

3194-3206 Dundas Street West – Zoning Amendment Applications – Preliminary Report

Date: August 24, 2020

To: Toronto and East York Community Council

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

Ward 4 - Parkdale-High Park

Planning Application Number: 20 123671 STE 04 OZ

Notice of Complete Application Issued: March 9, 2020

Current Uses on Site: A 2-storey mixed used building with animal hospital at-grade, one-storey place of worship and 2-storey residential building.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for an 8-storey mixed use building located at 3194-3206 Dundas Street West. 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 3194-3206 Dundas Street West 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

Pre-Application Consultation

Pre-application meetings with the applicant were held on October 10, 2019 and November 25, 2019 to identify key issues with the proposal and complete submission requirements. Issues identified at the pre-application stage included the height and massing of the proposal in terms of its fit within the existing and planned context, built form transition to lower-scale neighbourhoods to the north, appropriate front setbacks and architectural expression to reinforce the streetwall established along Dundas Street West.

The Ward Councillor later held a pre-application community consultation meeting on December 9, 2019 at The Axis Café (3048 Dundas Street West) with City Planning staff in attendance. Approximately 40 members of the public were present and the following concerns and comments were raised:

- The proposed height and massing in terms of shadow impacts, access to light and overlook issues on adjacent properties, including those located on St. John's Place and Maria Street;
- Traffic impacts from the proposed development on Dundas Street West and the public lane to the rear;
- The overall safety of the rear lane for pedestrian use;
- The capacity of stormwater and sewer infrastructure to support the development;
- The capacity of local TTC transit routes to accommodate the increase in ridership from additional residents;
- The appropriateness of the proposed side yard setbacks and separation distance from adjacent properties;
- Incorporating plaques to acknowledge the historical character of the surrounding neighbourhood;
- The need for affordable, family-sized units in the neighbourhood;
- The desire for the proposal to promote sustainability through green building features and carshare; and
- Negative impacts arising from the construction and the need for a construction management plan.

Planning staff will take these comments into consideration in review of the application.

ISSUE BACKGROUND

Application Description

The site is located along the north side of Dundas Street West between Gilmour Avenue and St. John's Place. This portion of Dundas Street West consists predominantly of 1- to 2- storey, mixed use, commercial and residential buildings. A low-rise residential neighbourhood is located to the north of the site. A 3.66 metre wide public lane is located to the rear of the site.

This application proposes to amend the Zoning By-laws to permit an 8-storey mixed use building (27.6 metres, excluding mechanical penthouse) with 88 residential units and 122 m² of non-residential gross floor area at-grade. The application includes a total gross floor area of 7,522 m² of gross floor area, representing a floor space index (FSI) of 4.51 times the area of the site. A total of 55 parking spaces (50 resident and 5 visitor) and 88 bicycle parking spaces (79 resident and 9 visitor) are proposed within an underground garage. Access to the garage, as well as a Type-G loading space, is provided through a curb cut at the front of the site along Dundas Street West. The building is set back 1.5 metres from the front lot line to provide a 4.85 metre sidewalk zone, measured from building face to the edge of the curb.

The building is terraced at the rear to address a 45 degree angular plane projected from the residential neighbourhood to the north. The side elevations incorporate stepbacks of 5.5 metres above the first and second floors at the midsection of the building to accommodate terraces and balconies. Front stepbacks of 2.2 to 3 metres are provided at the 6th to 8th floors, with additional stepbacks at the 4th and 5th levels on the east portion of the façade.

The proposed unit breakdown is as follows: 9 three-bedroom (10%), 17 two-bedroom (19%) and 62 one-bedroom (71%). The application includes 179 m² of indoor space and 70 m² of outdoor amenity space at the ground and second floors.

Detailed project information is found on the City's Application Information Centre at: <https://aic.to/3194DundasStW>

See Attachments 1-2 of this report for three dimensional representations of the project in context, Attachments 4-6 for site plan and elevations of the building, and Attachment 8 for the Application Data Sheet.

