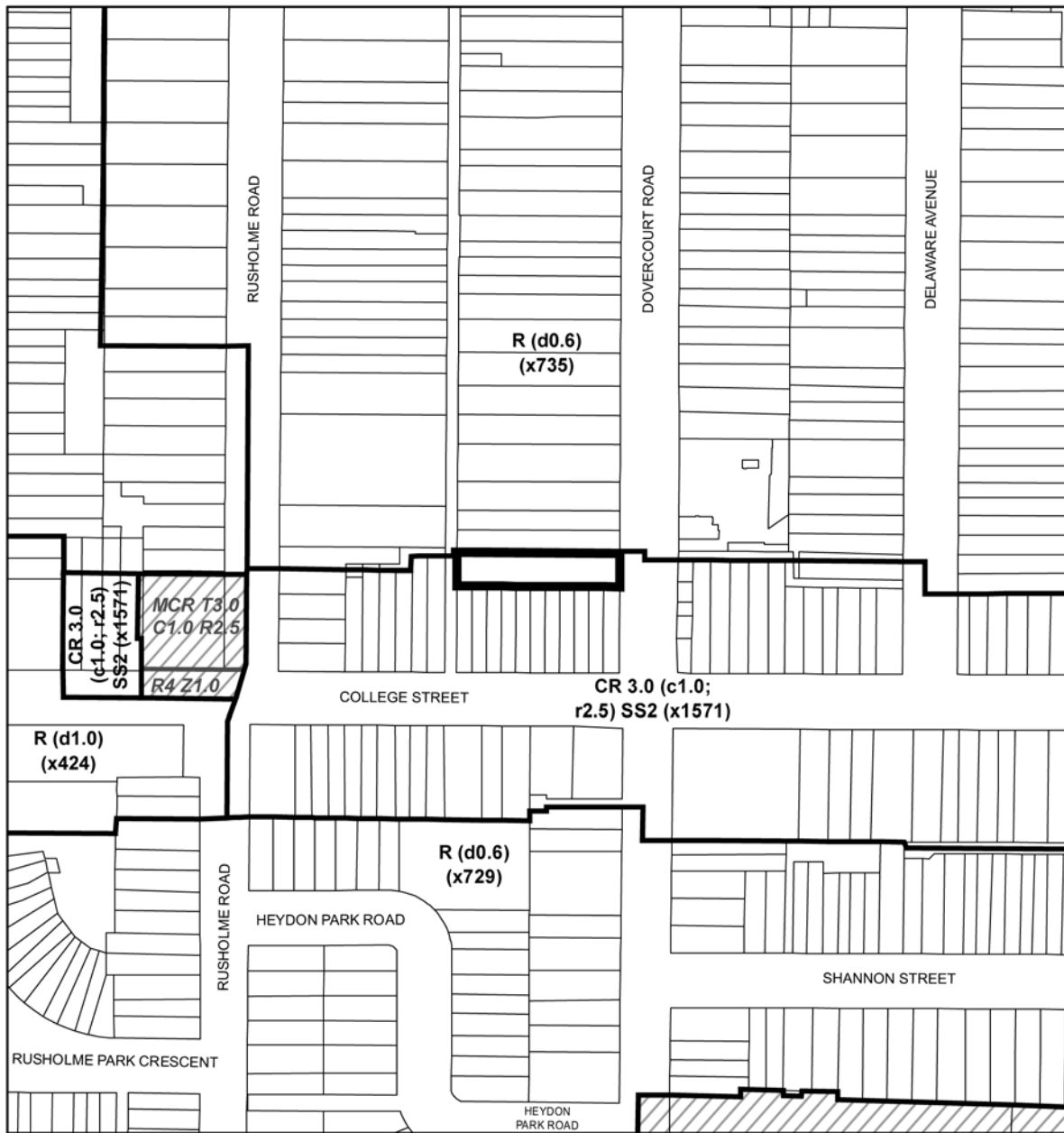
466-468 Dovercourt Road

File # 19 264170 STE 09 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas


Not to Scale
02/10/2020

Attachment 4: Existing Zoning



Zoning By-law 569-2013

466-468 Dovercourt Road

File # 19 264170 STE 09 0Z



Location of Application

R Residential CR Commercial Residential



See Former City of Toronto By-law No. 438-86

R2 Residential District
R4 Residential District
MCR Mixed-Use District



Not to Scale
Extracted: 01/20/2020

Attachment 5: Application Data Sheet

Municipal Address: 466-468 DOVERCOURT RD Date Received: December 23, 2019
 Application Number: 19 264170 STE 09 OZ
 Application Type: OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendments to facilitate redevelopment of the site with a 6-storey mixed-use building: 30 dwelling units, commercial and retail uses on ground floor, mezzanine and basement levels of the new building.

