

301 Dixon Road – Zoning By-law Amendment Application – Preliminary Report

Date: June 7, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 22 117779 WET 02 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding a Zoning By-law Amendment application for an eight-storey residential building (31.9 metres including the mechanical penthouse) with a gross floor area of 10,291 square metres containing 146 dwelling units. A total of 72 parking spaces are proposed. The proposal would result in a total of 585 square metres of residential amenity space, consisting of 292 square metres of indoor and 292 square metres of outdoor amenity space. The existing 16-storey apartment building and the surface parking area at the southwest portion of the site are proposed to be retained.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment and was deemed to meet the complete application submission requirements of the *Planning Act* and the Toronto Official Plan as of April 14, 2022. City Planning staff will proceed to schedule a Community Consultation Meeting, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application for the site located at 301 Dixon 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.

THE SITE

Description:

The subject site is located at the southwest corner of Dixon Road and Wincott Drive. The site is irregularly shaped with a curved frontage along Wincott Drive.

Dixon Road between Islington Avenue and Kipling Avenue is generally comprised of apartment buildings constructed during the post-war period between 1945 and 1984. Apartment buildings are generally located on large parcels surrounded by open space, which is representative of the legacy of the “tower-in-the-park” configuration. Building heights range from six storeys to 25 storeys. Commercial uses are clustered around the major intersections of Dixon Road and Islington Avenue and Dixon Road and Kipling Avenue. To the south of the subject site is a low-rise residential neighbourhood and Wincott Park.

See Attachment 1 for the location of the subject site.

Existing Uses:

One Y-shaped 16-storey apartment building containing 225 rental units. The site also includes a two-level parking structure and surface parking lot with 269 parking spaces for residents and 24 parking spaces for visitors on the western portion of the site. The remainder of the site consists of landscaped open space areas with pedestrian trails and mature trees.

Official Plan Designation:

The site is designated *Apartment Neighbourhoods*. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/official-plan/>.

Refer to Attachment 5 for the site's Official Plan land use designation.

Zoning:

The site is zoned R4 "Fourth Density Residential" in the former City of Etobicoke Zoning Code, and is subject to site specific By-law 1984-173, which permits the existing uses on the site with a maximum of 225 dwelling units.

The site is zoned RAC (f30.0; u225; au116) "Residential Apartment Commercial" in city-wide Zoning By-law 569-2013. The RAC zone permits dwelling units in an apartment building. Beyond the use permissions, the zoning on this site includes a minimum lot frontage requirement of 30 metres, a maximum of 225 dwelling units, and a minimum lot area requirement of 116 square metres.

See Attachment 6 for the site's Zoning By-law designation.

THE APPLICATION

Complete Application Submission Date: April 14, 2022

Description: A new residential building with a height of eight storeys (31.9 metres including the mechanical penthouse), and a gross floor area of 10,291 square metres consisting of 146 dwelling units. The proposal would result in a total of 585 square metres of amenity space, of which 292 square metres is indoor amenity space located on the ground floor, and 292 square metres is outdoor amenity space located at-grade between the new and existing buildings. The existing 16-storey apartment building and the surface parking area at the southwest portion of the site are proposed to be retained.

Density: 1.31 times the area of the lot.

Dwelling Units: 146 new dwelling units, consisting of 94 one-bedroom units (64%), 36 two-bedroom units (25%), and 16 three-bedroom units (11%).

Including the existing units in the 16-storey apartment building, the site will contain a total of 371 dwelling units.

Access, Parking and Loading: Vehicle and loading access would be provided from Dixon Road and Wincott Drive. Loading bay areas and underground parking accesses are proposed along the westerly edge of the proposed building. A total of 63 vehicular parking spaces for residents, along with nine visitor parking spaces, are proposed within the new underground garage. Current residents in the existing building would continue to use the existing parking and loading areas. 109 bicycle parking spaces are proposed, consisting of 99 bicycle parking spaces for residents in the underground garage and 12 spaces for visitors at-grade along Dixon Road.

