

3140 - 3170 Dufferin Street and 60 - 68 Apex Road – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Preliminary Report

Date: October 19, 2021

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 8 - Eglinton-Lawrence

Planning Application Number: 21 203752 NNY 08 OZ and 21 203753 NNY 08 SB

Current Uses on Site: A single-storey commercial building known as Dufferin Plaza containing a variety of retail and personal service uses, a financial institution, and restaurants.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications located at 3140-3170 Dufferin Street and 60-68 Apex Road. The applications propose to demolish the existing commercial building and redevelop the site with a 9-11 storey (30.95 - 38.08 metres) mixed-use building fronting Dufferin Street, and a 9-storey residential building fronting a proposed public 18.5 metre wide north-south street. A total gross floor area of 46,022 square metres including 1,502 square metres of retail space at grade, floor space index of 2.99, and 606 residential units are proposed. A total of 458 bicycle parking spaces and 424 vehicle parking spaces in two levels underground are also proposed. A 2,046 square metre park is proposed at the southwest corner of the site.

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 3140 - 3170 Dufferin Street and 60 - 68 Apex 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 this report in the current budget year or in future years.

DECISION HISTORY

The subject site is within the Dufferin Street Secondary Plan (OPA 294) area.

On December 9 and 10, 2015, City Council adopted the Final Report for the Dufferin Street Secondary Plan. The report may be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.42>

On January 8, 2016, RioCan appealed the City's adoption of the Dufferin Street Secondary Plan.

On January 19, 2016, the North York Community Council adopted the Preliminary Report for the Official Plan Amendment application for 3140-3170 and 60-68 Apex Road. The report may be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-86928.pdf>

On June 7, 8 and 9, 2016, City Council refused the Official Plan Amendment application for 3140-3170 Dufferin Street and 60-68 Apex Road to permit two mixed-use buildings of 28 and 22 storeys separated by a new north-south street for reasons including non-conformity to the Official Plan and Dufferin Street Secondary Plan. The City's refusal report may be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-92527.pdf>

On July 8, 2016, RioCan appealed Council's refusal to the Ontario Municipal Board (OMB), now Ontario Land Tribunal (OLT)).

On November 15, 2019, the Local Planning Appeal Tribunal (LPAT) (now OLT) modified and partially approved the Dufferin Street Secondary Plan, including site-specific policies for 3140-3170 Dufferin Street and 60-68 Apex Road. The decision allowed for a 9-11 storey mixed use building and a 9 storey residential building separated by an 18.5 metre wide public north-south street. It included half of an 18.5 metre wide public east-west street separating the 9-11 storey mixed use building and the adjacent site to the north. The LPAT decision may be found at the following link:

<https://www.omb.gov.on.ca/e-decisions/pl160073-Nov-15-2019.pdf>

The City's Official Plan Amendment file No.15 247805 NNY 15 OZ was closed following the LPAT decision. The current Zoning By-law Amendment and Draft Plan of

Subdivision Applications 21 203752 NNY 08 OZ and 203753 NNY 08 SB to implement the LPAT decision were submitted on September 2, 2021.

ISSUE BACKGROUND

The subject site represents the southern half of Block 7 in the Dufferin Street Secondary Plan.

The northern half of Block 7 is 3180 Dufferin Street. The Zoning By-law Amendment and Draft Plan of Subdivision applications for the northern half of the block are currently under review (file numbers 21 121792 NNY 08 OZ and 21 121793 NNY 08 SB).

Application Description

This application proposes to demolish the existing commercial building on the site and to amend the Zoning By-law for the property at 3140-3170 Dufferin Street and 60-68 Apex Road to permit two new buildings. The 9-11 storey mixed-use building fronting Dufferin Street would consist of 424 residential units and 1,502 square metres of retail space at grade. Vehicular access would be from a driveway on the proposed new 9.25 metre wide half of the private east-west street. The 9-storey residential building fronting the new 18.5 metre wide public north-south street would consist of 182 residential units, and vehicular access would be from the new public north-south street. A 2,046 square metre unencumbered park is proposed at the southwest corner of the site.

The table below provides a summary of the development statistics for the proposal.

Category	September 2, 2021 Submission	
Site Area in Square Metres (m ²)	Gross: 15,386 m ² Net: 13,641 m ² (minus proposed public 18.5 metre north-south street)	
	East: 9-11 Storey Building Mixed-Use Building Abutting Dufferin St.	West: 9-Storey Residential Building
Gross Floor Area in Square Metres (m ²)	Residential: 31,317 m ² Non-Residential: 1,502 m ² Total: 32,819 m ²	Residential: 13,203 m ² Total: 13,203 m ²
	Combined Residential: 44,520 m ² Combined Non-Residential: 1,502 m ² Combined Total : 46,022 m ²	
Height in Metres (m)	9-11 Storeys: 30.95 - 38.08 m With MPH at 11th Storey: 42.25 m	9 Storeys: 31.40 m With MPH: 37.4 m

Category	September 2, 2021 Submission			
	East: 9-11 Storey Building Mixed-Use Building		West: 9-Storey Residential Building	
Ground Floor Height in Metres (m)	Residential: 3.55 m Non-Residential: 6.50 m		Residential: 3.55 m	
Amenity Space in Square Metres (m ²)	Indoor: 848 m ² Outdoor: 848 m ² Total: 1,696 m ²		Indoor: 364 m ² Outdoor: 364 m ² Total: 728 m ²	
	Combined Indoor: 1212 m ² Combined Outdoor: 1212 m ² Combined Total: 2424 m ²			
Building Setbacks from the Property Line in metres (m)	North South East (from Dufferin St) West	3 m 5m 5 m 3 m	North South (from park) East West (from buffer) West (from employment lands)	3m 5m 3m 0 m 20 m
Dwelling Units	Studio: 5 (1%) One Bedroom: 249 (60%) Two Bedroom: 129 (30%) Three Bedroom: 41 (10%) Total: 424		Studio: 0 (0%) One Bedroom: 119 (65%) Two Bedroom: 46 (25%) Three Bedroom: 17 (10%) Total: 182	
	Combined Studio: 5 Combined One Bedroom: 368 Combined Two Bedroom: 175 Combined Three Bedroom: 58 Combined Total: 606			
Vehicular Parking	Residential: 233 Retail/Residential Visitor: 64 Total: 297		Residential: 100 Visitor: 27 Total: 127	
	Combined Total: 424			
Bicycle Parking	Short Term: 30 Long Term: 290 Total: 320		Short Term: 14 Long Term: 124 Total: 138	
	Combined Total: 458			
Loading	1 Type B, 1 Type C, 1 Type G		1 Type G	

Category	September 2, 2021 Submission
	Combined Total: 1 Type B, 1 Type C, 2 Type G
Floor Space Index	2.99
Parkland (m ²)	2,046

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 Attachments 1a and 1b of this report for three dimensional representations of the project in context.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to the 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).

Planning for Major Transit Station Areas

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Mixed Use Areas* on Map 17.

Avenues are important corridors along major streets where urbanization is anticipated and encouraged to create new housing and employment opportunities while improving the pedestrian environment, the look of the street, shopping opportunities, and transit service for community residents.

Mixed Use Areas are made up of a broad range of commercial, residential, and institutional uses, in single use or mixed use buildings, as well as parks and open

spaces, and utilities. 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 site is designated *Mixed Use Areas* in Map 36-4 of the Dufferin Street 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*.

