

3180 Dufferin Street – Zoning Amendment and Draft Plan of Subdivision Applications – Preliminary Report

Date: April 10, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

Planning Application Number: 21 121792 NNY 08 OZ

Related Applications: 21 121793 NNY 08 SB

Current Uses on Site: A two-storey commercial building at the southwest corner of Dufferin Street and Samor Road, and a two-storey commercial building on Samor Road, both surrounded by surface parking.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 3180 Dufferin Street. The application proposes to demolish the two existing commercial buildings and redevelop the site with a 9-10 storey mixed-use building fronting Dufferin Street, and a 7 storey residential building fronting a proposed new north-south street. A total gross floor area of 40,743 square metres including 1,464 square metres of retail space, Floor Space Index (FSI) of 2.5, and 555 rental units are proposed. A total of 558 bicycle parking spaces and 391 car parking spaces are proposed. Two new streets, one public and one private, and a new public park are also proposed. 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 3180 Dufferin Street 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 this report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

The subject site represents the northern half of the block known as Block 7 in the Dufferin Street Secondary Plan. The local policy framework for the southern half of the block at 3140-3170 Dufferin Street was the subject of a settlement through the LPAT (PL160073) on November 15, 2019.

This application proposes to demolish the two existing commercial buildings on the site and amend the Zoning By-law for the property at 3180 Dufferin Street to permit two new buildings. The 9-10 storey mixed-use building fronting Dufferin Street would consist of 302 residential units and 1,464 square metres of retail space at grade. Vehicular access would be from a driveway on a new private east-west street at its south property line that connects Dufferin Street with a proposed new north-south street along its west property line. The 7 storey building fronting the new public north-south street would consist of 253 residential units, with vehicular access from Samor Road. A new public park of 1448 square metres is proposed at its south property line. A privately owned publicly accessible open space (POPS) of 724 square metres is also proposed adjacent to the new public park on its west side. A summary of the application details are provided in the table below.

Category	March 17, 2021 Submission			
Site Area	16,297 square metres			
	9-10 Storey Building		7 Storey Building	
Height in Metres (m)	Top of 9 storeys: 30 m Top of 10 storeys: 33.55 m Mechanical Penthouse (MPH): 39.55 m		Top of 7 storeys: 24.8 m MPH: 30.8 m	
Gross Floor Area Square Metres (m ²)	Residential 28,081 m ² Retail 1,464 m ² Total 23,272 m ²		Residential 17,471 m ² Total 17,471 m ²	
Setbacks from Property Line in Metres (m)	North	5 m	North	5 m
	South	3 m	South	3 m
	East (Dufferin St)	5 m	East	5 m
	West	3 m	West	0 m

Category	March 17, 2021 Submission			
	9-10 Storey Building		7 Storey Building	
Amenity Space Square Metres (m ²)	Indoor 604 m ² Outdoor 604 m ²		Indoor 506 m ² Outdoor 506 m ²	
Stepbacks Metres (m)	North	Top of First Floor: 3m Top of 4th Floor: 3 m	North	Top of 6th Floor: 4.5 m
	South	Above 4th Floor: 3m	South	Top of 4th Floor: 3m
	East	Above 4th Floor: 4.5 m	East	Top of 5th Floor: 4.5 m
	West	Top of 4th Floor: 3 m	West	Top of 5th Floor: 1.5 m
Gross Floor Area Square Metres (m ²)	Residential 28,081 m ² Retail 1,464 m ² Total 23,272 m ²		Residential 17,471 m ² Total 17,471 m ²	
Amenity Space Square Metres (m ²)	Indoor 604 m ² Outdoor 604 m ²		Indoor 506 m ² Outdoor 506 m ²	
Units	Studio 25 One Bedroom 135 Two Bedroom 107 Three Bedroom 35 Total 302		Studio 12 One Bedroom 126 Two Bedroom 80 Three Bedroom 35 Total 253	
Parking	Resident 166 Visitor / Retail 45 Total 211		Resident 136 Visitor /Delivery 44 Total 180	
Bicycle Parking	304		254	
Loading	1 Type 'G' 1 Type 'C' 1 Type 'B'		1 Type 'G'	

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

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

Provincial Policy Statement and Provincial Plans

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 (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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, and better connected 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 (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

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 along Dufferin Street which is identified as an *Avenue* on Map 2 (Urban Structure) of the Official Plan. Policy 2.2.2 provides that growth be directed to the *Centres, Avenues, Employment Areas*, and the *Downtown* as shown on Map 2.

