

239-255 Dundas Street East – Official Plan Amendment, Zoning Amendment, and Rental Housing Demolition Applications – Preliminary Report

Date: June 7, 2022

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 22 124214 STE 13 OZ and 2022 124230 STE RH

Related Applications: 22 124213 STE 13 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment, Zoning By-law Amendment, and Rental Housing Demolition applications located at 239-255 Dundas Street East. The applications propose to permit a 49-storey (159 metre excluding the mechanical penthouse) mixed-use building containing 678 residential dwelling units and 120 square metres of ground-floor retail. The existing buildings on the site contain 8 residential rental dwelling units which would be demolished to accommodate the redevelopment of the site. The subject site is designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District. The applicant is proposing partial retention of the existing heritage buildings.

Staff are currently reviewing the applications. City staff are not supportive of the proposal in its current form. 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 applications with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 239-255 Dundas Street East 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 on the southwest corner of the intersection of Dundas Street East and Pembroke Street in the Garden District Area. The site is an irregularly shaped lot with an area of 1,039.2 square metres with frontages of approximately 36.12 metres on Dundas Street East and 43.43 metres on Pembroke Street. The site is generally flat.

Existing Uses: A 3-storey residential building with 2 rental dwelling units at 239 Dundas Street East; a 3-storey mixed-use building containing ground floor commercial uses and 3 rental dwelling units above at 241-243 Dundas Street East; and a 1-3-storey mixed-use building including a ground floor restaurant and 3 rental dwelling units above.

Official Plan Designation: Mixed Use Areas. See Attachment 4 of this report for the land use map. Toronto Official Plan Policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Downtown Plan: Mixed Use Areas 2. Downtown Plan policies may be found here: <https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Site and Area Specific Policy 461: The entire property is located within the Dundas Corridor Character Area identified in the Garden District Site and Area Specific Policy.

Zoning: The site is zoned CR 1.5 (c1.0; r1.0) SS2 (x2389) in the City of Toronto Zoning By-law 569-2013 with a maximum height of 12 metres.

Heritage: The subject properties are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District. The properties are identified as contributing properties.

THE APPLICATION

Complete Application Submission Date: May 4, 2022.

Description: This report provides information and identifies a preliminary set of issues regarding the application located at 239-255 Dundas Street East to permit the

construction of a 49-storey (159 metre excluding the mechanical penthouse) mixed-use building containing 678 residential dwelling units and 120 square metres of ground-related retail.

Density: 39.99 times the area of the site.

Dwelling Units and Amenity Space: A total of 678 dwelling units including 8 rental replacement units, with an overall unit mix comprising 93 studio (13.7%) 373 1-bedroom (55%), 204 2-bedroom (30.7%), and 1 3-bedroom units (0.1%). A total of 1,060.1 square metres indoor amenity space (1.56 square metres per unit) and 504.3 square metres of outdoor amenity space (0.74 square metres per unit) are proposed.

Rental Housing Demolition and Conversion By-law: On March 18, 2022, an application was submitted to demolish 8 rental dwelling units at 239-255 Dundas Street East

Access, Parking, and Loading: Loading access would be provided from Pembroke Street on the east side of the site. A total of 6 vehicular parking spaces (5 visitor and 1 car share) 752 bicycle parking spaces, and 1 type G loading space are proposed.

Additional Information

See Attachments 2, 3, and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/239DundasStE.

Reasons for Application

The Official Plan Amendment seeks to amend the applicable Site and Area-Specific Policy to permit no maximum retail bay width, and certain setbacks and step-backs from the property lines. Further amendment is required to the Downtown Plan to permit no minimum requirement for the provision of 3-bedroom units.

The Zoning By-law Amendment seeks to amend Zoning By-laws 569-2013 and 438-86 to provide relief from various performance standards, including: maximum building height, minimum setbacks, maximum gross floor area, minimum indoor and outdoor amenity space, and a reduction of minimum landscaping area requirements.

The Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006, has been submitted to demolish the 8 existing rental units on the lands. The proposal requires Council approval under both Chapter 363 and 667 of the Toronto Municipal Code as it involves the demolition of at least 6 dwelling units and at least 1 rental unit.

Heritage Impact and Conservation: The site is designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District.

Site Plan Control: The development is subject to Site Plan Control and a Site Plan application is currently under review.

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 2040 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 overall fit of the proposed building within the existing and planned context, including its location, height, and massing;
- appropriateness of the site for a tall building;
- conformity to the Downtown Plan and SASP 461 - The Garden District Site and Area Specific Policy;
- transition to Neighbourhoods and adjacent low-rise heritage buildings;
- appropriate relationship to Dundas Street East and Pembroke Street including a pedestrian scale street wall, appropriate setbacks, and stepbacks.
- adequate separation of taller elements of the building from the property lines;
- provision of a range of unit sizes including 2 and 3-bedroom units;
- The design and quality of the public realm;
- appropriate provision of landscaping;
- appropriate provision of indoor and outdoor amenity space;
- pedestrian level wind conditions along adjacent street frontages and in outdoor amenity areas;
- shadow impacts
- appropriate conservation of properties on the Heritage Register;
- appropriate replacement of existing rental dwelling units and an adequate tenant relocation and assistance plan for existing tenants;
- sufficient provision of parkland (on-site or cash-in-lieu);
- infrastructural capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and
- the applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.

Additional Issues

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

NEXT STEPS

City staff are not supportive of the application in its current form.

City Planning staff will host a Community Consultation Meeting. As per Chapter 667 of the Toronto Municipal Code, a tenant consultation will also be held to review the impact of the proposal on the existing tenants of the residential rental property and other matters under Section 111, including tenant assistance.

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 to determine if a supportable form of development can be achieved. 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 Toronto and East York Community Council meeting, when the Final Report is prepared.

CONTACT

Abraham Plunkett-Latimer, Planner, Community Planning
Tel. No. 416-397-1942
E-mail: Abraham.Plunkett-Latimer@toronto.ca

Andrew Cohrs, Planner, Strategic Initiatives, Policy, and Analysis
Tel. No. 416-392-4730
E-mail: Andrew.Cohrs@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Location Map

