

4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road – Official Plan and Zoning By- law Amendment Application – Final Report

Date: June 8, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 19 264443 WET 03 OZ

Designated Heritage Building on Site: The property located at 4946 Dundas Street West, which is designated under Part IV of the *Ontario Heritage Act*, contains the Wesleyan Methodist Church built in 1843 and a number of additions made to it over the next century. The property was the site of the first municipal hall of Etobicoke, and housed a public library and other various municipal, judicial and social activities.

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law for the properties located at 4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road to permit a nine-storey (34.6 metre high) building with 199 seniors rental suites, including 29 memory care suites, 90 assisted living suites, and 80 independent living suites. The proposed total gross floor area is 19,080 square metres, which includes 270 square metres of commercial space at grade and result in a floor space index of 3.67 times the area of the lot. A 110 square metre Privately Owned Publicly Accessible Space ("POPS") is provided along Dundas Street West between the retained heritage building and the new seniors facility.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Etobicoke Centre Secondary Plan within the Official Plan and the Zoning By-law. The proposal conforms with the general intent of the Official Plan and is generally consistent with the City's guidelines. The proposed development represents appropriate intensification within the Etobicoke Centre as it fits within the planned context of the area, achieves conservation of heritage resources and reinforces Dundas Street West as a pedestrian main street.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road, substantially in accordance with the draft Official Plan Amendment attached as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road, substantially in accordance with the draft Zoning By-law Amendment in Attachment 7 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. Before introducing the Bills to City Council for enactment, City Council require that the owner shall complete the following in relation to heritage matters:
 - a. City Council approve the alterations to the heritage property at 4946 Dundas Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations, with such alterations substantially in accordance with plans and drawings prepared by Montgomery Sisam Architects Inc. and submitted in conjunction with the Heritage Impact Assessment (HIA), dated March 2022, prepared by EVOQ Architecture, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning.
5. City Council authorize the entering into and register on title a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 4946 Dundas Street West in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning, as follows:
 - a. The owner shall enter into and register on title a Heritage Easement Agreement with the City for the property at 4946 Dundas Street West substantially in accordance with plans and drawings by Montgomery Sisam Architects Inc. and submitted in conjunction with the Heritage Impact Assessment (HIA), dated March 2022, prepared by EVOQ Architecture, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 5.b below to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.
 - b. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment (HIA) for 4946 Dundas Street West, dated March 2022, prepared by EVOQ Architecture, to the satisfaction of the Senior Manager, Heritage Planning.
 - c. Recommendation 5.a. and 5.b. above are required to be satisfied prior to issuance of any building permit. In any case, the Conservation Plan must be

accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

6. City Council require the owner to enter into and register on title an Agreement pursuant to Section 37 of the *Planning Act* to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, as follows:

a. Prior to issuance of any building permit, the owner shall make a cash contribution to the City in the amount of \$145,000 (the "Cash Contribution") allocated towards the following capital community services and facilities to be allocated at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor:

1. Village of Islington Business Improvement Association and streetscape improvements for Dundas Street West;
2. Local park improvements; and
3. Mabelle Arts.

b. The financial contribution pursuant to Recommendation 6.a. above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of payment of the Cash Contribution by the owner to the City.

c. In the event the Cash Contribution in Recommendation 6.a. has not been used for the intended purpose within three years of the By-law coming into full force and effect, the Cash Contribution may be redirected for another purpose(s), at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Official Plan and will benefit the community in the vicinity.

d. The following matters are also to be secured in the Section 37 Agreement as a legal convenience to support development:

1. The owner shall, at its own expense, design, construct and thereafter maintain the Privately Owned Publicly Accessible Space ("POPS") areas in the locations illustrated on Diagram 6 having a minimum area of 110 square metres along Dundas Street West between the heritage building and the new building, with the specific location, configuration and design to be determined and secured in the context of site plan control approval to the satisfaction of the Chief Planner and Executive Director, City Planning.

2. Prior to the issuance of any above-grade building permit, the owner shall prepare all documents and convey, on terms set out in the Section 37 Agreement, an access easement in favour of the City for public use of the POPS, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

3. Prior to the earlier of first residential or non-residential use occupancy and first condominium registration of all or any portion of a building, the owner shall complete construction of the respective POPS to the satisfaction of the Chief Planner and Executive Director, City Planning, or such later date at the sole discretion of and on terms satisfactory to the Chief Planner and Executive Director, City Planning.

4. That prior to the issuance of any permit for all or any part of the property at 4946 Dundas Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building, as are acceptable to the Senior Manager, Heritage Planning, the related site specific Official Plan and Zoning By-law Amendments giving rise to the proposed alterations have come into full force and effect, the owner of the subject property shall:

a. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 5.c above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning; and

b. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

5. That prior to the release of the Letter of Credit in Recommendation 6.d.4.b above, the owner shall:

a. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

b. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

6. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council from time to time, to the satisfaction of the Chief Planner and Executive Director, City Planning.

7. The owner shall provide notification to NAV Canada a minimum of 10 days prior to the start of construction.

8. The owner shall, at its own expense, address the following matters in any application for site plan control approval for the development, which shall be determined and secured in a site plan agreement with the City, as applicable, all to the satisfaction of the Chief Planner and Executive Director, City Planning:

a. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 5.c above to the satisfaction of the Senior Manager, Heritage Planning;

b. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

c. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

d. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;

e. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;

f. Provide full documentation of the existing heritage property, including two printed sets of archival quality 20.3 centimetres by 25.4 centimetres (eight inches by 10 inches) colour photographs with borders in a glossy or semi-gloss finish and one digital set on a USB flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning;

g. The owner shall prepare all documents and convey, on terms set out in the Section 37 Agreement, a portion of the lands subject to be incorporated into the adjacent Islington Pioneer Cemetery, to the satisfaction of the Chief Planner and Executive Director, City Planning, General Manager, Corporate Real Estate Management, and the City Solicitor;

h. Prior to issuance of the first above-grade building permit, the owner shall prepare all documents and convey, on terms set out in the Section 37 Agreement, a road widening of one-metre along Dundas Street West to the City across the full width of the site and a six-metre radius corner rounding at the southeast corner, all to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager, Transportation Services and the City Solicitor;

i. The conveyance of any easement or fee simple interest of lands to the City as contemplated above shall be at no cost to the City, for nominal consideration to the satisfaction of the City Solicitor, Chief Planner and Executive Director, City Planning, and General Manager, Corporate Real Estate Management, as the case may be, and the cost of preparation and deposit of accepted reference plans shall also be at the owner's expense, such he road widening conveyances shall also be free and clear of encumbrances to the satisfaction of General Manager, Transportation Services;

j. Construction of the City sidewalk to City standards along the Burnhamthorpe Road and Dundas Street West frontage, to the satisfaction of the General Manager, Transportation Services;

k. Implementation of any required wind control measures identified in the Pedestrian Level Wind Study, prepared by RWDI, dated October 31, 2019, and any future addendum, to the satisfaction of the Chief Planner and Executive Director, City Planning;

l. Implementation of any required noise mitigation measures or other recommendations, as detailed in the Noise Impact Study, prepared by RWDI, dated November 1, 2019, to the satisfaction of the Chief Planner and Executive Director, City Planning; and

m. Incorporation of signage to identify the proposed POPS to be located along the south edge of the site.

7. City Council authorize the City Solicitor to submit the necessary bill(s) to implement the foregoing recommendation(s) provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will issue until such time as the Section 37 Agreement and the Heritage Easement Agreement are executed and registered.

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 Etobicoke Centre Secondary Plan was enacted as part of the amalgamated City of Toronto Official Plan in 2006, and provides detailed policies that shape growth and development within the Etobicoke Centre.

A Preliminary Report on the application was adopted by Etobicoke York Community Council on March 12, 2020 authorizing staff to conduct a community consultation meeting with notification given to landowners and residents within 120 metres of the

application site. The Preliminary Report is available at:
<https://www.toronto.ca/legdocs/mmis/2020/ey/bgrd/backgroundfile-146329.pdf>

PROPOSAL

The application proposes to amend the Etobicoke Centre Secondary Plan under the Official Plan and the city-wide Zoning By-law 569-2013 for the properties at 4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road to develop a nine-storey senior facility containing 199 retirement dwelling units and 270 square metres of at-grade retail floor space.

The proposed building is in a U-shape configuration with a building height of nine storeys along the eastern elevation, nine storeys along the north elevation and a building height of eight storeys stepping down to six storeys and two storeys along the south elevation. The application proposes a 13.8-metre separation distance between the interior building faces above the second storey. The proposed building height would be a maximum of 34.6 metres with an approximately six-metre mechanical penthouse.

The application proposes a total gross floor area of 19,080 square metres, of which 18,810 square metres would be for residential uses and 270 square metres would be retail space, resulting in a floor space index of 3.67 times the area of the lands. The proposal includes the retention of the 1946 Georgian Revival addition facing Dundas Street West and the original central portion of the 1843 Methodist church form, while removing a rear 1947 wing that was altered in 1980s.

Of the 199 proposed units, 29 would be memory care suites, 90 would be assisted living suites and 80 would be independent living suites. Located at-grade along the west property line stretching from behind the two-storey proposed addition at the rear of the heritage building to the north property line is a proposed outdoor open courtyard. Communal outdoor amenity space would be located both at-grade and on the second level. The application is proposing a total of 2,634 square metres of indoor amenity space (13 square metres per unit) and 1,581 square metres of outdoor amenity space (8 square metres per unit). A 110 square metre POPS would be provided along Dundas Street West between the retained heritage building and the new seniors facility.

The main entrance into the residential component of the building would be centred on the main streetwall along Dundas Street West with a secondary entrance located at the rear through the forecourt drop off area with pedestrian access from Burnhamthorpe Road. There would be two other non-residential entrances along Dundas Street West and one at the Burnhamthorpe Road and Dundas Street West intersection.

Vehicular access would be provided from Burnhamthorpe Road at the northeast corner of the site. Located at the rear of the site, under the cantilevered building, would be a circular forecourt that would provide a pick-up and drop-off area and two short-term vehicular parking spaces. One additional ground level visitor parking space would be in the northwest corner of the site, at the end of the driveway. The application proposes a total of 41 vehicular parking spaces, with 38 residential vehicular parking spaces located within one level of a below-grade garage in addition to the three short-term spaces at grade. A total of 10 bicycle parking spaces would be located at-grade

adjacent to the enclosed loading space and a scooter storage room would be provided in the below-grade garage.

The current proposal shows a reduced building height and scale and intent to conserve the central and rear portion of the existing heritage building at 4946 Dundas Street West. The original application proposed a similar building with the eastern elevation being ten-storeys (34.5 metres plus a six-metre mechanical penthouse) in height framing Burnhamthorpe Road, terracing down to four storeys (16.6 metres) to the north, west and south. The original proposal had a gross floor area of 20,079 square metres consisting of 210 units seniors bed-sitting rooms, resulting in a floor space index of 3.79 times the area of the lot. Additionally, a more distinctive two-storey streetwall (10.5 metres) has been provided along Dundas Street West to reinforce the pedestrian scale of the historic Islington Village "main street".

See Attachment 2 for the location map, Attachment 8 for the site plan, Attachment 9 for the 3D models of the proposal in context and Attachment 10 for the elevations of the proposal.