The application is also located on lands identified as *Mixed Use Areas* on Map 17 of the Official Plan. Policy 4.5.2 provides that development in *Mixed Use Areas* will, amongst other matters:

- Create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
- Locate and mass new buildings 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;
- Provide an attractive, comfortable and safe pedestrian environment;
- Provide good site access and circulation and an adequate supply of parking for residents and visitors;
- Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- Provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Dufferin Street Secondary Plan

The application is located within the Dufferin Street Secondary Plan Area. Map 36-2 (Specific Block Policies Plan) identifies the site to be within Block 7 while Map 36-3 (Structure Plan) identifies new public east-west and north-south public streets with 20 metre rights-of-way within the site. It also identifies a new public park along the new north-south street.

The subject site is designated *Mixed Use Areas* in Map 36-4 of the Secondary Plan. Policy 3.2 (Mixed Use Areas) of the Plan provides that, amongst other matters:

- This Secondary Plan confirms the urban structure and land use designations that provide for growth in *Mixed Use Areas* and along *Avenues*;
- At-grade related retail and services will be required for new development at key intersections; and
- Sensitive uses, including residential development, parks and community facilities, are anticipated as the Secondary Plan Area develops, and will be designed and constructed to mitigate noise, traffic, odours, or other contaminants from nearby industry in *Employment Areas*.

Zoning By-laws

The subject site is zoned Industrial-Commercial Holding MC(H) under the former City of North York Zoning By-law 7625. The MC zone permits a broad range of industrial and commercial uses including retail store, office, financial institution, restaurant, veterinary clinic, community centre, commercial gallery, personal service shop, and others. The zoning specifies a maximum density of 1 times the lot area, minimum front yard setback of 9 metres, minimum exterior side yard setbacks of 7.5 metres, and minimum interior side yard setback of 3 metres.

In addition to those conditions identified in the Official Plan, conditions to be met or secured to the City's satisfaction prior to the removal of a Holding (H) symbol may include:

- Registration of a Plan of Subdivision;
- Construction of or securing of required water, sewer and stormwater infrastructure;
- Construction of or securing of required public streets;
- Provision of sites for the construction of schools, either as standalone buildings or as part of the mixed-use development;
- Conveyance of parkland;
- Construction of or securing of required community facilities;
- Site-specific design guidelines for individual development blocks; and
- Confirmation of funding or financing of transportation infrastructure, servicing infrastructure, parks, and / or community facilities required to support development to be secured through Section 37 of the Planning Act.

While the site is not subject to City-wide Zoning By-law 569-2013 as amended, a draft zoning by-law amendment with site-specific provisions has been submitted in order to bring the site into the By-law 569-2013 area of coverage.

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:

- Dufferin Street Urban Design Guidelines;
- Mid-Rise Buildings Performance Standards and Addendum;
- Pet Friendly Guidelines;
- Growing Up Urban Design Guidelines;
- Bird Friendly Guidelines; and
- Toronto Retail Manual.

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

A Zoning-By-law amendment application is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-laws, as amended, and to revise other development standards as necessary.

A Draft Plan of Subdivision application is required to divide the land into parcels that facilitate development consistent with the Dufferin Street Secondary Plan.

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

Planning staff will continue to evaluate this application to determine its consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, consistency with the PPS (2020) and conformity with The Growth Plan (2020) will be informed by conformity with the City's Official Plan.

Official Plan Conformity

Staff will continue to evaluate this application to determine its conformity with the Official Plan, including conformity with the Mixed Use Areas policies and the Dufferin Street Secondary Plan. Detailed information on conformity with the Dufferin Street Secondary Plan and Official Plan are discussed below.

Compatibility/ Mitigation

To the west of the subject site are lands designated *Employment Areas*, which are places for business and economic activities. Policy 2.2.4.5 of the Official Plan states that sensitive land uses proposed outside of and adjacent or near to *Employment Areas* or within the influence area of major facilities, should be planned to ensure that they are appropriately designed, buffered and/or separated as appropriate from *Employment Areas* and /or major facilities. Policy 2.2.4.6 requires that applications to develop sensitive land uses in a location identified in Policy 5 include a Compatibility/ Migration Study. A Compatibility/Migration Study will be required during the review process of this application in order to assess the compatibility of the proposed sensitive land use with the permitted uses in the adjacent *Employment Area*, with consideration for mitigation measures already proposed.

Policy 3.6.2 of the Dufferin Street Secondary Plan provides for a minimum setback of 20 metres between the rear property line of any building containing sensitive uses and lands designated *Employment Areas*. The 20 metre setback is intended to act as a buffer to minimize adverse effects, and may contain a street, laneway, fence, landscaped open space, surface and below grade parking, and any combination of the above.

A 20 metre buffer is proposed between the rear property line of the proposed 7 storey residential building and the lands designated *Employment Areas* to the west. A pedestrian walkway, vehicular driveway, surface and underground parking, and landscaped open space including trees and other plantings are proposed within the 20 metre buffer.

