

### **3239-3251 Dundas Street West - Zoning By-law Amendment Application– Preliminary Report**

Date: January 31, 2022

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

**Planning Application Number:** 21 247109 STE 04 OZ

**Related Applications:** 21 251865 STE 04 SA; 21 247134 STE 04 RH

**Current Use(s) on Site:** Six two-storey semi-detached dwellings and one 2 1/2 storey single detached dwelling

#### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 3239-3251 Dundas Street West. The proposal consists of an eight-storey mixed-use building with 88 dwellings units and 219 square metres of commercial space at grade. One level of underground parking with a total of 71 parking spaces is also proposed.

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

#### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a virtual community consultation meeting for the application located at 3239-3251 Dundas Street West 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**

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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 APPLICATION**

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### **Description**

This application proposes to amend the Zoning By-law to permit an eight-Storey (26.4 metre plus a 3 metre mechanical penthouse) mixed-use building containing 88 residential dwelling units and 219 square metres of non-residential space at grade. The proposal includes a gross floor area of 8,201 square metres which represents a density of 4.18 times the lot area. One level of underground parking is proposed with a total of 71 parking spaces. A total of 89 bicycle parking spaces are also proposed.

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

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1-6 and 9 of this report, for a site plan and elevations the project and the Application Data Sheet Respectively.

### **Reason for the application**

The Zoning By-law Amendment Application proposes to amend City of Toronto Zoning By-law 569-2013 to vary performance standards, including: building height; building setbacks; gross floor area and floor space index. Additional amendments to the Zoning By-law may be identified as part of the application review.

## **POLICY CONSIDERATIONS/PLANNING FRAMEWORK**

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### **Provincial Policy Statement and Provincial Plans**

Land use planning in the Province of Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater

Golden Horseshoe (2020) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous 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).

## **Toronto Official Plan Policies and Planning Studies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

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

The current application is located on lands designated Mixed Use Areas on Land Use Map 18 of the Official Plan. There are lands designated Neighbourhoods adjacent to the east and west of the site. See Attachment 4 of this report for the Official Plan Land Use Map.

## **Official Plan Amendment 479 and 480 - Public Realm and Built Form Official Plan Policies**

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

The Official Plan Amendment can be found here:

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

## **Heritage**

While the building on the site is not currently designated under the provisions of the Ontario Heritage Act or included on the City's Heritage Register, the property is located within The Junction Heritage Conservation District study area. This area includes both sides of Dundas Street West between Gilmour Avenue and Humberside Avenue.

## **Zoning By-laws**

The site is zoned CR 2.5 (c1.0; r2.0) SS2 (x2220) by City of Toronto Zoning By-law 569-2013. These mixed-use zones allow for a wide range of residential, retail, and office uses. The maximum permitted height is 14 metres. The total maximum permitted density is 2.5 times the lot area, with a maximum of 1.0 times the lot area for commercial uses and 2.0 times the lot area for residential uses.

See Attachment 8 of this report for the Zoning By-law Map.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Design Guidelines**

The following design guideline(s) will be used in the evaluation of this application:

- Mid-Rise Building Performance Standards and Addendum;
- Retail Design Manual;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Toronto Green Standard (Climate Mitigation and Resilience)**

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

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

Applications for zoning by-law amendments, draft plans of subdivision and site plan control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

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

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application (No. 21 251865 STE 04 SA) was submitted concurrently with the Zoning By-law Amendment application and is currently under review.

## **COMMENTS**

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### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

#### **Provincial Policies and Plans Consistency/Conformity**

Staff will evaluate this application to determine its consistency with the PPS (2020) and conformity with the Growth Plan. Given the recognition in Provincial Policy of the importance of official plans and long term planning, consistency with the PPS and conformity with the Growth Plan will be informed by conformity with the City's Official Plan.

#### **Official Plan Conformity**

Staff will evaluate the application to determine its conformity with the Official Plan.

#### **Built Form, Planned and Built Context**

Staff will assess the suitability and appropriateness of the proposed height, massing and other built form issues based on applicable Provincial policies; the City's Official Plan policies; and the City's Design Guidelines.

