

5251 Dundas Street West – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: March 19, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 21 251071 WET 03 OZ

Current Uses on Site: A one-storey commercial building with surface parking spaces.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding an Official Plan and Zoning By-law Amendment application for a 52-storey mixed-use development. A total of 572 dwelling units and 202 square metres of non-residential floor area is proposed.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 5251 Dundas Street West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

THE SITE

Description

The site is located at the southwest corner of Dundas Street West and Aukland Road. The site is generally rectangular in shape and has an area of 1,238 square metres. The site contains two street frontages, approximately 25 metres along Dundas Street West and 44 metres along Aukland Road. The site is bounded by a hydro corridor to the west and the Kipling transit hub to the south. The site is generally flat with a retaining wall along the Aukland Road frontage due to the grade difference.

Existing Uses

The site is currently occupied by a one-storey commercial building with an approximate gross floor area of 170 square metres and surface parking spaces.

Official Plan Designation

The site is designated *Mixed Use Areas* and is located within one of the *Centres* on Map 2 of the [Official Plan](#). See Attachment 4 of this report for the Official Plan Land Use Map.

Etobicoke Centre Secondary Plan

The site is designated as *Mixed Use Area "A"* and is located in between the Six Points Area and Dundas West areas in the [Etobicoke Centre Secondary Plan](#) (ECSP). The Six Points Area allows for high density mixed-use neighbourhood that are immediately around the Kipling subway station. The Dundas West area allows for medium height mixed-use buildings. Residential developments within the ECSP are required to provide a parkland dedication rate of 0.4 hectares per 300 units, not exceeding 20% of the development site. See Attachment 5 of this report for the ECSP Land Use Map.

Zoning

The site is zoned Etobicoke Centre 2 (EC2) in the former City of Etobicoke Zoning Code which permits a wide range of residential and commercial uses. The maximum permitted floor space index is 3.5 times the floor area and the maximum permitted height is 24 metres. In the EC2 zone, a minimum of 25% of the site area is required to be reserved for landscaped open space. The former City of Etobicoke Zoning Code also provides a number of performance standards including maximum base building height, minimum and maximum building setbacks and maximum tower floor plate size.

The subject site is not subject to city-wide Zoning By-law 569-2013. See Attachment 6 for the Zoning By-law Diagram.

THE APPLICATION

Complete Application Submission Date: February 4, 2022

Description: A 52-storey (169 metres including a seven-metre mechanical penthouse) mixed-use development with a step-back at the fifth floor to create a four-storey (14 metres) streetwall height along Dundas Street West. Retail space is provided on the ground floor along Dundas Street West and the main pedestrian access is located near the northeastern corner of the site along Aukland Road.

Density: 31.28 times the area of the lot.

Commercial Space and Dwelling Units: A total of 572 dwelling units are proposed, including 424 one-bedroom (74%), 92 two-bedroom (16%), and 56 three-bedroom (10%) units. A total of 1,144 square metres of indoor amenity (two square metres per unit) and 583 square metres of outdoor amenity space (one square metre per unit) are proposed. Commercial and retail space of 202 square metres is provided on the ground floor.

Access, Parking and Loading: Vehicle and loading access is provided from Aukland Road near the southeast corner of the site. Two levels of underground garage contains a total of 43 vehicular parking spaces (34 residential, 7 visitor and 2 commercial). In addition, one Type 'G' loading space and 362 bicycle parking spaces are proposed.

Additional Information: See Attachments 2 and 3 of this report for three-dimensional representations of the project in context and a site plan of the proposal, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://toronto.ca/5251DundasStW>

Reason for the Application:

The Official Plan Amendment application proposes to amend the ECSP to identify the subject site as being located within the Six Points Area and proposes to reduce the parkland dedication requirements within the Etobicoke Centre to require that on-site parkland dedication not exceed 10%, rather than 20%, of the development site.

The Zoning By-law Amendment application proposes to amend former City of Etobicoke Zoning Code to vary performance standards including: building height; floor space index; building setbacks; vehicle and bicycle parking rates; and floor plate requirements. Additional amendments to the Zoning By-law may be identified as part of the application review. This Zoning By-law Amendment will bring the subject site into city-wide Zoning By-law 569-2013.

