



REPORT FOR ACTION

3300 Dufferin Street – Official Plan Amendment and Zoning By-law Amendment Applications – Preliminary Report

Date: March 7, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

Planning Application Number: 21 251832 NNY 08 OZ

Related Application : 21 251831 NNY 08 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications to amend the Official Plan and Zoning By-law to permit a 28-storey (91.36 metres) mixed-use building with 351 residential dwelling units and 228 parking spaces in three levels underground located at 3300 Dufferin Street. A public park and a privately owned, publicly accessible open space are also proposed.

The applications have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the applications located at 3300 Dufferin Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

THE SITE

Description: The site is located at the southwestern corner of Dufferin Street and Bentworth Avenue. It has an irregular shape with a frontage of 86.57 metres along Dufferin Street, a depth of 74.77 metres along its north property line abutting Bentworth Avenue, a depth of approximately 40.3 metres along its south property line adjacent to 3280 Dufferin Street, and an approximate site area of 4,341.2 square metres.

Existing Uses: The northern portion of the site is occupied by a single storey commercial building that includes Starbucks, Firehouse Subs, and Bar Burrito. The southern portion of the site is occupied by a surface parking lot.

Official Plan Designation: *Mixed Use Areas.*

See Attachment 6 of this report for the Official Plan Land Use Map. The Official Plan can be found here:

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

Dufferin Street Secondary Plan Designation: *Mixed Use Areas.*

See Attachment 7 of this report for the Dufferin Street Secondary Plan Map. The Dufferin Street Secondary Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/dufferin-street-secondary-plan/>

Zoning: Commercial Residential Zone CR(c1.0; r1.0) (x2620) at its northern portion, with a height limit of 10.5 metres under City of Toronto By-law 569-2013. Its southern portion is not currently subject to By-law 569-2013. This portion is zoned Industrial Commercial Holding MC(H) Zone under former City of North York By-law 7625.

See Attachment 8 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/city-government/planningdevelopment/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

THE APPLICATION

Complete Application Submission Date: The applications were deemed to be complete as of January 21, 2022.

Description: The applications propose a 28-storey mixed-use building with retail at grade fronting Dufferin Street. A residential gross floor area of 23,950.8 square metres, and a non-residential gross floor area of 971 square metres are proposed.

Density: 5.74 times the lot area (gross); and 6.59 times the lot area (net).

Height: 91.36 metres without Mechanical Penthouse (MPH); and 97.86 metres with MPH.

Dwelling Units: 351 residential dwelling units consisting of 201 one-bedroom (57%), 112 two-bedroom (32%), 35 three-bedroom (10%), and 3 live-work (1%) units.

Residential Amenity: 8,197 square metres of indoor amenity space and 7,664 square metres of outdoor amenity space.

Access, Parking and Loading: Vehicular access is proposed from Bentworth Avenue via a common private driveway at the northwestern edge of the site, and leads to a drop off area, a Type G loading space, and an underground garage ramp. The common driveway would lead to Orfus Road by connecting with a common driveway on the adjacent property to the south at 3280 Dufferin Street and 12-16 Orfus Road.

A total of 228 vehicle parking spaces in three levels underground, consisting of 193 resident and 35 visitor/retail spaces are proposed. A total of 278 bicycle parking spaces consisting of 252 long term and 26 short term spaces are also proposed.

Parks and Open Spaces: The applications propose an on-site parkland dedication of 327.48 square metres at the southern edge of the site. A privately-owned, publicly accessible open space (POPS) of approximately 416.9 square metres is proposed at the northeastern corner of the site.

Road Widening Dedication: A total of 232.2 square metres of road widening dedication is proposed along the northern portion of Dufferin Street, and along the entire frontage of Bentworth Avenue.

Additional Information: See Attachments 1, 2, 5, and 9 of this report for three dimensional representations of the project in context, a site plan, and an Application Data Sheet.

Detailed project information is found on the City's Application Information Centre at:

Reasons for the Application: The Official Plan Amendment seeks to add a site-specific amendment to the Dufferin Street Secondary Plan to allow for the proposed 28-storey tall building. A site-specific Zoning By-law Amendment to City of Toronto By-law 569-2013 is required to vary performance standards including the building height, yard setbacks, density, and other standards required to implement the project. The southern portion of the site, which is presently not subject to By-law 569-2013 needs to be brought under the coverage of the City of Toronto By-law 569-2013. Additional amendments may be identified as part of the application review.