Assessment of the application from a built form perspective will focus on a variety of issues, including:

- The proposed massing, including streetwall height, setbacks and stepbacks of the upper level of the building in relation to the existing and planned context;
- Compliance with the Mid-rise building performance standards and guidelines, such as shadow impacts, angular plane and transition in scale;

- Compatibility of the proposal in the context of adjacent Neighbourhoods designated properties to the south, including transition and scale;
- Adequate location and provision of indoor and outdoor amenity; and
- Potential impacts on the public realm and streetscape design.

## **Heritage Impact & Conservation**

Evaluating whether any Heritage Conservation District (HCD) studies underway will impact the application.

## **Toronto Green Standard**

City Planning staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue the higher Tier 2, 3, or 4 performance measures.

## **Additional Issues**

The application has been circulated to City divisions and public agencies for comment. 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 together with the 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. If a Final Report is prepared, the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act, before being considered by City Council for a decision.

## **CONTACT**

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 Tel. No. 416-338-3002  
 E-mail: Patrick.Miller@toronto.ca

## **SIGNATURE**

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

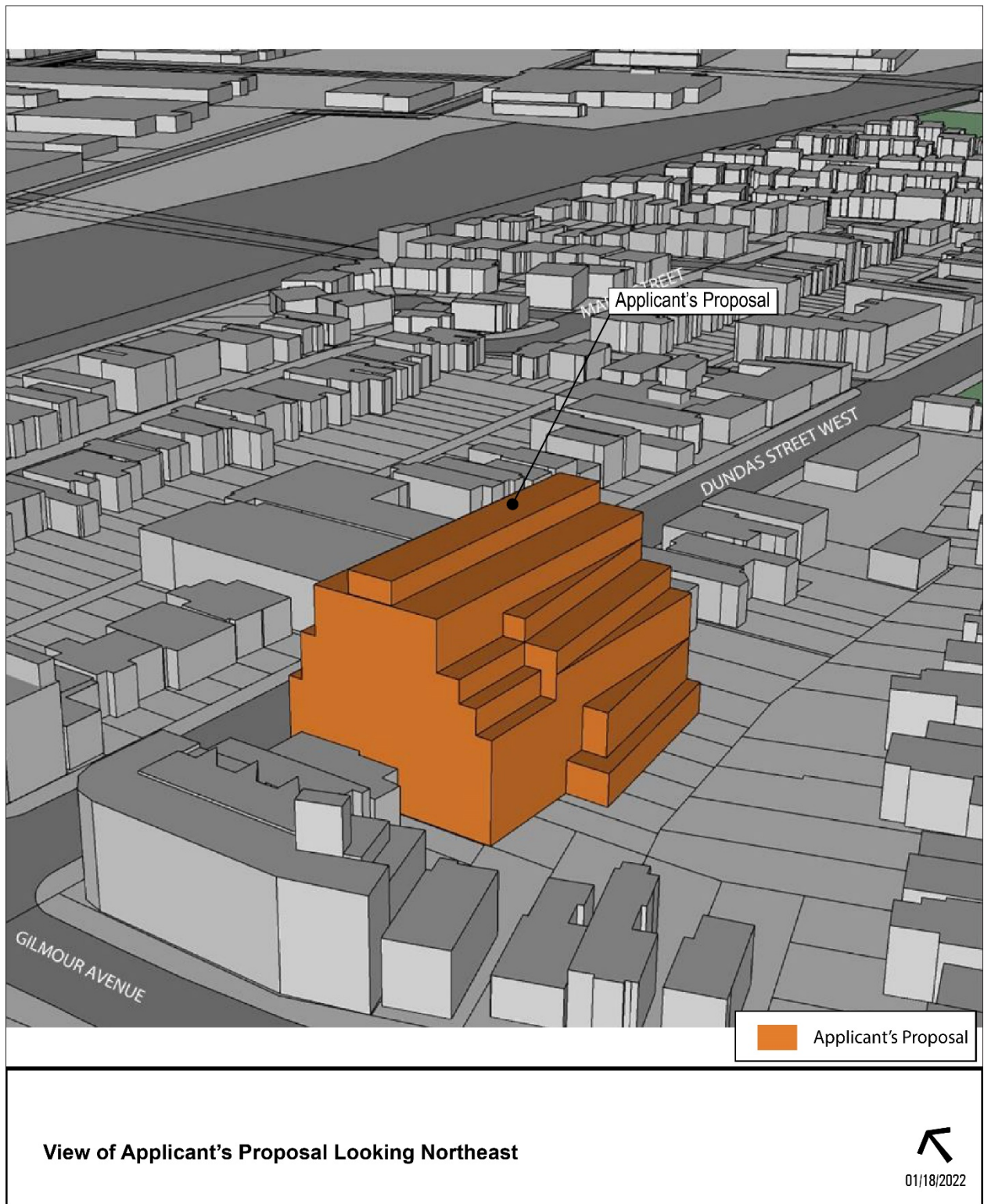
## **ATTACHMENTS**

- Attachment 1: Location Map
- Attachment 2: 3D Model in Context - Northeast
- Attachment 3: 3D Model in Context - Southwest
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Zoning By-law Map
- Attachment 7: Application Data Sheet