Site and Surrounding Area

The subject site is located at the northwest corner of Dundas Street West and Burnhamthorpe Road (see Attachment 2: Location Map). The site is currently occupied by three buildings, including a three-storey commercial building, a one-storey retail building and a two-and-a-half storey heritage building. The site has a unique shape and a site area of 5,292 square metres with a frontage of approximately 87.2 metres along Burnhamthorpe Road and 85.7 metres along Dundas Street West. Dundas Street West has a right-of-way width of 27 metres and Burnhamthorpe Road has a right-of-way width of 20 metres at this location.

Surrounding land uses include:

North: Directly north are two five-storey apartment buildings and beyond is a site with an active development application recently approved at the Ontario Land Tribunal for six townhouse blocks containing 76 back-to-back three-storey townhouses in a *Neighbourhoods* designation (file number 19 183250 WET 03 OZ).

West: Directly west is a 0.2 hectare cemetery.

East: At the northeast corner of Burnhamthorpe Road and Dundas Street West is a one-storey building occupied by a CIBC bank, and beyond is a four-storey mixed-use building with retail at-grade and residential above.

South: Directly south at the southwest corner of Dundas Street West and Cordova Avenue is a two-storey mixed-use building.

Reasons for Application

The proposal requires a Zoning By-law amendment to bring the site into the city-wide Zoning By-law 569-2013, increase currently permitted height and density under the applicable Etobicoke Code, and establish site-specific provisions for setbacks, parking, and bicycle parking spaces to facilitate the proposed development.

An Official Plan Amendment is required to amend the Etobicoke Centre Secondary Plan to permit the proposed height.

APPLICATION BACKGROUND

Pre-application consultation meetings were held in the summer and fall of 2019 to discuss complete application submission requirements. During the pre-application meetings, staff raised concerns regarding the proposed building height and the form of development planned for the *Mixed Use Area B* designation. The applicant submitted this application on December 24, 2019.

A virtual community consultation meeting was held on October 15, 2020. Community consultation is summarized in the Comments section of this report.

Application Submission Requirements

The following plans, reports and studies were submitted in support of the application:

- Architectural Plans
- Landscape Plans
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Toronto Green Standard Checklist
- Public Consultation Plan
- Planning and Urban Design Rationale
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Energy Strategy
- Transportation Impact Study
- Geotechnical Study
- Hydrogeological Report
- Functional Servicing Report and Stormwater Management Report
- Arborist/Tree Protection Report
- Archaeological Assessment
- Civil and Utilities Plans
- Heritage Impact Assessment
- Noise Impact Study
- Survey Plans

The material/studies listed above can be accessed via the Application Information Centre (AIC)

<http://app.toronto.ca/AIC/index.do?folderRsn=zxScF6N%2FulkeilRkBirb%2FQ%3D%3D>

Agency Circulation Outcomes

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Community Consultation

City Planning staff hosted a virtual community consultation meeting on November 4, 2020. The meeting was attended by approximately 30 members of the public, along with City staff, the applicant, and their consulting team. In accordance with the direction of Etobicoke York Community Council, notice was sent to an expanded notification area that exceeded the required 120 metres.

At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented their development proposal. The meeting concluded with a question and answer period. Comments raised through the virtual meeting, along with comments raised through written correspondence with City staff, concerned:

- the height and number of storeys of the proposed building;
- the traffic impact of the proposed development at the intersection of Dundas Street West and Burnhamthorpe Road;
- the impact of the proposal on view corridors;
- the opportunity for affordable seniors services in the proposed development;
- the adequacy of parking to service the proposed development;
- the construction impacts of the proposed development on residents of the existing apartment building and surrounding area;
- concern that the small businesses currently on the site would move away and that they should be maintained on site; and
- impact to the heritage building on the site and the heritage character in the area.

Based on the comments received by the community and City staff, the applicant revised their proposal as discussed in the Proposal section of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the protection of public health and safety; the appropriate location of growth and development; the promotion of development that is sustainable, supports public transit and be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place, and provides public spaces that are of high quality, accessible, attractive and vibrant.

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 plan control.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) ("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:

- 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 *Planning Act* can be accessed via [this link](#).

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 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 with 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 with 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, 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).

The Growth Plan (2020) 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 MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of this report.

Toronto Official Plan

The [Official Plan](#) designates this site as *Mixed Use Areas*, as shown on Map 14 of the Official Plan (see Attachment 3: Official Plan Land Use Map). The subject site is located within the *Etobicoke Centre* as identified by Map 2 of the Official Plan and is also subject to the policies of the Etobicoke Centre Secondary Plan. The site is located within the Six Points Focus Area and is designated *Mixed Use Area B* in the Etobicoke Centre Secondary Plan (see Attachment 4: Etobicoke Centre Secondary Plan Land Use Map).

Chapter 2 – Shaping the City

The City's four *Centres*, along with *Avenues*, *Employment Districts* and the *Downtown and Central Waterfront* area, are key component in the Official Plan's growth management strategy. The Official Plan provides for growth to be directed to *Centres* in order to use municipal land, infrastructure and services more efficiently and concentrate jobs and people in areas well served by surface and rapid transit stations. *Centres* are to support various levels of both commercial office job and residential growth outside of the *Downtown*. The Official Plan encourages creating concentrations of workers and residents at these locations, resulting in significant centres of economic activity accessible by transit.

Each *Centre* is different in terms of its local character, its demographics, its potential for growth and its scale. A Secondary Plan for each *Centre* will tailor an intense mix of urban activities to the individual circumstances of each location. Secondary Plans will outline a growth strategy, show how transportation and other local amenities can be improved, specify variations in the mix of land uses and intensity of activities within each of the *Centres* and knit each *Centre* into the surrounding fabric of the City.

Official Plan Policy 2.2.2.2 states that each *Centre* will have a Secondary Plan that will set out local goals and a development framework; establish policies for managing change and creating a vibrant transit-based mixed-use *Centre*; create a positive climate for economic growth and commercial office development; encourage a full range of housing opportunities in terms of type, tenure, unit size and affordability; develop a strategy for acquiring new and enhancing existing parkland, as well as the provision of community services and facilities; set out the location, mix and intensity of land uses within the *Centre*; and establish a high quality public realm.

The Official Plan's transportation policies provide provisions for the protection and development of the City's street, rapid transit and inter-regional rail networks. The Official Plan provides complementary policies to make more efficient use of this infrastructure and to increase opportunities for walking, cycling, and transit use and support the goal of reducing car dependency.

Chapter 3 - Building a Successful City

Chapter 3 of the Official Plan contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments.

Public Realm

The public realm is the fundamental organizing element of the city and plays a vital role in supporting population and employment growth, health, liveability, social equity and overall quality of life. Public Realm Policy 3.1.1 of the Official Plan promotes quality architecture, landscape and urban design and construction that ensures that new development enhances the quality of the public realm.

The Public Realm policies recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible. The Public Realm policies provide guidance on how to potentially expand and enhance the public realm to support existing and future populations and contribute to life for people of all ages and abilities. The policies also provide direction on the function and design specifics of new public streets, city blocks and parks and open spaces. The Public Realm policies also reference the role of POPS as a method to complement and extend the civic life and pedestrian activity of public streets, parks and open spaces.

Built Form

The built form policies provide principles on key relationships of the location and organization of development, its shape, scale and massing, and the provision of appropriate amenity within the existing and planned context to inform building design and ensure each new building will promote and contribute to a high quality of life. The policies require development to enhance and extend, where appropriate, a public realm that supports the creation of complete communities inclusive of public streets, parks and open spaces.

Section 3.1.2 Built Form requires new development to be located, organized and massed to fit with the existing and planned context, frame and define comfortable public spaces, and ensure access to direct sunlight and daylight on the public realm by providing good street proportion, separation and transition in scale to neighbouring properties. Building entrances are to be located on prominent building facades so that they front onto a public street, park or open space, and are clearly visible and directly accessible from a public street. New development is to provide comfortable wind conditions and air circulation at the street and adjacent open spaces to preserve the utility and intended use of the public realm, including sitting and standing.

Policy 3.1.2.4 requires new development to locate and organize vehicular parking, access and ramps, loading and services to minimize their impact and improve the safety and attractiveness of the public realm by consolidating driveways, integrating services and utility functions and provide underground parking where appropriate. Section 3.1.3 Built Form – Building Types provides additional guidance for townhouse and low-rise apartments, mid-rise buildings, and tall buildings.

Mid-rise buildings are a transit-supportive form of development that provides a level of intensification at a scale between low-rise and tall building forms. Mid-rise building heights are contextual and are informed by the width of the right-of-way onto which they front. This building typology also provides good transition in scale that has predictable

impacts on adjacent low-scale uses. Mid-rise buildings will be designed to have heights generally no greater than the width of the right-of-way that it fronts onto, maintain street proportion and open views of the sky from the public realm by stepping back the massing, and allow for daylight and privacy on occupied ground floor units.

Heritage Preservation

Section 3.1.5 of the Official Plan provides direction on the identification of potential heritage properties, conservation of heritage properties and on development adjacent to heritage properties. As noted earlier in this report, the property at 4946 Dundas Street West is designated under Part IV of the *Ontario Heritage Act*. The property was the site of the first municipal hall of Etobicoke, and housed a public library and other various municipal, judicial and social activities.

Policy 3.1.5.4 states properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historical Places in Canada, as revised from time to time and adopted by Council.

Policy 3.1.5.5 states proposed alterations, development, and/or public works on, or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

Policy 3.1.5.6 states the adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Policy 3.1.5.26 states new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Policy 3.1.5.27 states, where it is supported by cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

Housing

Section 3.2.1 states that the City's quality of life, economic competitiveness, social cohesion, balance and diversity depend on access to adequate, affordable and appropriate housing. It states that adequate and affordable housing is a basic requirement for everyone.

Policy 3.2.1.1 states a full range of housing, in terms of form, tenure and affordability, across Toronto and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents.

Chapter 4 – Land Use Designations

Mixed Use Areas

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential or institutional uses, in single or mixed-use buildings, as well as parks and open spaces and utilities. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development."

Policy 4.5.2 of the Official Plan includes criteria that direct the form and quality of development in this land use designation. It is the intent that development in *Mixed Use Areas* will:

- (a) Create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community;
- (b) Provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown* and *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- (c) Locate and mass new buildings to provide a transition between areas of different development intensity and scale, through means such as providing appropriate setbacks and/or stepping down of heights;
- (e) Locate and mass new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- (f) Provide an attractive, comfortable and safe pedestrian environment;
- (h) Take advantage of nearby transit services;
- (i) Provide good site access and circulation and an adequate supply of parking for residents and visitors;
- (j) Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- (k) Provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Chapter 5 – Implementation: Making Things Happen

Secondary Plans provide a more detailed and guided vision for a local area and such policies and designations prevail over the parent Official Plan policies and designations. The Secondary Plans policies in Section 5.2.1 of the Official Plan indicate that

Secondary Plans establish local development policies to guide growth and change in a defined area of the City. Policy 5.2.1.1 indicates that "Secondary Plans will set the stage for reurbanization of a defined area to stimulate and guide development in keeping with the Plan's objectives."

Policy 5.6.5 states that boundaries of land use designations are general except where delimited by a defined Secondary Plan or area specific policy, or where they coincide with fixed distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses or other clearly defined physical features. The site is located within the [Etobicoke Centre Secondary Plan](#) area.

Etobicoke Centre Secondary Plan

The Etobicoke Centre Secondary Plan ("Secondary Plan") sets the policy framework to assist in the implementation of the urban structure and growth management objectives of the City. The Secondary Plan is focused on two subway stations and as an inter-regional transit connection point, and can contribute to growth management objectives of the broader region. The Secondary Plan conforms to the Growth Plan (2020) through its growth management approach to achieving complete communities by focusing the highest densities around the Kipling and Islington subway stations.