Site Plan Control:

The development is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

The following preliminary issues have been identified to be resolved:

- The massing of the proposed building with respect to its proposed density, height, floor plate, setbacks, transition and relationship to the existing and planned context;
- The potential impacts on the public realm, including but not limited to, wind and shadowing impacts;
- The proposed condition of the pedestrian connection located within the Aukland Road right-of-way to the Kipling transit hub, including treatment of the public realm and the proposed building setback and ground floor activity;
- The evaluation and mitigation of potential impacts due to proximity to the Kipling transit hub as it relates to noise, vibration and air quality;
- The adequate provision of parkland (on-site or cash-in-lieu);
- The amount and location of indoor and outdoor amenity space;
- The unit mix and sizes with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The appropriateness of the site access and the maneuvering of the loading space on site;
- The infrastructure capacity (water, sewage, hydro, community services and facilities) to accommodate the proposed development;
- The electromagnetic field impacts from the hydro corridor will need to be verified to ensure appropriate mitigation measures will be implemented;
- The general quality of site landscaping including the provision of soil volume and large growing shade trees to meet the Toronto Green Standard;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and
- In the event City accepts in-kind benefits from the applicant pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

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

NEXT STEPS

City Planning staff will host a community consultation meeting and work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at an Etobicoke York Community Council meeting, when a Final Report is prepared.

CONTACT

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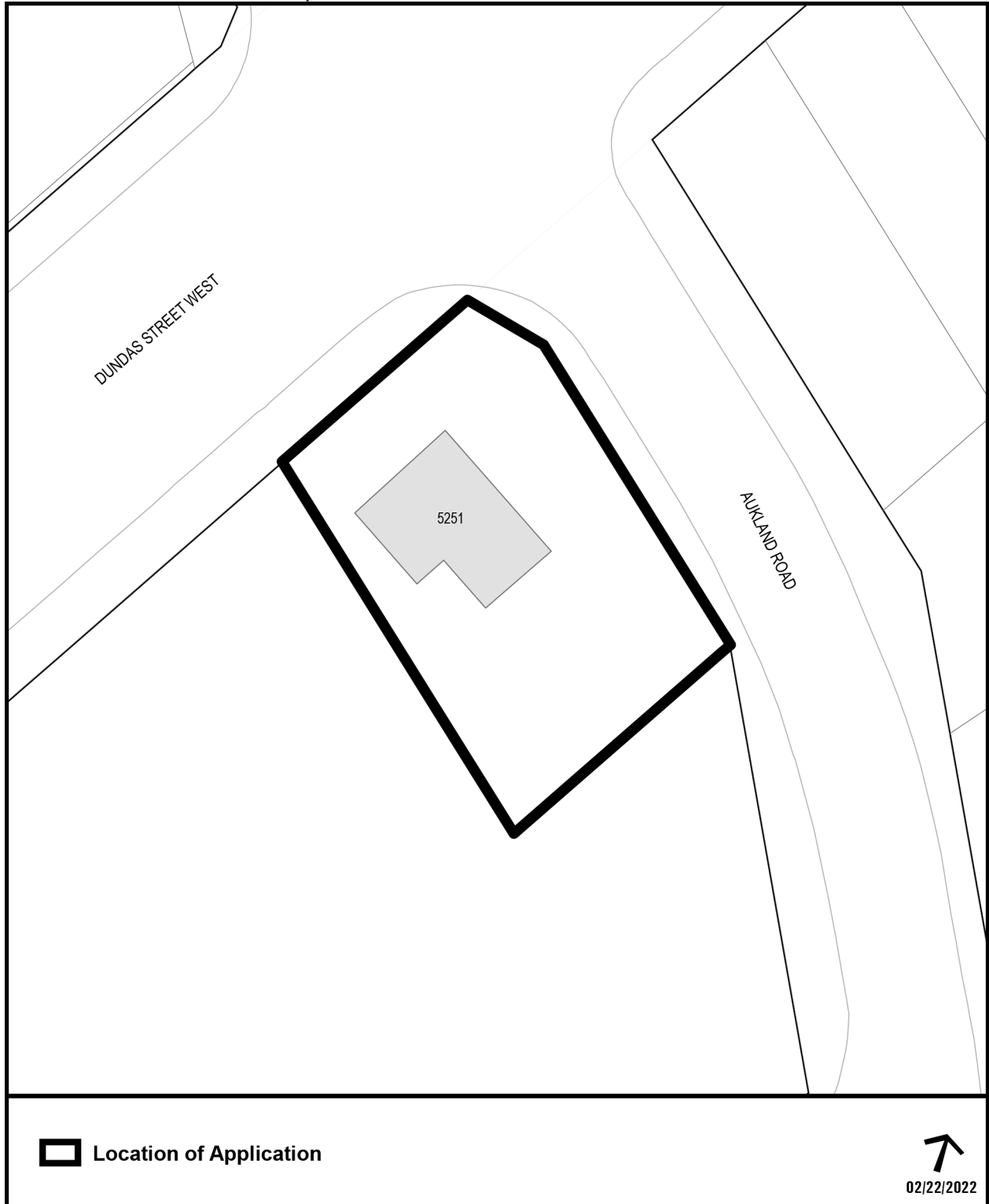
SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