Site Plan Control: A Site Plan Control Application (File # 21 251831 NNY 08 SA) has been submitted and is being reviewed concurrently with the Official Plan Amendment and Zoning By-law Amendment applications.

COMMENTS

ISSUES TO BE RESOLVED

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

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

At this stage in the review, the following preliminary issues have been identified:

- The appropriateness of an Official Plan Amendment to permit the proposed 28-storey tall building within the context of a mid-rise building site in the Dufferin Street Secondary Plan;
- The appropriateness of the Zoning By-law Amendment including the proposed density and height;
- The overall fit of the proposed development within its existing context;
- The location and organization of the proposed development relative to streets and open space, including the relationship of the ground floor to the street;
- The location and design of the proposed common private driveway access from Bentworth Avenue which will lead to Orfus Road, and which should be coordinated with the adjacent property to the south;

- The proposed number and location of vehicle and bicycle parking spaces and loading spaces;
- The appropriateness of the proposed building massing including its relationship to the neighbouring developments;
- The proposed building setbacks, stepbacks, street wall and angular planes;
- The shadow impacts on adjacent properties and the public realm;
- Privacy, overlook, and access to sunlight and skyview;
- The amount of indoor and outdoor amenity space, as well as the configuration and suitability of the spaces for families with children, and pets;
- The lack of a pet relief area;
- The proposed unit mix and sizes, and their consistency with the City's Growing Up Guidelines;
- The appropriateness of live-work units on Bentworth Avenue;
- The proposed size and configuration of the parkland dedication and POPS with respect to the City's parkland dedication requirements and guidelines for POPS;
- The impact of wind conditions near the proposed POPS, park, and outdoor amenity spaces as a result of the proposed building massing;
- The proposed site landscaping including large growing trees and adequate soil volumes;
- The provision of affordable housing;
- Appropriate Transportation Demand Management (TDM) measures to reduce single occupancy automobile vehicle trips generated by the proposed development;
- The infrastructure capacity (water, sewage, hydro, transportation, community services and facilities, etc) to accommodate the proposed development;
- The applicant is encouraged to use Tier 2, 3 or 4 of the Toronto Green Standard for climate change mitigation and resilience purposes; and,
- In the event the City accepts in-kind benefits from the applicant pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Matters

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

NEXT STEPS

City Planning staff will host a community consultation meeting in consultation with the local Ward Councillor.