Additional Information

See Attachments 2 and 3 of this report for a three-dimensional representation of the project in context; Attachment 4 for the site plan of the proposal; and Attachment 7 for the Application Data Sheet. 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: www.Toronto.ca/301DixonRd.

Reason for the Application

The Zoning By-law Amendment application proposes to amend both the city-wide Zoning By-law 569-2013 and the Etobicoke Zoning Code. The amendments would introduce site specific performance standards to permit the proposed development. Zoning standards that need to be amended include building heights, the maximum permitted number of dwelling units, the residential gross floor area requirements, and the Floor Space Index requirements, among other standards. Additional amendments to the Zoning By-law may be identified as part of the application review.

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 (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity with the Official Plan.

City Council has declared a Climate Emergency and has set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The appropriate built form and the resulting site organization, including but not limited to separation distance and pedestrian access to the existing building and other built form issues within the existing and planned context for this area;
- The provision of affordable dwelling units;
- The treatment of the public realm, including the siting of the proposed building and the relationship of the ground floor and lower levels of the building fronting on the public streets;
- Improvement to the existing landscaped open space areas, including but not limited to pedestrian access to building entrances and through the site, renovations and retrofits of the existing rental building, service and waste storage areas, and amenity space;
- The extent and prominence of surface parking;
- Shadow impacts, particularly on outdoor residential amenity space and surrounding public realm;
- The appropriate amount, location and quality of residential amenity space;
- The appropriate tree preservation plan;

- Sufficient physical and social infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities) to accommodate the proposed development;
- The effects of the proposed development on the transportation system;
- The suitable supply of vehicular parking spaces, and the vehicular accesses to the site, including private driveways to the existing and proposed buildings from public sidewalks through the site;
- The feasibility to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- In the event the 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.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting as part of the application review process.

City staff will 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.

CONTACT

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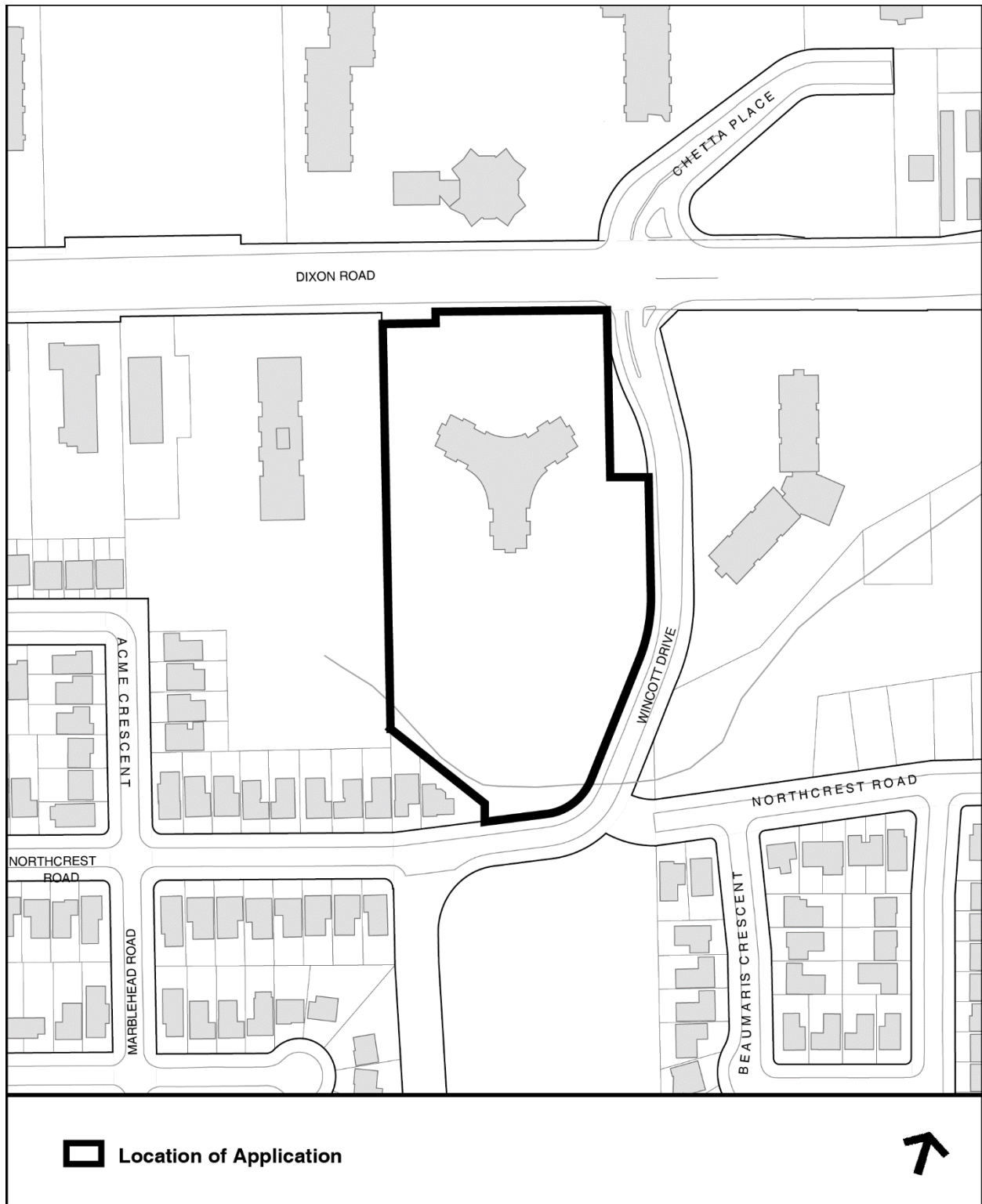
SIGNATURE