Built Form, Planned and Built Context

Staff are assessing the suitability of the proposed site organization, building placement, setbacks, height, massing, and transition based on the City's Official Plan including Healthy Neighbourhoods Section 2.3.1, Public Realm Section 3.1.1, Built Form Section 3.1.2, and Mixed Use Areas Section 4.5. Staff are also assessing the proposal against the Dufferin Street Secondary Plan, Dufferin Street Urban Design Guidelines, and the Mid-Rise Building Performance Standards and Addendum.

Height:

Mid-rise buildings are permitted within the *Mixed Use Areas* land use designation in the Official Plan. Policy 3.7.2 of the Dufferin Street Secondary Plan states that the height of development with frontage on Dufferin Street will not exceed the planned right-of-way width onto which it fronts, which is 30 metres (9 storeys), unless otherwise identified in the Plan. The Performance Standards for Mid-Rise Buildings states that a 45 degree angular plane will be taken from a height equivalent to 80 percent of the right-of-way width, and subsequent storeys must fit within the angular plane from this point. Appendix 1 to the Secondary Plan provides for right-of-way widths of 20 metres for new east-west and new north-south streets.

The proposed 9-10 storey building is within the Mid-Rise Areas of Map 36-10 (Building Type Areas) of the Dufferin Street Secondary Plan. In its current form, it meets the

Secondary Plan's maximum height requirement of 30 metres at its 9 storey portion. At 33.5 metres, the 10 storey portion of the building exceeds the maximum height requirement and does not fit within the 45 degree angular plane.

The proposed 7-storey residential building is within the Low-Rise Areas of Map 36-10 (Building Type Areas) of the Dufferin Street Secondary Plan. At 24.8 metres it is almost an 8 storey mid-rise building and includes residential units within the mezzanine level. Staff are reviewing the suitability of an 8 storey mid-rise building type within the Low-Rise Areas of Map 36-10, and its height in relation to the adjacent local existing and proposed streets.

Stepbacks and Rights-of-Way:

Policy 3.5.1 of the Dufferin Street Secondary Plan provides that mid-rise buildings maintain a stepback of three (3) metres at a height of no more than twenty (20) metres or approximately 6 storeys. In Policy 3.5.2, mid-rise buildings that front 20 metre rights-of-way should provide a stepback of three (3) metres at a height of no more than 16 metres (4-5 storeys) and no less than 10.5 metres (approximately 3 storeys).

The proposed right-of-way for the new north-south public street and new east-west private street is 18.5 metres. The Dufferin Street Secondary Plan requires 20 rights-of-way for both streets. Further, all streets proposed in the Secondary Plan Area are meant to be public, currently the applicant is only proposing that the north-south street be public. Staff are reviewing the suitability of the proposed building stepbacks and the proposed new streets and rights-of-way against applicable policies and guidelines.

Other issues identified on a preliminary basis include:

- 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 (2020), the City's Official Plan policies, Dufferin Street Secondary Plan and Urban Design Guidelines, and the Avenues and Mid-Rise Building Performance Standards and Addendum;
- Whether the application is contextually appropriate and whether it fits with the planned or built context;
- How the proposed development fits within Block 7 as a whole, as defined by the Dufferin Street Secondary Plan;
- Transition impacts to adjacent areas and the locations of indoor and outdoor amenity spaces;
- The location of loading, and underground and surface parking spaces;
- The relationship of the proposed retail uses at grade with the street;
- The relationship of the building bases with the street;
- The locations and widths of the east-west private and north-south public streets and their relationships with the proposed buildings;
- The locations and sizes of the proposed public park and POPS and their relationships with the proposed buildings; and
- The effectiveness of the proposed 20 metre buffer between the residential building and the *Employment Areas*.

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

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted a Tree Inventory and Preservation Plan which are currently under review by City staff. A soil volume plan will be requested as part of this review process.

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.

The applicant is expected to submit a Community Services & Facilities report during this review process which will be evaluated by staff to determine the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population. It will identify whether any new facilities, capital improvements or opportunities for expansions to existing facilities are available, and if there are other issues that need to be addressed to support the proposal.

Parkland and Open Spaces

The application proposes an unencumbered 1,448 square metre on-site parkland dedication within the southwestern portion of the site, with a frontage of approximately 26 metres along the new north-south street. The proposed parkland dedication area is approximately 10 percent of the total net site area. A 724 square metre POPS is proposed immediately to the west of the proposed park. The POPS area is approximately 5 percent of the total site area. Underground parking is proposed below the POPS.

Map 36-5 (Greening Plan) of the Dufferin Street Secondary Plan identifies the location of a conceptual park and other open space along the entire length of the proposed new north-south street within the site. The proposed parkland and POPS are not located along the entire length of the proposed north-south street. Staff are evaluating the appropriateness of the size, location and configuration of the proposed parkland and POPS, and their relationships with the streets, proposed buildings and block.

