



STAFF REPORT ACTION REQUIRED

3194 – 3206 Dundas Street West – Zoning By-law Amendment and Site Plan Applications - Request for Direction Report

Date: September 23, 2021

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

Planning Application Numbers: 20 123671 STE 04 OZ; 21 136657 STE 04 SA

SUMMARY

On March 9, 2020, a Zoning By-law Amendment application was submitted for an 8 storey mixed use building with 89 dwelling units at the properties known as 3194 - 3206 Dundas Street West ("the Site"). On April 7, 2021, an application for Site Plan Control was also submitted for the site.

On May 6, 2021 the Applicant appealed the application to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the 90-day time frame in the Planning Act. On June 10, 2021, the application for Site Plan Control was also appealed to the OLT due to the City's failure to make a decision on the application within the prescribed time period set out in the Planning Act.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning staff and other appropriate staff, to attend the Ontario Lands Tribunal hearing to oppose the Zoning By-law Amendment and Site Plan Control Application for 3194-3206 Dundas Street West (20 123671 STE 04 OZ and 21 136657 STE 04 SA) and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:
 - a) Draft Zoning By-law Amendments are provided in a form and with content satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - b) the owner has provided confirmation of water, sanitary and stormwater capacity to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the Zoning By-law amendment;
 - c) a final list of Pre-Approval and Post-Approval Conditions have been provided by City Staff for the application for Site Plan Control, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.
3. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps, as required, to implement City Council's decision.

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

A Preliminary Report on the Zoning By-law Amendment application was adopted by Toronto and East York Community Council on September 16, 2020, directing staff to conduct a community consultation meeting. The link to the preliminary report can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-156091.pdf>.

SITE AND SURROUNDING AREA

Site Description and Dimensions: The application on this site applies to three buildings located along Dundas Street West: 3194-3196, 3200 and 3206 Dundas Street West. The site has an area of 1,668 square metres (17,954 square feet) and is generally rectangular in shape with a frontage of 38.08 metres on Dundas Street and with varying depths of approximately 43.3 to 44.35 metres.

3194-3196 Dundas Street West is occupied by the former High Park Animal Hospital, 3200 Dundas Street West is occupied by the former Dundas Church of God of Prophecy Worship Centre and 3194 Dundas Street West is occupied by a two-storey red brick building.

Surrounded uses include:

North: Immediately north of the site are is a public laneway, known municipally as Ln N Dundas E Gilmour. This laneway is adjacent to the rear yards and laneway oriented garages of the residential homes that front onto Maria Avenue. These homes are generally between two and three-storeys in height.

South: Immediately south of the site along Dundas Street West is a one-storey building and parking lot that is currently occupied by the Junction Car Wash. To the east and west along the south side of Dundas Street the built form is characterized primarily by a mix of both residential and mixed use buildings between two and three storeys in height. Malta Park is also located southeast of the site along Dundas Street West.

East: To the east of the proposal site along Dundas Street West there is a row of two-storey mixed use retail main street buildings extending to the corner at St Johns Place.

West: The immediate west of the development site along Dundas Street West is comprised primarily of two and three storey residential buildings. Further west to Gilmour Avenue, is a mix of residential and mixed use buildings between two and three storeys in height as well as some institutional uses, including the St Paul the Apostle Church.

THE APPLICATION

Description

Height: 8-storey (30.67 metres, including mechanical penthouse) mixed-use building.

Density (Floor Space Index): 4.43 times the area of the lot.

Unit count: 89 dwelling units (55 one-bedroom (62%), 24 two-bedroom (27%) and 10 three-bedroom (11%))

Additional Information

See Attachments 1-5 of this report for a location map, Application Data sheet, three dimensional representations of the project in context, and a site plan of the proposal. The Application Data sheet contains additional details of the proposal

including: site area and dimensions; floor area; unit breakdowns; and parking counts.

All plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planningdevelopment/application-information-centre>

Reasons for Applications

A Zoning By-law Amendment Application is required to permit amendments to former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013 to facilitate the development. Required amendments to performance standards include, but are not limited to: maximum permitted height, density, setbacks and amenity space requirements.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application was submitted on May 6, 2021. On June 10, 2021, the application for Site Plan Control was also appealed to the OLT due to the City's failure to make a decision on the application within the prescribed time period set out in the Planning Act.

POLICY CONSIDERATIONS

Official Plan Designation: The site is designated Mixed Use Areas as shown on Map 17 of the Official Plan.

Zoning: Under By-laws 569-2013 and 438-86 the site is zoned commercial residential, with a density of 2.5 times the area of the lot and a height limit of 14 metres.

Additional information: See Attachment 6 for applicable policy documents.

COMMUNITY CONSULTATION

Pre-application

A pre-application community consultation meeting, hosted by the Ward Councillor in coordination with the applicant, was held on December 9, 2019 at the Axis Café (3048 Dundas Street West) with City Planning staff in attendance. Following a presentation by the applicant, the following comments and issues were raised:

- The proposed height and massing of the building and impacts on adjacent properties;
- 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;
- The capacity of local TTC transit routes;
- The proposed side yard setbacks
- The separation distance from adjacent properties;
- Incorporating plaques to acknowledge the historical significance of the local area;
- The need for affordable, family-sized units in the neighbourhood;
- The desire for sustainable development practices and car share to be incorporated into the development; and
- Negative impacts arising from the construction..