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

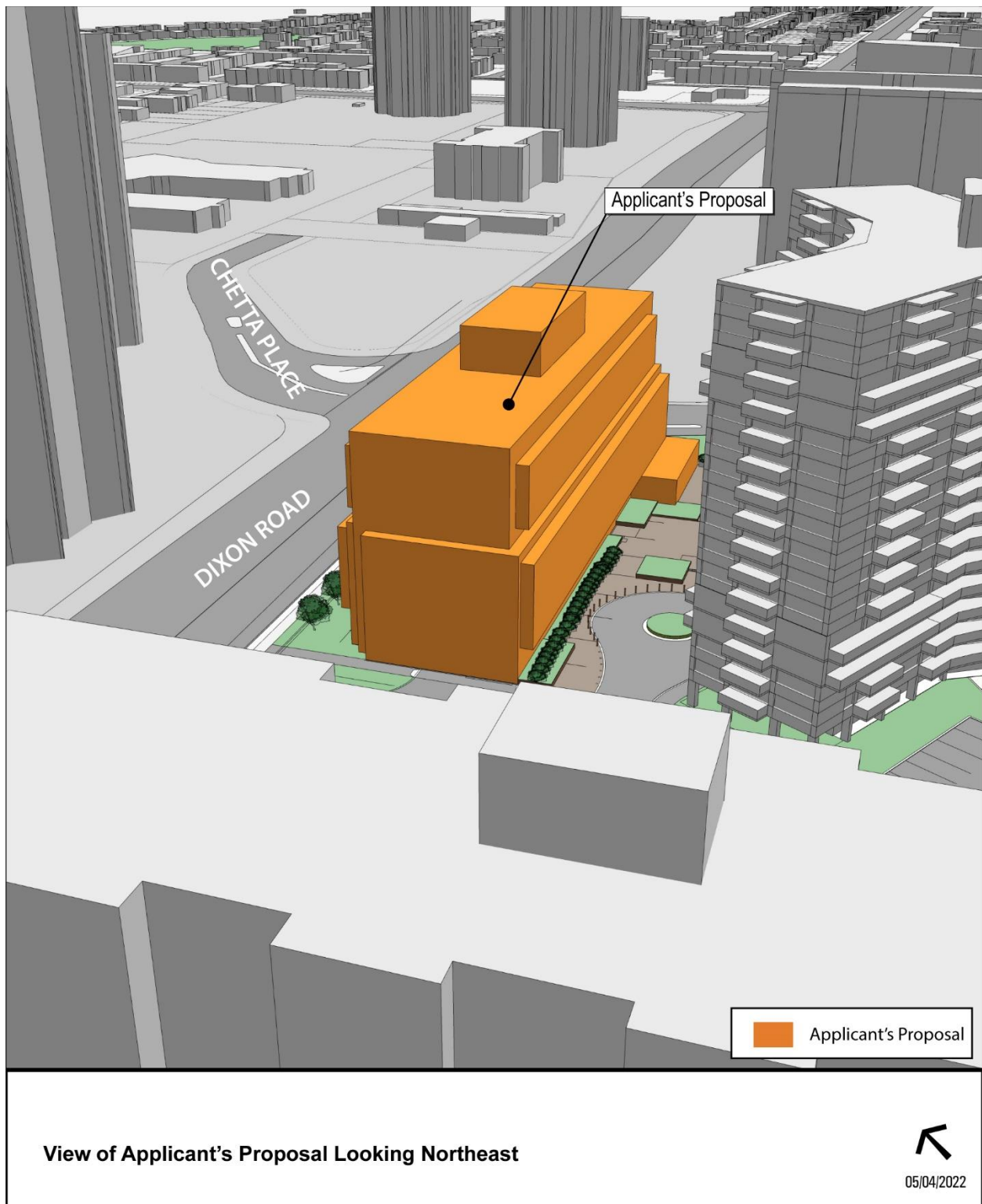
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)
Attachment 3: 3D Model of Proposal in Context (Looking Southwest)
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