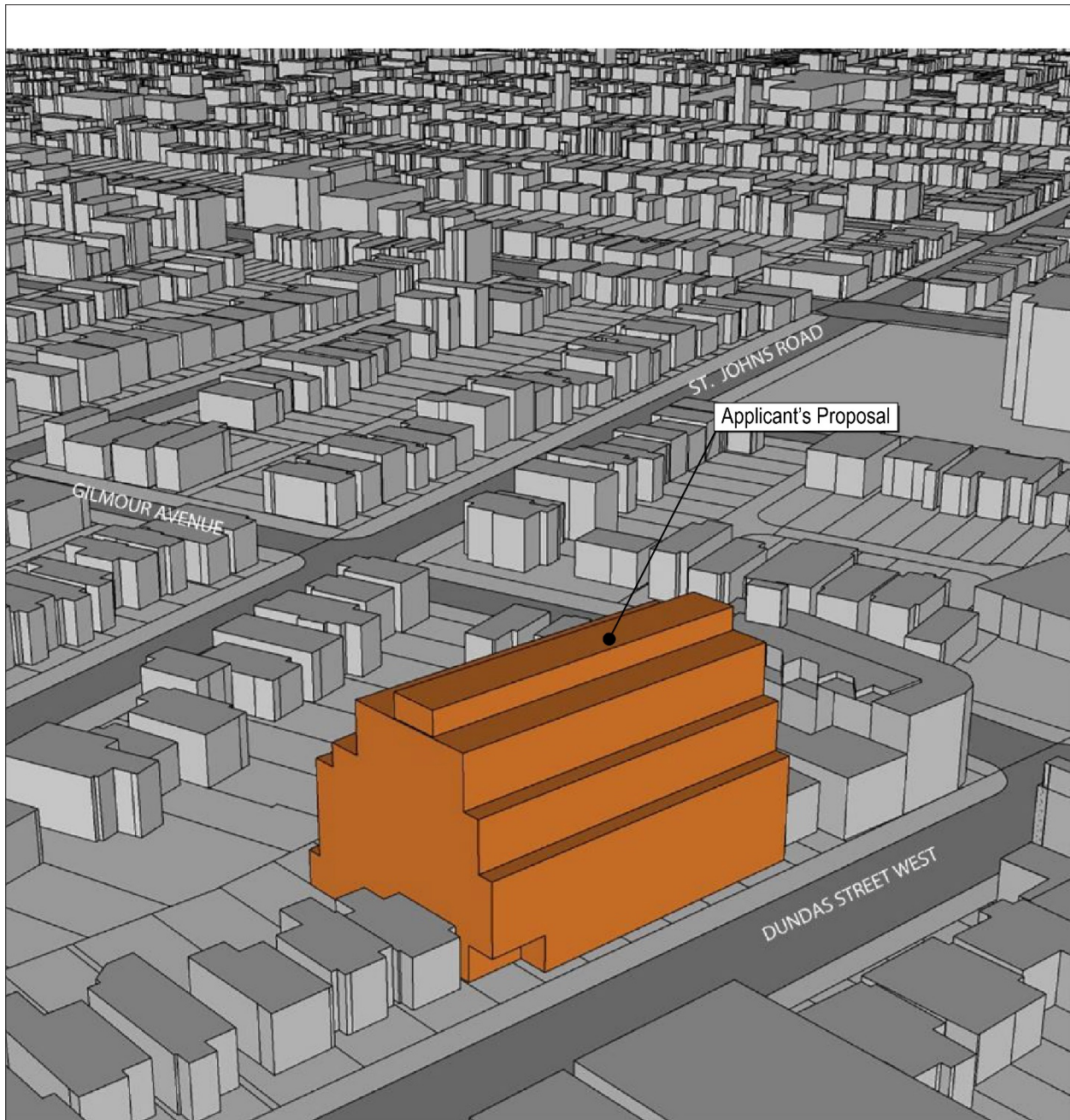
## Attachment 1: Location Map



## Attachment 2: 3D Model in Context - Northeast



### Attachment 