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 (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.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others. Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR.

These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the

Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

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.

Dundas Street West is identified as an Avenue, as per Map 2 of the Official Plan. The subject site, and surrounding properties fronting Dundas Street are designated *Mixed Use Areas* on Map 17 of the Plan, as shown on Attachment 9 of this report. The lands to the north are designated *Neighbourhoods*.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning By-laws

The site is zoned Commercial Residential (CR 2.5 (c1.0; r2.0) SS2) in both the former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013. This zoning category permits a broad range of residential, commercial and institutional uses. The site has a maximum height permission of 14 metres and maximum density of 2.5 times the area of the lot.

Under Zoning By-law 569-2013, the property is subject to site-specific zoning exception 2220, which prescribes minimum parking requirements. The property is also subject to the prevailing Section of Zoning By-law 438-86, Exception 12(2) 270(a), which limits the gross floor area for a range of retail and service uses on the lot.

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:

- Mid-Rise Building Performance Standards and Addendum
- Growing Up: Planning for Children in New Vertical Communities Draft Urban Design Guidelines

- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

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

Reasons for the Application

Amendments to both the former City of Toronto Zoning By-law No. 438-86 and the City-Wide Zoning By-law No. 569-2013, as amended, are in relation to height (from 14 metres to 27.6 metres), density (from 2.5 to 4.51 times the lot area), setbacks, parking, and amenity space provisions, amongst other matters.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2019). Given the explicit link between Provincial Policy and the Official Plan, consistency with the PPS and conformity with the Growth Plan will be largely determined by conformity with the Official Plan

Official Plan Conformity

Staff will continue to evaluate this application to determine its conformity with the Official Plan. Applicable policies of the Official Plan which will guide the review of this application include (but are not limited to):

- Section 2.2.3 - Policies for Avenues, which are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment.

For sites where an Avenue Study has not been completed, Policy 4 of Section 2.2.3 requires that an Avenue Segment study be submitted to examine impacts from the incremental redevelopment of the street with development at a similar scale. As an Avenue Study has not been completed for this portion of Dundas Street West, an Avenue Segment Study has been submitted in support of the application and is currently under review.

- Section 2.3.1 – the Healthy Neighbourhoods policies which require that new development within Mixed Use Areas provide a gradual transition in height and massing to lower-scale neighbourhoods.
- Section 3.1.1 – Public Realm policies which encourage new development to enhance the quality of streets, sidewalks, parks and public spaces.
- Section 3.1.2 – Built Form policies which ensure that new development is located, massed and designed to fit within the existing and planned context of an area.
- Section 4.5 – Policies and development criteria for sites designated *Mixed Use Areas*, which require that new development be massed to provide transition between areas of different development intensity and scale. New buildings will frame streets and parks with good proportion to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; and

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed height, massing, and other built form issues based on Section 2 q. and r. of the Planning Act; the Growth Plan (2019), the City's Official Plan policies and the City's Design Guidelines including the Mid-Rise Building Performance Standards and Addendum. Staff will continue to assess:

- the appropriate building height and streetwall height for the existing context;
- the appropriate built form transition to surrounding lower-scale buildings, including properties designated *Neighbourhoods* to the north;
- the potential for negative impacts of the proposed building to adjacent properties, including shadow, privacy and overlook;
- the appropriateness of the proposed front and side yard setbacks;
- the provision of adequate landscaped open space and streetscape improvements;
- the appropriateness of the proposed access to parking and servicing off Dundas Street West; and
- the proposed size, location and design of the proposed indoor and outdoor amenity space.

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

Heritage Impact & Conservation

At its meeting on May 13, 2014, Toronto and East York Community Council nominated the Junction (east of Keele Street) for consideration as a Heritage Conservation District (HCD). The Junction Heritage Conservation District study area consists of both sides of Dundas Street West between Gilmour Avenue and Humberside Avenue. The subject site is located within the boundary for the proposed Junction HCD.