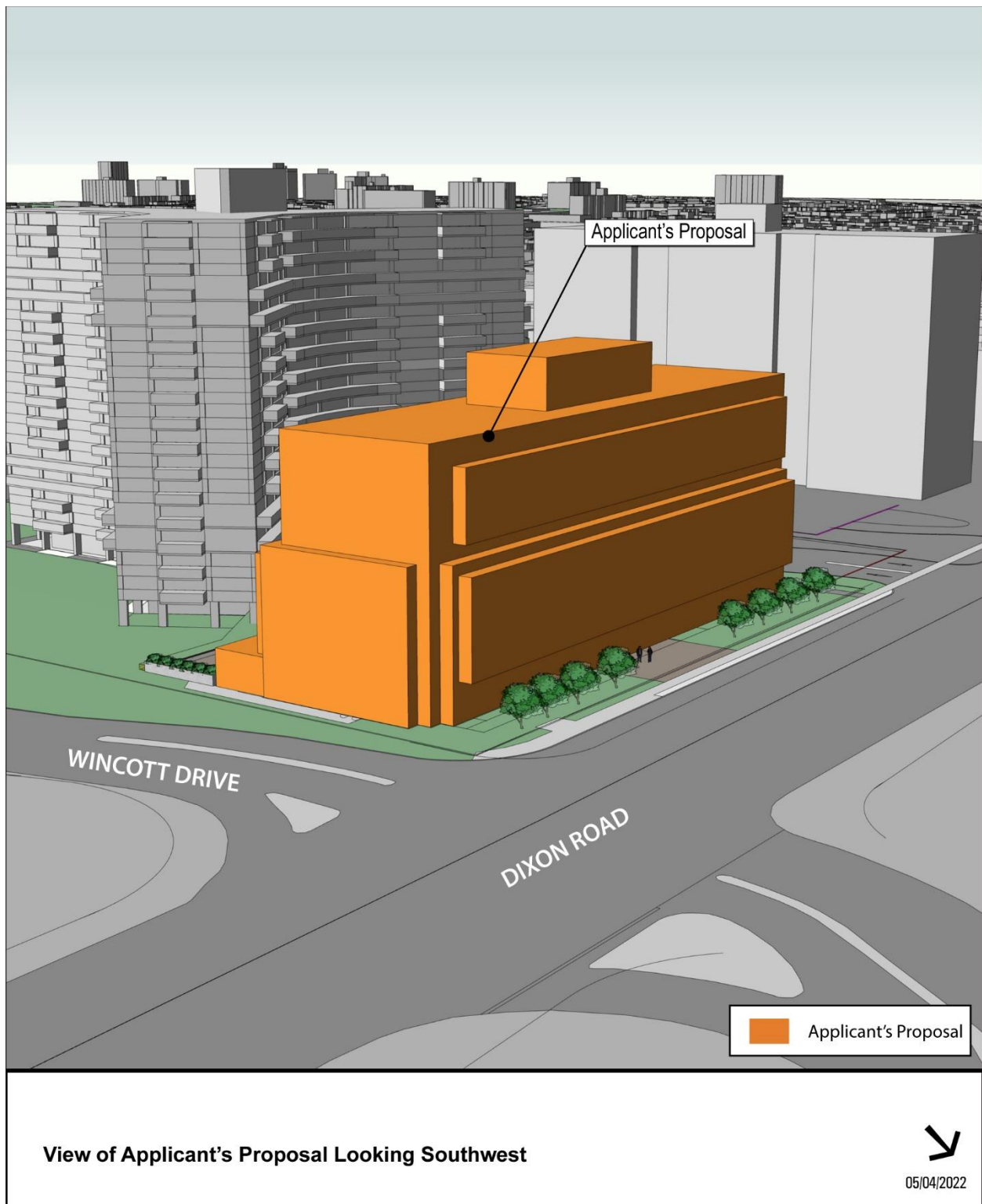
Attachment 1: Location Map