The Secondary Plan sets out an urban structure for the area that directs different levels of intensification to certain areas within its boundaries. This is reflected in more detail in the two *Mixed Use Areas* designations of the Plan that divide the scale and intensity of growth into pedestrian scale and taller buildings. The Etobicoke Centre Secondary Plan designates the subject lands as *Mixed Use Area B*, which is expected to continue as the pedestrian focus of the Etobicoke Centre and is envisioned to be developed with pedestrian scale buildings having retail and service uses at-grade to enhance and expand the main street shopping area.

The site is located within the Islington Village Focus Area of the Secondary Plan. The Secondary Plan states that Islington Village is the historical "main street" shopping core located primarily along the north side of Dundas Street West and continuing westward across Kipling Avenue onto Bloor Street West. Buildings are typically two storeys with at-grade retail uses. Additional main street type development consisting of buildings up to five storeys in height, with at grade retail and office or residential on subsequent floors, will fill existing gaps and provide a continuation of this pedestrian-oriented form of development throughout the area.

Policy 3.3.1.4 of Etobicoke Centre Secondary Plan states "to further the concept of the Islington Village "main street" area, buildings along Dundas Street West will be developed at a pedestrian scale". The main difference between the *Mixed Use Areas A* and *B* designations is that development within the *Mixed Use Areas B* designation is required to be at a pedestrian scale to reinforce the "main street" character and function.

The Official Plan and Etobicoke Centre Secondary Plan policies set out direction on the conservation of heritage resources. New construction on or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

The outcome of staff analysis and review of relevant Official Plan policies and designations and the Etobicoke Centre Secondary Plan are summarized in the Comments section of the report.

Zoning

The site is zoned Etobicoke Centre 1 (EC1) in the former City of Etobicoke Zoning Code, as amended by Site Specific Zoning By-law 1088-2002 (see Attachment 5: Existing Zoning Map). The EC1 zone permits apartment houses, senior citizen apartment buildings and a limited amount of commercial uses. The maximum building height permitted is 15 metres and the maximum floor space index permitted is 3.5 times the area of the lot. A minimum three-metre setback from any face of the building wall at-grade is required for any portion of the building above the height of 12 metres.

The Zoning By-law also provides a number of performance standards including minimum and maximum setbacks at grade and the application of a 45-degree angular plane from the nearest Residential and Open Space zones.

City-wide Zoning By-law 569-2013 does not apply to this site as a Site Specific Zoning By-law is in place.

Design Guidelines

Etobicoke Centre Urban Design Guidelines

The [Etobicoke Centre Urban Design Guidelines](#) ("Guidelines") establish the urban design goals for the Etobicoke Centre as it relates to among other matters, building design, and pedestrian comfort and streetscape improvements. The Guidelines draw upon Zoning By-law 1088-2002 to achieve built form goals envisioned in the Etobicoke Centre Secondary Plan. A variety of building forms are encouraged within the Centre through four general height ranges including Main Street Buildings, Streetwall and Mid-Rise Buildings, Mid-Rise Buildings and Tall Buildings. Regardless of the building typology, the Guidelines state that building heights of new development is intended to support the Centre and Secondary Plan initiatives.

According to the Guidelines, there are two distinct segments of Dundas Street West. The subject site, being located north of Bloor Street West, is identified as a local shopping street forming the focus of the Islington Village "main street" area. Main Street Buildings are directed by the Guidelines to be street oriented and generally up to five storeys in height with a cornice line at the second storey to help break the vertical mass and blend in with the existing context.

Etobicoke Centre Public Space and Streetscape Plan

In 2011, City Council endorsed the [Etobicoke Centre Public Space and Streetscape Plan](#) ("Public Space and Streetscape Plan") to incrementally improve the quality and character of public spaces in the Etobicoke Centre. The Plan is intended guide land owners and developers when coming forward with projects, assist City staff in the review of development applications and planning future improvements, and assist the public in understanding the vision for the area. There are four guiding themes concerning Mobility, Identity, Liveability and Sustainability and sets out priorities and actions that reinforce the Secondary Plan, including promoting public art, tree planting

and enhancing pedestrian and cycling experiences moving through the Centre. With respect to the subject site, the Plan highlights street tree planting, the adjacent treed open space and the Village of Islington public art murals as key local features.

Avenues & Mid-Rise Building Study and Addendum

City Council adopted the [Avenues and Mid-rise Buildings Study and an addendum](#) containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and stepbacks, sunlight and skyview, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines.

Privately Owned Publicly Accessible Space (POPS) Urban Design Guidelines

In July 2014, Toronto City Council adopted the Urban Design Guidelines for POPS and directed City Planning staff to apply these guidelines in evaluating locations, programming and designs of POPS in order to effectively contribute to the City's overall open space network in a meaningful way. The purpose of the Guidelines is to not only provide direction for the provision of POPS, but also to facilitate collaborative discussions between City staff, local residents and the development industry in the location and design of new publicly-accessible spaces and the revitalization of existing POPS.

Site Plan Control

The proposal is subject to Site Plan Control. An application for Site Plan Control approval has been submitted, file no. 22 139883 WET 03 SA, and is currently under review.

COMMENTS

Planning Act

It is staff's opinion the applications have regard to relevant matters of provincial interest, including subsections: 2 d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; 2 f) the adequate provision and efficient use of sewage and water services and waste management systems, 2 h) the orderly development of safe and healthy communities, 2 j) the adequate provision of a full range of housing, including affordable housing, 2 p) and r) the appropriate location for growth and development and the promotion of built form that (i) is well designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The matters of provincial interest are further articulated in the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement (2020)

This application is consistent with the policies in the PPS that promote efficient land use patterns (Policies 1.1.1, 1.1.2, 1.1.3.1, 1.1.3.2 and 1.1.3.6) through a mid-rise development in an area identified in the Official Plan as a *Centre* and a *Mixed-Use Area* which are designated for intensification. The proposed massing, scale, and height of the proposed development fits in its immediate existing and planned context, and complements the varied building typologies that form the existing and planned context of the area.

The provision of assisted and independent seniors bed-sitting rooms in a convenient area helps improve accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society and represents an appropriate mix (Policy 1.1.1. f)). This proposal represents efficient use of existing sanitary and water services and will limit impact to the stormwater condition for the surrounding area to mitigate risks to human health, safety, property and the environment (Policies 1.6.1, 1.6.6.7).

The proposal is consistent with the PPS in that it would provide additional housing and services to the seniors population through the intensification of a property located in close proximity to transit, maximizing efficient use of land, resources and existing and planned infrastructure and public service facilities. The proposal would contribute to a compact urban form, add to the range and mix of housing in Etobicoke Centre and provide a mix of land uses to support active transportation and community connectivity.

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

The Growth Plan (2020) requires municipalities through their Official Plan to identify intensification areas, and to encourage intensification generally in the built-up areas as directed by Policy 2.2.1. Municipalities are also directed to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide a more compact built form.

The proposal conforms to the Growth Plan (2020) which establishes that population growth will be accommodated by directing new growth to the built-up areas of the city through intensification. The application proposes compatible and appropriate intensification in a built-up area. The proposal would make efficient use of land, existing infrastructure and services. The proposed development has a compact and efficient form that has located the proposed massing, height and density on the site with sufficient setbacks, to provide transition to the low scale built form to the north and east. City Planning staff advise that the application, the draft Official Plan and Zoning By-law Amendments conform to the Growth Plan (2020).

Based on the analysis of the Growth Plan (2020) policies, the proposed development conforms to the Growth Plan (2020). The proposed development promotes intensification within a built-up area that is designated in the Official Plan as an area for growth and intensification. The proposed residential density increase will optimize use of a site that is well served by existing transit, servicing and community services infrastructure. The proposal contributes to a compact built form by providing bed-sitting

rooms for seniors and non-residential ground floor uses. A range of housing options are provided including a diversity of dwelling unit types for independent living, assisted living and memory care. Overall, the proposal supports an efficient use of land within a complete, transit-supportive community.

Land Use

This application has been reviewed against the Official Plan policies and the Secondary Plan policies described in the Policy Considerations section of the report as well as the policies of the Toronto Official Plan as a whole.

The subject site is designated *Mixed Use Areas* on Map 15 of the Official Plan, and located within a *Centre* as identified on Map 2 Urban Structure. The *Etobicoke Centre* Secondary Plan identifies these lands as *Mixed Use Area B*. City Planning staff are of the opinion that the proposed development conforms to the *Mixed Use Area* designation and its development criteria.

The planned vision of the Etobicoke Centre is to develop the function and feel of an urban core by providing a wide range of housing, employment, shopping, and recreation and entertainment opportunities. This vision is supported by the Etobicoke Centre Secondary Plan Zoning By-law 1088-2002 which only permits residential uses above the first storey. The proposed development contributes to this vision through the inclusion of a retail uses at grade and seniors bed-sitting rooms above the first storey for lands designated *Mixed Use Area B* and zoned as EC1. Policy 3.13.3 of the Secondary Plan states that *Mixed Use Area B* will continue as the pedestrian focus of Etobicoke Centre. Primarily located along Dundas Street West, west of Islington Avenue and comprising the historic Islington Village area, lands in this designation will be developed with pedestrian-scale buildings having retail and service uses located at grade to enhance and expand the main street shopping area. The non-residential uses on the ground floor will activate and animate the public street and contribute to the public realm. The ground floor is organized to provide appropriately sized and positioned commercial retail, amenity and residential lobby space.

The draft Zoning By-law maintains the requirement for non-residential uses on the ground floor and includes permissions for commercial space. City Planning staff are of the opinion that the proposed land use fits within the planned context for the area, is appropriate for the subject site and can be supported.

Height, Massing and Density

The proposed height, massing and density have been assessed by applying the relevant Official Plan policies and relevant design guidelines referenced in the Policy Considerations section of this report.

The site is designated *Mixed Use Areas* and located within a *Centre* in the Official Plan which identifies the area as a focus for intensification in keeping with the existing and planned context. The policies within the Secondary Plan requires the *Mixed Use Area B* areas within Islington Village to be developed at a pedestrian scale up to five storeys to maintain Dundas Street West as the main street.

The Avenues and Mid-Rise Buildings Study Performance Standards and Addendum are applicable in a limited manner in that the Secondary Plan supports mid-rise development and does not fully address all aspects of mid-rise site and building design. With a lot depth of 87 metres fronting on a 27-metre right-of-way, the subject site would be considered an extra deep lot by the guidelines. Due to the generous site size, additional building height and massing can be supported without compromising the intent to achieve pedestrian scale buildings along the main street and providing appropriate transition to the adjacent *Neighbourhoods* area.

The proposed nine-storey (34.6 metres plus mechanical penthouse) building defines the edges of the streets at a pedestrian scale and achieves good proportion. The two-storey streetwall is maintained along both Dundas Street West and Burnhamthorpe Road frontages to relate to the existing historic main street context and higher portions are stepped back three metres along Dundas Street West and 2.8 metres along Burnhamthorpe Road to lessen the visual impact and promote access to sky view from the public realm. At the sixth storey, there is a generous 8.2-metre setback along Dundas Street West frontage, and at the eighth storey, a 2.4-metre setback along Dundas Street West and a 2.2-metre setback along Burnhamthorpe Road are provided to further reinforce the pedestrian scale along the street and reduce the impact of the increase in height and massing on the public realm and pedestrian experience.