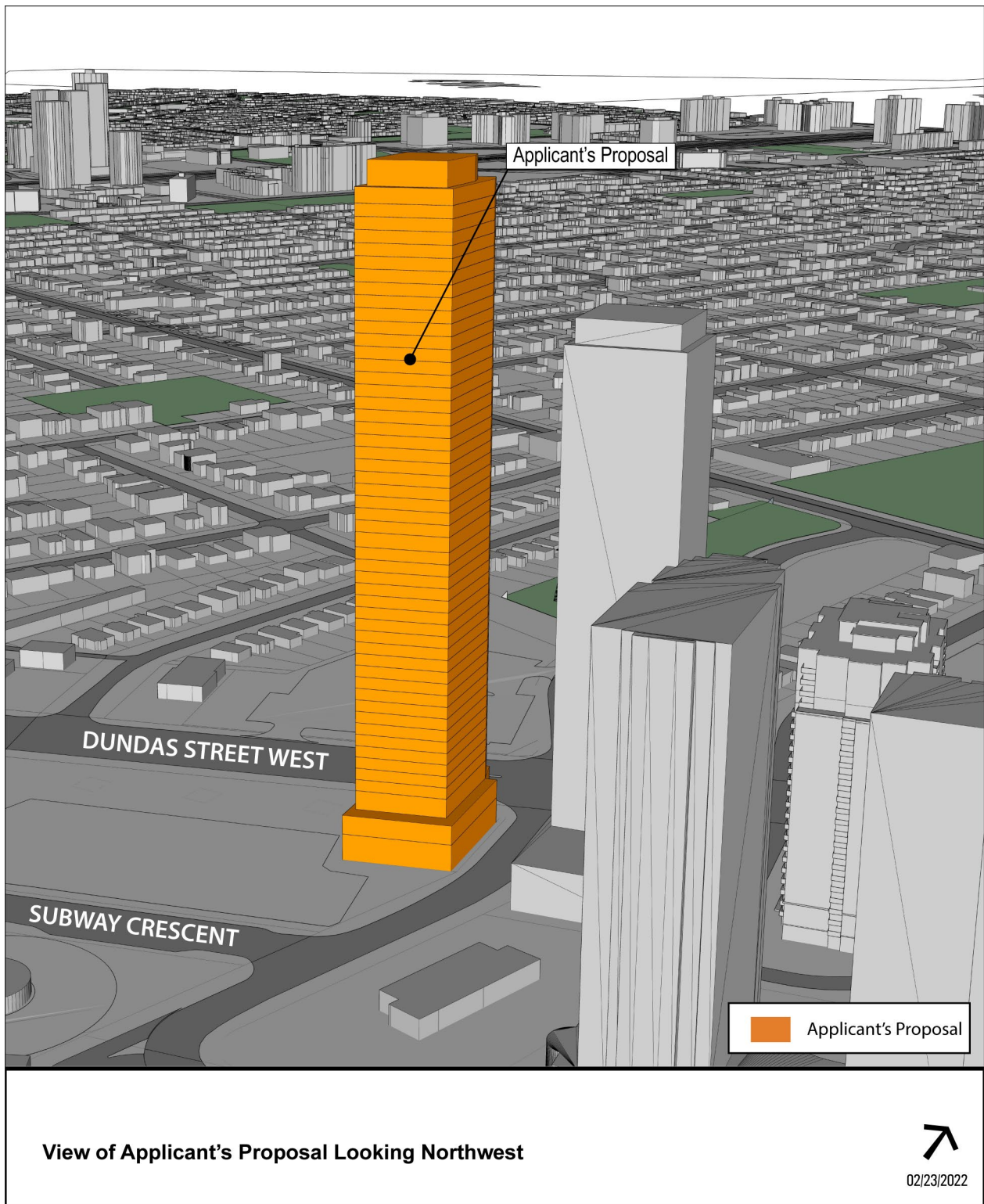
ATTACHMENTS

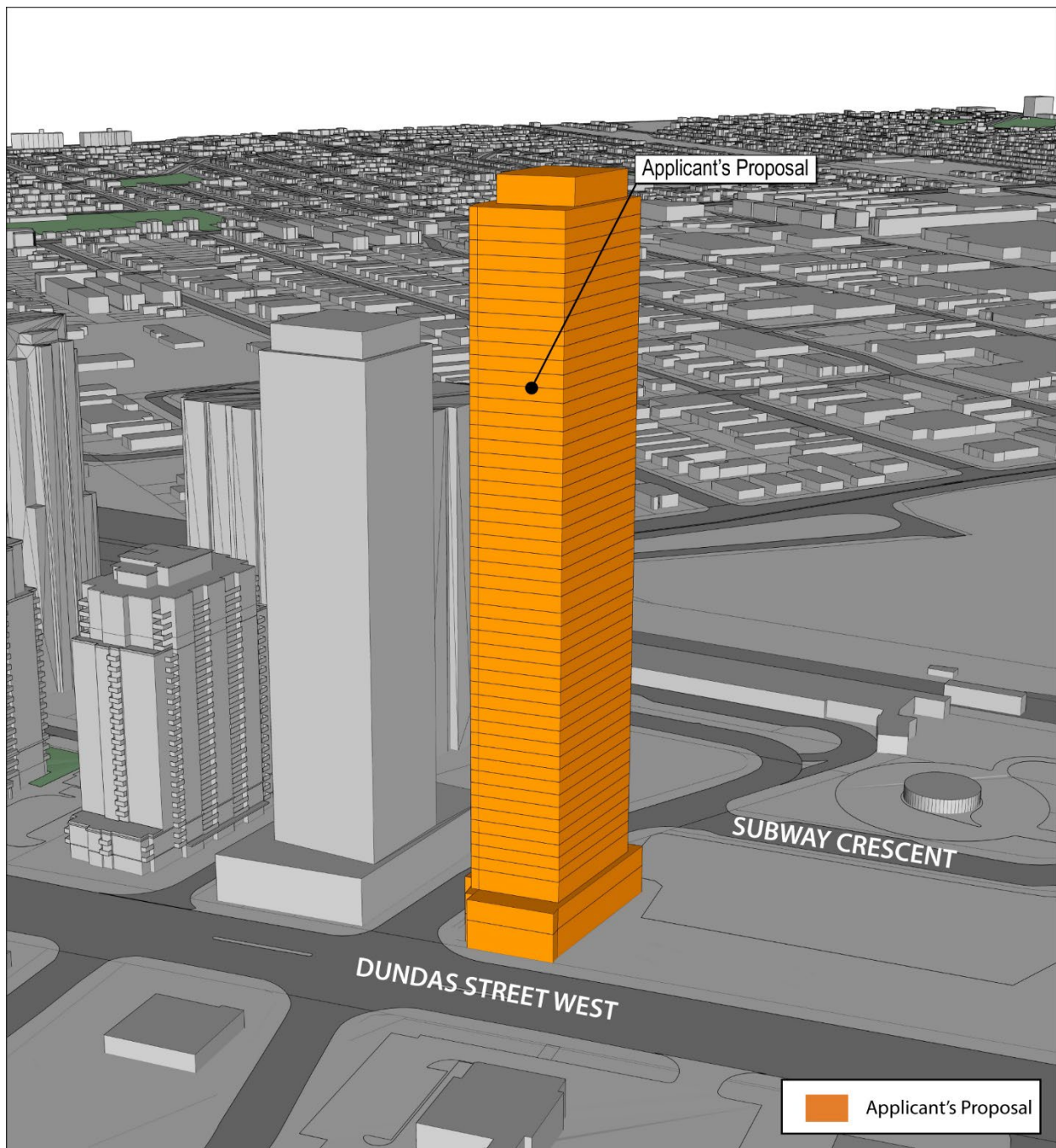
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Etobicoke Centre Secondary Plan Land Use Map
Attachment 6: Zoning By-law Map