Growing Up: Planning for Children in Vertical Communities

In July 28, 2020, Toronto City Council adopted the Growing Up Urban Design Guidelines, which is applicable to the proposed development. The guidelines seek to integrate family oriented design into the new multi-unit developments. One of the objectives of the guidelines is to ensure that new developments have a variety of housing to meet the needs of people in all stages of life. The proposed development would contain a total of 555 residential units consisting of 37 studio, 261 One Bedroom, 187 Two Bedroom, and 70 Three Bedroom units. Staff are evaluating the unit mix and unit sizes to determine if they meet the intent of the Growing Up Guidelines. Staff are also reviewing the appropriateness of the amount of indoor and outdoor amenity spaces for families with children and pets.

Section 37 Community Benefits

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

The proposal at its current height and density will be subject to Section 37 benefits under the Planning Act. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the Planning Act should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report in support of the current application. These reports will allow City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. The report will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to facilitate this development. These reports are currently under review by staff.

Transportation

The applicant has submitted a Transportation Study, the purpose of which is to evaluate the effects of the proposed development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. This report is currently under review by Transportation Services and Transportation Planning staff.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS checklist submitted by the applicant for compliance with the Tier 1 performance measures.

School Boards

The application was circulated to the both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB). The TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools, including assessment of existing school capacity to support the amount of potential students proposed by this application

Other Matters

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

CONTACT

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SIGNATURE

Giulio Cescato, MCIP, RPP
Acting Director, Community Planning,
North York District

ATTACHMENTS

City of Toronto Drawings

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

Attachment 1b: 3D Model of Proposal in Context - Looking Southeast

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Draft Plan of Subdivision

Attachment 5: Official Plan Map

Attachment 6: Dufferin Street Secondary Plan

Attachment 7a: Zoning By-law 569-2013

Attachment 7b: Zoning By-law 7625

Attachment 8a: East and West Elevations of 9-10 Storey Mixed-Use Building

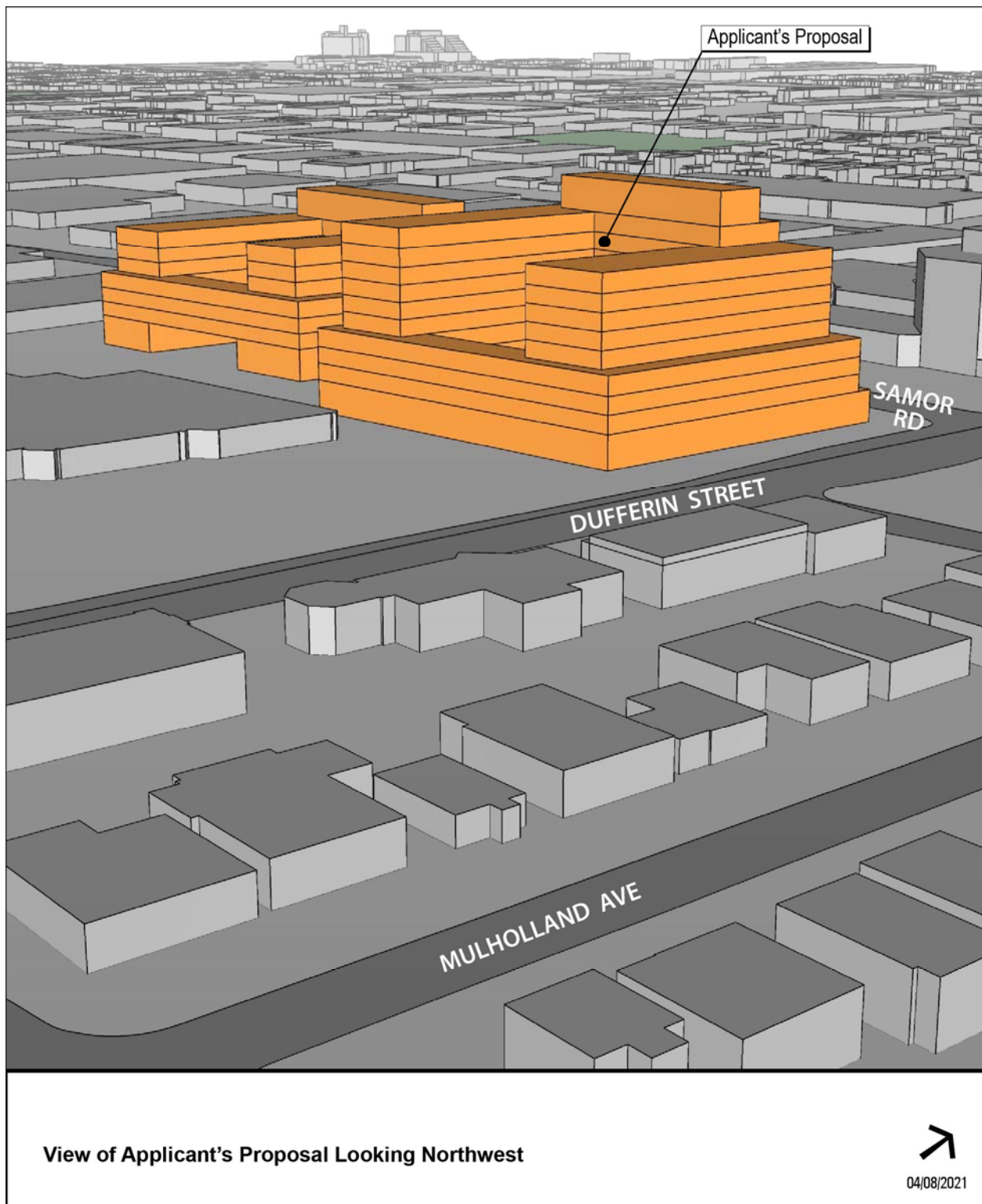
Attachment 8b: North and South Elevations of 9-10 Storey Mixed-Use Building