Post-application

A Virtual Community Consultation was hosted by City staff on October 20, 2020 in conjunction with the Ward Councillor. Following presentations made by City staff and the applicant a facilitated discussion was held.

Comments and issues raised during this discussion, as well as feedback submitted in writing via email and through the City's Application Information Centre are summarized below:

- Height and density of the building will have negative impacts on the surrounding neighbourhood;
- Built form and design of the proposal does not fit within the local context;
- Proposed development will have significant traffic impact along Dundas Street West and the public lane to the rear;
- Proposal could impact future laneway housing opportunities;
- Proposal does not follow the City's Mid-rise building guidelines;
- Inadequate level of community consultation;
- Safety impacts for pedestrians using the rear lane;
- Inappropriate building setbacks and stepbacks
- Building not meeting the angular plane requirement;
- Developer has not been acting in "good faith";
- Developer has not responded to the concerns of the local community;
- Balconies will have privacy impacts on neighbouring properties;
- Development may remove healthy trees on property;
- TTC and transit system already at capacity;
- Insufficient parking being proposed for a building of this size;

COMMENTS

The proposal has been reviewed against the Planning Act, PPS, Growth Plan and Official Plan policies, planning studies and design guidelines.

Planning Act

The review of this application has had regard for the relevant matters of provincial interest set out under Section 2 of the Planning Act.

Provincial Policy Statement (2020)

Planning staff have reviewed the current proposal against the policies of the PPS, as described in the Policy Considerations Section and Appendix in this report and find the proposal is generally consistent with the PPS. A City Council decision to oppose the proposal is also consistent with the PPS given the non-conformity with the Official Plan.

Growth Plan (2020)

Planning staff have reviewed the current proposal against the policies of the Growth Plan, as described in the Policy Considerations Section and Appendix in this report and find the proposal generally conforms with the Growth Plan. A City Council decision to oppose the proposal conforms with the Growth Plan given the non-conformity to the Official Plan as described below.

Built Form

Planning staff have reviewed the proposed built form of the 8-storey building, including height, massing and transition, against the policies of the Official Plan as well as relevant design guidelines. Staff are of the opinion that the proposal in its current form is inappropriate and does not conform to the Official Plan and meet the intent of relevant design guidelines.

Existing and Planned Context

Planning staff have also reviewed the proposal based on the surrounding context of the area, in particular fit and transition to neighbouring properties, ground level organization and uses that support the retail main street character of the Junction Area, as well as the relationship, setbacks and separation to adjacent properties.

Staff are of the opinion that the proposal does not sufficiently respond to the existing and planned context of the retail main street for the sites' location within the Junction Character Area, nor does the proposal provide appropriate fit and transition to all neighbouring properties.

Height and Massing

The proposed 8-storey building does not conform to the policies of the Official Plan, or achieve the intent of the Mid-Rise Building Performance Standards. In particular, the proposal fails to address the height provisions of the Performance Standards Addendum. The proposal does not adequately address the front angular plane, streetwall height, building articulation and upper level setbacks along Dundas Street West as envisioned by the policies of the Official Plan as well as relevant guidelines. Finally, the proposal also fails to appropriately address the loss of sky view from the public realm and sunlight access to nearby homes and apartments, including their outdoor spaces.

The proposed building does not provide a setback to the adjacent property at the west of the site, which is insufficient and creates a negative impact on the existing windows of dwelling units located on that site and results in a 0.0 metre separation distance from the adjacent property.

As a result the proposed height and massing is unacceptable and does not achieve the desired outcomes of the Official Plan or the Mid-Rise Building Performance Standards and Addendum.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and were reviewed by Engineering and Construction Services.

In the event that the OLT allows the Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the Zoning By-law amendment.

Parking and Loading

The Zoning By-law amendment application proposed a total of 55 long term resident parking spaces and 5 short term visitor spaces, which achieved the parking ration requirements of the Zoning By-law. The application for Site Plan Control revised this provision to 43 long term resident spaces and 5 short term spaces, which does not achieve the standard of the Zoning By-law.

City Staff have not yet provided comments on the revised parking scenario. Staff will continue to work with the applicant through the appeals process in hopes of identifying an appropriate parking supply for the future development.

The applicant has proposed a Type 'G' Loading Space at the rear of the site, accessed through the rear laneway. Staff have deemed this to be an appropriate location for the loading space.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code. The applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of the permit.

Tree Preservation

The City's Official Plan identifies that Toronto's urban forest plays an important role in making Toronto a clean and beautiful city. Trees significantly enhance all new development and renewal projects, enhancing both the quality and value of our environment. The Official Plan contains policies that call for an increase in the amount of tree canopy coverage.

Staff have reviewed the Arborist Report and Tree Preservation Plan provided by the applicant and have identified some concerns related to the proposed removal of boundary trees on the property. Staff will continue to work with the applicant through the appeals process and through the Site Plan Control application in hopes of addressing any outstanding tree issues.