The building height at the rear to the north is at six storeys which provides appropriate transition to the adjacent open space and the neighbouring existing five-storey apartment buildings to the northwest located within the *Mixed Use Area A* designation of the Centre. The revised built form is reduced from the original proposal and achieves the objective of providing a pedestrian scale in the historic main street, maximizing access to sunlight and open views of the sky from the public realm and reducing the physical and visual impact of the greater heights onto the public realm.

The massing of the building fits within the 45-degree angular plane taken at a height of 80 percent of the Dundas Street West right-of-way (21.6 metres for Dundas Street West and 16 metres for Burnhamthorpe Road) from the proposed property line, generally fits within the 45-degree angular plane measured from the neighbouring open space to the west, and fits entirely within a 45-degree angular plane to the existing stable residential areas, consistent with the Etobicoke Centre Guidelines.

The building provides non-residential space on the ground floor which has a higher floor to ceiling ratio than the residential floors (seven metres including the mezzanine). This would add to the metre height of the building, but not to the number of floors. The provision of retail along Dundas Street West is a priority in new developments to contribute to the pedestrian main street, provide for a mix of uses and animate the street frontage.

The proposed building incorporates the existing siting of the heritage building at 4946 Dundas Street West and the new building provides a streetwall height that is generally consistent with the roofline of the retained heritage building. The retail entrance adjacent to the heritage building is in-line with the existing heritage building to create a consistency in the rhythm of the streetwall.

Given the existing and the planned context for the subject property and the surrounding area, the site size and limited visual and physical impacts, the height, scale and massing proposed by the applicant is appropriate and can be supported by staff.

The proposed density of 3.67 is satisfactory and in keeping with the surrounding area.

Shadow and Wind

The Official Plan requires new development to 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.

The applicant provided a shadow study prepared by Montgomery Sisam Architects Inc., dated October 1, 2021, illustrating the shadow movements associated with the development during the spring and fall equinoxes. The proposed nine-storey building will have minor incremental shadow on the *Neighbourhoods* designated properties fronting onto Burnhamthorpe Road at 9:18 a.m. and 10:18 a.m. during the spring and fall equinoxes. The proposed building would result in incremental shadows on Burnhamthorpe Road right-of-way, however, the pedestrian main street Dundas Street West will achieve more than five hours of sunlight which exceeds the requirements of the Etobicoke Centre Urban Design Guidelines. The proposed shadow impacts are minimized through the revised building height, setbacks and stepbacks and are considered acceptable.

The Pedestrian Wind Assessment prepared by RWDI, dated October 31, 2019, concludes that wind conditions are expected to be suitable for intended uses of all public sidewalks and most building entrances and amenity areas at and above grade. However, less desirable wind conditions are predicted at the south entries/exits to the garden courtyard, on the dining patio, side patio and pool patio at grade and on the garden terrace at level three. Wind control measures have been recommended for these areas. Further pedestrian level wind analysis will be conducted and the mitigation measures will be secured through the Site Plan Control application review process.

Amenity Space

This proposal provides both indoor and outdoor amenity spaces that well exceeds the minimum required in the Zoning By-laws. There are indoor amenity spaces on the ground floor that connects to the proposed garden behind the heritage building to the west. The outdoor garden terrace on the second floor is also connected to indoor lounge and library. Floors two to six each have communal activity rooms, dining and television lounge areas. Additional details on the specific locations of the amenity space will be reviewed through the Site Plan Control application process. The proposed amenity spaces are in keeping with Policy 3.1.2.13 of the Official Plan and the outdoor amenity spaces have access to daylight and direct sunlight, are physically separated from loading and servicing areas, and have generous well designed landscaped area that offer privacy.

Streetscape and Public Realm

The majority of the two-storey building base would be set back 6.2 metres from Dundas Street West and 5.3 metres from Burnhamthorpe Road at the south corner and narrows to approximately 3.8 metres at the north. The retail entrance adjacent to the Village Courtyard would be set back 7.3 metres from the Dundas Street West property line which is in-line with the existing heritage building entrance. This would contribute to a smooth transition of the streetwall along this segment of Dundas Street West while accommodating a generous pedestrian public realm. The streetwall frontages would have active uses including a 270 square metre commercial space open to the public, a 110 square metre POPS along Dundas Street West, and a wide range of residential amenities including restaurant, bistro and pub.

New public sidewalks are provided along the Burnhamthorpe Road and Dundas Street West frontages, both are approximately 2.1 metres in width meeting the Accessibility for Ontarians with Disabilities Act (AODA) and City standards. The driveway access in the north corner of the site is located at a prominent focal point created by the curvature of Burnhamthorpe Road. A number of built form and landscape features are provided to respond to this view terminus and in effort to reduce visibility of the vehicular pick-up and drop-off area.

Staff are in support of the proposed streetscape treatment on the site. Detailed landscaping to further screen the pick-up and drop-off area from view, and to ensure proper pedestrian walkway transitions will be secured as part of the Site Plan Control application process. The obligation to reconstruct the public sidewalks and provision of the POPS will be secured in the Section 37 agreement and the Site Plan Control application process.

Vehicle Access, Traffic Impact, Parking and Loading

Transportation Demand Management

A Transportation Impact Study ("TIS") prepared by Nextrans Consulting Engineers, dated December, 2019 and revised by an addendum letter dated March 24, 2022, was submitted to evaluate the transportation considerations related to the proposal. The study discussed the traffic impacts as well as considerations for the proposed vehicle parking, loading spaces and bicycle parking rates.

A full-movement vehicular access to the site would be provided from Burnhamthorpe Road at the northeast corner of the site. This driveway would be located at the rear of the building and provide access to a pick-up and drop-off area identified as a forecourt, the one level of underground parking, one enclosed loading area, and a second loading area that is not enclosed.

The TIS estimates the proposed development would generate approximately 41 total new two-way trips (27 inbound and 14 outbound) during the weekday morning and 43 total new two way trips (17 inbound and 26 outbound) during the afternoon peak hours, of which, 33 are new two-way auto trips (22 inbound and 11 outbound) during the weekday morning and 35 new two-way auto trips (14 inbound and 21 outbound) during the afternoon peak hours. Compared to the existing trips to and from the commercial plaza, the proposed redevelopment adds approximately 20 more auto trips during the morning peak period and less than existing auto trips during the afternoon peak period.

Based on the analysis in the TIS, the site related traffic volumes anticipated from the proposal can be accommodated within the area road network.

Parking and Loading

Based on the minimum parking requirements outlined in Zoning By-law 569-2013, 59 spaces would be required for the proposed development. A total of 41 car parking spaces are proposed for this development, consisting of 38 long-term spaces and three short-term spaces. This meets the parking rates of 0.19 parking space per dwelling unit, of which a minimum of three parking spaces shall be reserved for visitor and non-residential uses of the building. The proposal is providing one Type 'C' and one Type 'G' loading space which exceeds the requirement of one Type 'G' loading space. The proposed parking and loading space rates are deemed as acceptable by Transportation Services staff and are reflected in the draft by-law attached to this report (Attachment 7).

Zoning By-law 569-2013 does not require bicycle parking spaces to be provided for the proposed land use, however, a total of 10 short-term bicycle are provided for employees and/or visitors to the seniors facility. This has been secured in the draft by-law attached to this report (Attachment 7) and the detailed layout of the bicycle parking would be further reviewed and secured through the Site Plan Control application review process.

Road Widening

In order to satisfy the Official Plan requirement of a 27-metre wide right-of-way for this section of Dundas Street West, conveyance of a one-metre wide strip of land is required. Additionally, a six metre radius corner rounding is also required at the northwest corner of Dundas Street West and Burnhamthorpe Road. The site plan has been revised to illustrate the revised limit of the property boundary. The owner is required to convey the required lands for a nominal sum to the City at the site plan control approval stage. This is included in the recommendations of this report to be secured in the Section 37 Agreement under other matters to be secured prior to the approval of the Site Plan Control application.

Servicing

The applicant submitted a Functional Servicing Report including Servicing Groundwater Study, Hydrogeological Assessment and Stormwater Management Report. Staff are satisfied that sufficient capacity exists in the municipal water distribution system and municipal sanitary infrastructure to service the proposed development without any external upgrades or retrofits. A hydrologic analysis for the proposed development was completed per the City's Design Criteria. A storm sewer drainage area plan has been created showing that the existing municipal sewer has adequate capacity to support the total storm controlled flow of the proposed development. The stormwater quality and water balance will be reviewed in more detail through the Site Plan Control process.

Open Space/Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. Given the subject lands are within the Etobicoke Centre Secondary Plan area, the residential component of this proposal is subject to a cap of 20% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

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 said permit.

If pets are permitted within the seniors residence, Parks, Forestry and Recreation staff also encourage the applicant to provide dog amenities on site with proper disposal facilities such as dog relief stations to accommodate future resident needs and alleviate pressure on neighbourhood parks.

Privately Owned Publicly Accessible Open Space (POPS)

A POPS of approximately 110 square metres is proposed along the Dundas Street West between the retained heritage building and the new seniors facility. The proposed POPS extends the public realm while allowing the public to enjoy the heritage attributes of the heritage building.

Staff consider the proposed POPS to be a positive element of the proposal. It will integrate into and contribute positively to a network of public and publicly-accessible space in the Etobicoke Centre and enhance the non-residential space proposed on the ground floor of the building. Staff recommend that the POPS be secured in the Section 37 Agreement and its final design be secured through the Site Plan Control approval process.

Heritage Impact & Conservation Strategy

Heritage Official Plan Policy 3.1.5.2 states that properties of potential cultural heritage value or interest will be identified and evaluated to determine their heritage value or interest and Policy 3.1.5.3 says that properties that are of cultural heritage value or interest and are publically known will be protected by being designated under the Ontario Heritage Act and/or included on the City's Heritage Register. Policy 3.1.5.26 affirms that construction on or adjacent to a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of the property.

The property at 4946 Dundas Street West is designated under Part IV of the Ontario Heritage Act by By-law 1979-259. The site contains a landmark building as the first municipal hall in the Township of Etobicoke. The cultural heritage value and attributes include its design and position in the streetscape, the central 1843 portion of the structure and the 1947 front addition. The original Heritage Impact Assessment ("HIA") prepared by EVOQ Architecture dated December 2019 indicates that the original 1843 building has been heavily compromised which warrants its removal. The central portion of the existing structure contains the original 1843 building which is identified as an attribute, in addition to the 1946 wings at the front and rear. In the revised proposal, the central 1843 portion of the building is now proposed to be maintained and have some of its original window openings reinstated. The condition assessment included in the HIA indicates that the majority of the original and/or historic windows are in good condition, and in accordance with the Standards and Guidelines for Historic Places in Canada, they should therefore be retained and not replaced.

Staff are satisfied that the design of the new development mitigates direct impact to and conserves the heritage value of the property at 4946 Dundas Street West. The connection and the proposed POPS courtyard between the heritage building and the new development is legible and provides relief around the heritage property in the context of a considerable amount of new massing.

Staff supports the conservation approach and intend to report to Toronto Preservation Board on July 11, 2022 to recommend that City Council approve the proposed alterations to the heritage property at 4946 Dundas Street West in accordance with Section 33 of the *Ontario Heritage Act*. Additionally, the report will require the owner to enter into a Heritage Easement Agreement and provide a detailed Conservation Plan. This report recommends these requirements to be secured as legal convenience in the Section 37 Agreement prior to the enactment of bills.