HCD studies consist of a two part process, and involve a combination of research, field review and analysis, including extensive and meaningful consultation with the community prior to Council considering the designation. At the conclusion of Phase 1, a recommendation is made by staff to the Toronto Preservation Board for the creation of an HCD Plan including a proposed boundary, and/or may recommend other planning tools. This may include the designation of individual properties, creation of urban design guidelines, secondary plans or zoning by-law amendments.

The properties which form the site are not currently listed on the City's Heritage Register. A Heritage Impact Assessment, prepared by E.R.A Architects, was submitted in support of the application. As the study of the proposed Junction Heritage Conservation District has not yet commenced, Heritage Planning staff will review the Heritage Impact Assessment to determine whether the existing buildings on-site are of heritage significance.

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). An Arborist Report and Tree Protection/Removal Plan, prepared by Kuntz Forestry Consulting, were submitted in support of the application. The proposal involves the removal of 2 City-owned street trees and 6 trees on private property. Four new replacement trees are proposed within the City right-of-way on Dundas Street West. Urban Forestry staff are currently reviewing the Arborist Report and Tree Protection Plan.

Infrastructure/Servicing Capacity

City staff are currently reviewing Servicing and Stormwater Management Reports submitted as part of the development application. The review will evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses, and determine whether there is sufficient infrastructure capacity to support the proposed development.

- The review will also identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to provide adequate servicing for the proposed development.
- The applicant has submitted the following studies and reports which are currently under review by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Geohydrology Report; Geotechnical Study; and Transportation Impact Study.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Performance measures are secured on site plan drawings and through a Site Plan Agreement.

Staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. The applicant will be encouraged to pursue a higher level of sustainability through the application review process.

Other Matters

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

CONTACT

Carla Tsang, Planner
Tel. No. (416) 395-7137
E-mail: Carla.Tsang@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context - Northwest View