Map 36-6 (Public Streets Plan) shows a new public north-south street and half of a new public east-west street within the site, as well as a new Proposed Signalized Intersection at the Dufferin Street and Apex Road intersection. Map 36-7a (Pedestrian Connections) shows pedestrian routes along the new streets and a High Order Pedestrian Zone at the Dufferin Street and Apex Road intersection, while Map 36-7b (Cycling Connections) shows Proposed Cycling Tracks along Dufferin Street. Map 36-12 (Site Specific Plan) shows parkland at the southwestern corner of the site.

Site and Area Specific Policies - Dufferin Street Secondary Plan

Site and Area Specific Policies 12.1.1 to 12.1.24 apply to the site. Policy 12.1.5 points to Map 36 (Site-Specific Plan) that provides for setbacks for the 9-11 storey building fronting Dufferin Street of 5 metres on the east, 3 metres on the west and north, and 3

and 5 metres on the south. Setbacks for the 9-storey building fronting the new public north-south street are 3 metres on the east, 20 metres to the west (from employment lands), 3 metres on the north and 5 metres on the south (from the proposed park).

Policies 12.1.6 (a) and 12.1.6 (b) provide for a minimum stepback of 3 metres above the 6th storey along Dufferin Street, Apex Road and the new public east-west street, and above the 4th storey along the new public north-south street. Policy 12.1.13 provides for an FSI of 2.99.

Zoning By-laws

The site is zoned Industrial-Commercial Holding MC(38)(H) and is subject to exception 38 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, a minimum front yard setback of 9 metres, minimum exterior side yard setback of 7.5 metres, and a minimum rear yard setback of 7.5 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 No. 569-2013, as amended, a draft Zoning By-law Amendment application with site-specific provisions has been submitted in order to bring the site into Zoning By-law No. 569-2013.

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 guidelines 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 Design 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 density required, provide setbacks less than required, and revise other development standards as necessary to implement site-specific policies of the Dufferin Street Secondary Plan.

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 the application to determine its conformity with the Official Plan, including the Avenues and Healthy Neighbourhoods policies in Chapter 2, Built Form, Public Realm, and Parks and Open Space policies in Chapter 3, Mixed Use Areas policies in Chapter 4, and the Dufferin Street Secondary Plan. The policies of the Official Plan apply to the Dufferin Street Secondary Plan area, except in the case of conflict, the Dufferin Street Secondary Plan prevails. Conformity with the Official Plan and Dufferin Street Secondary 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/Mitigation Study.

The application proposes a 20 metre buffer between the rear property line of the proposed 9-storey residential building and the lands designated *Employment Areas* to the west as shown in Map 36-12 (Site-Specific Plan) of the Dufferin Street Secondary Plan. An unencumbered public park that stretches from the new public north-south street across the 20 metre buffer to the edge of the *Employment Areas* is also proposed at the southwestern portion of the site as shown in Map 36-12.

The applicant has submitted a Compatibility/Mitigation Study and Noise Study and they are being reviewed by staff. They will also be peer reviewed at the applicant's expense.

Built Form, Planned and Built Context

Staff will assess the suitability and appropriateness of the proposed height, massing, transition, and other built form issues based on Subsections 2 (d), (p), (q), and (r) of the Planning Act, the PPS, the Growth Plan, the City's Official Plan, the Dufferin Street Secondary Plan, and the City's Design Guidelines.

The following preliminary issues have been identified:

- The appropriateness of the site organization including vehicular access, pedestrian circulation, amenity spaces, the proposed half of a private east-west street, and servicing;
- The location of loading areas and underground and surface parking;
- The location, size and configuration of the proposed parkland and its relationship with the streets and block;
- The appropriateness of the proposed building setbacks and stepbacks and angular planes in relationship with the adjacent streets and open space;
- The appropriateness of the built form including height, massing, density, transition to adjacent properties, shadowing impacts and compatibility;
- The appropriateness of the unit mix and sizes, and the location of amenity spaces;
- How the proposed development fits within Block 7 as a whole, as defined by the Dufferin Street Secondary Plan;
- The effectiveness of the proposed 20 metre buffer between residential uses and the Employment lands; and
- The pedestrian level wind conditions.

A Pedestrian Level Wind Study and Sun Shadow Study have been submitted and are being reviewed by staff.

Some of the issues identified above are further discussed below.

Site Organization

The application proposes a public north-south street with an 18.5 metre right-of way as shown in Map 36-12 (Site-Specific Plan) of the Dufferin Street Secondary Plan. While half of a public east-west street with a right-of way width of 9.250 metres is shown on Map 36-12, the application proposes this street to be private. The adjacent development to the north at 3180 Dufferin Street would provide the other half of the private east-west street (see Attachment 1c: Subject Site in Context with the Proposed Development on the Adjacent Site to the North (3180 Dufferin Street)). Driveway access to the proposed development and the adjacent development to the north are proposed from this private east-west street. Staff are evaluating the appropriateness of a private east-west street at this location.

Growing Up: Planning for Children in Vertical Communities

On 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 development. 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 606 residential units consisting of 5 studio, 368 one-bedroom, 175 two-bedroom, and 58 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 proposed total indoor amenity space of 1212 square metres, and total outdoor amenity space of 1212 square metres to determine their appropriateness for families with children and pets.

Parkland and Open Spaces

The application proposes a 2,046 square metre unencumbered on-site parkland dedication at the southwestern corner of the site, with a frontage of approximately 31 metres along the new public north-south street, and 67 metres along Apex Road. Staff are evaluating the appropriateness of the size, location and configuration of the proposed parkland and its relationship with the streets, proposed buildings and overall block context, and shadowing, to ensure that the parkland meets the intent of the Official Plan and the Dufferin Street Secondary Plan.

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 and Report which are currently under review by City staff.

A total of 18 trees are identified to be on or within 6 metres of the site in the Tree Inventory Report. The report recommends that no trees be preserved and 10 trees within the City's right-of-way be replaced. The landscape plan proposes multiple new trees within the site and the City's right-of-way. A Soil Volume Plan is required to be submitted to demonstrate that adequate soil volume suitable to support plant growth is being provided.

Staff are assessing the appropriateness of the applicant's recommendations in the Tree Inventory and Preservation Report.

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 has incorporated a CS&F Study into the Planning and Urban Design Rationale submitted in support of this application. It is being reviewed by staff.

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 contributions 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

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

The applicant has submitted a Functional Servicing and Stormwater Management Report, the purpose of which is to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed change in land use or development. Staff are reviewing the Functional Servicing and Stormwater Management Report.

The applicant has also submitted a Transportation Impact Study, the purpose of which is to evaluate the effects of the development or re-development on the transportation system, and suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. The Study includes a Transportation Demand Management (TDM) Plan.

Staff are reviewing the Transportation Impact Study with its TDM Plan to determine if appropriate TDM measures have been proposed to reduce single occupancy auto vehicle trips generated by the proposed development, support the proposed parking reduction, and address the related transportation issues.

School Boards

The application was circulated to 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

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.

Applications must use the documentation required for the version of the Toronto Green Standard in effect at the time of the initial application. TGS Version 1.0 is no longer in effect. Older applications must be upgraded. TGS Version 2.0 applies to new applications received between January 1, 2010 and April 30, 2018. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. Visit <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/tier-1-planning-application-requirements/>.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff encourage the applicant to pursue Tier 2, 3 or 4, which will make the applicant eligible for a partial Development Charge refund.