Applicant	Agent	Architect	Owner
ALI SANEINEJAD		AXIA	466DCR URBAN PROPERTIES INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	CR 3.0 (c1.0; r2.5) SS2 (x1571)	Heritage Designation:	N
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	725	Frontage (m):	12	Depth (m):	59
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	611		606	606
Residential GFA (sq m):	175		2,526	2,526
Non-Residential GFA (sq m):	661		1,133	1,133
Total GFA (sq m):	836		3,659	3,659
Height - Storeys:	2		6	6
Height - Metres:	11		21	21

Lot Coverage Ratio (%)	83.53	Floor Space Index:	5.05
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,526	
Commercial/Retail GFA:	642	491
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			30	30
Other:				
Total Units:			30	30

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			21	6	3
Total Units:			21	6	3

Parking and Loading

Parking Spaces:	9	Bicycle Parking Spaces:	31	Loading Docks:
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CONTACT:

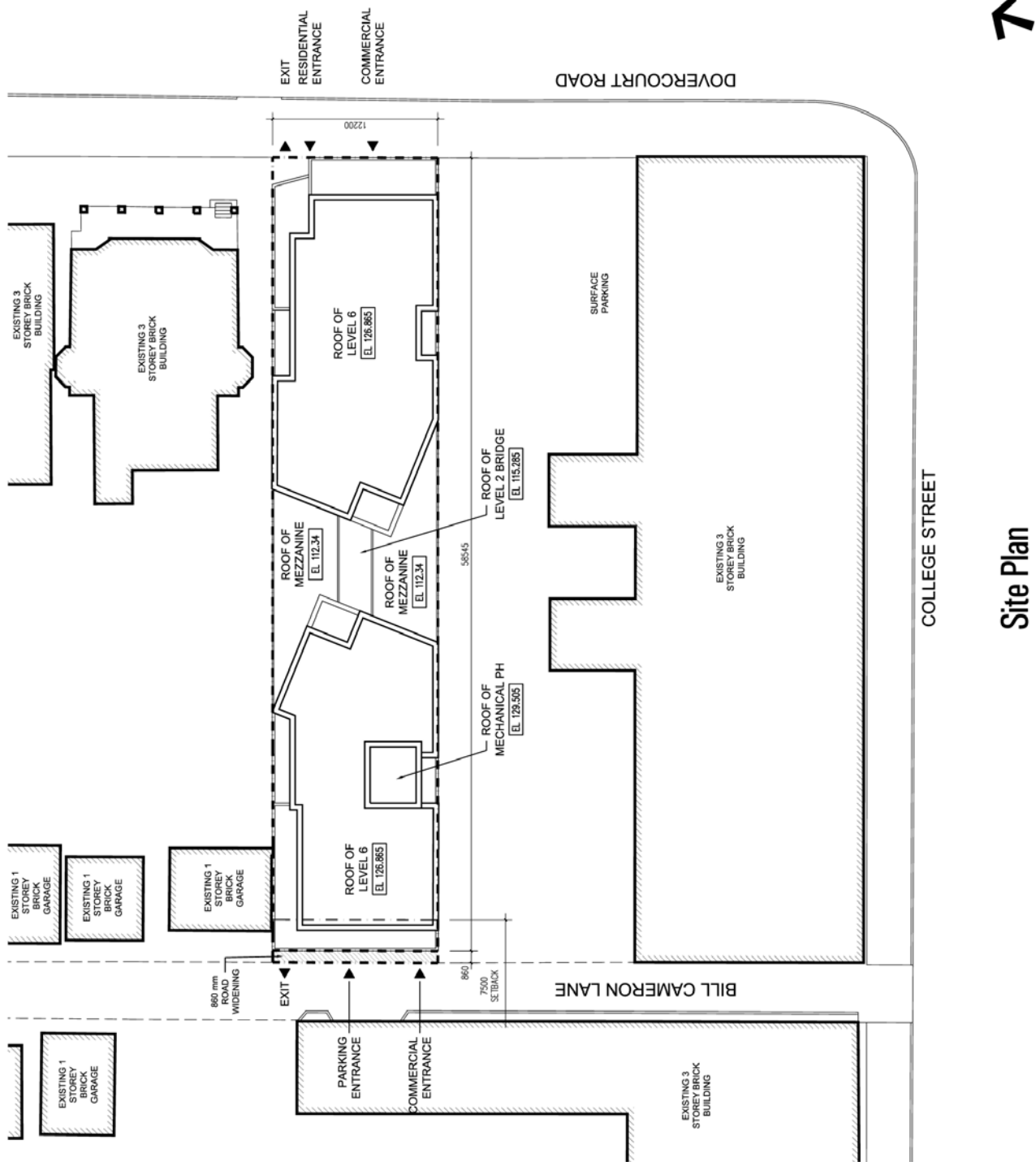
Thomas Rees, Senior Planner, Community Planning
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Attachment 6: Perspective Rendering