Attachment 2: 3D Model of Proposal in Context - Southeast View

Attachment 3: Location Map

Attachment 4: Site Plan

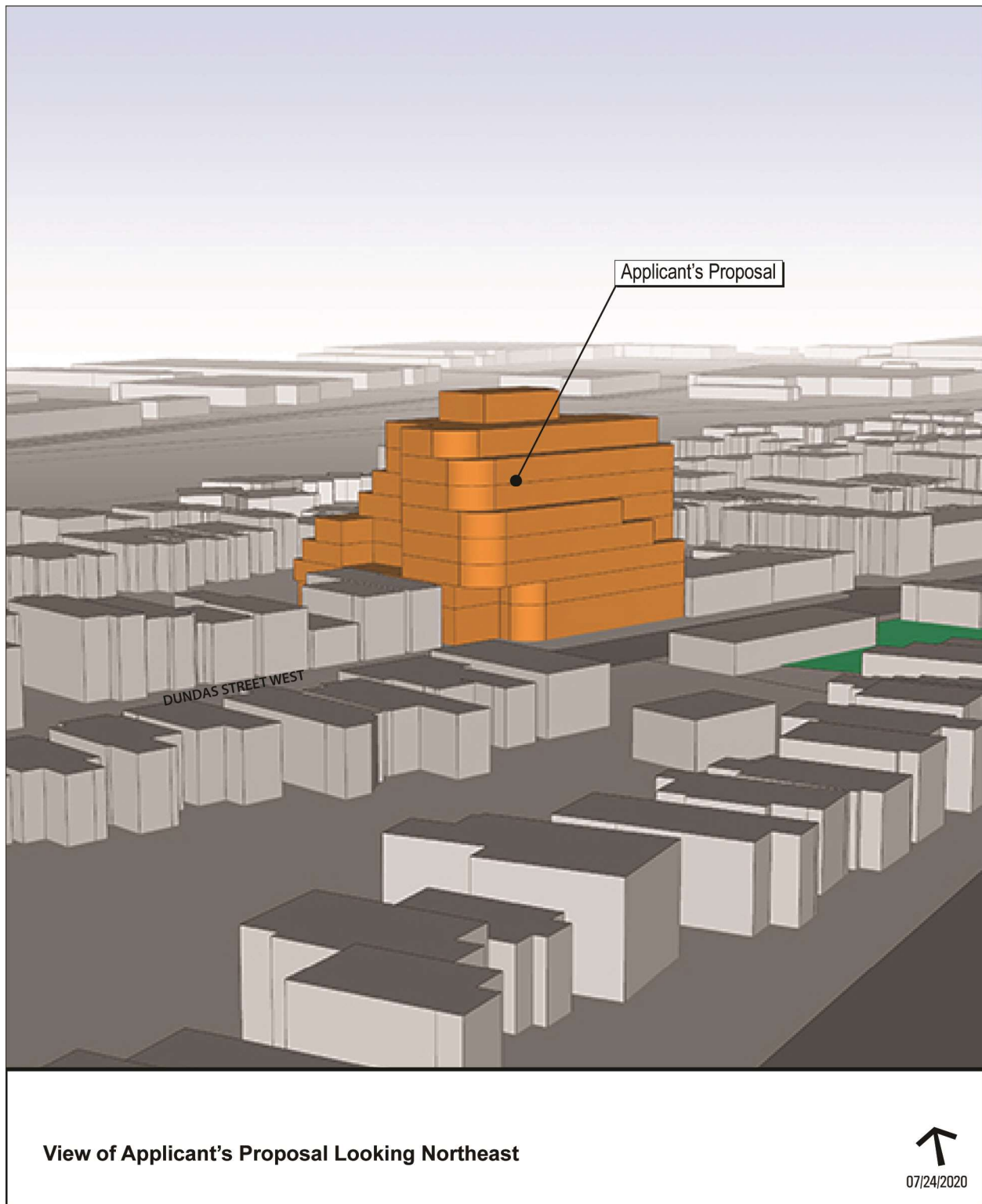
Attachment 5: South (Front) Elevation Along Dundas Street West