The staff report to Toronto Preservation Board can be viewed here when the agenda for July 11, 2022 is released:

<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&decisionBodyId=1899#Meeting-2022.PB36>

Archaeological Assessment

A Stage 1 Archaeological Assessment report and a Stage 2-3 Archaeological Assessment report, both prepared by Fisher Archaeological Consulting, were submitted in support of the application. While the archaeological assessment reports determined that the majority of the subject property is free of further archaeological concern, a portion of the property adjacent to the existing Islington Pioneer Cemetery at 4956 Dundas Street West was found to contain three grave shafts with the potential for more grave shafts and for human remains to be found. These grave shafts extend approximately 90 centimetres east of the west property line at its north end and approximately 10 centimetres east of the property line at its south end. As such, the Stage 2-3 Archaeological Assessment report recommends that this portion of the subject property should not be subject to further soil disturbance and should be protected by transferring this portion of the property to the City to be incorporated within the existing Islington Pioneer Cemetery. The exact dimensions of this portion to be transferred, and associated terms, will be determined by the applicant, the City and the Bereavement Authority of Ontario.

Staff agree with the recommendations assessment and the conveyance will be secured as a legal convenience in the Section 37 agreement and through the Site Plan Control application process.

Tree Preservation and Planting

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).

Additionally, City Council has adopted the objective of increasing the existing 27% tree canopy coverage to 40%.

As proposed, this project would require the removal of 12 by-law protected City street trees due to the sidewalk removal and replacement. Additionally, five by-law protected

private trees located on the adjacent property to the west will be injured due to the proposed landscape work within the minimum protection zones of the trees.

In consultation with Urban Forestry staff, the landscape plan has been revised to include tree planting areas and soil volumes within the site meeting TGS requirements. Staff recommend that appropriate below-grade setbacks be secured in the proposed zoning by-law in order to protect for adequate soil volumes. The final number and location of new trees will be secured through the Site Plan Control application review process.

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. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. The automobile and cycling infrastructure components of the TGS performance measures for the Tier 1 development features will be secured through the attached draft By-law (Attachment 7). Other applicable TGS performance measures will be secured through the Site Plan Control approval process.

Noise Impact

A Noise Impact Study prepared by RWDI, dated November 1, 2019 was submitted in support of this proposal. The main noise source was identified to be road traffic along Dundas Street West and Burnhamthorpe Road. The report recommended noise control measures to mitigate noise impacts from traffic including noise warning clauses, installation of central air-condition and window requirements. These mitigation measures will be secured through the Site Plan Control approval process when the building design is at a more advanced stage.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the existing Zoning By-law and height limits of the Secondary Plan, the application is consistent with the objectives and policies of the Official Plan and intent of the Secondary Plan, thus constitutes good planning.

The community benefits recommended to be secured in the Section 37 Agreement are as follows:

Prior to issuance of the first above-grade building permit, the owner shall make a cash contribution to the City in the amount of \$145,000 by certified cheque payable to the Treasurer, City of Toronto, to be allocated at the discretion of the

Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, toward capital improvements for one or more of the following capital improvements within the Ward:

1. Village of Islington Business Improvement Association and streetscape improvements for Dundas Street West;
2. Local park improvements; and
3. Mabelle Arts.

The financial contribution above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date of payment. In the event the financial contribution above has not been used for the intended purposes within three years of the by-law coming into full force and effect, the contribution may be redirected for another purpose(s), at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose(s) is identified in the Official Plan and will benefit the community in the vicinity of the lands.

The Section 37 Agreement is also used as a legal convenience to secure obligations noted in this report and are listed in Schedule 1 of the Draft Zoning By-law Amendment in Attachment 5 of this report.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan and the Etobicoke Centre Secondary Plan. The proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan and Etobicoke Centre Secondary Plan, at a level of intensification that is consistent with applicable guidelines and the urban structure set out in the Secondary Plan. Staff worked with the applicant and the community to secure a reduced scale of the building, ensure proper transition to the context, conserve the rear portion of the designated heritage building, and improve the public realm through design and provision of a POPS. Concerns related to the appropriate building heights, built form transition and enhancing Dundas Street West as the pedestrian main street have been addressed. The proposal will contribute to the development of Etobicoke Centre as a dense, mixed-use urban core and provide much needed seniors housing and services with convenient access to public transit. Staff recommend that Council support approval of the application.

CONTACT

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E-mail: Desiree.Liu@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Etobicoke Centre Secondary Plan Land Use Map
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment (provided separately)

Applicant Submitted Drawings

Attachment 8: Site Plan
Attachment 9a: 3D Model of Proposal in Context Looking Northeast
Attachment 9b: 3D Model of Proposal in Context Looking Southwest
Attachment 10a: South Elevation
Attachment 10b: North Elevation
Attachment 10c: East Elevation
Attachment 10d: West Elevation

APPLICATION DATA SHEET

Municipal Address: 4916-4944 DUNDAS STREET WEST AND 4-16 BURNHAMTHORPE ROAD
Date Received: December 23, 2019

Application Number: 19 264443 WET 03 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: Redevelop the site with a nine-storey mid-rise seniors living residence containing 199 suites with retail uses are proposed at-grade. The existing heritage building will be retained and conserved.

| | | | |
|------------------|--------------|--|---------------------------------|
| Applicant | Agent | Architect | Owner |
| BOUSFIELDS INC. | | MONTGOMERY SISAM ARCHITECTS INC. | AMICA ISLINGTON VILLAGE INC. |

EXISTING PLANNING CONTROLS

| | | | |
|----------------------------|------------------------|--------------------------|------------|
| Official Plan Designation: | <i>Mixed Use Areas</i> | Site Specific Provision: | N |
| Zoning: | EC1 | Heritage Designation: | Registered |
| Height Limit (m): | 15 | Site Plan Control Area: | Y |

PROJECT INFORMATION

Site Area (sq m): 5,292 Frontage (m): 86 Depth (m): 87

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|--------------|----------|---------------|---------------|
| Ground Floor Area (sq m): | 2,616 | | 3,010 | 3,010 |
| Residential GFA (sq m): | | | 18,810 | 18,810 |
| Non-Residential GFA (sq m): | 4,155 | | 270 | 270 |
| Total GFA (sq m): | 4,155 | | 19,080 | 19,080 |
| Height - Storeys: | 3 | | 9 | 9 |
| Height - Metres: | | | 34 | 34 |

Lot Coverage Ratio (%): 56.88 Floor Space Index: 3.67

| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA: | 18,810 | |
| Retail GFA: | 270 | |
| Office GFA: | | |
| Industrial GFA: | | |
| Institutional/Other GFA: | | |

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|--|-----------------|-----------------|-----------------|--------------|
| Rental: | | | 199 | 199 |
| Freehold: | | | | |
| Condominium: | | | | |
| Other: | | | | |
| Total Units: | | | | 199 |

Total Residential Units by Size

| | Rooms | Studio | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|---------------------|--------------|---------------|------------------|------------------|-------------------|
| Retained: | | | | | |
| Proposed: | | | | | |
| Total Units: | 199 | | | | |

Parking and Loading

Parking Spaces: 41 Bicycle Parking Spaces: 10 Loading Docks: 2

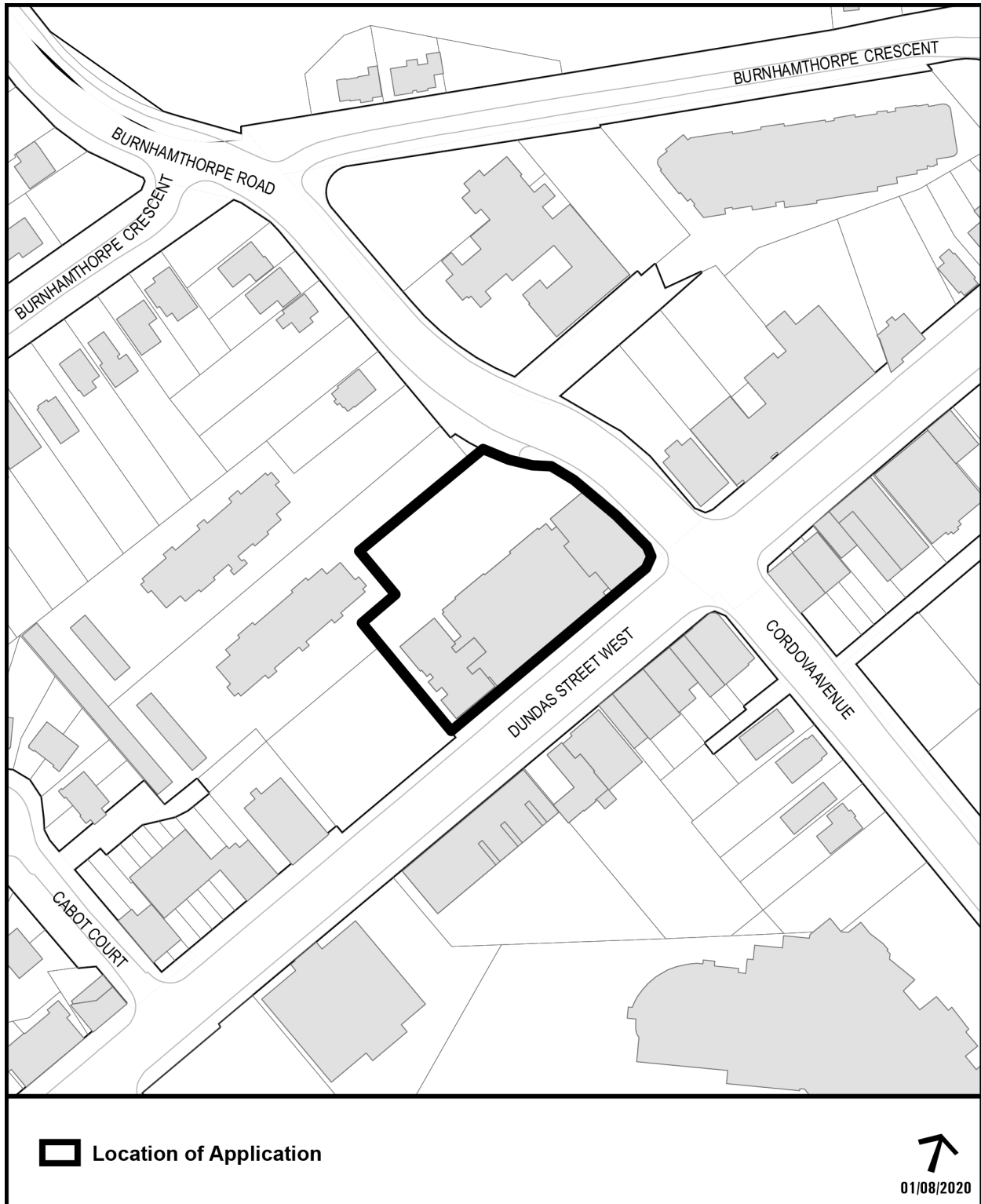
CONTACT:

Desiree Liu, Planner

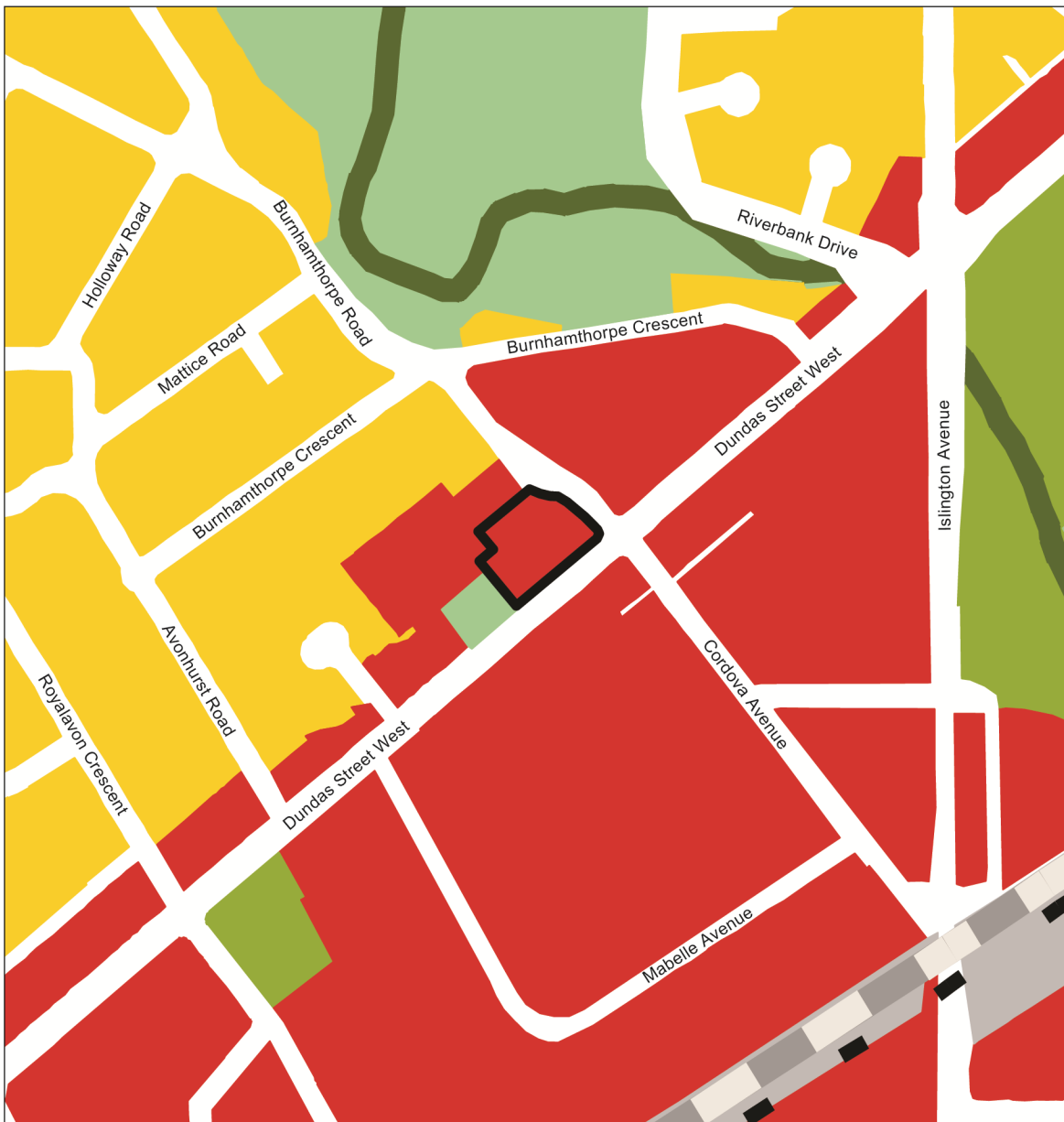
416-394-8233

Desiree.Liu@toronto.ca

Attachment 2: Location Map



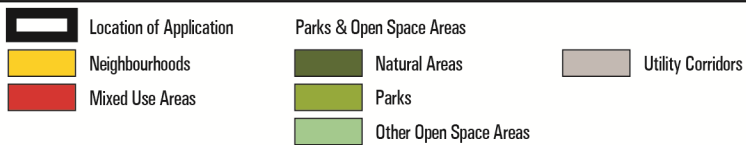
Attachment 3: Official Plan Land Use Map



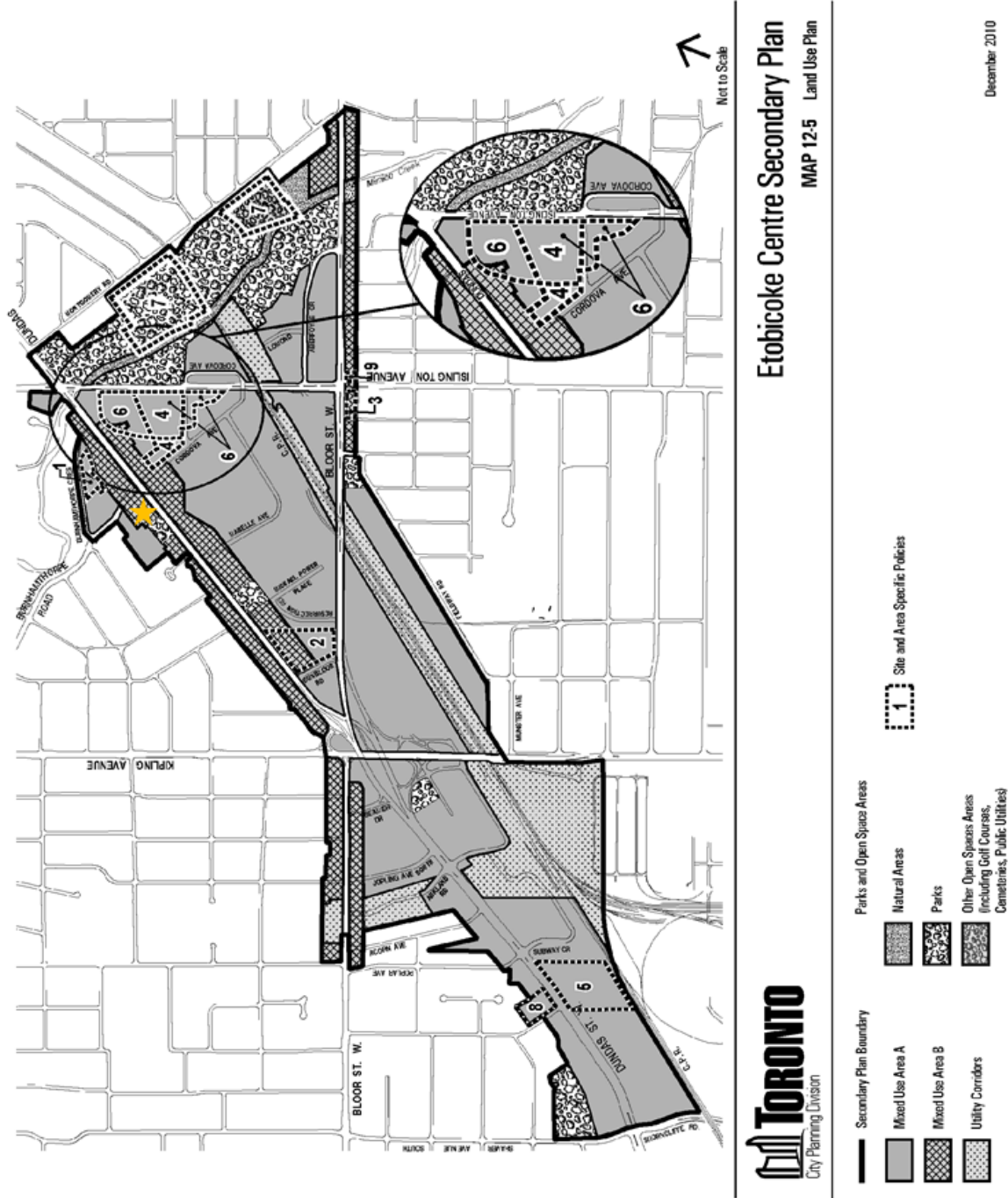
4916 - 4946 Dundas Street West & 4 - 16 Burnhamthorpe Road

Official Plan Land Use Map #14

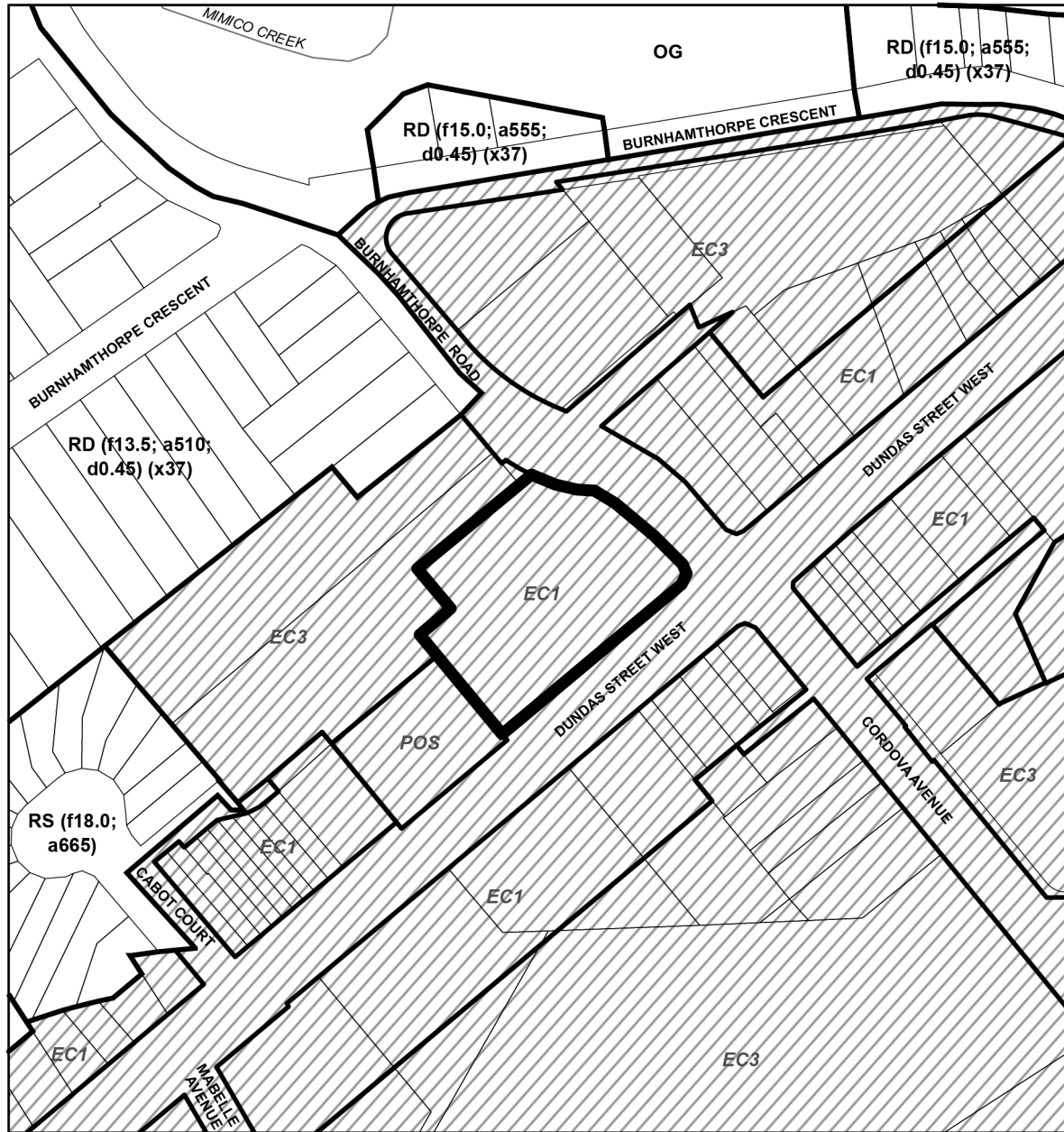
File # 19 264443 WET 03 02



↑
Not to Scale
01/08/2020



Attachment 5: Existing Zoning By-law Map



4916 - 4946 Dundas Street West & 4 - 16 Burnhamthorpe Road

Zoning By-law 569-2013

File # 19 264443 WET 03 02



Location of Application

RD Residential Detached

RS Residential Semi-Detached
OG Open Space Golf Course



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

POS Private Open Space Zone
EC1 Etobicoke Centre 1
EC3 Etobicoke Centre 3



Not to Scale
Extracted: 01/08/2020

Attachment 6: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto respecting the lands known municipally in the year 2021,
as 4916-4944 Dundas Street West and 4-16 Burnhamthorpe Road**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 598 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