Further Issues

City Planning continues to receive additional information regarding this application as a result of ongoing review by City commenting divisions, materials submitted in support of the proposal and through deputation made by members of the public to Community Council. Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conclusion

The application has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, and applicable City guidelines intended to implement official plan policies. As currently proposed, staff are of the opinion that the application does not conform to the Official Plan and meet the intent of relevant guidelines.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the Applications in their current form and to continue discussions with the applicant in an attempt to resolve outstanding issues. This recommendation is consistent with the PPS and conforms with the Growth Plan.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Application Data Sheet

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

Attachment 4: 3D Model of Proposal in Context - Southwest View

Attachment 5: Site Plan

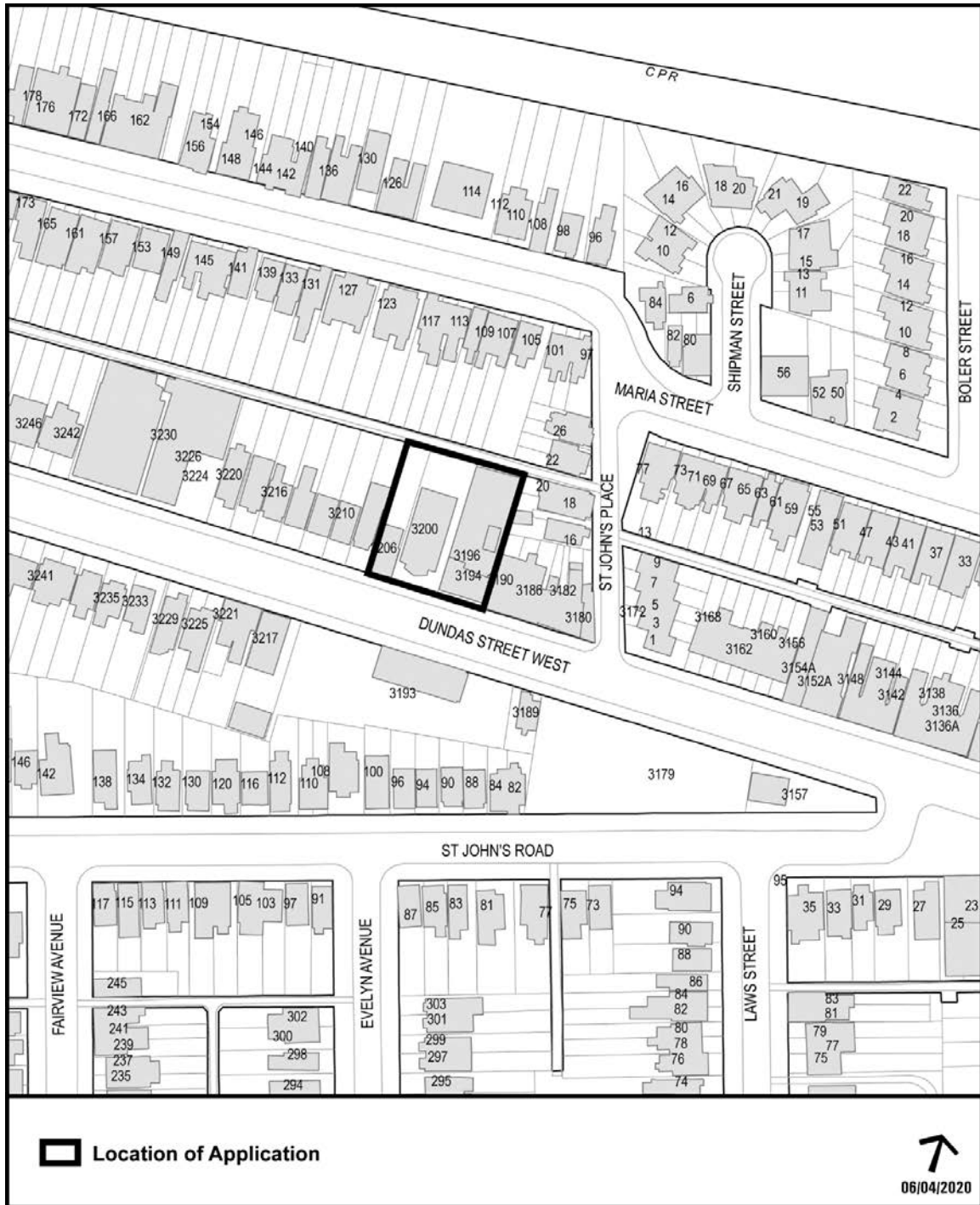
Attachment 6: Policy Considerations

Attachment 7: South Elevation

Attachment 8: North Elevation

Attachment 9: Official Plan Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 3194 DUNDAS ST W **Date(s) Received:** March 9, 2020
April 7, 2021

Application Number: 20 123671 STE 04 OZ
21 136756 STE 04 SA

Application Type(s): Zoning By-law Amendment; Site Plan Approval, Standard

Project Description: Proposal for an 8-storey mixed-use building containing 89 residential dwelling units, 7089.0 square metres of residential gross floor area, and 112 m² of non-residential gross floor area at grade.