Attachment 9a: East and West Elevations of 7 Storey Residential Building

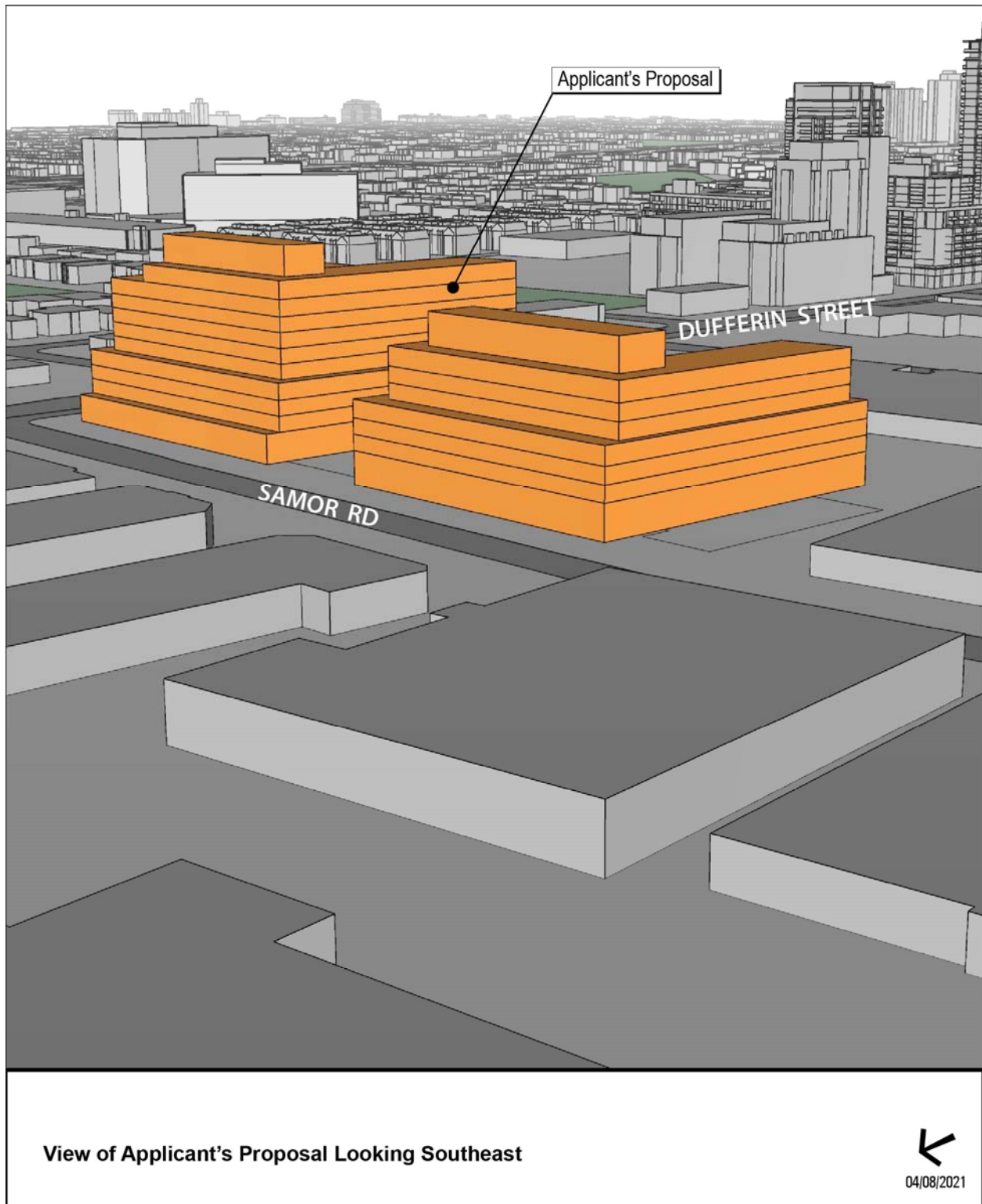
Attachment 9b: North and South Elevations of 7 Storey Residential Building