Other Matters

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

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SIGNATURE

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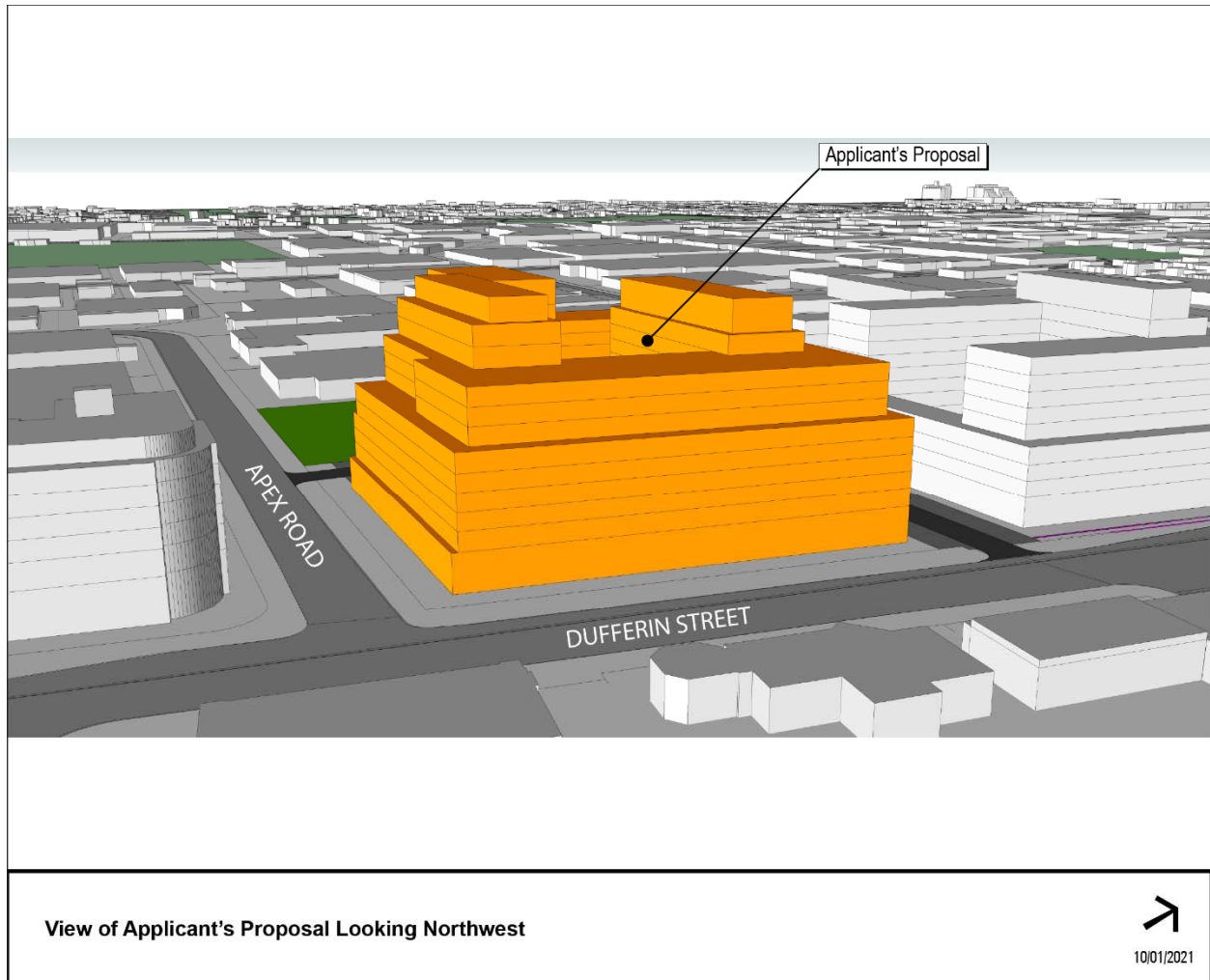
ATTACHMENTS

City of Toronto Drawings

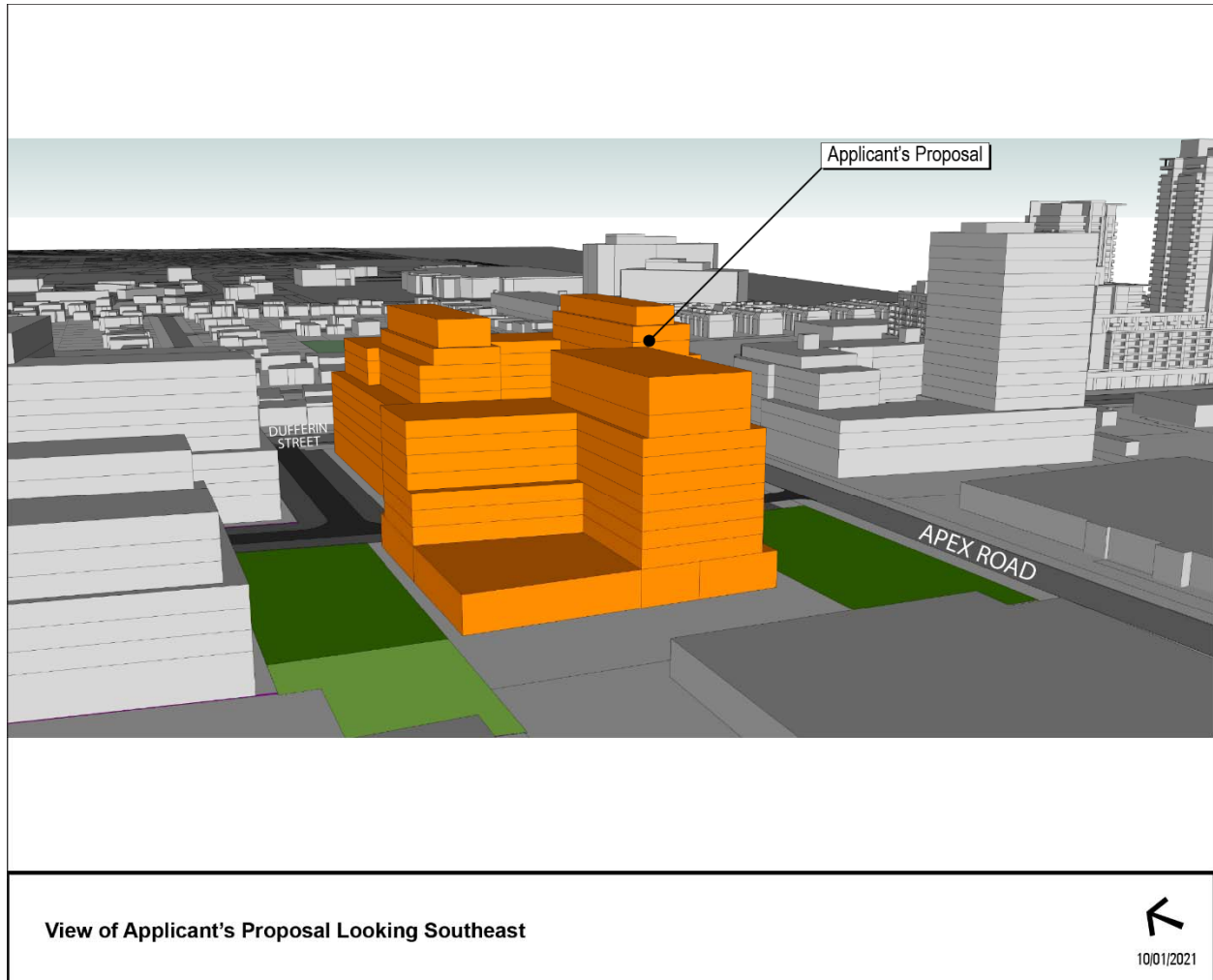
Attachment 1a: 3D Model of Proposal in Context Looking Northwest
Attachment 1b: 3D Model of Proposal in Context Looking Southeast
Attachment 1c: Subject Site in Context with the Proposed Development on the Adjacent Site to the North (3180 Dufferin Street)
Attachment 2: Location Map
Attachment 3: Site 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 Elevations
Attachment 8b: West Elevations