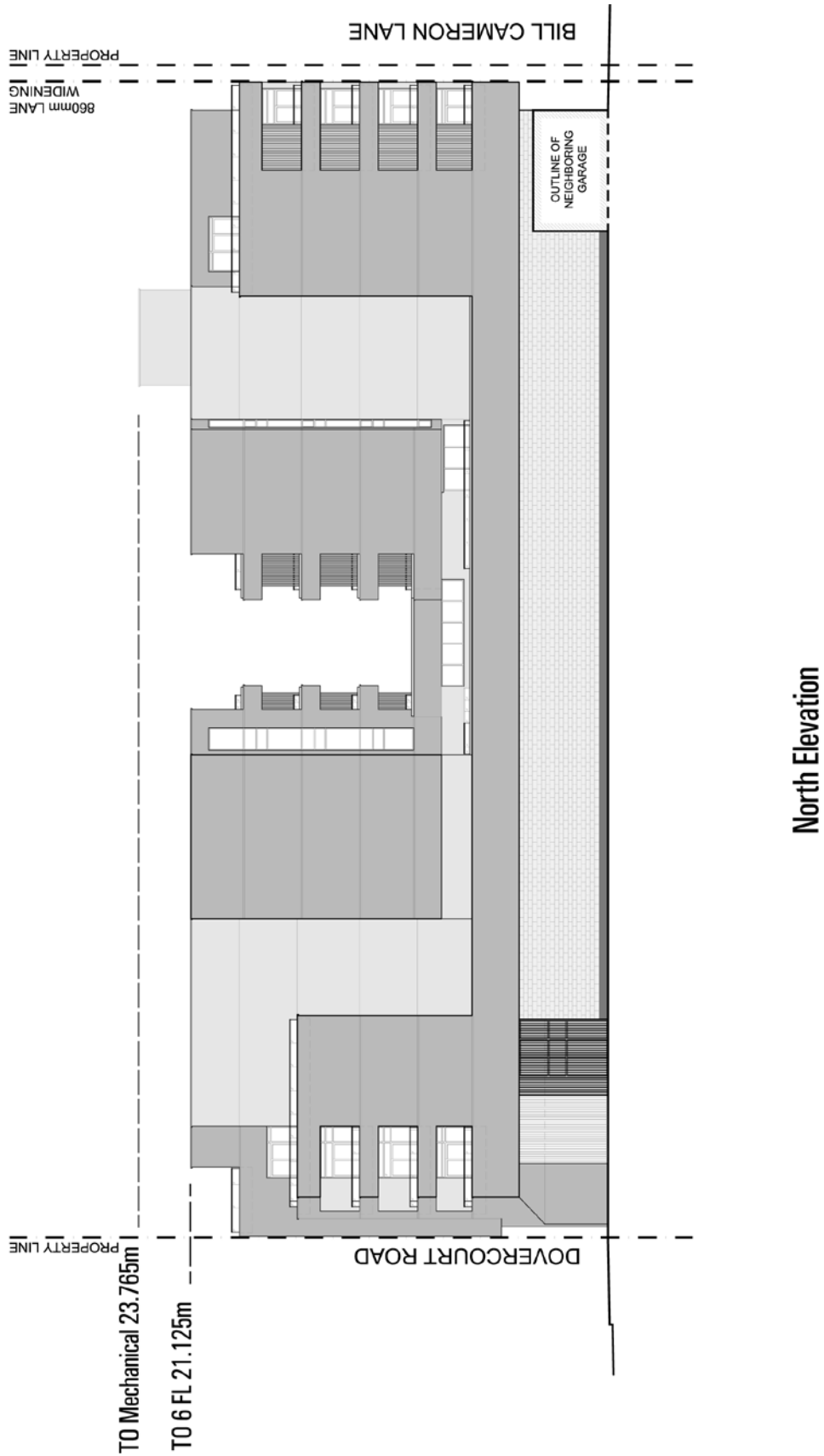


Perspective View

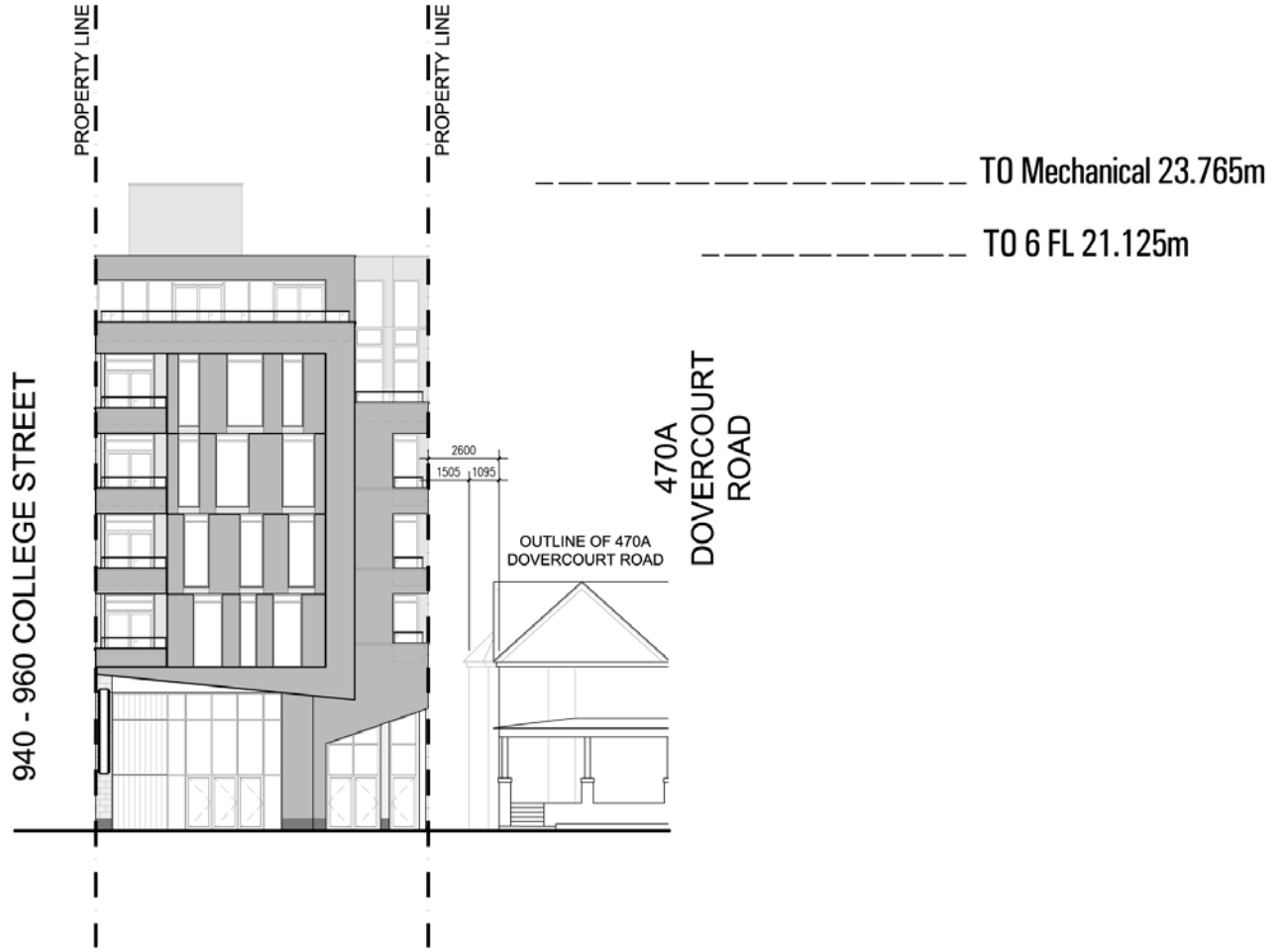