Attachment 10: Application Data Sheet

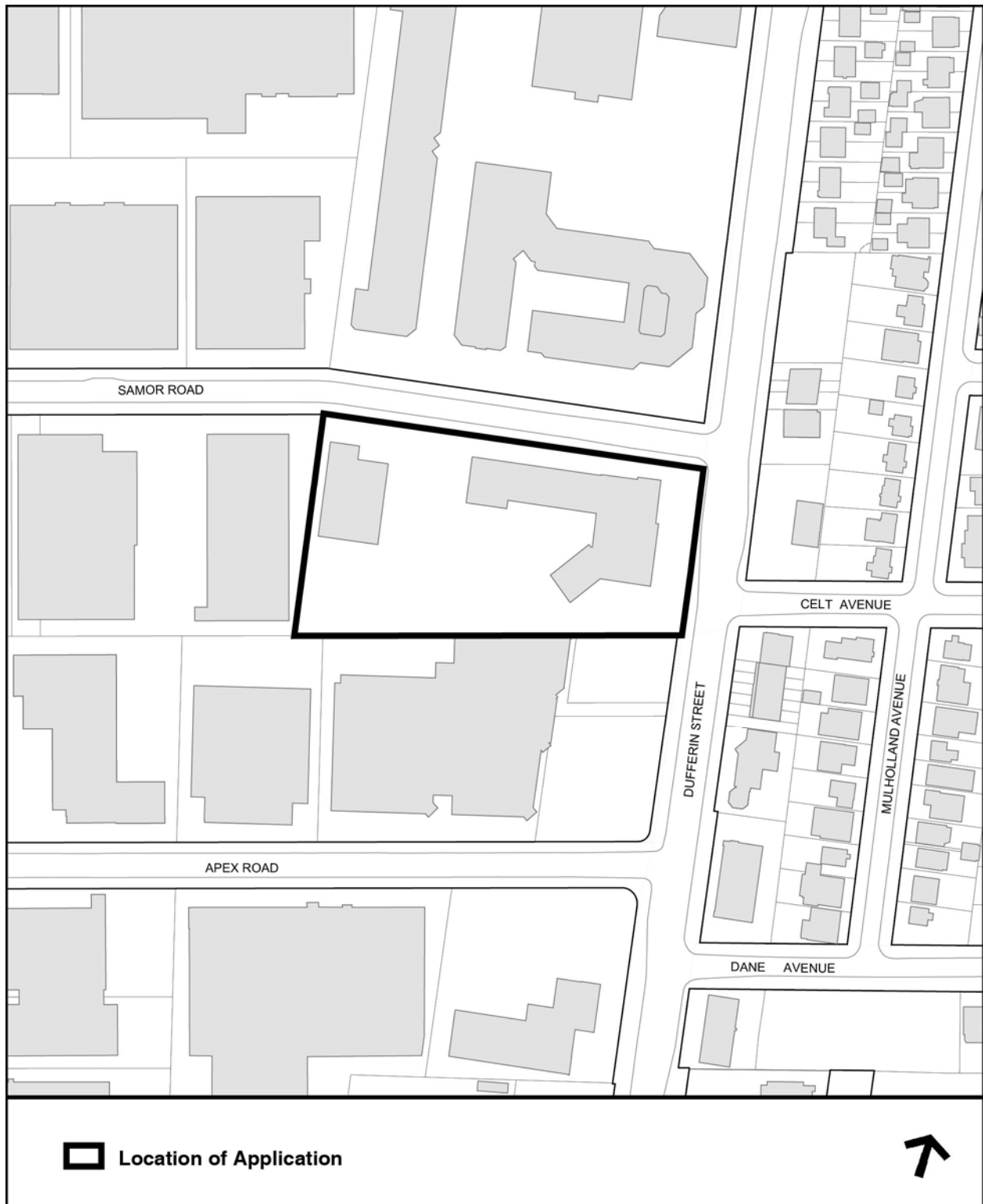
Attachment 1: 3D Model of Proposal in Context - Looking Northwest



Attachment 1b: 3D Model of Proposal in Context - Looking Southeast



Attachment 2: Location Map



Attachment 3: Site Plan



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Attachment 5: Official Plan Map