Attachment 8c: North Elevations
Attachment 8d: South Elevations
Attachment 9: Application Data Sheet

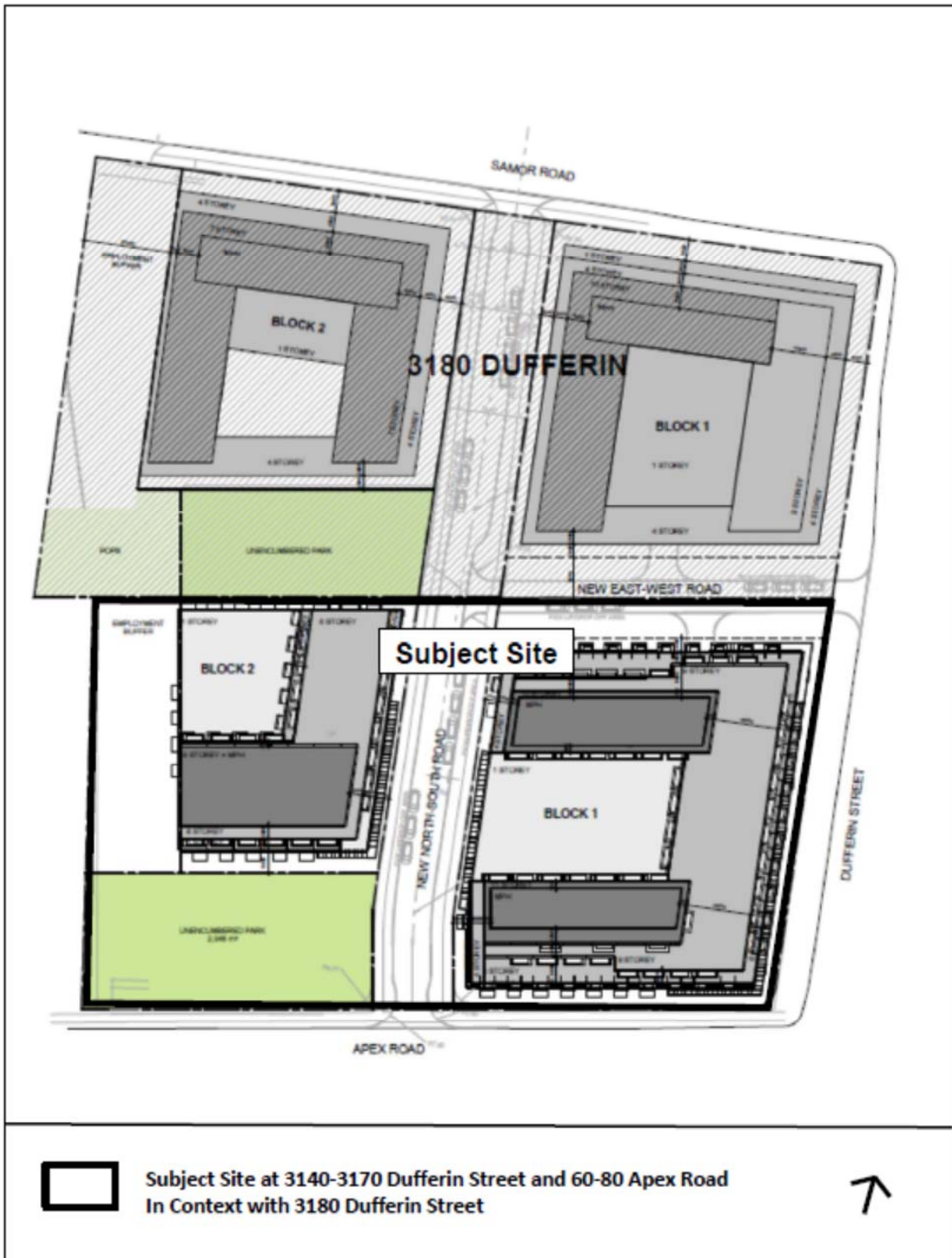
Attachment 1a: 3D Model of Proposal in Context - Looking Northwest



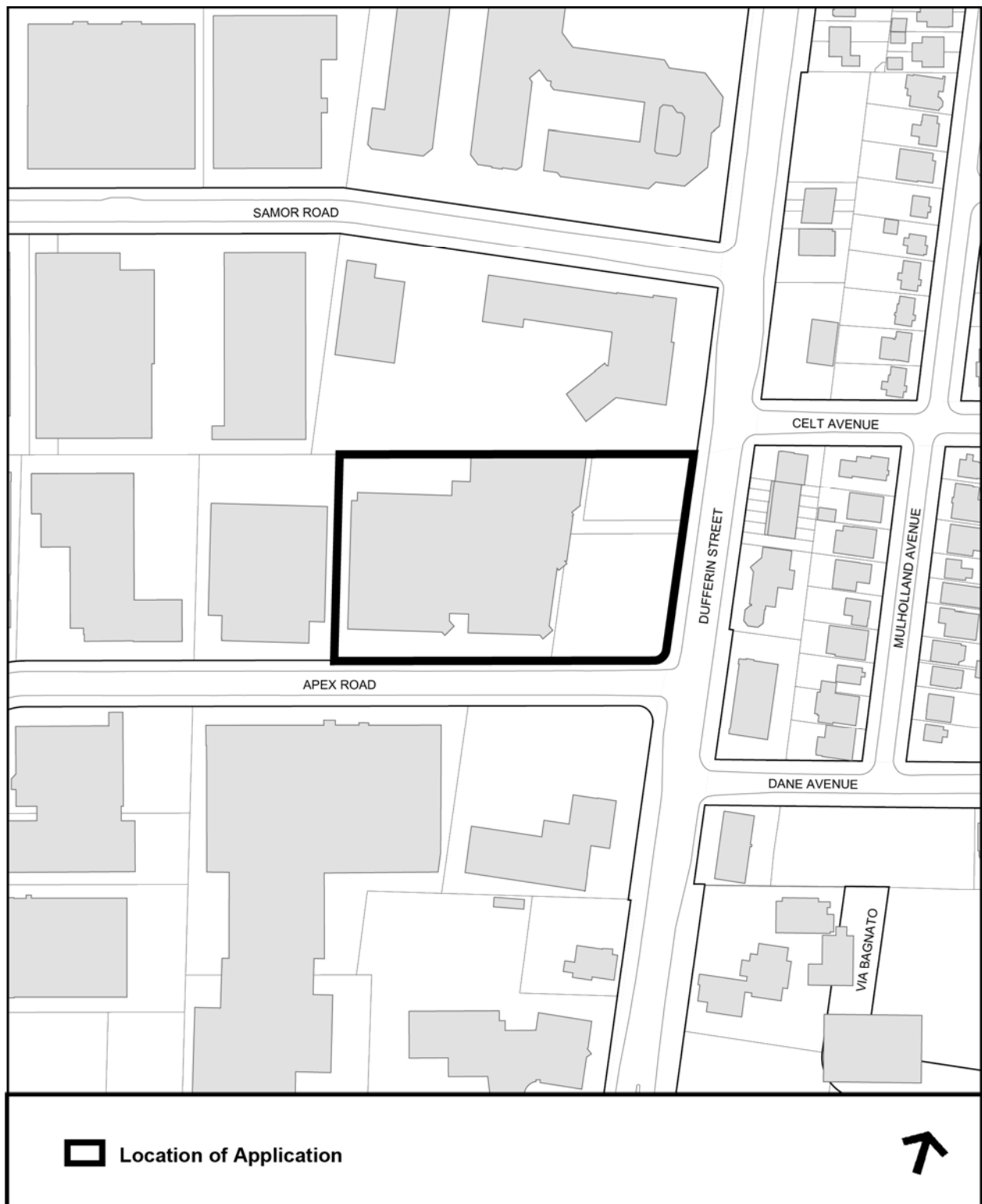
Attachment 1b: 3D Model of Proposal in Context - Looking Southeast