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



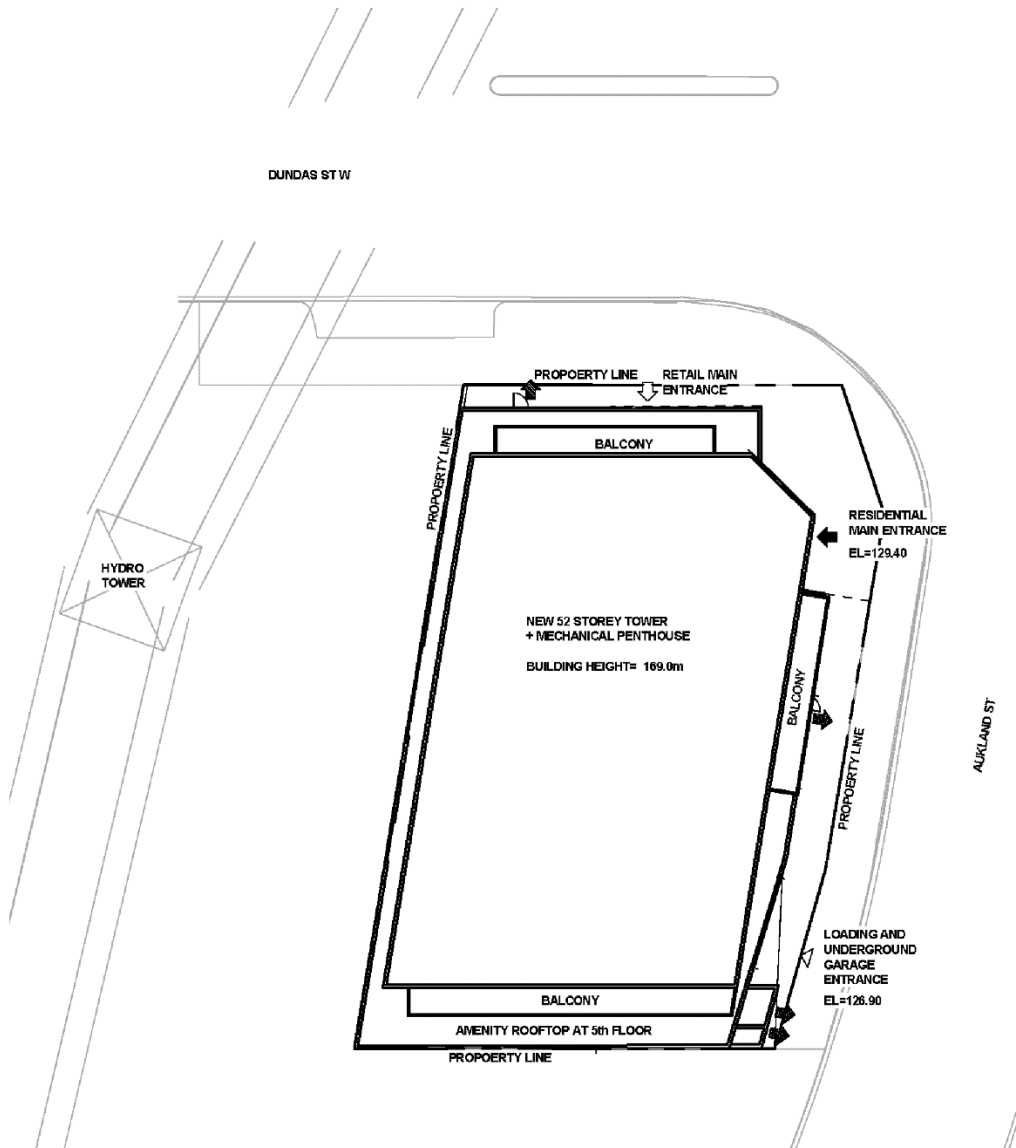


View of Applicant's Proposal