Official Plan Land Use Map #17

3180 Dufferin Street

File # 21 121792 NNY 08 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

Parks

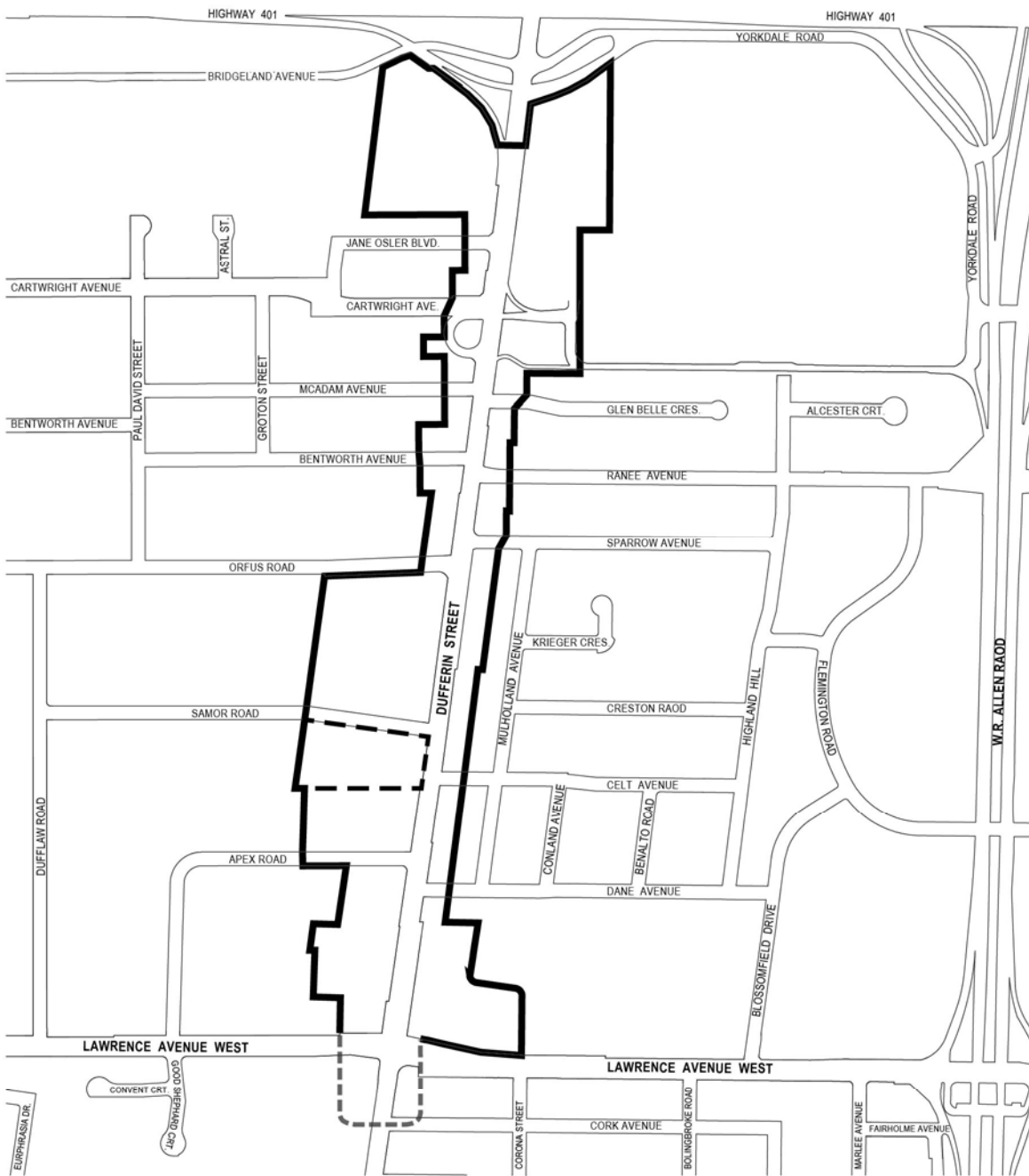
General Employment Areas

Core Employment Areas



Not to Scale
Extracted: 03/08/2021

Attachment 6: Dufferin Street Secondary Plan



Dufferin Street Secondary Plan

3180 Dufferin Street

 Location of application

Not to Scale
04/07/2021 

File # 21 121792 NNY 08 02

Attachment 7a: Zoning By-law 569-2013



Zoning By-law 569-2013

3180 Dufferin Street

File # 21 121792 NNY 08 0Z



Location of Application

RD Residential Detached
RM Residential Multiple
CR Commercial Residential
OR Open Space Recreation



See Former City of North York By-law No. 7625

RM6 Multiple-Family Dwellings Sixth Density Zone
MC Industrial-Commercial Zone
O1 Open Space Zone