Applicant	Agent	Architect	Owner
GAIRLOCH DEVELOPMENTS		BDP QUADRANGLE	2762485 ONTARIO LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR 2.5 (c1.0;
r2.0) SS2 Heritage Designation: N
(x2220)

Height Limit (m): 14 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,623 Frontage (m): 38 Depth (m): 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	697		1,205	1,205
Residential GFA (sq m):	227		7,089	7,089
Non-Residential GFA (sq m):	1,274		112	112
Total GFA (sq m):	1,501		7,201	7,201
Height - Storeys:	2		8	8
Height - Metres:			27	27

Lot Coverage Ratio (%): 74.25 Floor Space Index: 4.44

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	7,089	
Retail GFA:	112	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2			
Condominium:			89	89
Other:				
Total Units:	2		89	89

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			55	24	10
Total Units:			55	24	10

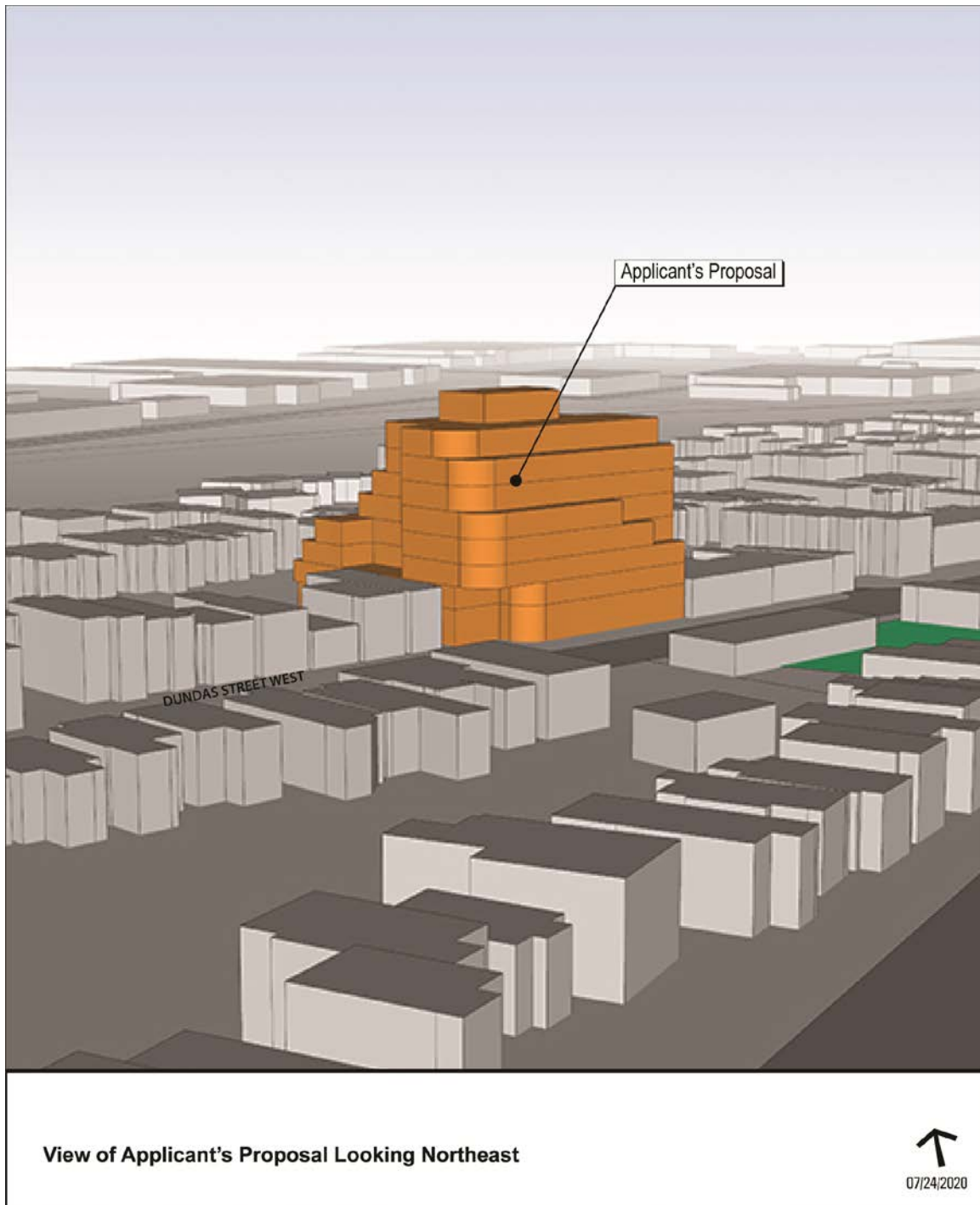
Parking and Loading

Parking Spaces: 48 Bicycle Parking Spaces: 93 Loading Docks: 1

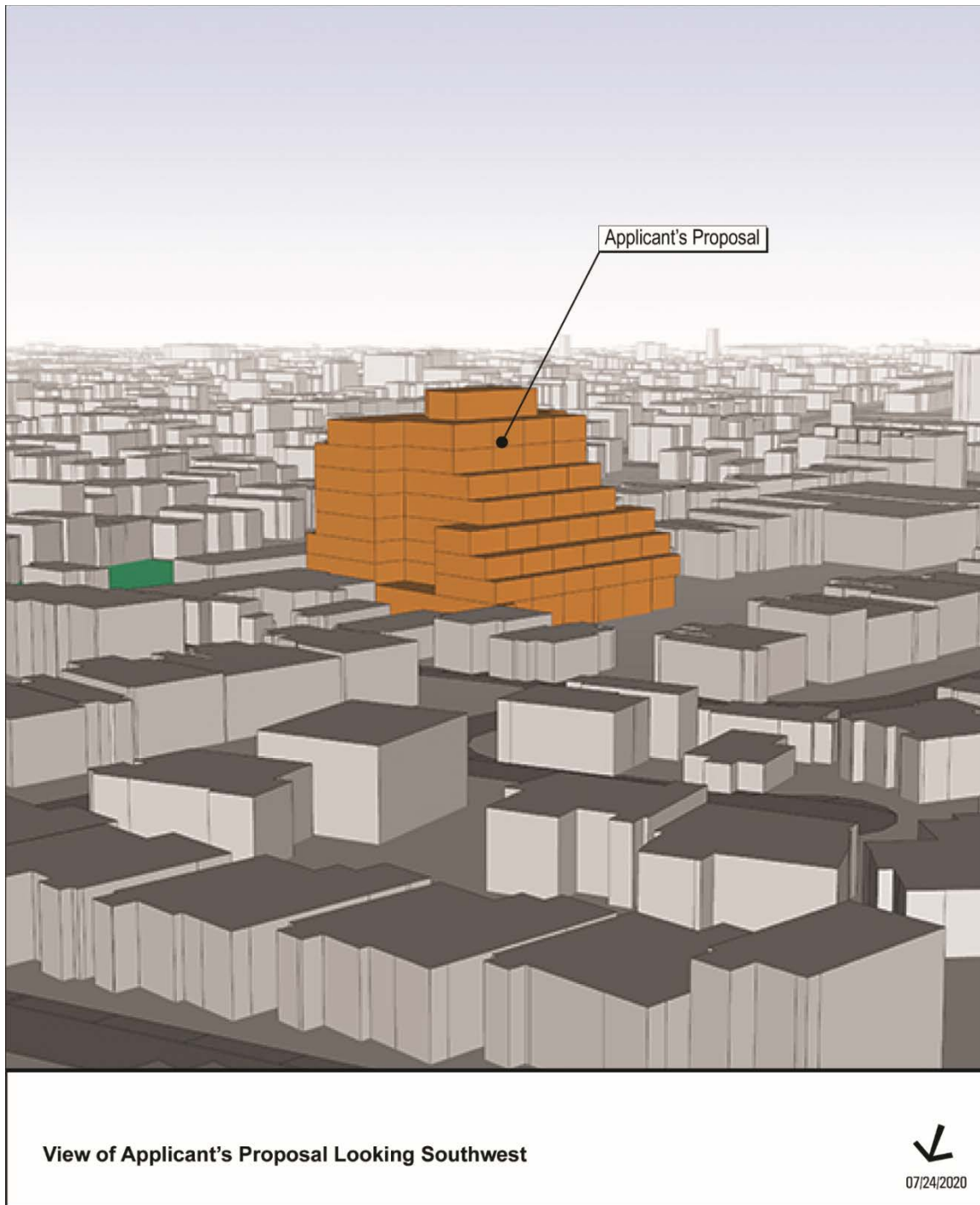
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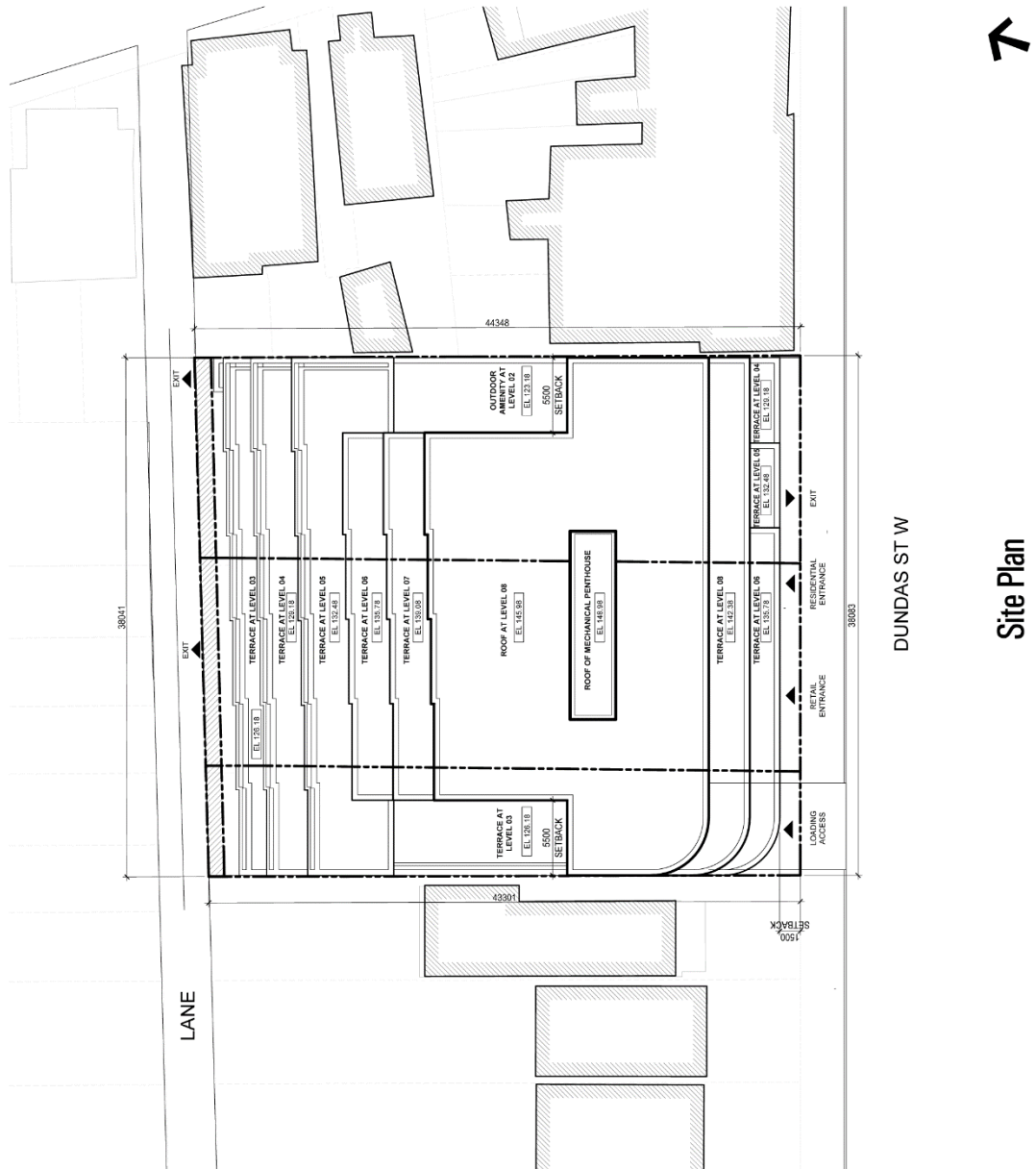
Attachment 3: 3D Model of Proposal in Context - Northeast View