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

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

CONTACT

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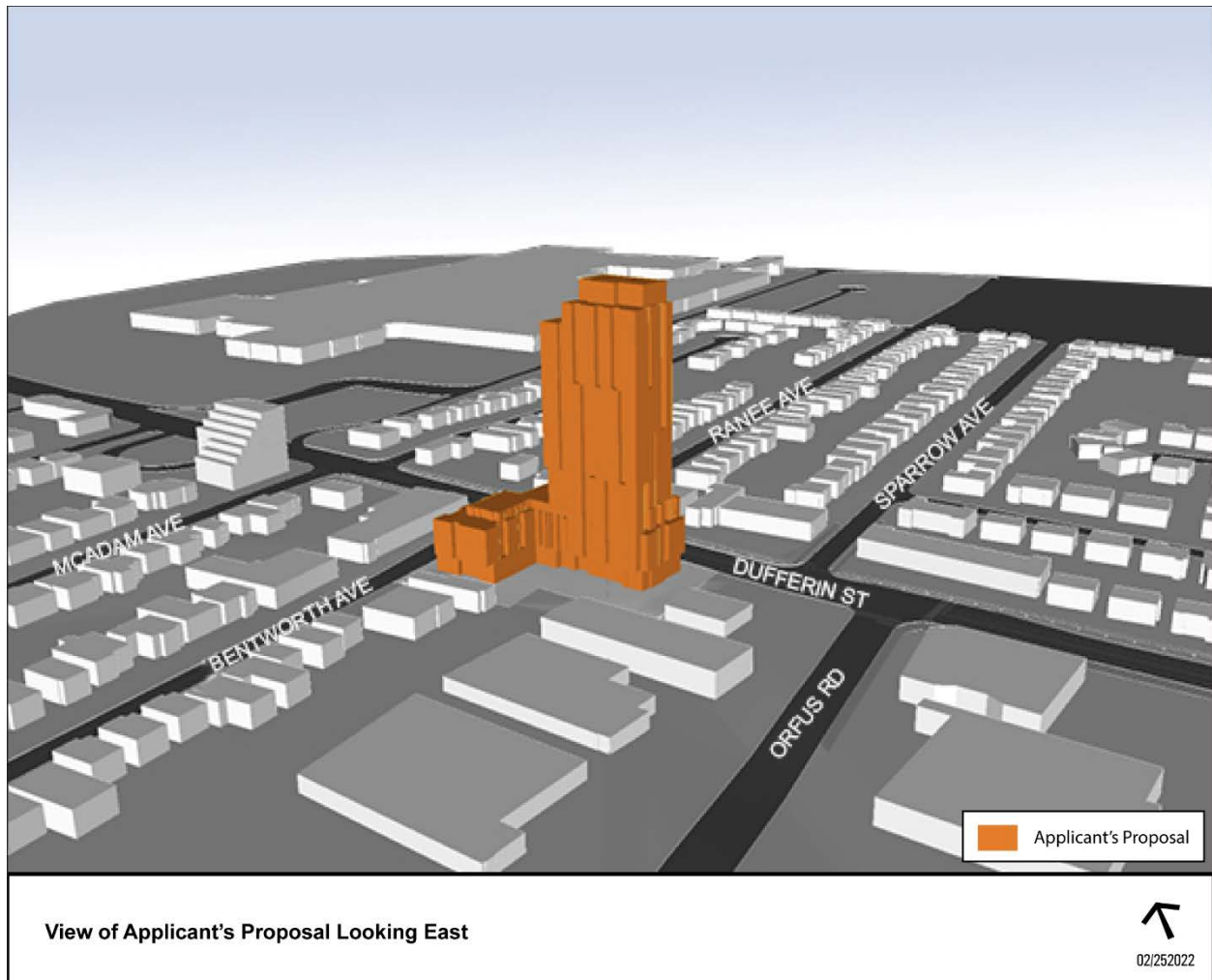
SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning, North York District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context Looking East
Attachment 2: 3D Model of Proposal in Context Looking West
Attachment 3: Context Map
Attachment 4: Location Map
Attachment 5: Site Plan
Attachment 6: Official Plan Map
Attachment 7: Secondary Plan Map
Attachment 8: Zoning By-law Map
Attachment 9: Application Data Sheet