Looking Southeast



02/23/2022

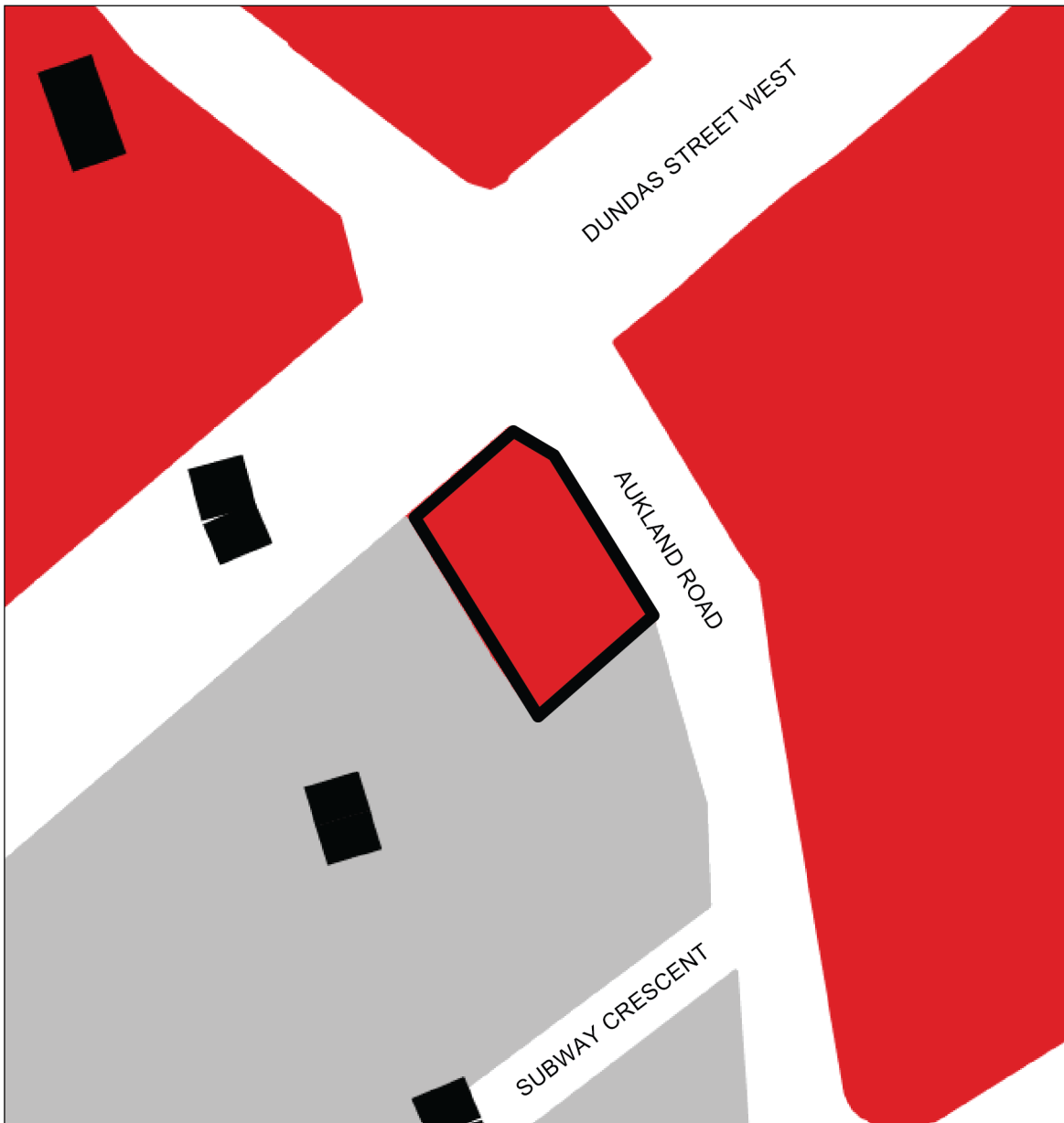
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