Attachment 2: 3D Model of Proposal in Context

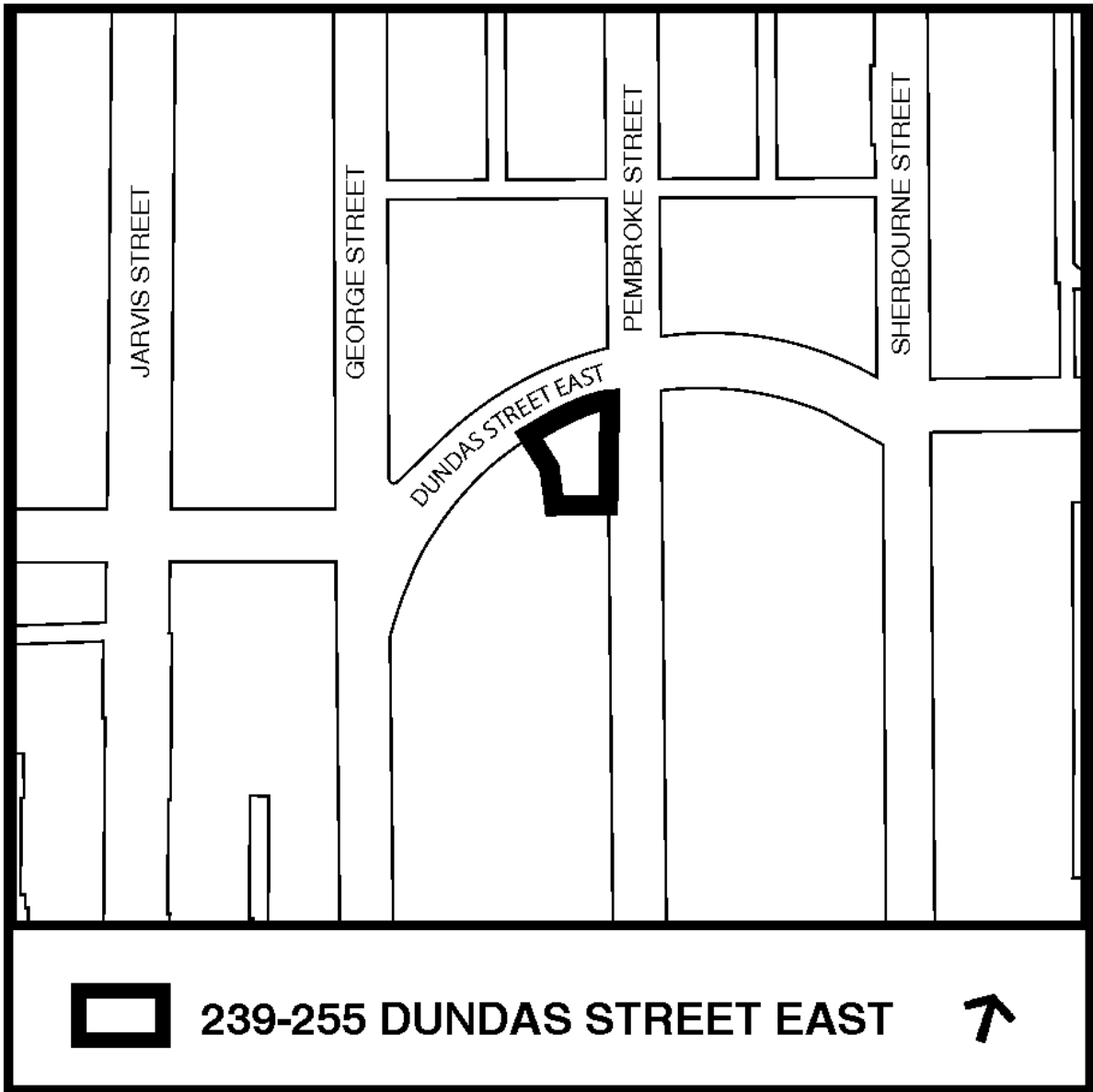
Attachment 3: Site Plan