Attachment 4: 3D Model of Proposal in Context - Southwest View



Attachment 5: Site Plan



Attachment 6: Policy Considerations

The Planning Act

Section 2 of the Act identifies matters of provincial interest to which a municipality shall have regard regarding carrying out its responsibilities under the Act. Amongst other matters this includes:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water, and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable, and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Identify appropriate locations and promote opportunities for transit supportive development, accommodating a significant supply and range of housing options, including affordable housing, through intensification and redevelopment where it can be accommodated;
- Residential development promoting a mix of housing, recreation, parks and open space, and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form, and by conserving features that help define local character.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- encouraging a sense of place, by promoting well-designed built form;
- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;

- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic, and social factors in land-use planning. The PPS supports a comprehensive, integrated, and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act, and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated, and long-term planning is best achieved through official plans."

Provincial Plans

Provincial plans are intended to be read in their entirety, and relevant policies are to be applied to each situation. The policies of the provincial plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS, and shall conform to provincial plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS, and conform to provincial plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the 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 that better connect transit to where people live and work;
- Public service facilities and public services should be co-located in Community Hubs, and integrated to promote cost-effectiveness;
- Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- 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 to the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan (2020).

Toronto Official Plan

The 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. The Official Plan directs growth towards the Downtown, Centres, Avenues and Employment Areas.

The City of Toronto Official Plan can be found here:

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

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>.

The Zoning By-law Amendment application for this site was submitted prior to the approval of OPA 470 and OPA 480 and has therefore been reviewed in the context of the previously approved sections of the Official Plan as well as OPA 479 and OPA 480.

The Site Plan Control application for this site was submitted following the adoption of OPA 479 and OPA 480 and is therefore subject to the currently in effect policies. For the purposes on this report, the following appendix provides a summary of the current in effect policies including OPA 479 and 480.

Chapter 2 – Shaping the City

The Dundas Street West frontage of the site is also located along one of the City's Avenues, one of the identified growth areas shown on Map 2 of the Official Plan.

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

The Official Plan recognizes that the Avenues will be transformed incrementally, that each is different, and that there is no "one size fits all" approach to their reurbanization. Reurbanization of the Avenues is subject to the policies of the Official Plan, including in particular, the neighbourhood protection policies.

Section 2.2.3.1 of the Official Plan provides that reurbanizing the Avenues will be achieved through the preparation of Avenue Studies for strategic mixed use segments.

Section 2.3.1 Healthy Neighbourhoods

The Healthy Neighbourhoods policies of the Official Plan (Section 2.3.1) require new development within Mixed Use Areas to provide a gradual transition of scale and density. This may be achieved through maintaining adequate light and privacy and the stepping down of buildings towards stable areas of the city.

Section 2.4 Transportation

Section 2.4 of the Official Plan addresses the differing transportation demands between areas targeted for growth and those other parts of the City where little physical change is foreseen. This section of the Plan provides a policy framework to make more efficient use of the City's infrastructure and to increase opportunities for walking, cycling and transit use and support the goal of reducing car dependency throughout the City. Policies also state that planning for new development will be undertaken in the context of reducing auto dependency and the transportation demands and impacts of such new development assessed in terms of the broader social and environmental objectives of the Official Plan.