Attachment 6: North (Rear) Elevation

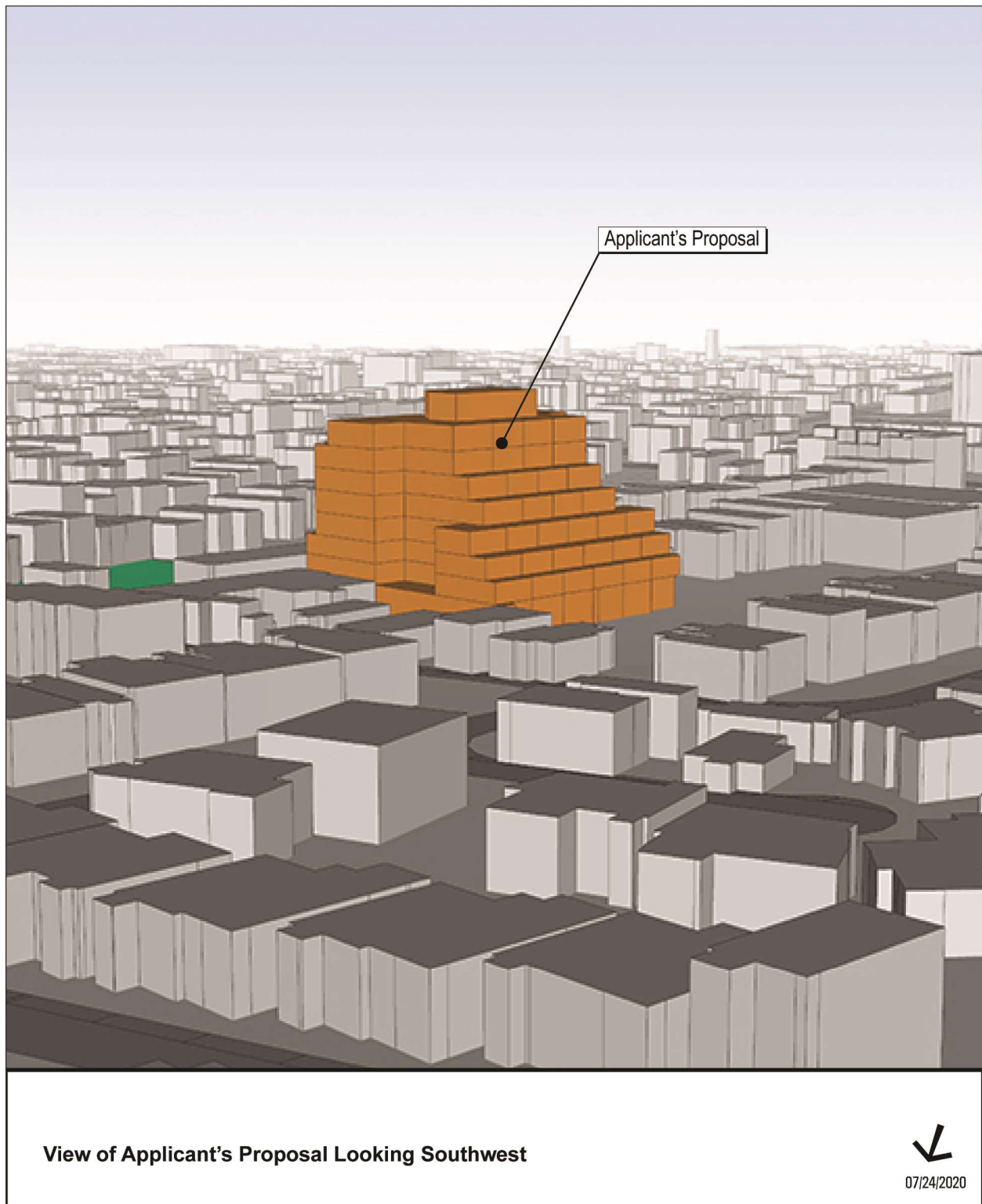
Attachment 7: Official Plan Map