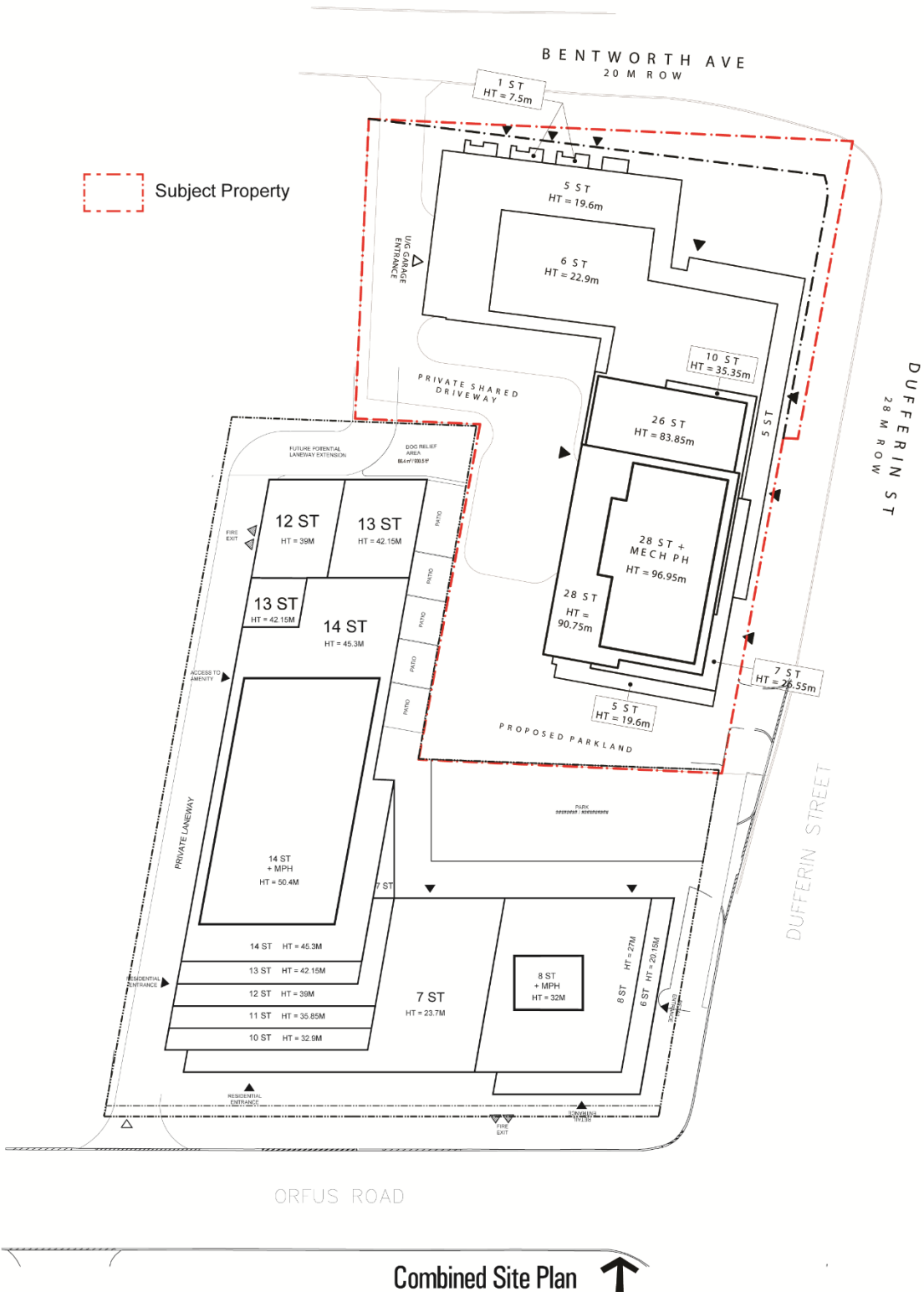
Attachment 1: 3D Model of Proposal in Context Looking East