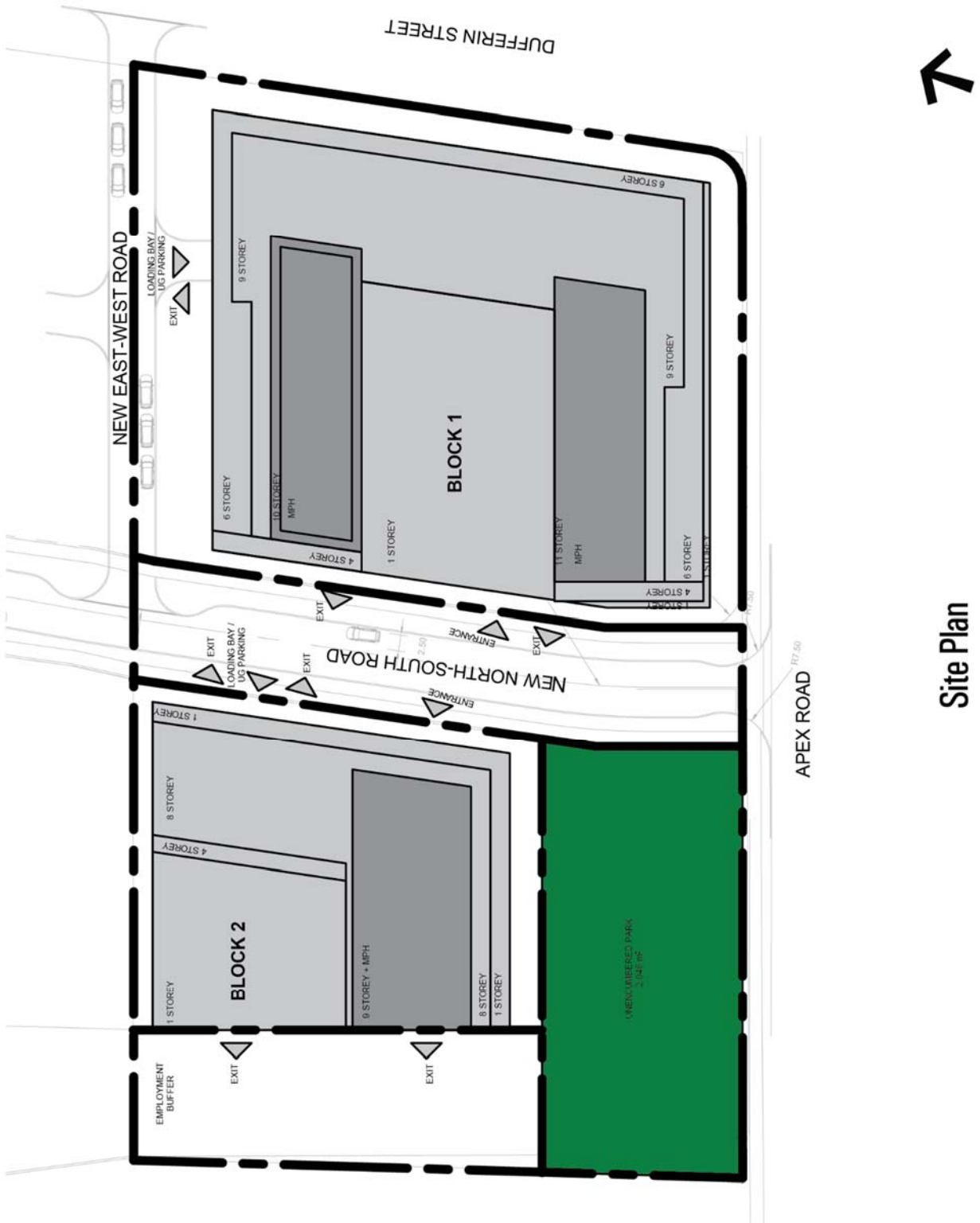
Attachment 1c: Subject Site in Context with the Proposed Development on the Adjacent Site to the North (3180 Dufferin Street)