ULLI S. WATKISS,
City Clerk

(Seal of the City)

AMENDMENT NO. 598 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS
4916-4944 DUNDAS STREET WEST AND 4-16 BURNHAMTHORPE ROAD**

The Official Plan of the City of Toronto is amended as follows:

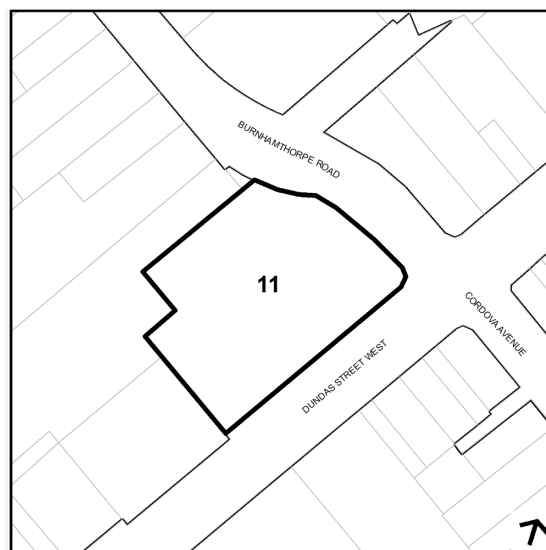
1. Chapter 6, Section 12, Etobicoke Centre Secondary Plan is amended by adding the following subsection to Section 4, Site and Area Specific Policies:

11. 4916-4944 Dundas Street West and 4-16 Burnhamthorpe Road

Notwithstanding the policies of the Etobicoke Centre Secondary Plan, regarding pedestrian scale indicated within Islington Village and *Mixed Use Area B*, a maximum building height of 34.6 metres is permitted for a nine-storey seniors living residence. Any building height above two-storeys and above six-storeys along Dundas Street West will be stepped back to maintain and reinforce the pedestrian scale within Islington Village.

2. Map 12-5, Etobicoke Centre Secondary Plan, Land Use Plan, is amended to show the lands known municipally in 2021 as 4916-4944 Dundas Street West and 4-16 Burnhamthorpe Road as Site and Area Specific Policy Area Number 11, as shown on the attached Schedule A.

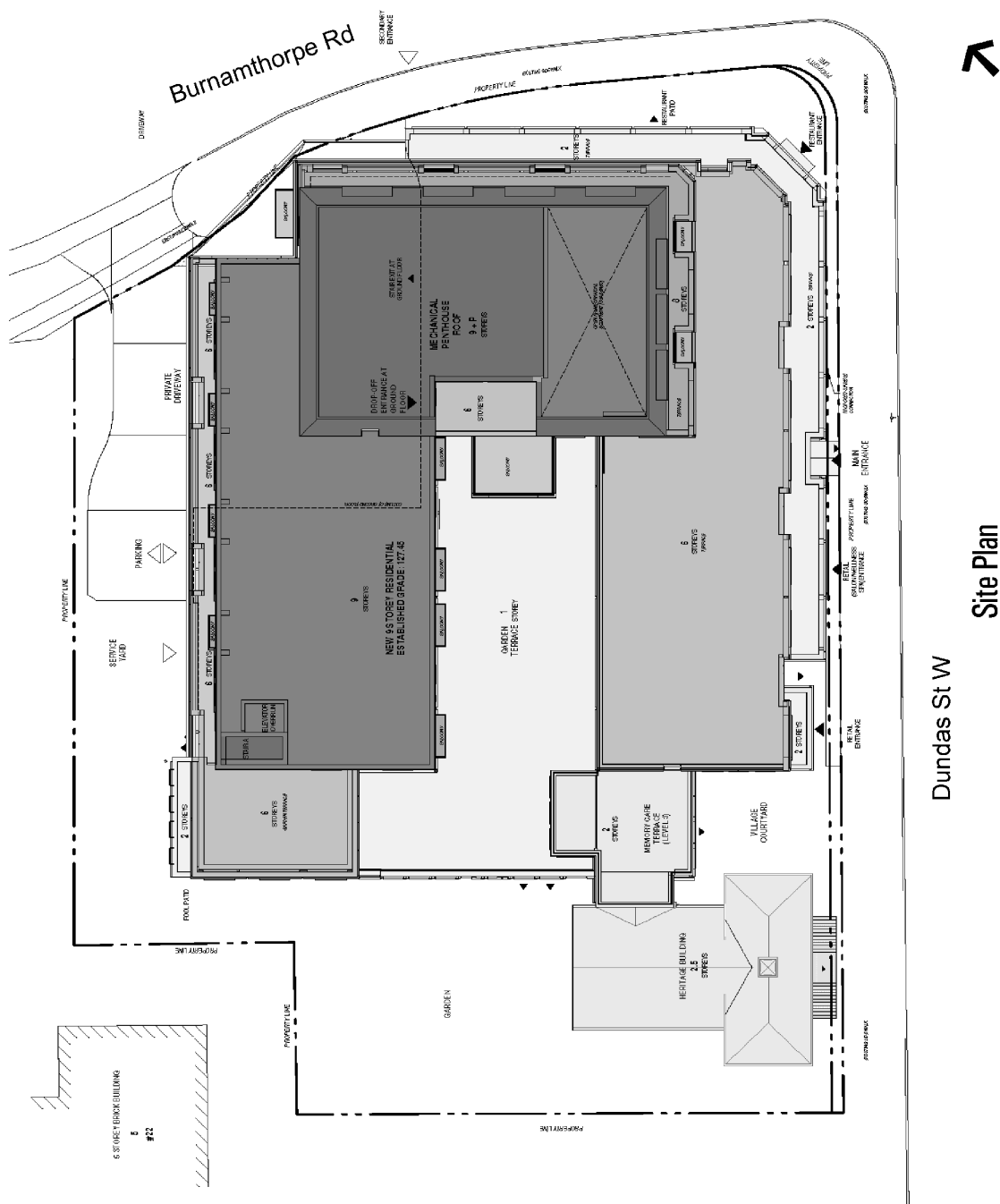
Schedule A



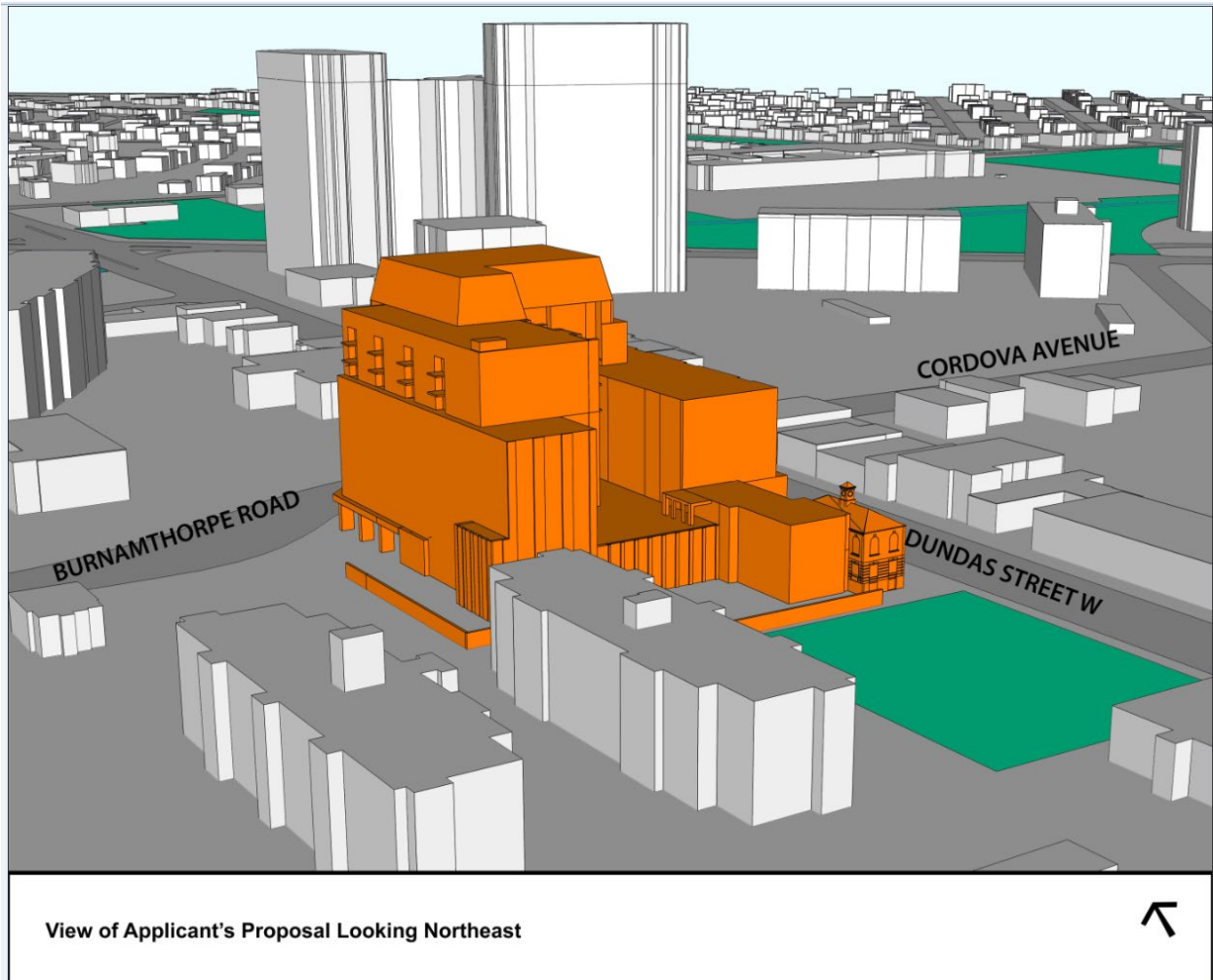
Attachment 7: Draft Zoning By-law Amendment (provided separately)

The draft Zoning By-law amendment will be made available before the June 27, 2022 Etobicoke York Community Council Meeting.