Not to Scale
Extracted: 03/08/2021

Attachment 7b: Zoning By-law 7625



Zoning By-law 7625

3180 Dufferin Street

File # 21 121792 NNY 08 0Z



Location of Application

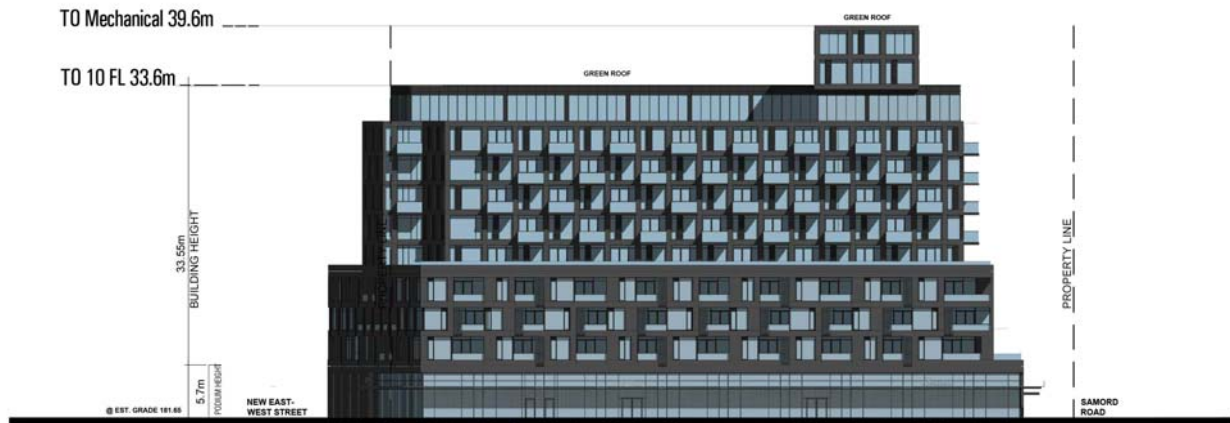
R5 One-Family Detached Dwelling Fifth Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
MC Industrial-Commercial Zone

O1 Open Space Zone



Not to Scale
 Extracted: 03/08/2021

Attachment 8a: East and West Elevations of 9-10 Storey Mixed-Use Building



East Elevation - 9-10 Storey Mixed Use Building



West Elevation - 9-10 Storey Mixed Use Building

Attachment 8b: North and South Elevations of 9-10 Storey Mixed-Use Building



North Elevation - 9-10 Storey Mixed Use Building



South Elevation - 9-10 Storey Mixed Use Building

Attachment 9a: East and West Elevations of 7 Storey Residential Building



East Elevation - 7 Storey Residential Building



West Elevation - 7 Storey Residential Building

Attachment 9b: North and South Elevations of 7 Storey Residential Building



North Elevation of 7 Storey Residential Building



South Elevation of 7 Storey Residential Building

Attachment 10: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 3180 DUFFERIN ST Date Received: March 17, 2021

Application Number: 21 121792 NNY 08 OZ; 21 121793 NNY 08 SB

Application Type: Rezoning and Draft Plan of Subdivision

Project Description: Zoning By Law Amendment and Draft Plan of Subdivision applications to permit a 9-10 storey mixed-use building on the front (east) portion of the subject site, fronting onto Dufferin Street (Block 1), with retail fronting Dufferin Street and grade-related townhouses facing Samor Road to the north. On the rear (west) portion of the site (Block 2), a 7-storey residential building is proposed fronting onto a new proposed north-south street, including grade-related units facing all sides. Collectively, the buildings are proposed to include 555 rental units and 1,464 square metres of at-grade retail space along Dufferin Street, with a total proposed gross floor area of approximately 40,743 square metres, resulting in a gross density of 2.5 FSI.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC. 3 Church Street, Suite 200 Toronto, ON, M5E1M2			WCPT DUFFERIN INC. 100 Wellington Street West, Suite 1201 Toronto, ON, M5K1H6

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	MC(H)	Heritage Designation:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	16,297	Frontage (m):	76	Depth (m):	183
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			39,279	39,279
Non-Residential GFA (sq m):	4,697		1,464	1,464

Total GFA (sq m):	4,697	40,743	40,743
Height - Storeys:	2	10	10
Height - Metres:		34	34

Lot Coverage Ratio (%)	N/A	Floor Space Index:	2.5
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	39,279	
Retail GFA:	1,464	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			555	555
Freehold:				
Condominium:				
Other:				
Total Units:			555	555

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	37	261	187	70	
Total Units:	37	261	187	70	

Parking and Loading

Parking Spaces:	391	Bicycle Parking Spaces:	558	Loading Docks:	4
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