Attachment 4: Official Plan Map

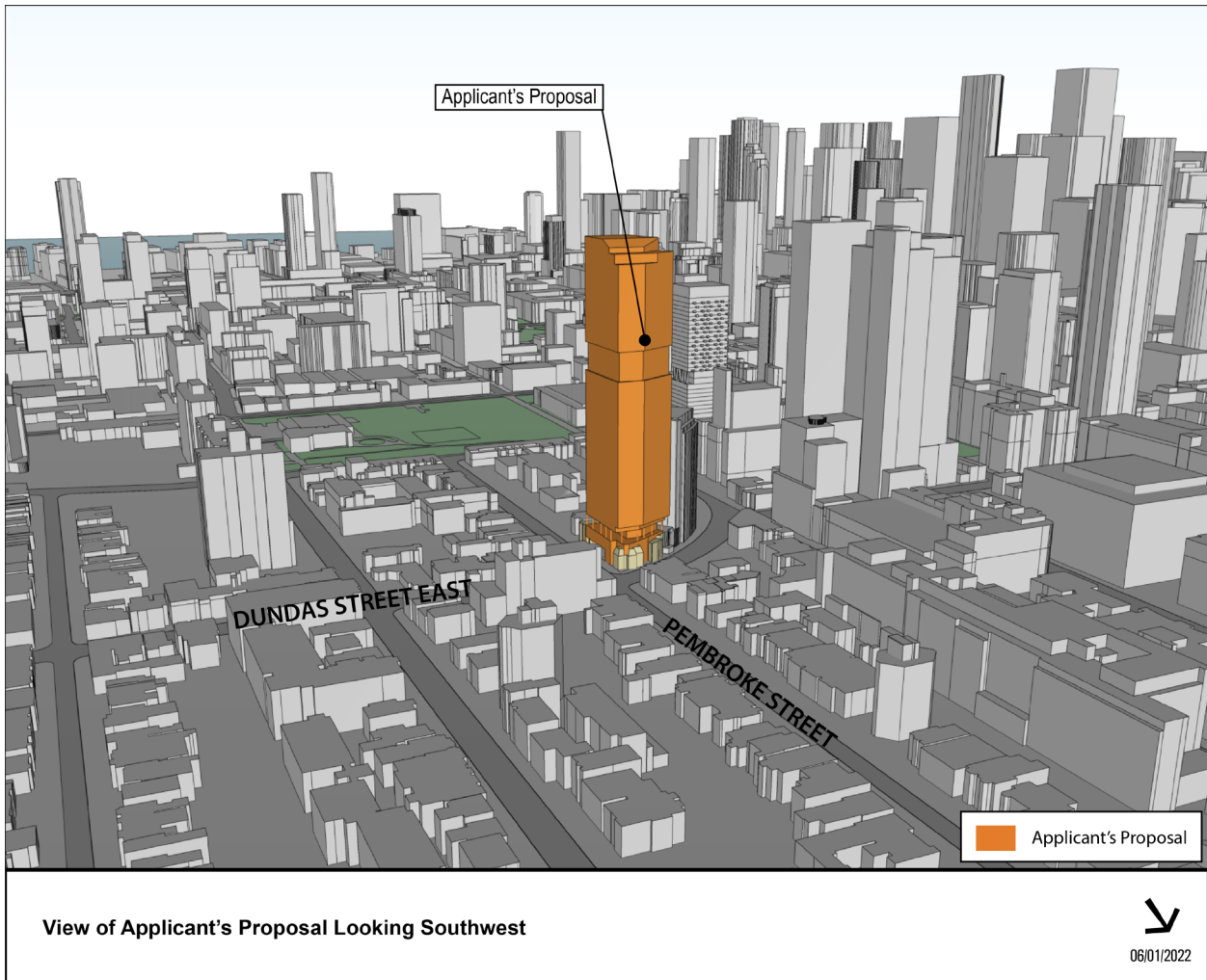
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