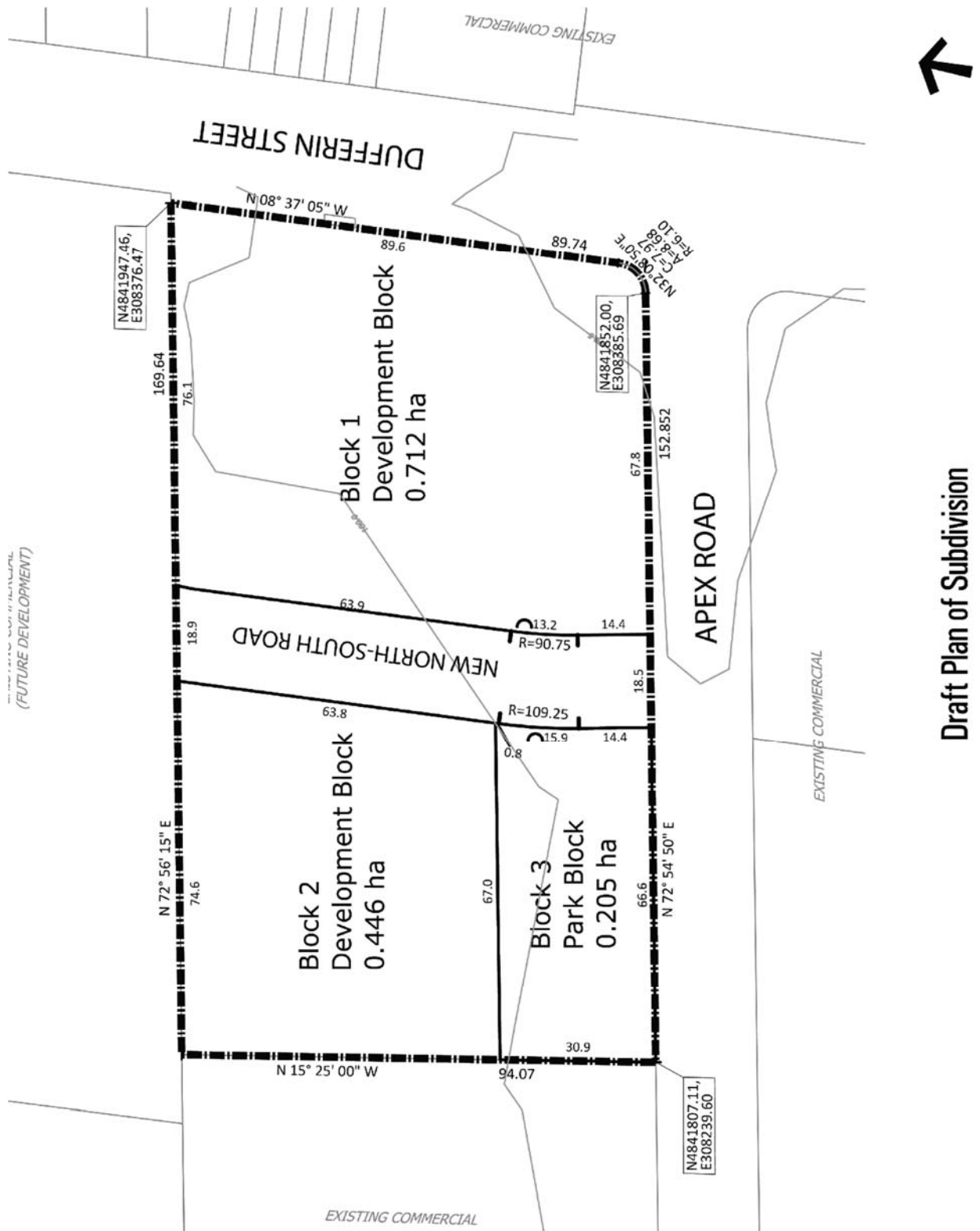
Attachment 2: Location Map



Attachment 3: Site Plan



Attachment 4: Draft Plan of Subdivision



Attachment 5: Official Plan Map



Official Plan Land Use Map #17

3140-3170 Dufferin Street and 60-68 Apex Road

File # 21 203752 NNY 08 0Z



Location of Application

Neighbourhoods

Mixed Use Areas



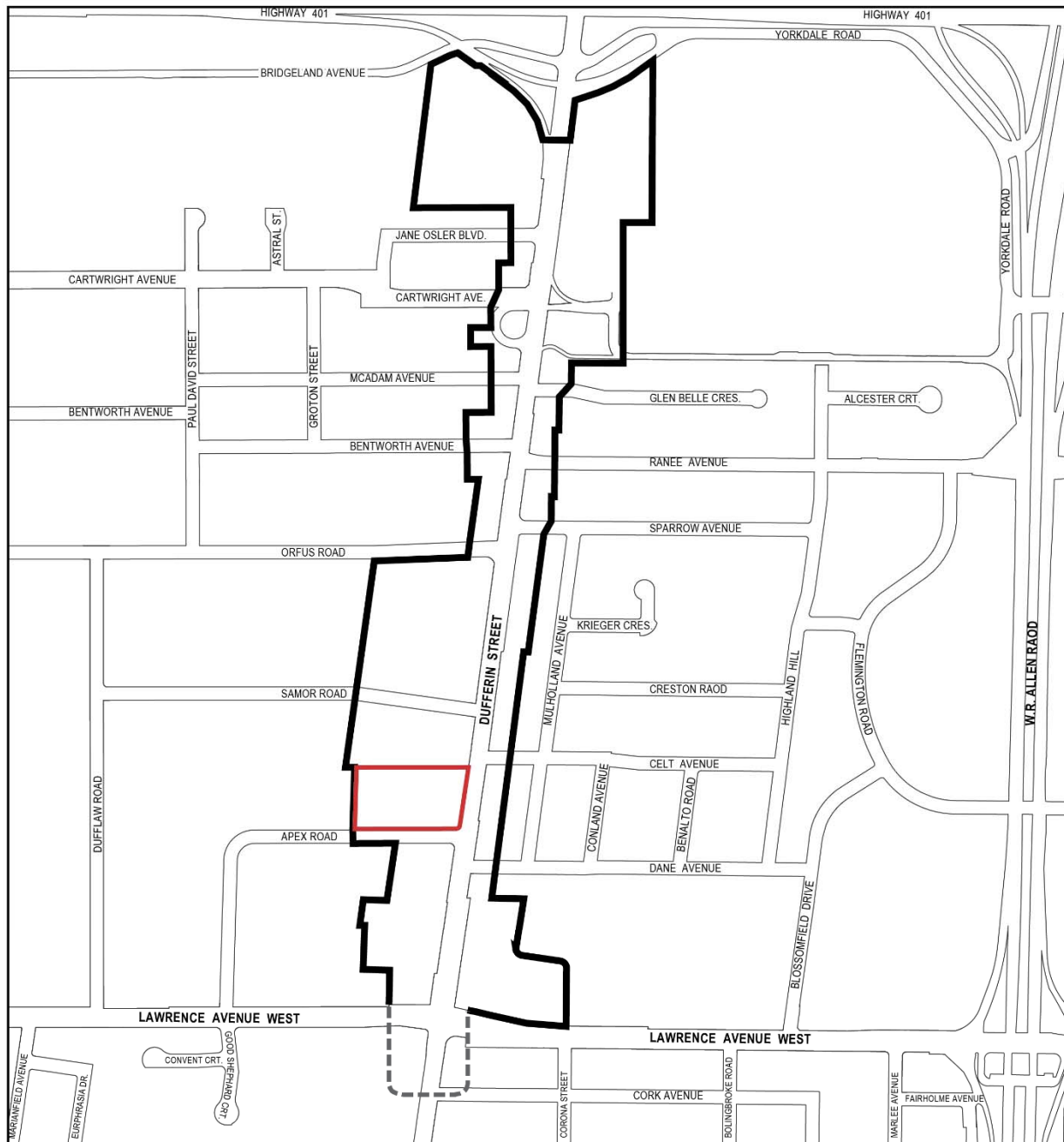
Parks

Core Employment Areas



Not to Scale
Extracted: 08/30/2021

Attachment 6: Dufferin Street Secondary Plan



Dufferin Street Secondary Plan

MAP 36-1 Secondary Plan Area

- Location of Application
- Secondary Plan Area Boundary
- Blocks South of Lawrence



Not to Scale
Extracted: 10/04/2021

Attachment 7a: Zoning By-law 569-2013



Zoning By-law 569-2013

3140-3170 Dufferin Street and 60-68 Apex Road

File # 21 203752 NNY 08 02



Location of Application

RD
CR
OR

Residential Detached
Commercial Residential
Open Space Recreation



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

RM6 Multiple-Family Dwellings Sixth Density Zone
MC Industrial-Commercial Zone



Not to Scale
Extracted: 08/30/2021

Attachment 7b: Zoning By-law 7625



Zoning By-law 7625

3140-3170 Dufferin Street and 60-68 Apex Road

File # 21 203752 NNY 08 02



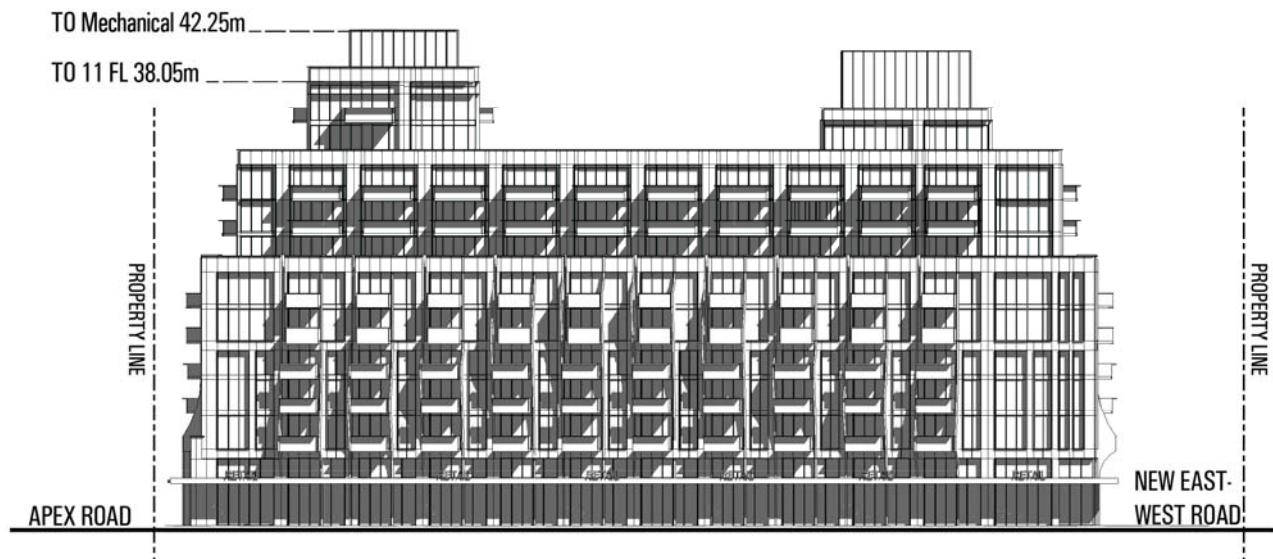
Location of Application

- R5** One-Family Detached Dwelling Fifth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C1** General Commercial Zone
- MC** Industrial-Commercial Zone
- O1** Open Space Zone