3: 3D Model in Context - Southwest



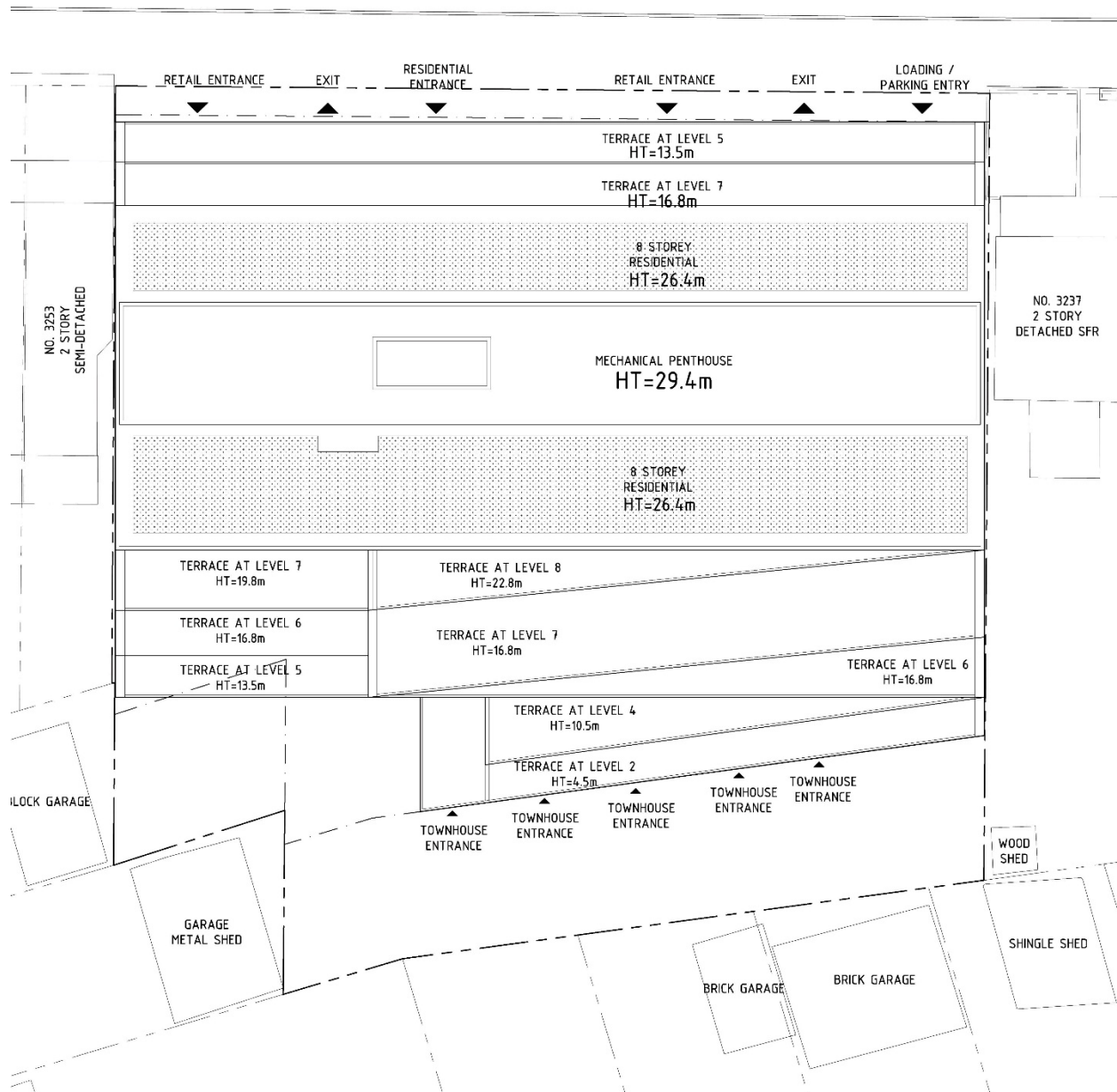
**View of Applicant's Proposal Looking Southwest**