Attachment 2: 3D Model of Proposal in Context Looking West



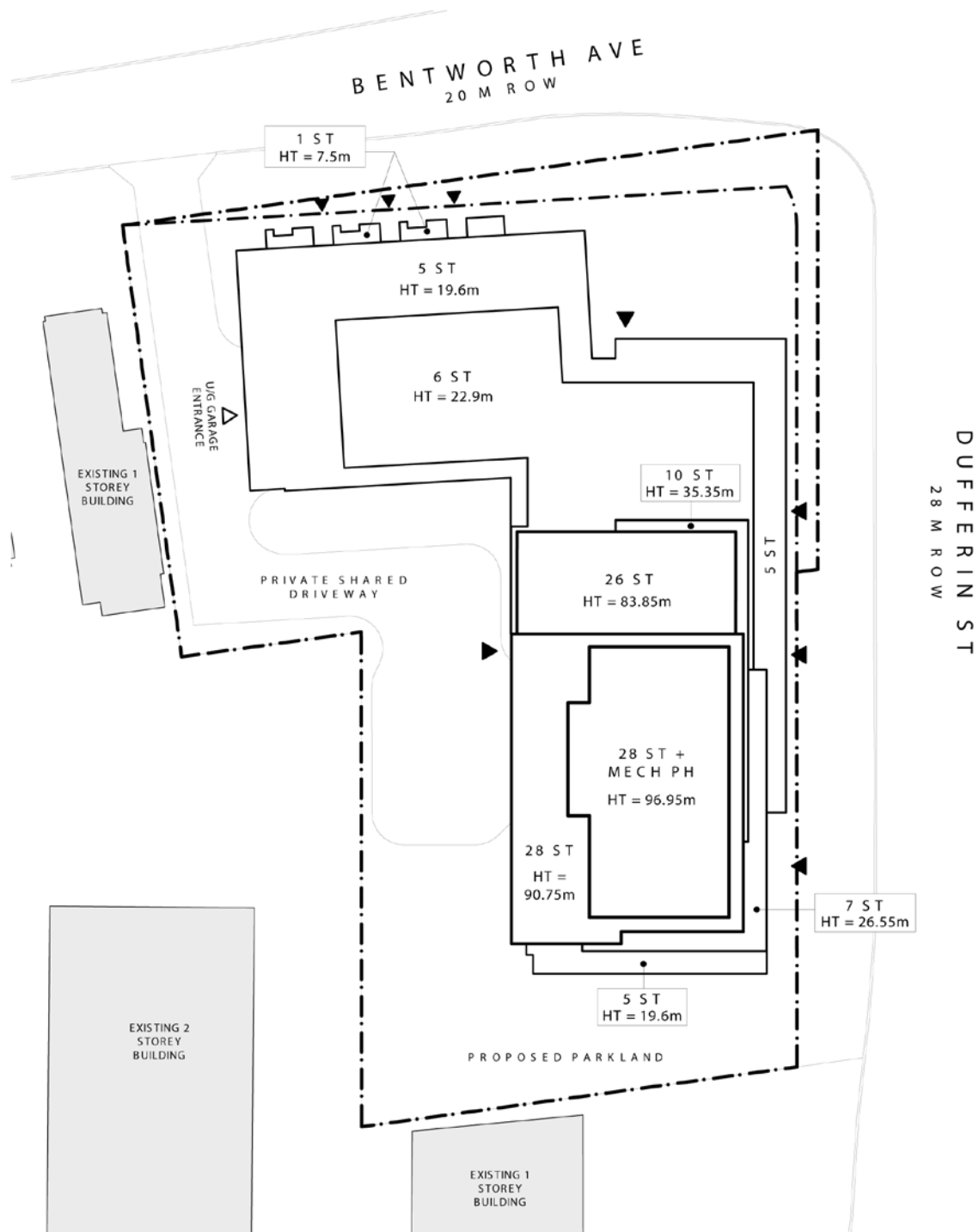
Attachment 3: Context Map



Attachment 4: Location Map



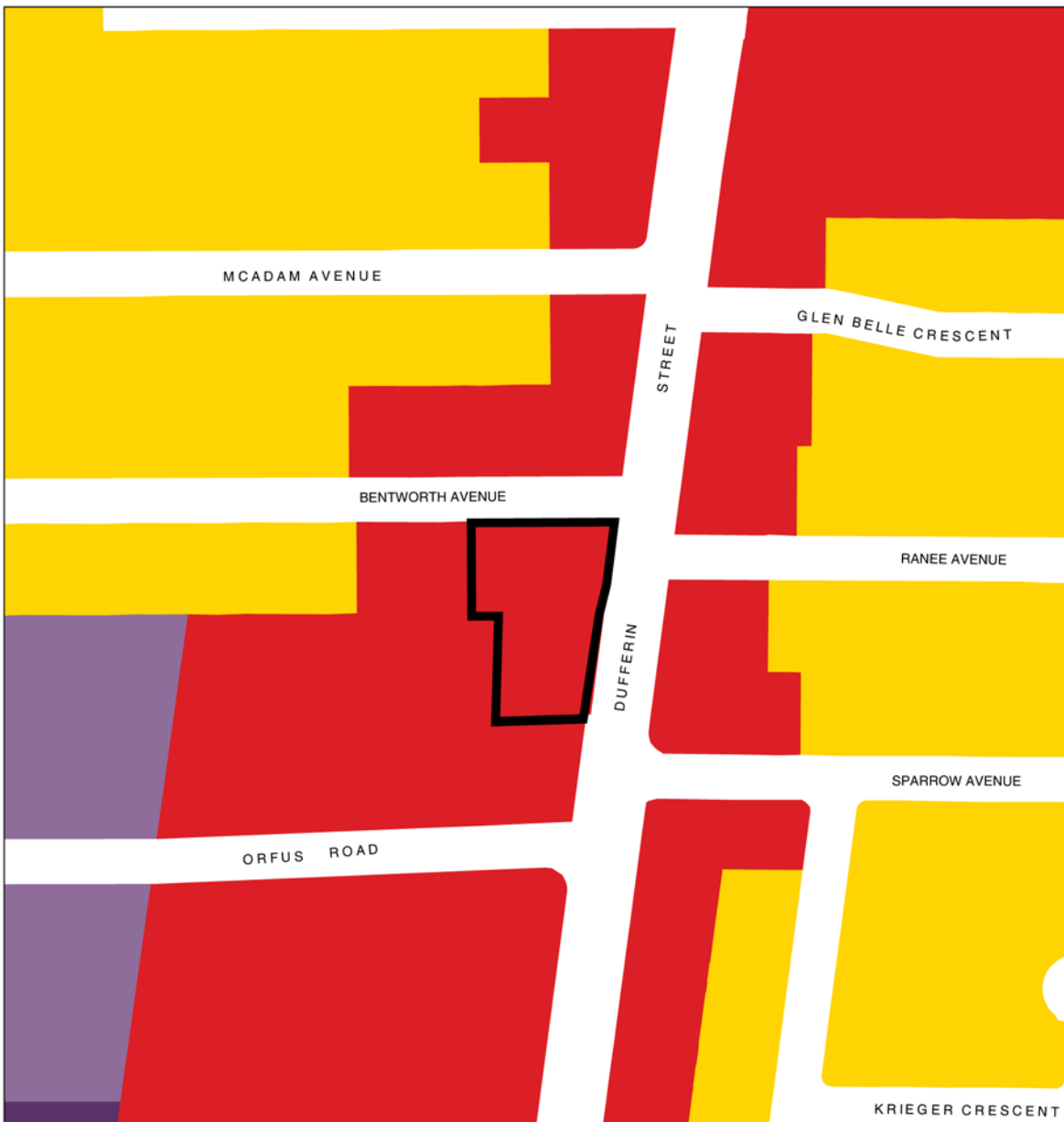
Attachment 5: Site Plan



Site Plan



Attachment 6: Official Plan Map



Official Plan Land Use Map #17

3300 Dufferin Street

File # 21 251832 NNY 08 0Z



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Not to Scale
Extracted: 01/04/2022