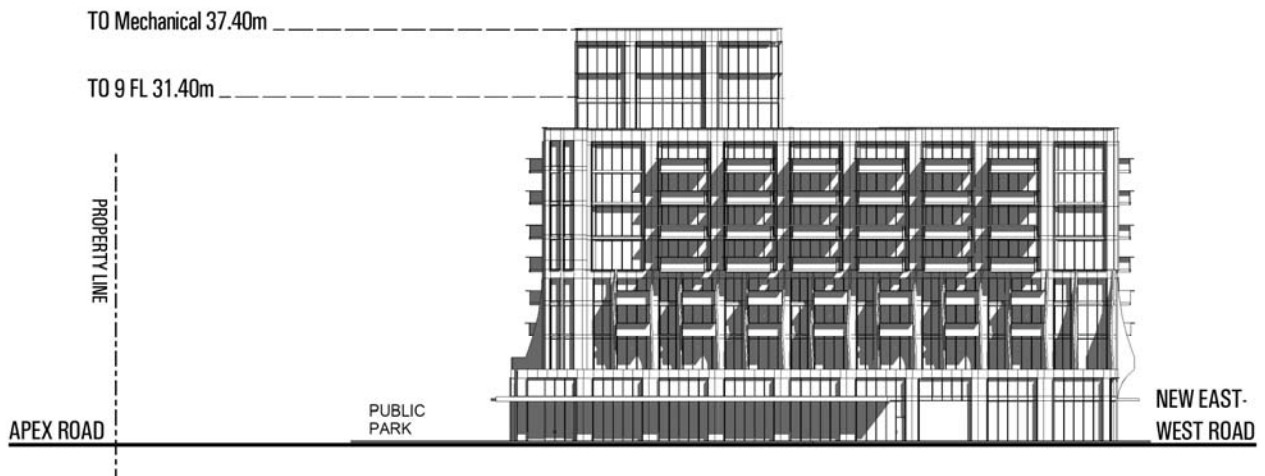


Not to Scale
Extracted: 08/30/2021

Attachment 8a: East Elevations



East Elevation - 9-11 Storey Mixed-Use Building

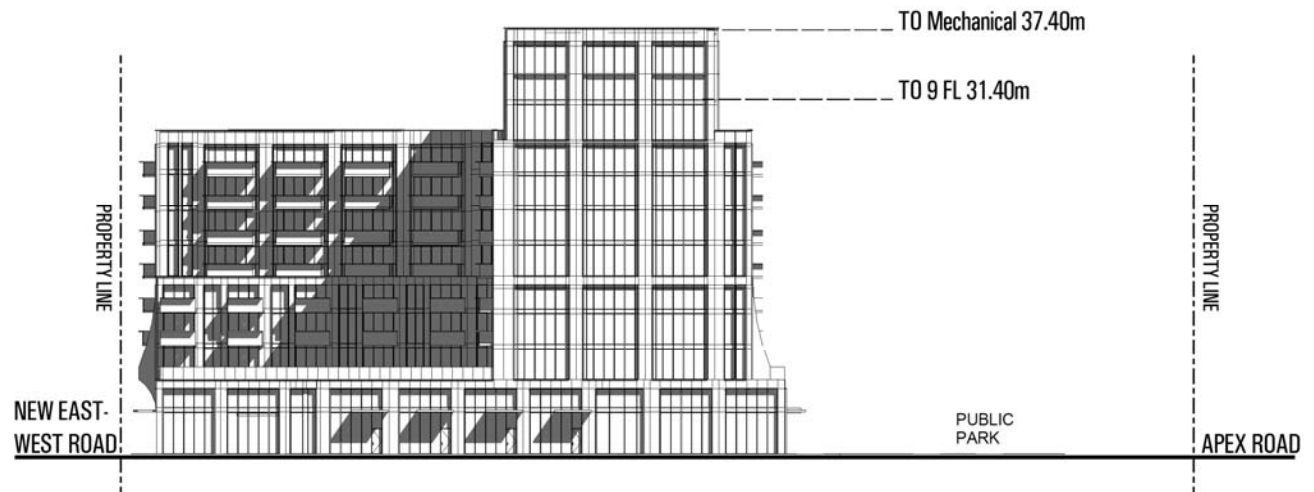


East Elevation - 9-Storey Residential Building

Attachment 8b: West Elevations

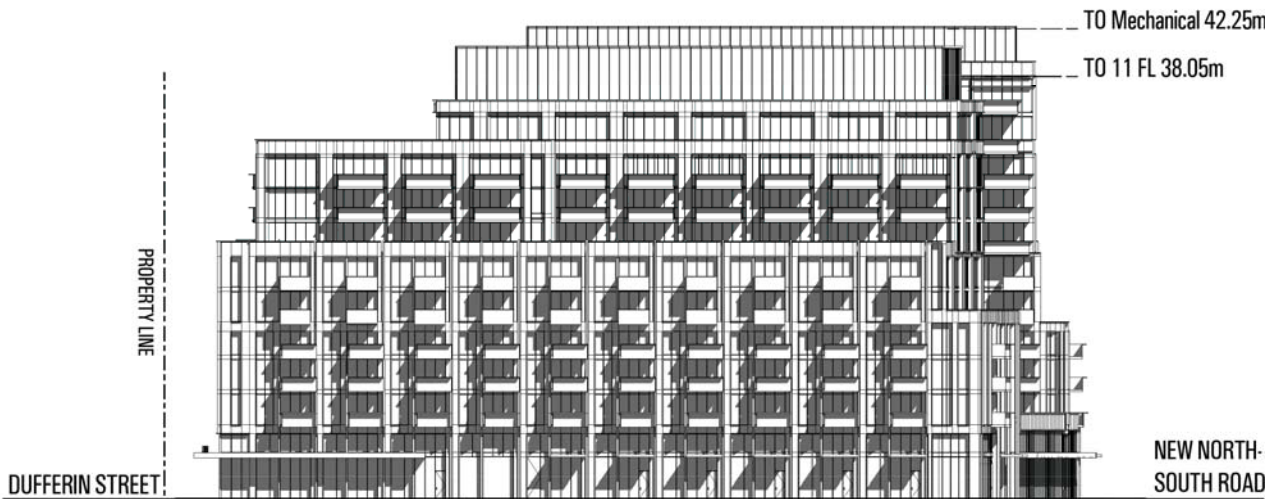


West Elevation - 9-11 Storey Mixed-Use Building

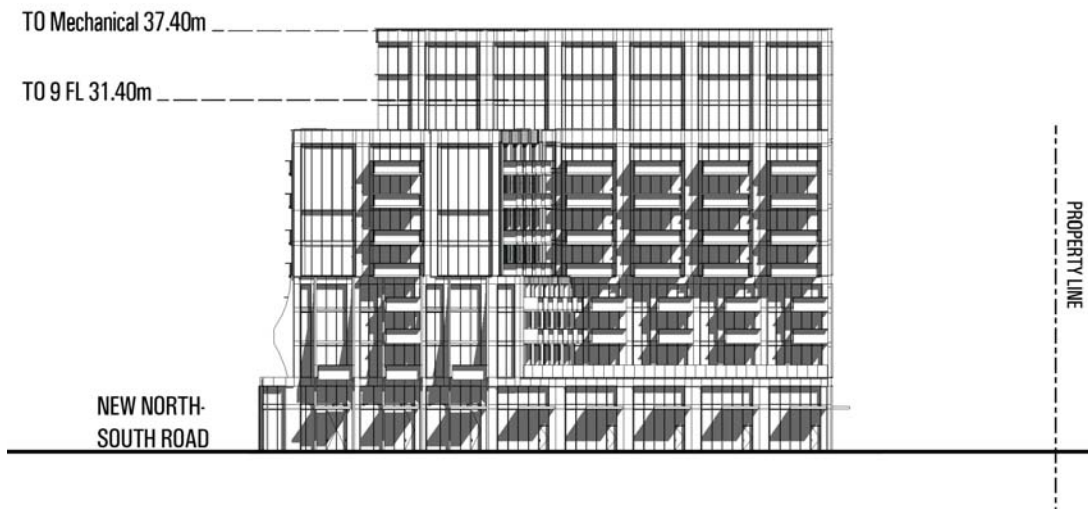


West Elevation - 9-Storey Residential Building

Attachment 8c: North Elevations

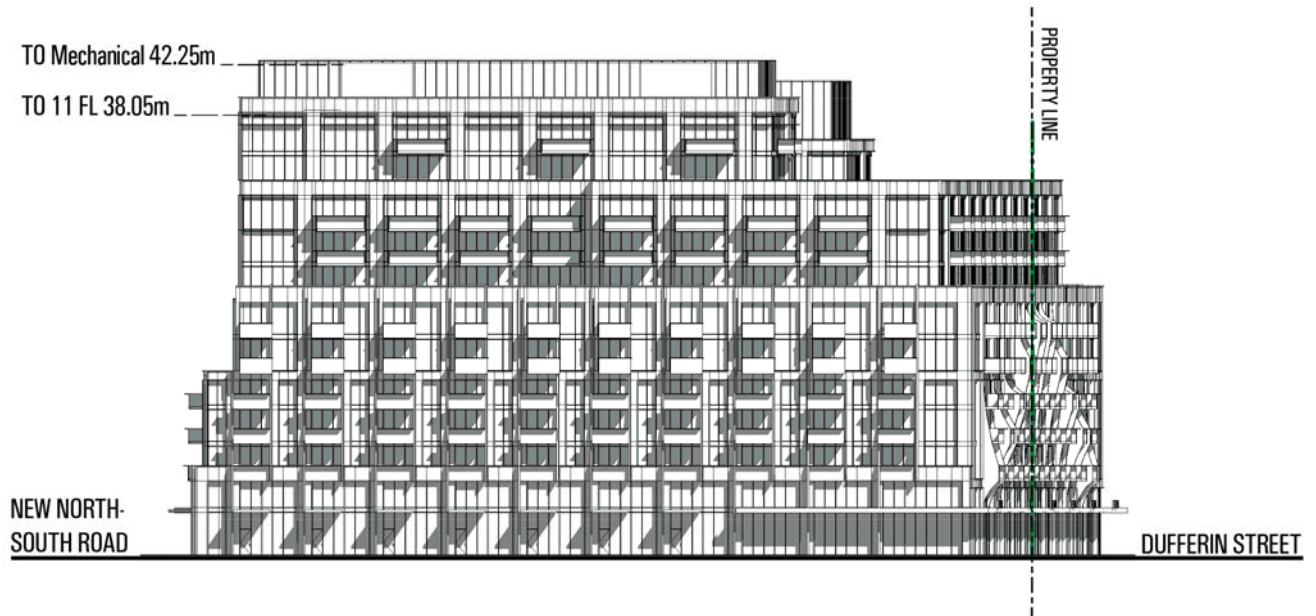


North Elevation - 9-11 Storey Mixed-Use Building

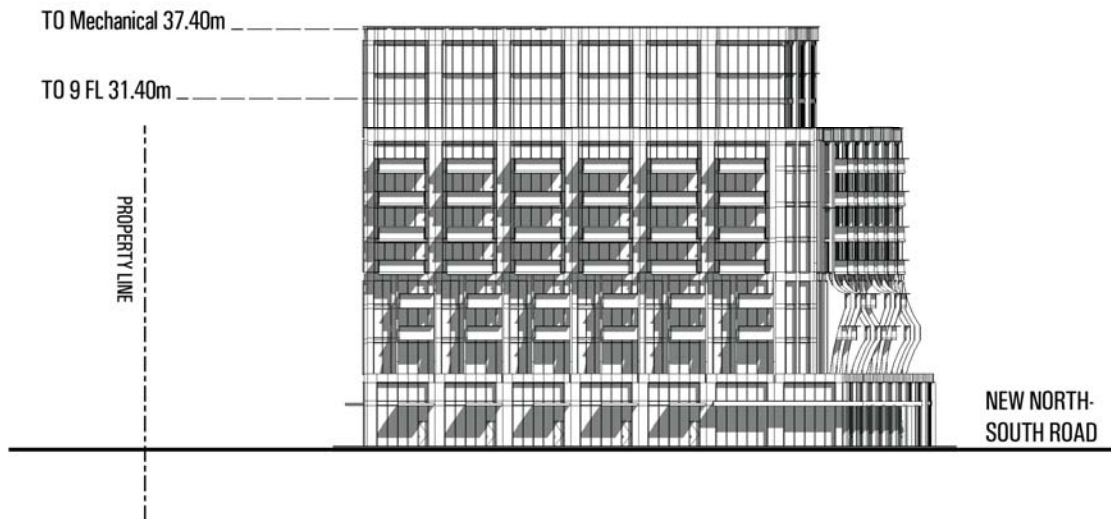


North Elevation - 9-Storey Residential Building

Attachment 8d: South Elevations



South Elevation - 9-11 Storey Mixed-Use Building



South Elevation - 9-Storey Residential Building

Attachment 9: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 3140 - 3170 DUFFERIN ST and 60-68 Apex Rd Date Received: August 25, 2021

Application Number: 21 203752 NNY 08 OZ, 21 203753 NNY 08 SB

Application Type: OPA / Rezoning, Rezoning, Draft Plan of Subdivision

Project Description: Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a 9-11 storey mixed-use building fronting Dufferin Street, and a 9-storey residential building fronting a new north-south street. The application proposes a total gross floor area of 46,022 square metres, floor space index of 2.99, 606 dwelling units, 424 vehicular parking spaces in two levels underground, and a 2,046 square metre park at the southwest corner of the site.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC. 3 Church Street, Suite 200, Toronto, ON, M5E 1M2		IBI GROUP 55 St. Clair Avenue West, #700 Toronto, ON M4V 2Y7	RM DUFFERIN PLAZA INC. 900 Dufferin Street Toronto, ON M6H 4A9

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	MC(38)(H)	Heritage Designation:	N
Height Limit (m):	11 storeys	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	15,386	Frontage (m):	95	Depth (m):	158
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	6,500		6,968	6,968
Residential GFA (sq m):			44,520	44,520
Non-Residential GFA (sq m):	6,500		1,502	1,502
Total GFA (sq m):	6,500		46,022	46,022

Height - Storeys:	1	11	11
Height - Metres:		38	38

Lot Coverage Ratio (%)	45.29	Floor Space Index:	2.99
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	43,333	1,187
Retail GFA:	1,502	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			606	606
Other:				
Total Units:			606	606

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	5	368	175	58	
Total Units:	5	368	175	58	

Parking and Loading

Parking Spaces:	424	Bicycle Parking Spaces:	458	Loading Docks:	4
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CONTACT:

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 416-392-5474
 Eno.Udoh-Orok@toronto.ca