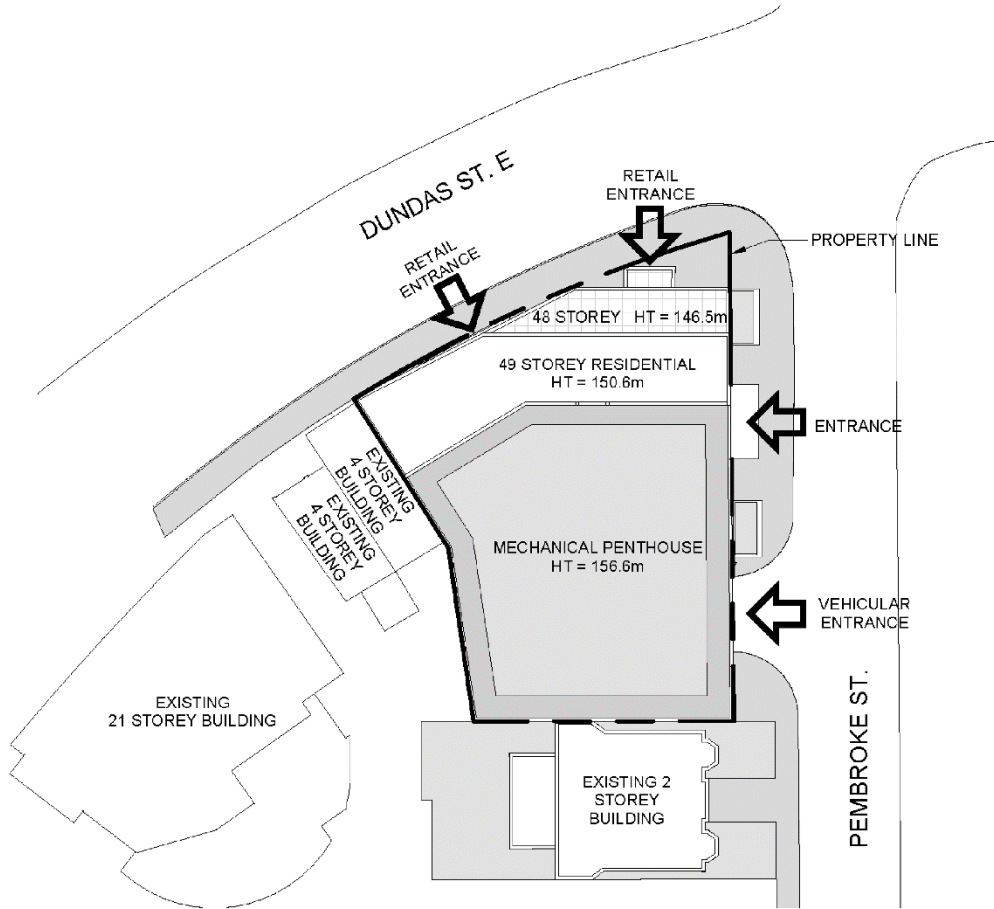
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