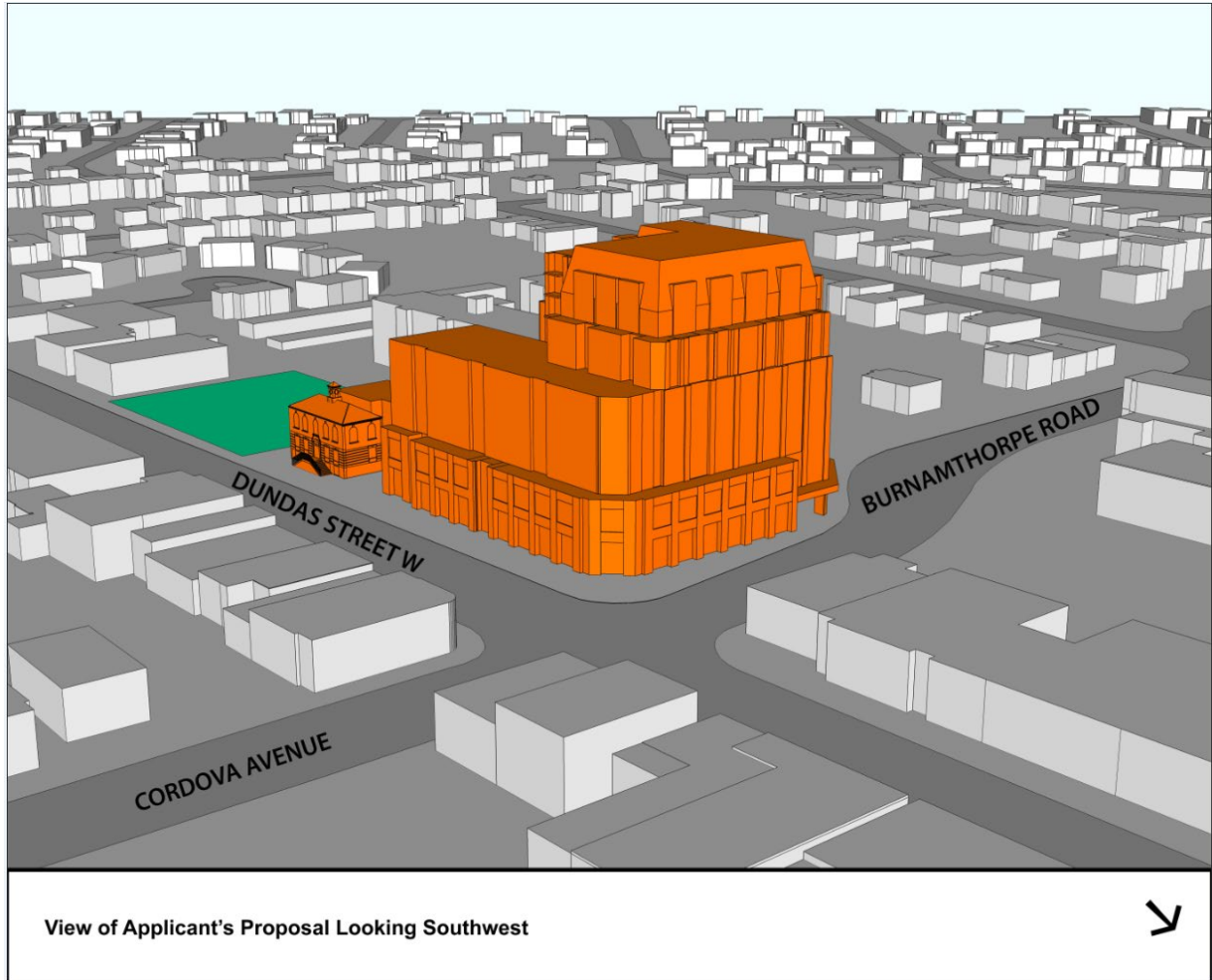
Final Report - 4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road



Attachment 9a: 3D Model of Proposal in Context Looking Northeast



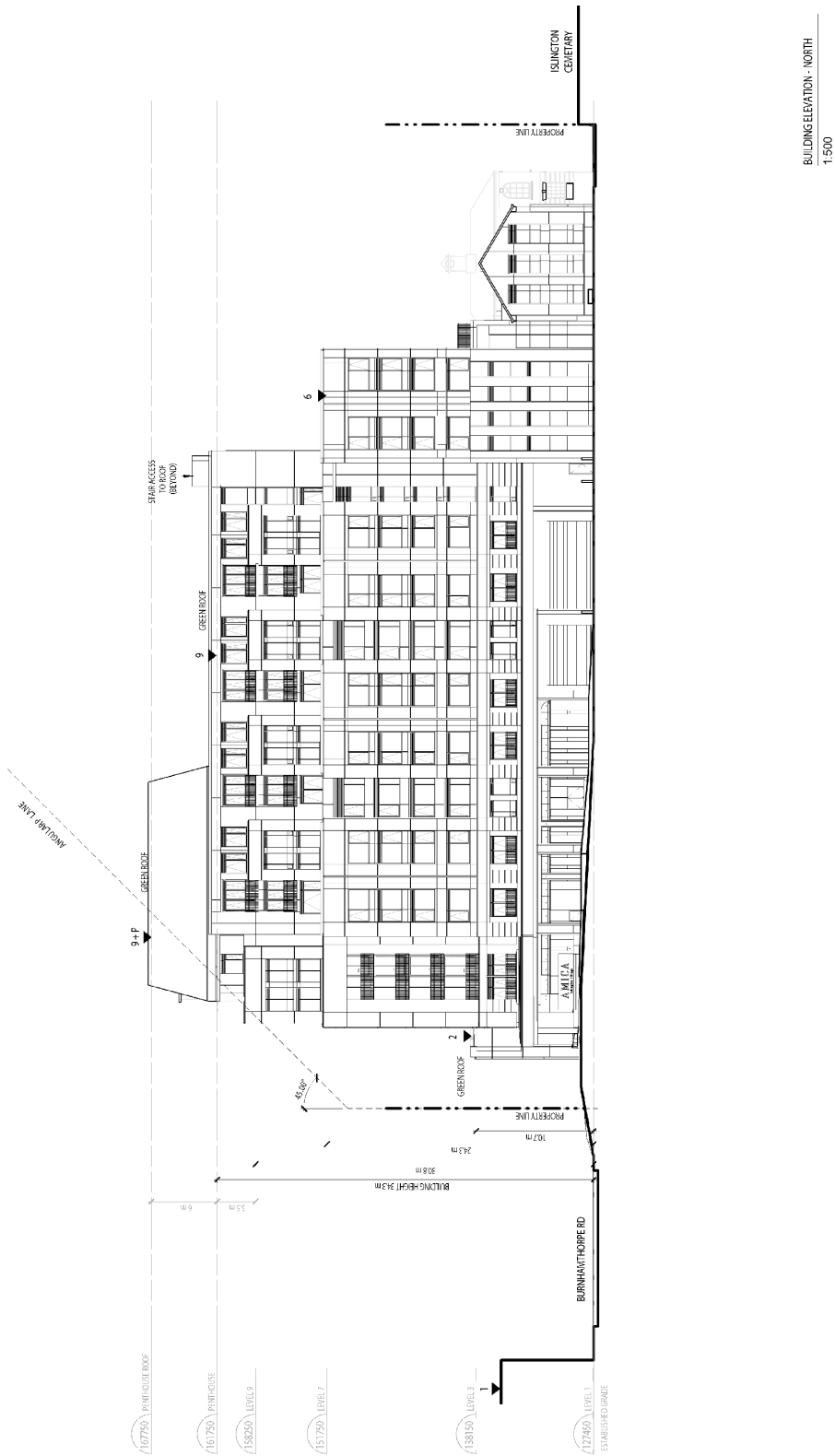
Attachment 9b: 3D Model of Proposal in Context Looking Southwest



Final Report - 4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road



Attachment 10b: North Elevation



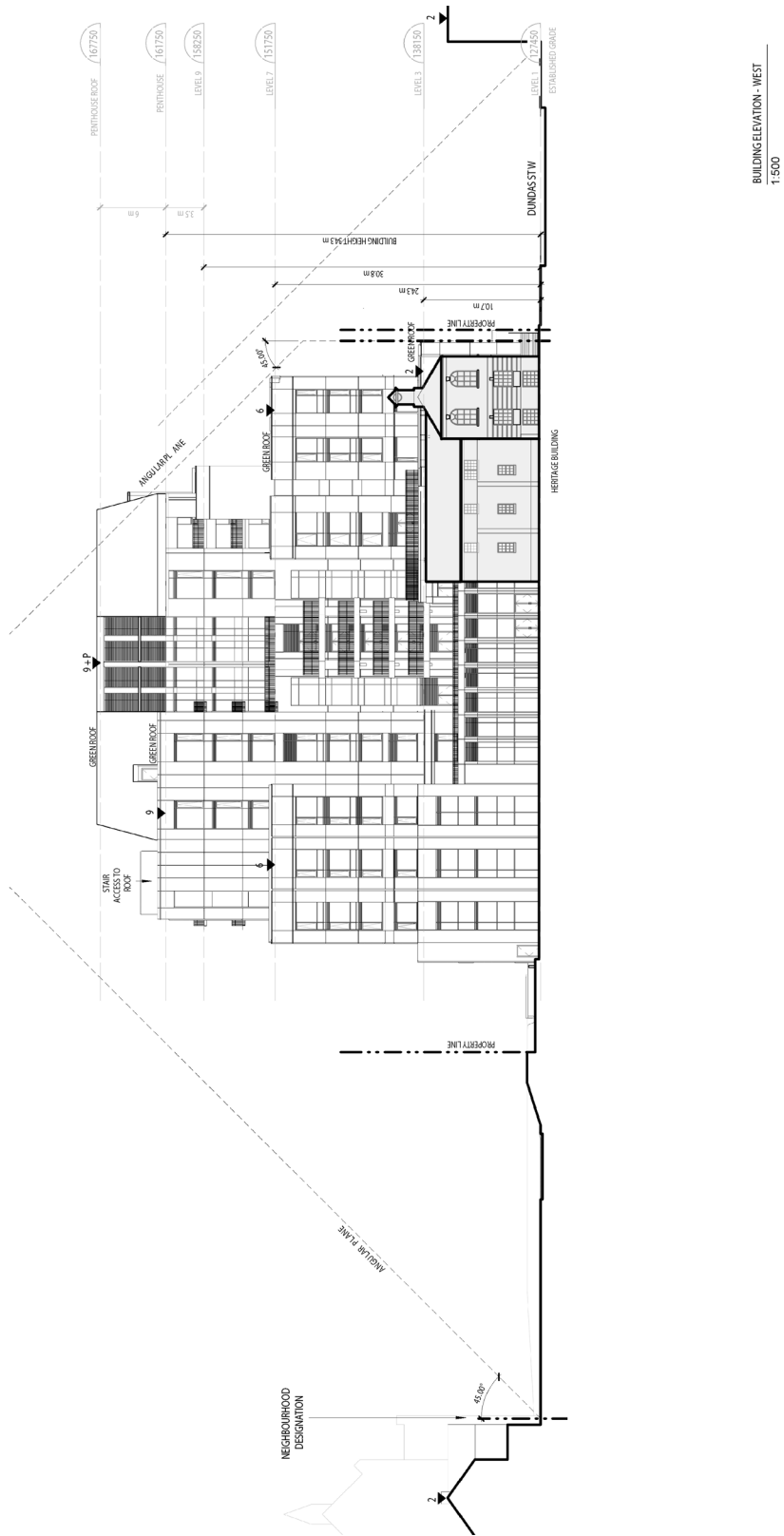
North Elevation

This architectural elevation drawing shows the east side of a building. The drawing includes the following details:

- Building Levels and Heights:**
 - PENTHOUSE ROOF: 161750
 - PENTHOUSE: 161750
 - LEVEL 6: 158250
 - LEVEL 7: 151750
 - LEVEL 3: 138150
 - LEVEL 1: 127450
 - BUILDING HEIGHT: 34.3 m
- Roofs and Green Spaces:**
 - GREEN ROOF (multiple locations)
 - STAR ACCESS TO GREEN ROOF (BEHIND)
 - ANGULAR PLANE (multiple locations)
- Context and Surroundings:**
 - NEIGHBOURHOOD DESIGNATION (indicated by a dashed line and an angle of 45°)
 - ESTABLISHED GRACE
 - PROPERTY LINE (multiple locations)
 - DUNDAS ST. W.
 - AMICA (signage on the building)
- Dimensions and Angles:**
 - 6 m
 - 3.5 m
 - 30.8 m
 - 24.2 m
 - 10.7 m
 - 6.9 m
 - 45°

East Elevation

Attachment 10d: West Elevation



West Elevation