Attachment 7: Secondary Plan Map



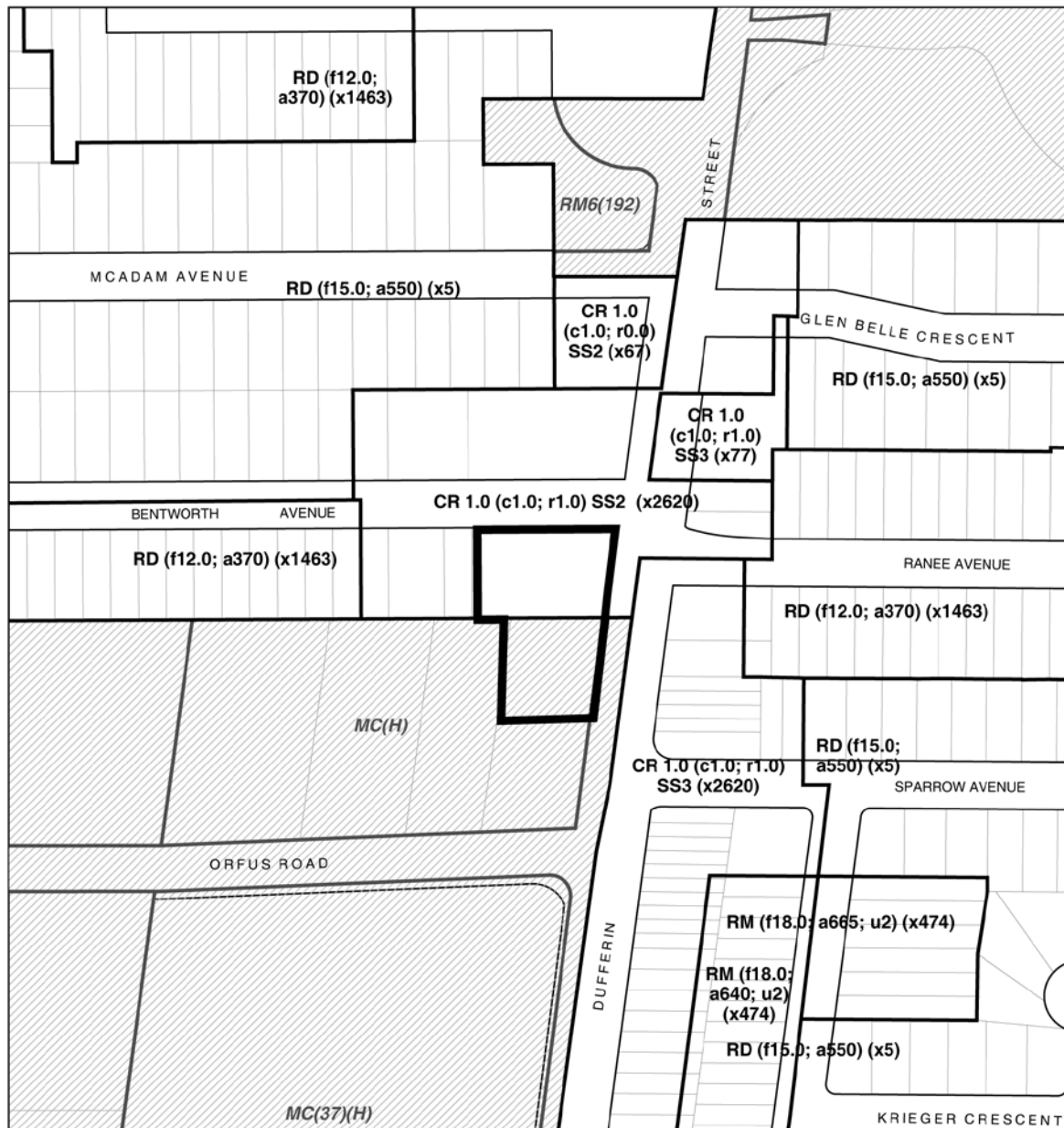
Dufferin Street Secondary Plan

MAP 36-1 Secondary Plan Area

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

October 2015

Attachment 8: Zoning By-law Map



Zoning By-law 569-2013

3300 Dufferin Street

File # 21 251832 NNY 08 02



Location of Application

RD Residential Detached
RM Residential Multiple
CR Commercial Residential
OR Open Space Recreation



See Former City of North York By-law No. 7625
RM6 Multiple-Family Dwellings Sixth Density Zone
C3 District Shopping Centre Zone
M1 Industrial Zone One
MC Industrial-Commercial Zone



Not to Scale
 Extracted: 01/04/2022

Attachment 9: Application Data Sheet

Municipal Address: 3300 DUFFERIN ST **Date Received:** January 21, 2022

Application Number: 21 251832 NNY 08 OZ

Application Type: OPA / Rezoning

Project Description: Official Plan and Zoning By-law Amendment Applications to facilitate the redevelopment of the site for a 28-storey mixed-use building having a non-residential gross floor area of 971 square metres, and a residential gross floor area of 23,950.8 square metres. A total of 351 residential dwelling units and 228 parking spaces in three levels underground are proposed. Note related Site Plan Control Application 21 251831 NNY 08 SA

Applicant	Agent	Architect	Owner
MHBC c/o DAVID MCKAY		TACT ARCHITECTURE INC	720443 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 1.0 (c1.0; r1.0) SS2 (x2620)	Heritage Designation:	N
Height Limit (m):	10.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 4,341 Frontage (m): 87 Depth (m): 65

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,301		2,115	2,115
Residential GFA (sq m):			23,950.8	23,950.8
Non-Residential GFA (sq m):	1,301		971.0	971.0
Total GFA (sq m):	1,301		24,921.8	24,921.8
Height - Storeys:	1		28	28
Height - Metres:			90	90

Lot Coverage Ratio 48.71 Floor Space Index: 5.74
(%):

Floor Area Breakdown Above Grade (sq m)

Residential GFA: 23,950.8

Retail GFA: 971

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure

	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:			351	351
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Other:

Total Units:			351	351
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Total Residential Units by Size

	Rooms	Live/Work	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		3	204	112	35
Total Units:		3	204	112	35

Parking and Loading

Parking Spaces: 228 Bicycle Parking Spaces: 278 Loading Docks: 1

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