Attachment 7: Site Plan



Attachment 8a: Elevations

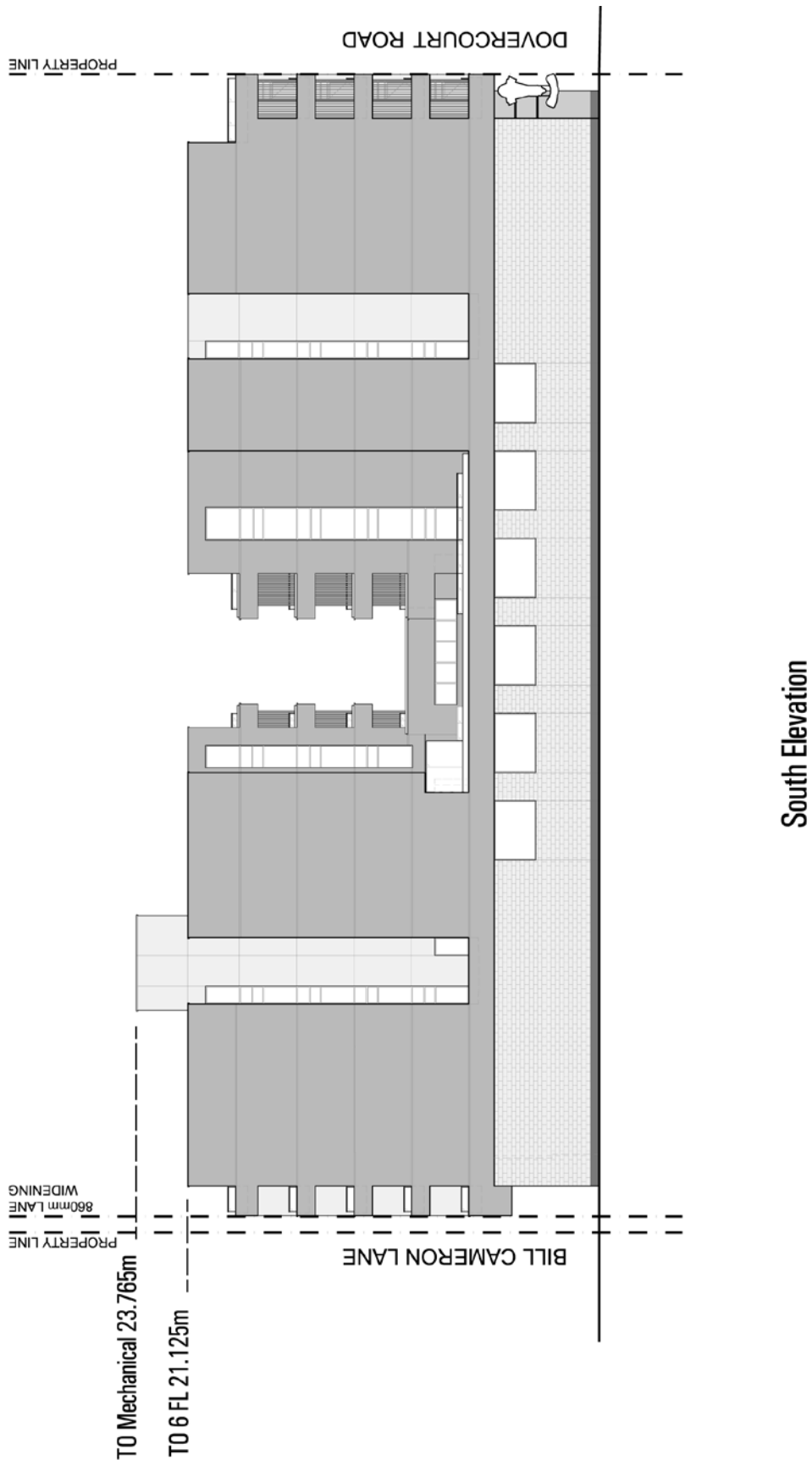