Chapter 3 – Building a Successful City

Section 3.1.1 The Public Realm

The public realm is the fundamental organizing element of the city and its neighbourhoods and plays an important role in supporting population and employment growth, health, liveability, social equity and overall quality of life. It is a key shared asset that draws people together and creates strong social bonds at the neighbourhood, city and regional level. The public realm and the buildings that frame it convey our public image to the world and unite us as a city. They contribute to Toronto's cultural heritage and are fundamental to defining our urban form and character. They set the stage for our festivals, parades and civic life as well as for daily social interaction. Quality design of our public spaces enhance people's sense of community identity.

The public realm policies in section 3.1.1 of the Official Plan place emphasis on providing the organizing framework and setting for development, fostering complete, well-connected walkable communities and employment areas that meet the daily needs of people and support a mix of activities, active transportation and public transit use. They also promote the provision of a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction and contribute to the identity and physical character of the City and its neighbourhoods.

Section 3.1.2 Built Form

Our quality of life and personal enjoyment of the public realm depend in part on the buildings that define and support the edges of our streets, parks and open spaces. The scale and massing of buildings define the edges of, and give shape to, the public realm. The ground floor uses, entrances, doors, windows, materiality and quality of these building edges help to determine the visual quality, activity, comfortable environment and perception of safety in those public spaces. Individual building façades that are visible from, and form the edges of streets, parks or open spaces are read together as the walls that define and support the public realm.

They should be conceived not only in terms of individual building sites and programs, but also in terms of how sites, buildings and their interface with the public realm fit within the existing and/or planned context of the neighbourhood and the city. Each new development should be designed to make a contribution to the overall quality of urban design in the city.

Section 3.1.2 of the Official Plan, ensures that development will be located and organized to fit within its existing and planned context. It will frame and support adjacent streets, lanes, parks and open spaces to promote civic life and the use of the public realm, and to improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces from the development.

Policy 3.1.2.5 also states that development will be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm. Development will accomplish this by providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context and by stepping back building mass and reducing building footprints above the streetwall height.

Policy 3.1.2.6 and 3.1.2.7 also note that development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm and that transition in scale will be provided within development sites and measured from shared and adjacent property lines.

Policy 3.1.2.9 provides that the design of new building facades visible from the public realm will consider the scale, proportion, materiality and rhythm of the façade to ensure fit with adjacent building facades, contributes to a pedestrian scale by providing a high quality of design on building floors adjacent to and visible from the public realm and break up long facades in a manner that respects and reinforces the existing and planned context.

Finally, Policy 3.1.2.11 also specifies that new indoor and outdoor shared amenity spaces shall be provided as part of multi-unit residential developments and are encouraged to be high quality, well designed, and consider the needs of residents of all ages and abilities over time and throughout the year.

Chapter 4 - Land Use Designations

The site is designated Mixed Use Areas on Map 17 - Land Use Plan (see Attachment 9) of the City's Official Plan. Mixed Use Areas anticipate a broad array of residential uses, offices, retail services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. Consistent with Policy 4.5.2 of the Official Plan, new development in Mixed Use Areas will:

- create a balance of uses that reduce automobile dependency and meet the needs of the local community;
- be massed in a way that provides a transition between areas of different development intensity and scale;
- provide an attractive, comfortable and safe pedestrian environment; and
- take advantage of nearby transit services;
- 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.

Design Guidelines

Policy 5.3.2.1 of the Official Plan also contemplates that City Council will adopt guidelines to advance the vision, objectives and policies of the Plan.

Mid-Rise Building Performance Standards and Addendum

Responding to Council direction, the Avenues and Mid-rise Building Study was initiated in 2008, and a related Staff Report was presented to Council in July 2010. That Staff Report was adopted by City Council, and included adoption of the Mid-Rise Building Performance Standards. In 2016, an addendum was brought forward to update the Performance Standards to bring greater clarity for their use and was adopted by City Council in April 2016. These materials can be accessed through the following link:

[https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/.](https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/)

The building proposed on this site is located along an Avenue and is generally mid-rise in form. Therefore the Mid-Rise Building Study, Performance Standards and Addendum were used by staff to evaluate the proposal's overall height, transition to the adjacent Neighbourhoods, streetwall height, angular plane

requirements, setbacks and stepbacks, ground floor uses and organization and amenity space and a green roof.

Growing Up: Planning for Children in New Vertical Communities

The Council-adopted Growing Up: Planning for Children in New Vertical Communities urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

Guideline 2.1 of the Growing Up guidelines states that a residential building should provide a minimum of 25% large units. Specifically, the guidelines state that 10% of the total residential units should be three-bedroom units and 15% should be two-bedroom units.

Guideline 3.0 of the Growing Up guidelines states that the ideal unit size for large units, based on the sum of the unit elements, is 90 square metres for two-bedroom units and 106 square metres for three-bedroom units. Also, the ranges of 87-90 square metres and 100-106 square metres represent an acceptable diversity of sizes for such bedroom types, while maintaining the integrity of common spaces to ensure their functionality.

The application was reviewed in the context of these guidelines to ensure an appropriate mix of units as well as the provision of adequately sized units to support housing choices and accommodation of larger households.

These guidelines can be accessed at this link:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf>

Pet Friendly Design Guidelines for High Density Communities

City Planning has completed Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings. The purpose of this document is to guide new development in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm through the provision of pet amenities in high density residential communities.