5251 Dundas Street West

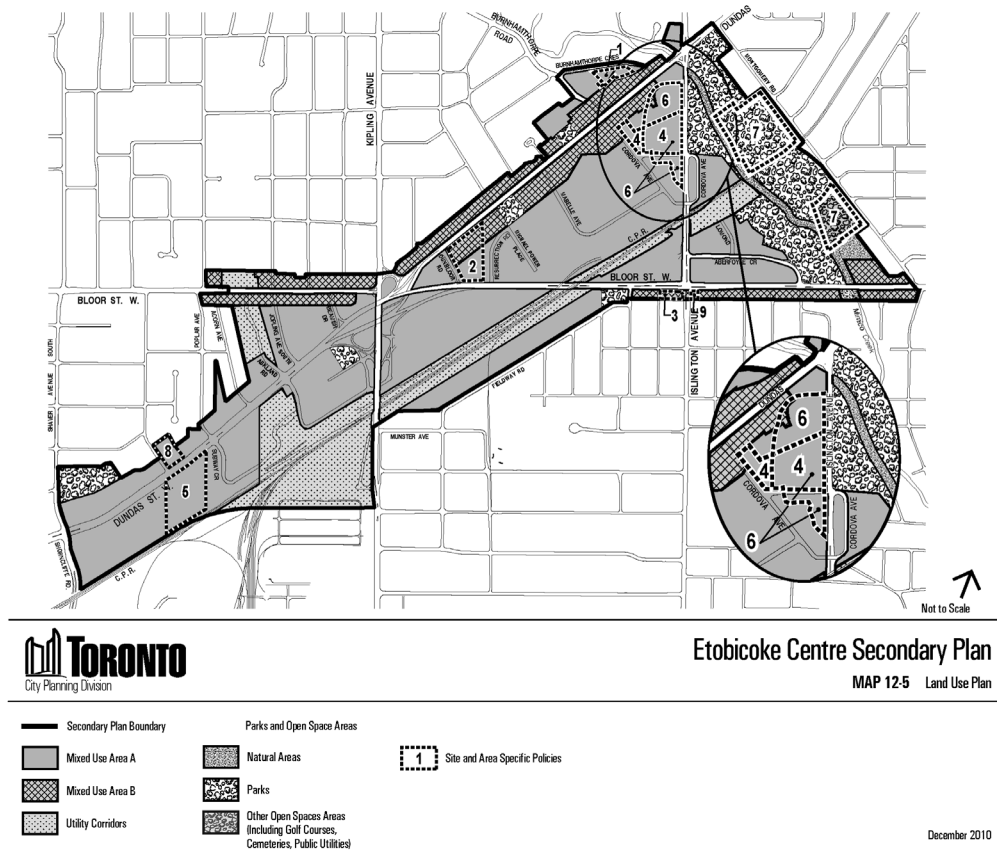
Official Plan Land Use Map #15

File # 21 251071 WET 03 02

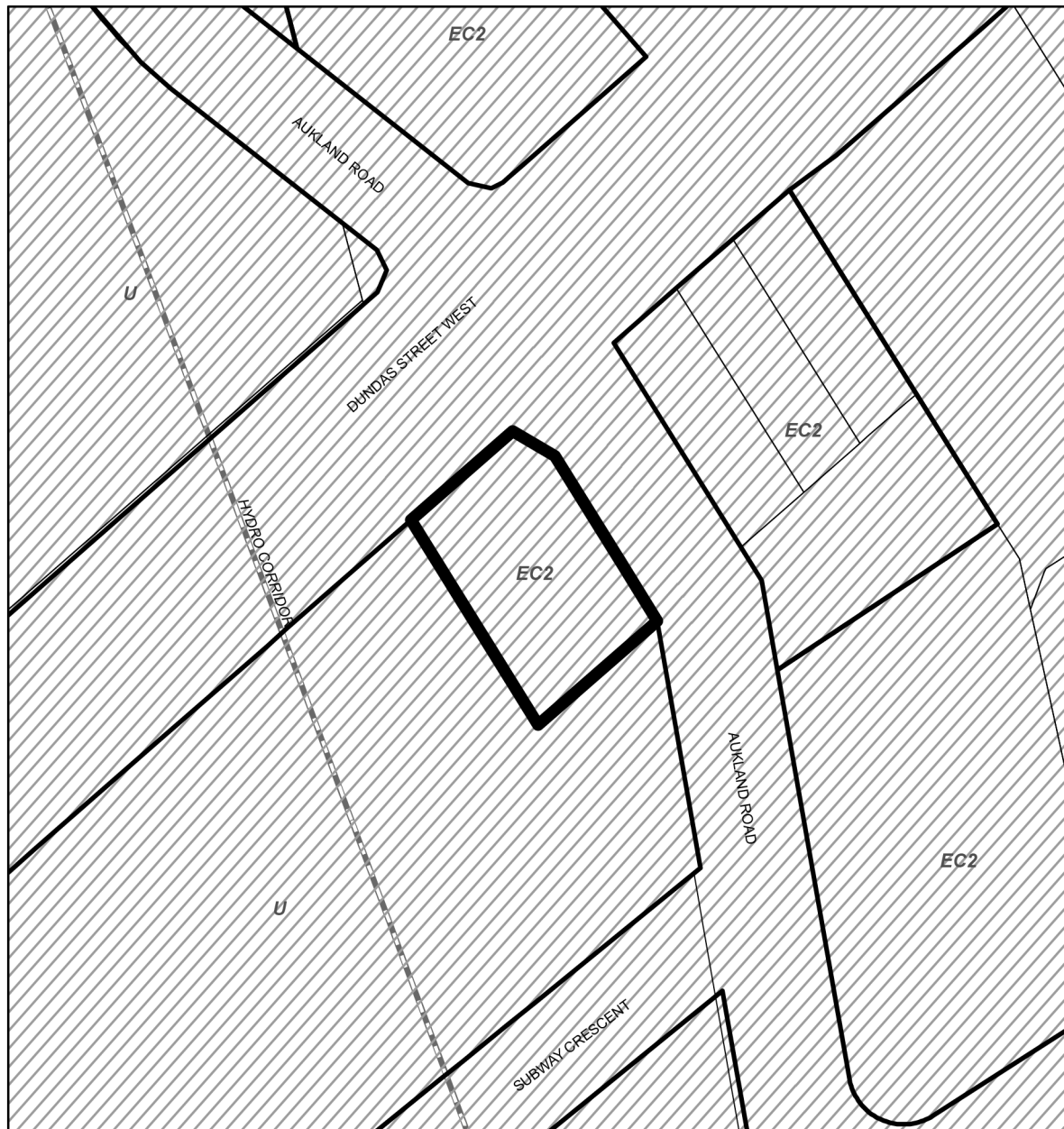


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Attachment 5: Etobicoke Centre Secondary Plan Land Use Map



Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

5251 Dundas Street West

File # 21 251071 WET 05 0Z



Location of Application



See Former City of Etobicoke By-law No. 11,737

EC2 Etobicoke Centre 2
U Utilities Zone



Not to Scale
Extracted: 02/22/2022