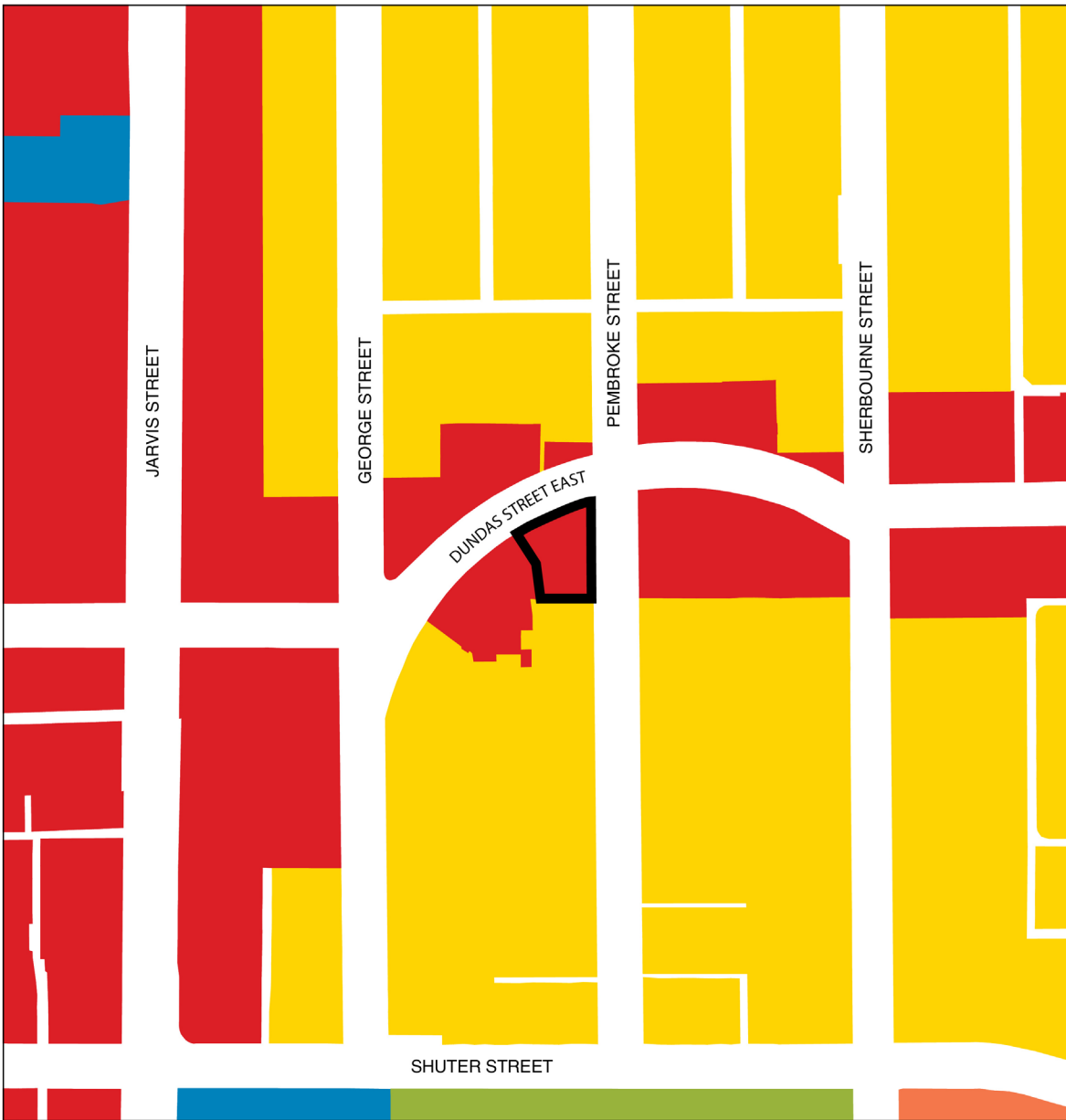
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #18