Attachment 8b: Elevations

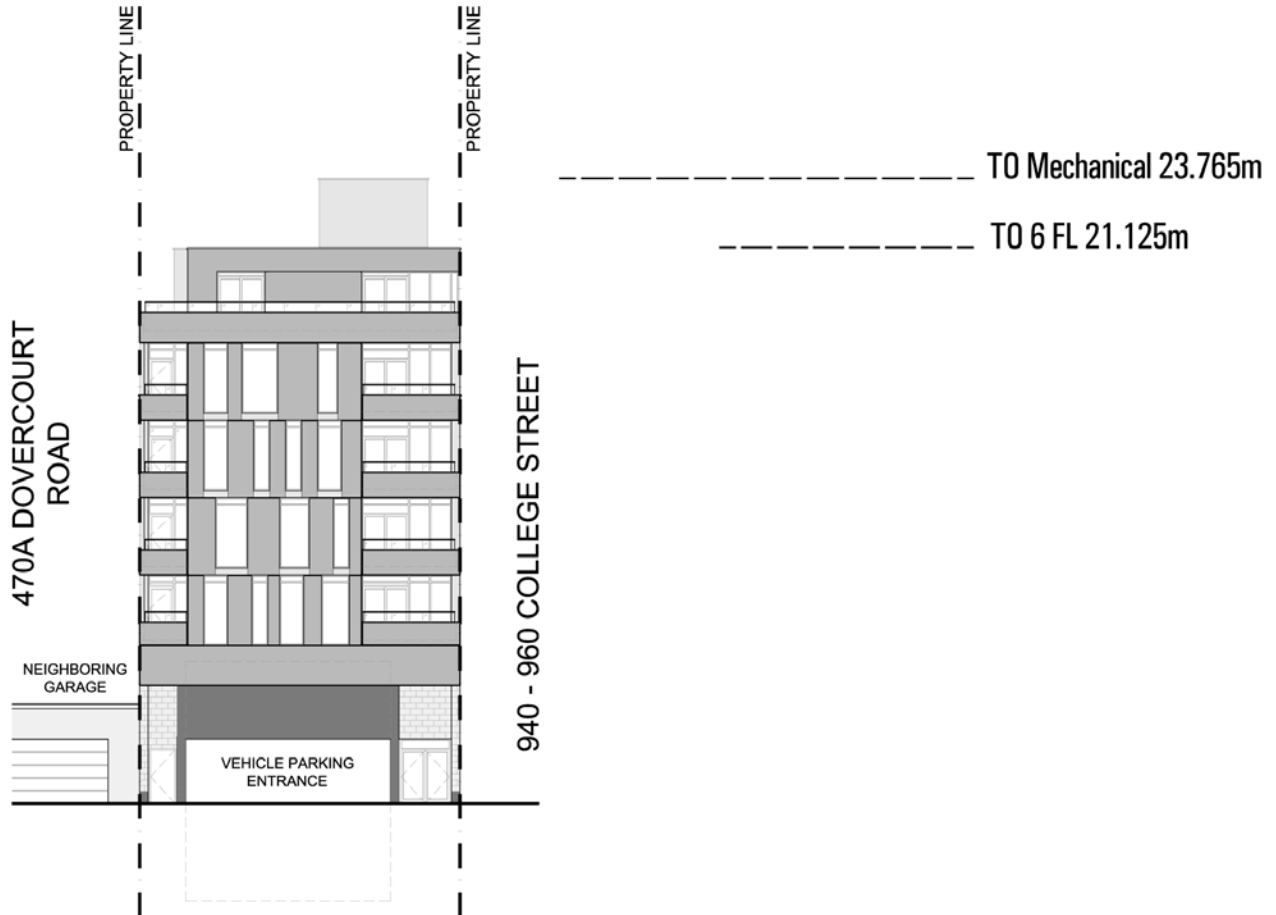


East Elevation

Attachment 8c: Elevations



Attachment 8d: Elevations



West Elevation