Attachment 8: Application Data Sheet

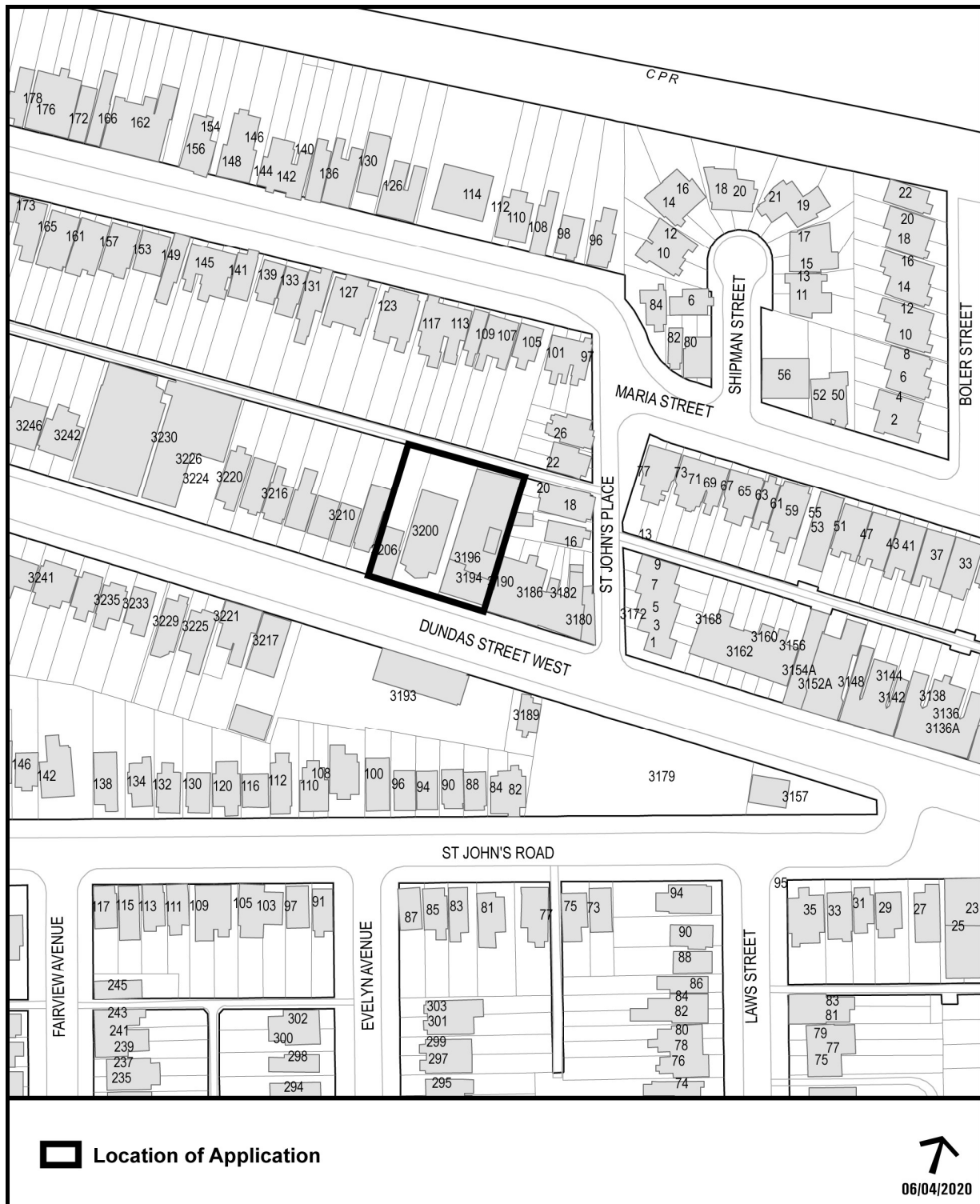
Attachment 1: 3D Model of Proposal in Context - Northeast View