01/18/2022

# Attachment: 4 Site Plan

DUNDAS STREET WEST



Site Plan



## Attachment 5: Official Plan Map



Official Plan Land Use Map #17

3239-3251 Dundas Street West

File # 21 247109 STE 04 02



Location of Application

Neighbourhoods

Mixed Use Areas



Parks



Institutional Areas



Utility Corridors

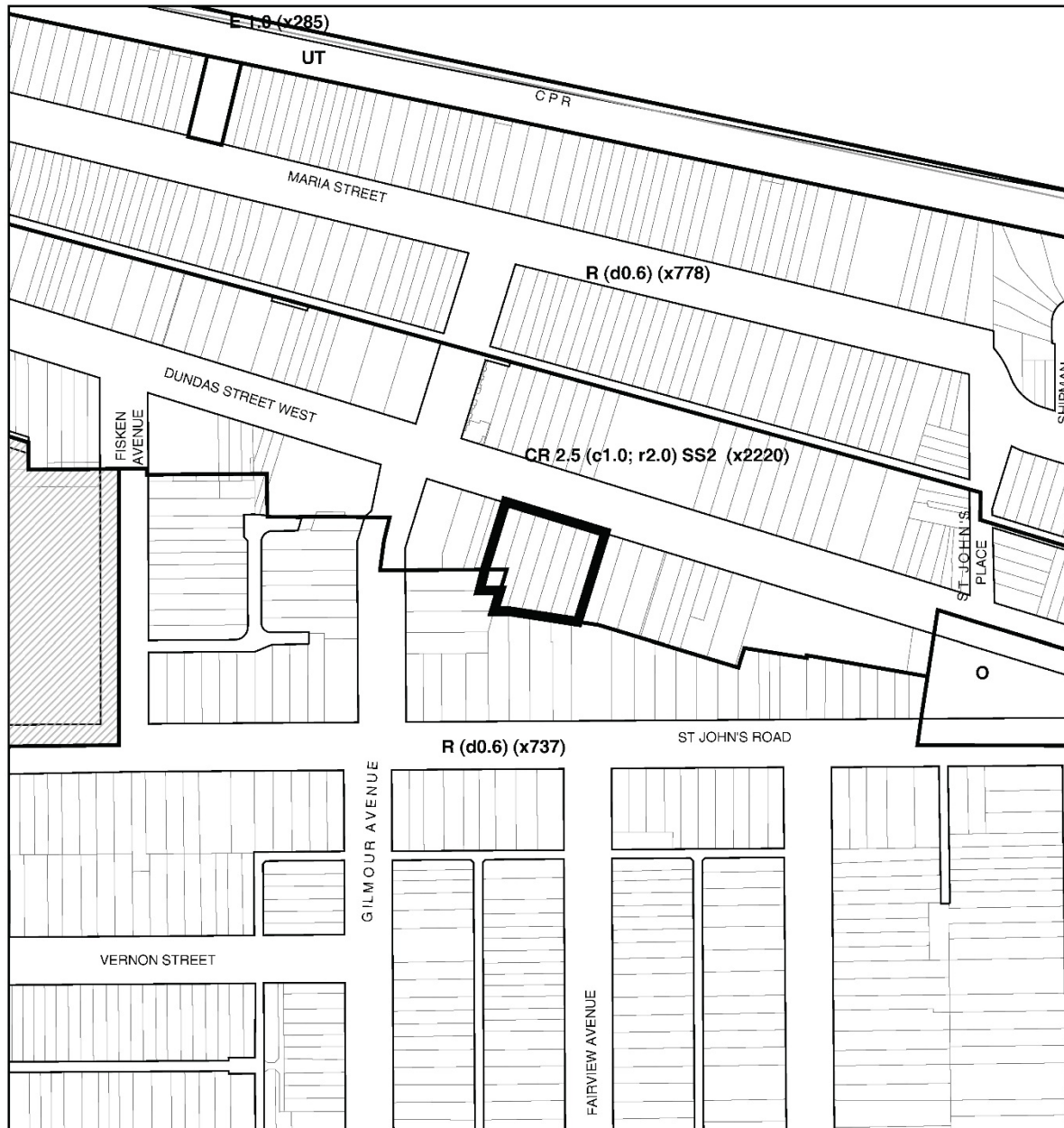


Core Employment Areas



Not to Scale  
Extracted: 12/13/2021

## Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

3239-3251 Dundas Street West

File # 21 247109 STE 04 02



Location of Application

R  
CR  
E  
O  
OR  
UT

Residential  
Commercial Residential  
Employment Industrial  
Open Space  
Open Space Recreation  
Utility and Transportation



See Former City of Toronto By-law No. 438-86  
R2 Residential District



Not to Scale  
Extracted: 12/13/2021

## Attachment 7: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 3239 DUNDAS ST W Date Received: December 10, 2021

Application Number: 21 247109 STE 04 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning by-law amendment application to facilitate the redevelopment of the site for an 8-storey mixed-use building having a non-residential gross floor area of 219 square metres, and a residential gross floor area of 7982 square metres. 88 residential dwelling units are proposed. 71 parking spaces are proposed.

|                          |       |                             |                            |
|--------------------------|-------|-----------------------------|----------------------------|
| Applicant                | Agent | Architect                   | Owner                      |
| GAIRLOCH<br>DEVELOPMENTS |       | Batay-Csorba<br>Architectcs | 2840007 ONTARIO<br>LIMITED |

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning:CR 2.5 (c1.0 r2.0)  
SS2 (x220)

Heritage Designation:N

Height Limit (m): 14

Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 1,963 Frontage (m): 46 Depth (m): 43

| Building Data               | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|-------|
| Ground Floor Area (sq m):   |          |          | 1,132    | 1,132 |
| Residential GFA (sq m):     |          |          | 7,982    | 7,982 |