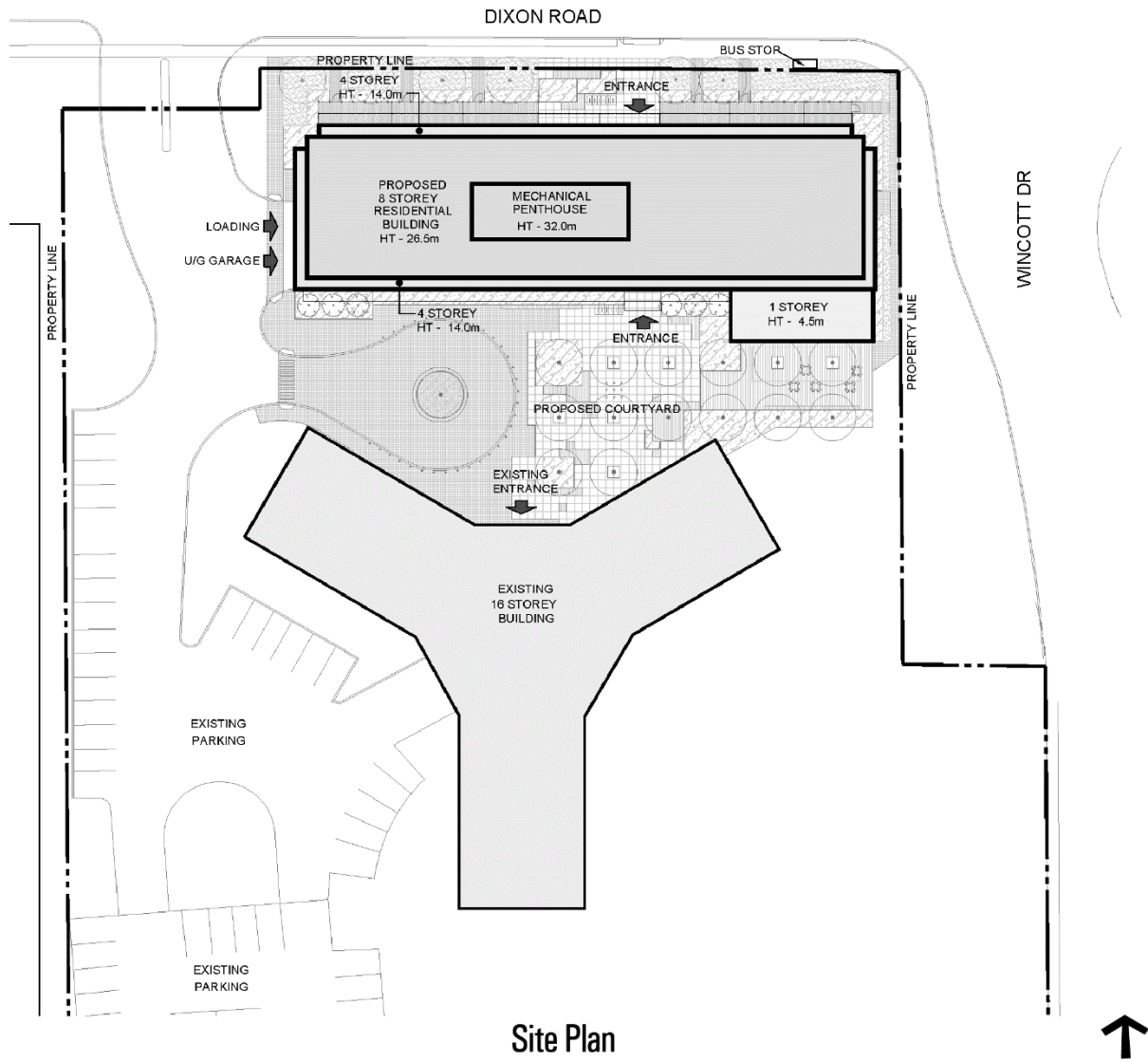
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)