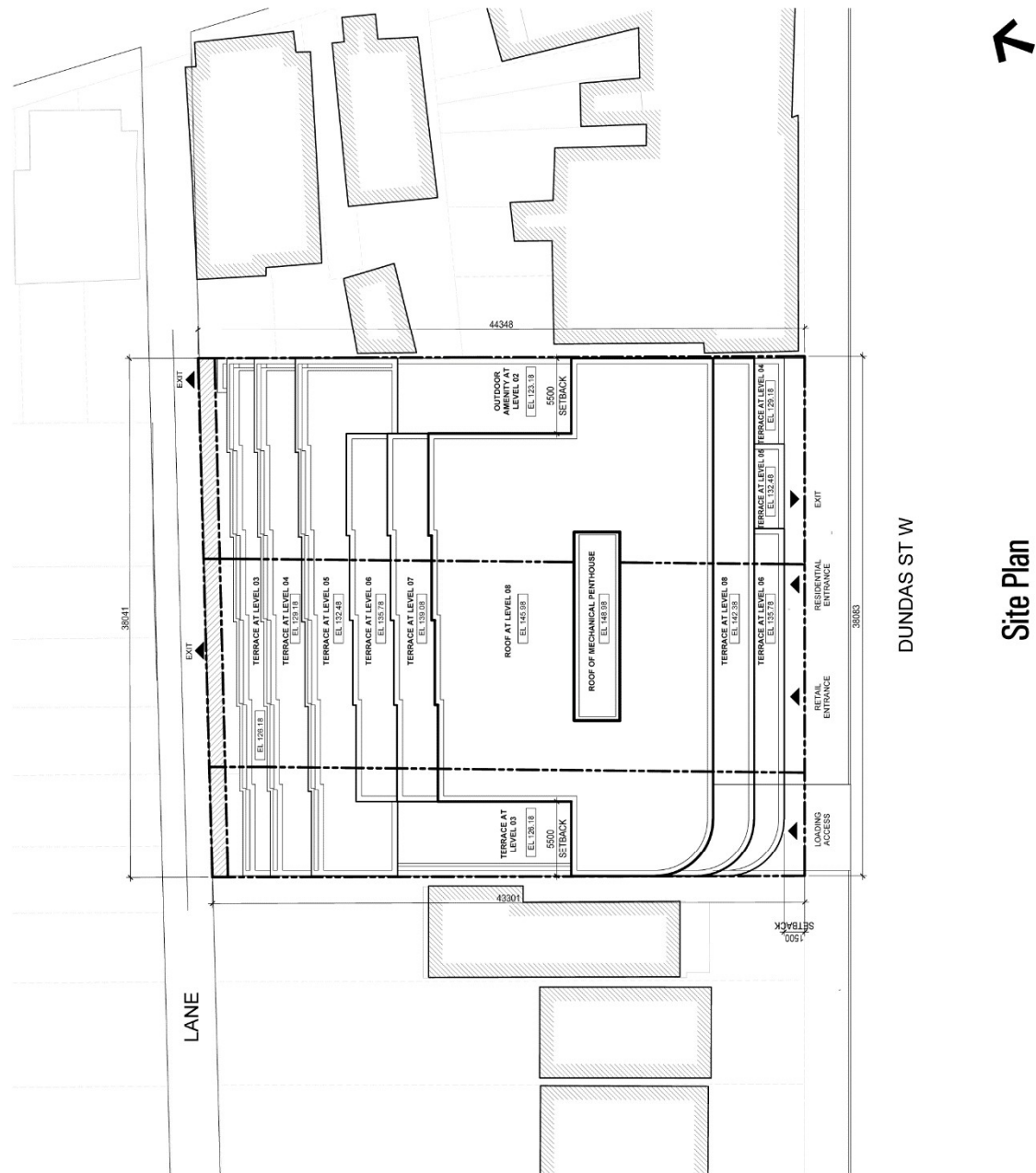


Attachment 2: 3D Model of Proposal in Context - Southwest View



Attachment 3: Location Map





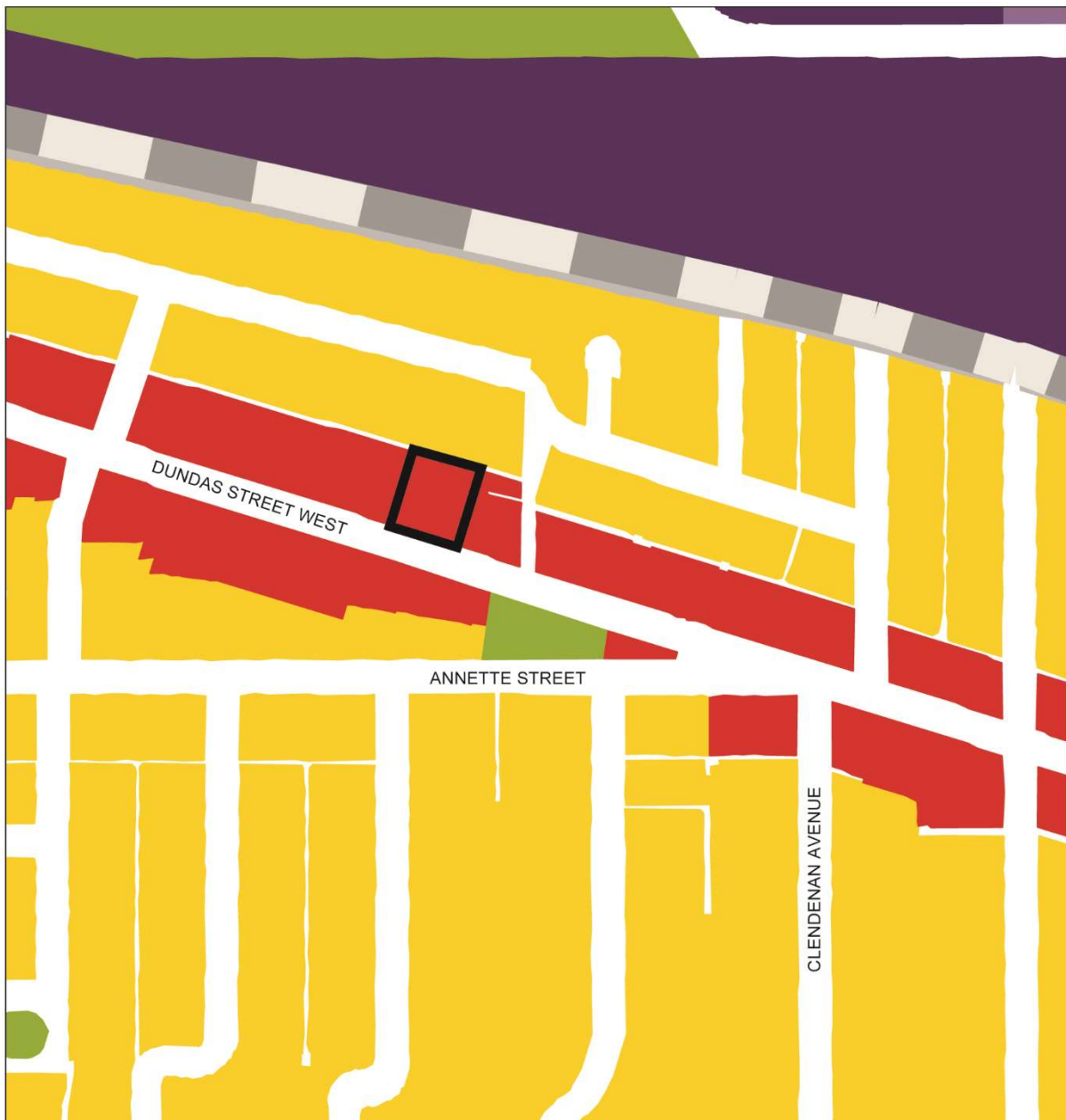
Attachment 5: South (Front) Elevation Along Dundas Street West



Attachment 6: North (Rear) Elevation



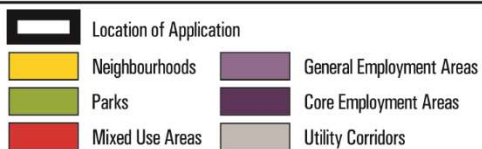
Attachment 7: Official Plan Map



3194 - 3206 Dundas Street West

Official Plan Land Use Map #17

File # 20 123671 STE 04 02



↑
Not to Scale
06/04/2020

Attachment 8: Application Data Sheet

Municipal Address: 3194 DUNDAS ST W Date Received: March 9, 2020
 Application Number: 20 123671 STE 04 OZ
 Application Type: Rezoning
 Project Description: Zoning By-law Amendment to permit an 8-storey mixed use building.

Applicant	Agent	Architect	Owner
Gairloch Developments	Bousfields Inc.	Quadrangle Architects	The Church of God of Prophecy of Canada

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	No
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x2220)	Heritage Designation:	No
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 1,668 Frontage (m): 38 Depth (m): 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	697		1,456	1,456
Residential GFA (sq m):	227		7,400	7,400
Non-Residential GFA (sq m):	1,274		122	122
Total GFA (sq m):	1,501		7,522	7,522
Height - Storeys:	2		8	8
Height - Metres:			28	28

Lot Coverage Ratio (%): 87.29 Floor Space Index: 4.51

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	7,400	
Retail GFA:	122	

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2			
Condominium:			88	88
Other:				
Total Units:	2		88	88

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			62	17	9
Total Units:			62	17	9

Parking and Loading

Parking Spaces:	55	Bicycle Parking Spaces:	88	Loading Docks:	1
--------------------	----	-------------------------	----	----------------	---

CONTACT:

Carla Tsang, Planner

(416) 395-7137

Carla.Tsang@toronto.ca