| Non-Residential GFA (sq m): |          |          | 219      | 219   |
| Total GFA (sq m):           |          |          | 8,201    | 8,201 |
| Height - Storeys:           | 3        |          | 8        | 8     |
| Height - Metres:            |          |          | 29       | 29    |

Lot Coverage Ratio  
(%): 57.67

Floor Space Index: 4.18

| Floor Area Breakdown     | Above Grade (sq m) | Below Grade (sq m) |
|--------------------------|--------------------|--------------------|
| Residential GFA:         | 7,946              | 36                 |
| Retail GFA:              | 219                |                    |
| Office GFA:              |                    |                    |
| Industrial GFA:          |                    |                    |
| Institutional/Other GFA: |                    |                    |

| Residential Units<br>by Tenure | Existing | Retained | Proposed | Total |
|--------------------------------|----------|----------|----------|-------|
| Rental:                        | 2        |          |          |       |
| Freehold:                      | 6        |          |          |       |
| Condominium:                   |          |          | 88       | 88    |
| Other:                         |          |          |          |       |
| Total Units:                   | 8        |          | 88       | 88    |

#### Total Residential Units by Size

|              | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--------------|-------|----------|-----------|-----------|------------|
| Retained:    |       |          |           |           |            |
| Proposed:    | 4     |          | 39        | 36        | 9          |
| Total Units: | 4     |          | 39        | 36        | 9          |

#### Parking and Loading

|                 |    |                         |    |                |   |
|-----------------|----|-------------------------|----|----------------|---|
| Parking Spaces: | 71 | Bicycle Parking Spaces: | 89 | Loading Docks: | 1 |
|-----------------|----|-------------------------|----|----------------|---|

#### CONTACT:

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