These Guidelines provide direction on the size, location and layout of pet friendly facilities, while identifying best practices to support pet friendly environments at the neighbourhood, building and unit scale. The Guidelines are available on the City's website at:

<https://www.toronto.ca/wp-content/uploads/2019/12/94d3-CityPlanning-Pet-Friendly-Guidelines.pdf>.

Retail Design Manual

On October 27, 2020, City Council adopted the Retail Design Manual. The Retail Design Manual supports the objectives of complete communities and vibrant streets which are closely tied to the provision of successful, resilient and dynamic retail uses.

The Retail Design Manual is a collection of best practices and is intended to provide guidance on developing successful ground floor retail spaces by providing aspirational retail design best practices to inform, guide, inspire and educate those involved in the design and development of retail uses.

The Retail Design Manual can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-157291.pdf>

Toronto Green Standard (Climate Mitigation and Resilience)

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

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 TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to

new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

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

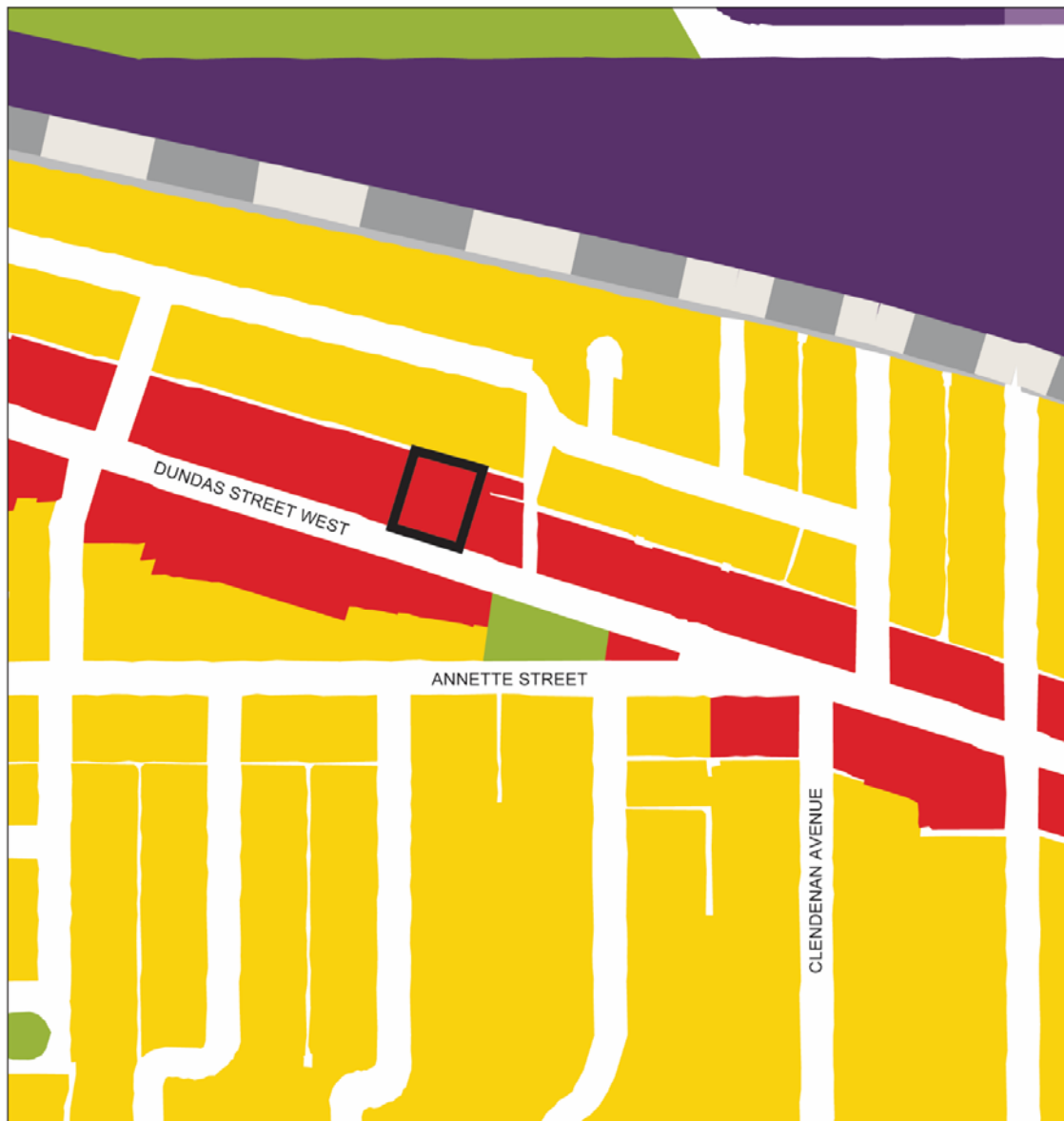
Attachment 7: South (Front) Elevation Along Dundas Street West



Attachment 8: North (Rear) Elevation



Attachment 9: Official Plan Map



3194 - 3206 Dundas Street West

Official Plan Land Use Map #17

File # 20 123671 STE 04 02

	Location of Application		General Employment Areas
	Neighbourhoods		Core Employment Areas
	Parks		Utility Corridors
	Mixed Use Areas		

↑
Not to Scale
06/04/2020