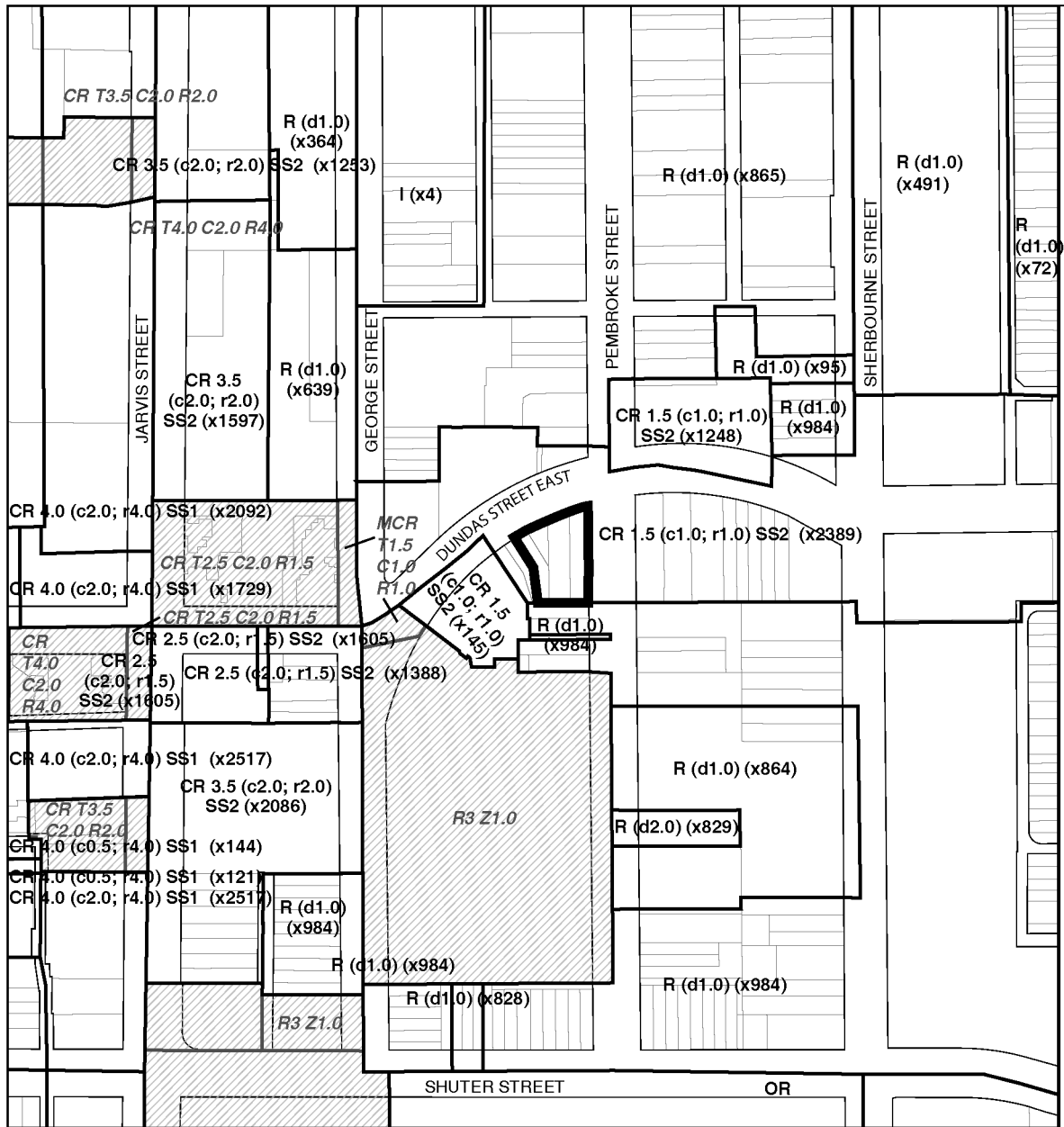
239-255 Dundas Street East

File # 22 124214 STE 13 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Parks
- Institutional Areas
- Mixed Use Areas

Not to Scale
 Extracted: 03/21/2022

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

239-255 Dundas Street East

File # 22 124214 STE 13 OZ

-  Location of Application
- R** Residential
- CR** Commercial Residential
- I** Institutional
- OR** Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R3** Residential District
- MCR** Mixed-Use District

↑
Not to Scale
Extracted: 03/21/2022

Attachment 6: Application Data Sheet

Municipal Address: 239-255 Dundas Street East **Date Received:** March 18, 2022

Application Number: 21 233780 STE 11 OZ

Application Type: Official Plan Amendment, Rezoning, and Rental Housing Demolition

Project Description: A 49-storey mixed-use building having a non-residential gross floor area of 198.40 square metres, and a residential gross floor area of 41,363.20 square metres. 678 residential dwelling units are proposed, of which, 8 are rental replacement units.

Applicant

Metropia Dundas Inc.
c/o Adam Brown

Architect

Turner Fleischer Architects Inc.

Owner

Derick Yves
Ladurantye,
1923870 Ontario
Inc., and Zhi Qiang
Chen

EXISTING PLANNING CONTROLS

Official Plan Designation: *Mixed Use Areas*

Zoning: CR 1.5 (c1.0; r1.0) SS2 (x2389)

Height Limit (m): 12 **Site Plan Control Area:** Y

PROJECT INFORMATION

Site Area (sq m): 1035.00 **Frontage (m):** 36.12 **Depth (m):** 38.67

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			545.50	545.50
Residential GFA (sq m):			41363.2	41363.2
Non-Residential GFA (sq m):			198.4	198.4
Total GFA (sq m):			41561.6	41561.6
Height - Storeys:	3		49	49
Height - Metres:			159	159 (excl. MPH)

Lot Coverage Ratio (%): 52% **Floor Space Index:** 39.99

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

Residential GFA: 41363.2

Retail GFA: 198.4

Office GFA:

Industrial GFA:

**Institutional/Other
GFA:**

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	8	0	8	8
Freehold:				
Condominium:			670	670
Other				
Total Units:	8		678	678

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		93	376	208	1
Total Units:		93	376	208	1

Parking and Loading

Parking Spaces: 7 **Bicycle Parking Spaces:** 638 **Loading Docks:** 1 Type G

CONTACT:

Abraham Plunkett-Latimer, Planner

416-397-1942

Abraham.Plunkett-Latimer@toronto.ca