Attachment 3: 3D Model of Proposal in Context (Looking Southwest)



Attachment 4: Site Plan



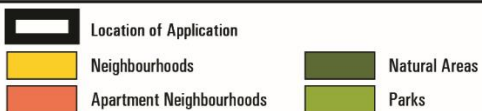
Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #14

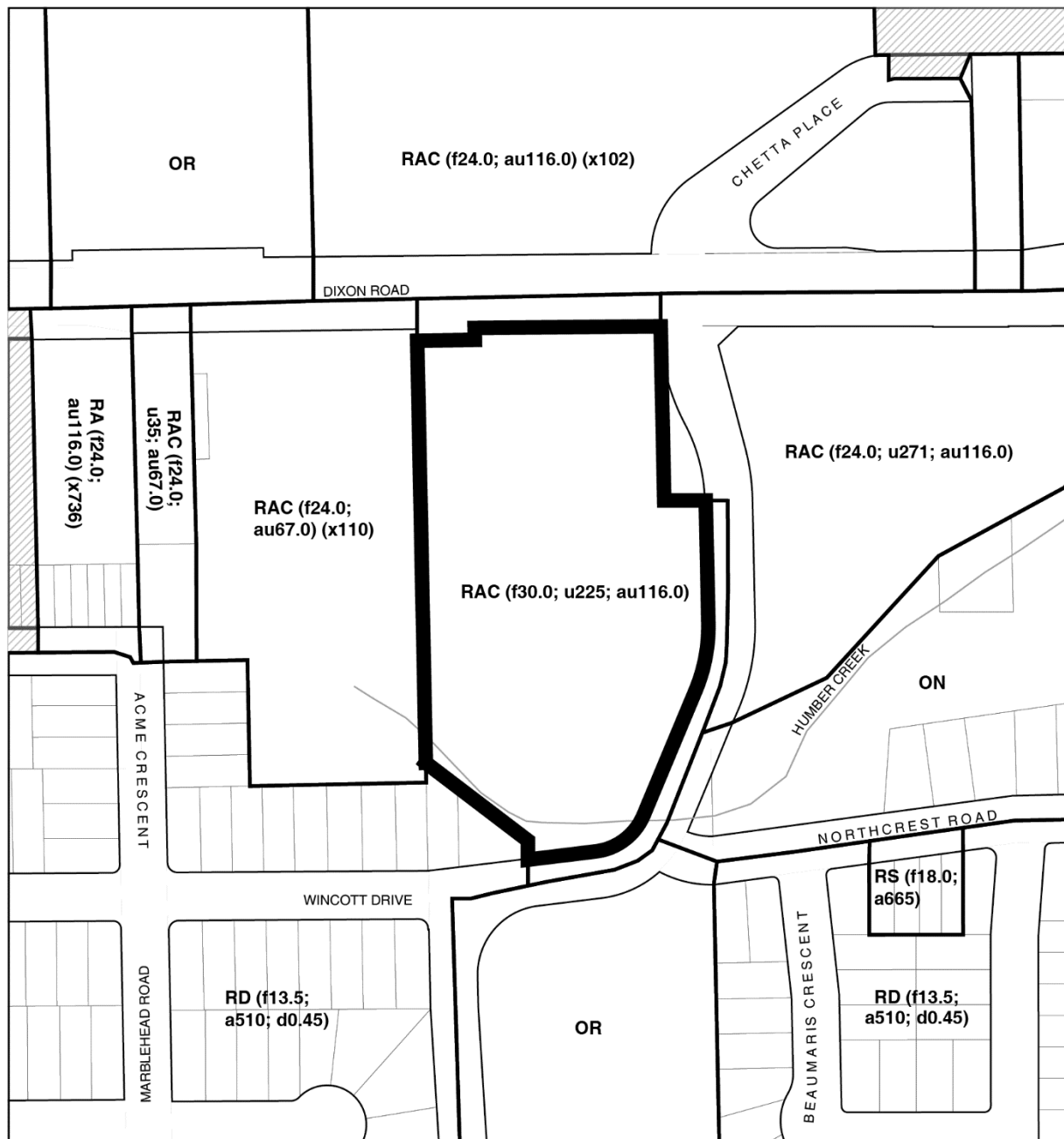
301 Dixon Road

File # 22 117779 WET 02 0Z



Not to Scale
Extracted: 03/07/2022

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

301 Dixon Road

File # 22 117779 WET 02 0Z



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RA Residential Apartment
RAC Residential Apartment Commercial
ON Open Space Natural
OR Open Space Recreation



See Former City of Etobicoke By-Law No. 11,737
R4 Fourth Density Residential Zone



Not to Scale
 Extracted: 03/10/2022

Attachment 7: Application Data Sheet

Municipal Address: 301 DIXON ROAD **Date Received:** February 28, 2022

Application Number: 22 117779 WET 02 OZ

Application Type: Rezoning

Project Description: A Zoning By-law Amendment application to facilitate an infill development to construct an eight-storey residential building with 10,291 square metres of residential gross floor area and 146 dwelling units. The proposed development would be supported by 292 square metres of indoor amenity space, an additional 292 square metres of outdoor amenity space, 72 parking spaces provided in two levels of underground parking, and 109 bicycle parking spaces. The existing 16-storey apartment building and surface parking area currently on the subject site will be retained.

Applicant	Agent	Architect	Owner
IBI GROUP			GF II 301 DIXON ROAD LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	RAC (f30.0; u225; au116.0)	Heritage Designation:	None
Height Limit (m):	24.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 24,580 Frontage (m): 107 Depth (m): 231

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,093	1,093	780	1,873
Residential GFA (sq m):	21,933	21,933	10,291	32,224
Non-Residential GFA (sq m):				
Total GFA (sq m):	21,933	21,933	10,291	32,224
Height - Storeys:	16	16	8	8
Height - Metres:	45	45	33	33

Lot Coverage Ratio (%) 7.62 Floor Space Index: 1.31

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 32,224

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure Existing Retained Proposed Total

Rental: 225 225 146 371

Freehold:

Condominium:

Other:

Total Units: 225 225 146 371

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			94	36	16
Total Units:			94	36	16

Parking and Loading

Parking Spaces: 72 Bicycle Parking Spaces: 109 Loading Docks: 1

CONTACT:

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