

1245 Dupont Street, 1260 Dufferin Street, 213 Emerson Avenue – Official Plan Amendment, Zoning Amendment Application – Preliminary Report

Date: June 13, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: 9 - Davenport

Planning Application Number: 22 130626 STE 09 OZ

Related Applications: 18 214150 STE 18 SB, 19 129482 STE 09 SA, 19 147116 STE 09 SA, 20 181703 STE 09 SA, 21 129062 STE 09 PL

Notice of Complete Application Issued: May 4, 2022

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-law Amendment application to permit a total of 2,966 dwelling units and 24,216 square metres of non-residential gross floor area in 8 buildings ranging from 18 to 48-storeys. The proposal represents an approximate 30% increase of height and residential gross floor area across Blocks 1 to 4.

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 with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1245 Dupont Street, 1260 Dufferin Street, and 213 Emerson Avenue 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.

DECISION HISTORY

At its meeting of June 26, 2018, Council adopted Official Plan Amendment 415 and amended the Zoning By-law 569-2013 to permit the master planned development of the subject lands, known as Reimagine Galleria. The proposal sought to construct 2,337 dwelling units (residential GFA of 161,392 square metres) and 25,237 square metres of non-residential GFA in 8 buildings, ranging from 18 to 35 storeys in height. The proposal also includes a land exchange between the City and applicant which relocates the Wallace Emerson Community Centre from the east end of the site to the west. The decision and report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE33.5>

At its meeting of February 13, 2019, the Committee of Adjustment approved an application for Consent to sever the lands into two parcels and to establish reciprocal easements. The Consent application represents the phasing of development required in the Section 37 Agreement registered on title with the lands in advance of finalizing the Draft Plan of Subdivision application below.

At its meeting of March 10, 2021, Council endorsed the recommendation to approve the Draft Plan of Subdivision to establish development blocks and a public road network that implements the Reimagine Galleria master plan. Draft Approval was further issued on April 12, 2021 by the Chief Planner and Executive Director, City Planning. The recommendation to approve and report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE23.17>

At its meeting of February 9, 2022, the Committee of Adjustment approved variances to the Zoning By-law 569-2013 for a reduction of overall parking spaces from 2,790 spaces to 1,701 parking spaces, shared across Blocks 1 to 5. The Minor Variance application was approved subject to the condition of a Section 45(9) cash contribution of \$1,600,000.00 for community benefits. Should the proposed Official Plan Amendment and Zoning By-law Amendment be approved, this Minor Variance application would no longer apply.

THE SITE

Description:

The site is located at the south-west corner of Dufferin Street and Dupont Street and is occupied by the Galleria Mall and the existing Wallace Emerson Community Centre.

Staff Report for Action - Preliminary Report - 1245 Dupont Street, 1260 Dufferin Street, 213 Emerson Avenue

Galleria Mall is approximately 49,113 square metres in size with frontage of 395 metres along Dupont Street, and 160 metres of frontage on Dufferin Street. The north-west corner of Galleria Mall has been demolished to facilitate a 24 and 29-storey hybrid tower, known as Block 5, and is currently under construction.

Existing Uses: one-storey commercial buildings, surface parking lot, one and a half-storey community centre, park and playground.

Official Plan Designation: Mixed Use Areas, Open Space.

See Attachment 5 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Zoning: CR 0.6 (c0.6; r0.6) SS2 (x185), OR (x28)

See Attachment 6 of this report for the existing Zoning By-law Map. The City's zoning By-law 569-2013 can be found here:

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

THE APPLICATION

Complete Application Submission Date: May 4, 2022

Description: the application seeks to adjust heights and densities of several buildings from the previous approval as follows:

Previous Approval:

	Height (storeys)	Dwelling units	Residential GFA (m2)	Retail GFA (m2)	Office GFA (m2)
Block 1	18	535	42,433	13,421	
Block 2	29	429	31,256	5,491	
Block 3a	35	690	49,765	2,810	
Block 3b	25				
Block 4a	32	683	37,938	3,515	1,318
Block 4b	23				
Total	162	2,337	161,392	25,237	1,318

Current application:

	Height (storeys)	Dwelling units	Residential GFA (m2)	Retail GFA (m2)	Office GFA (m2)
Block 1	18	601	43,150	13,421	
Block 2	31	427	30,979	5,491	
Block 3a	48	966	67,936	2,781	
Block 3b	37				
Block 4a	44	972	69,557	2,523	1,289
Block 4b	34				
Total	212	2,966	211,622	24,216	1,289

Blocks 5 and 6 would remain unchanged as a result of this application and are therefore not listed above. The Blocks affected by the proposal would have an approximate 30% increase in residential gross floor area. Including Blocks 5 and 6, the overall residential gross floor area would be increased by approximately 20%.

Additional Information:

See Attachment Attachments 1, 2, 4, and 7 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/1245DupontSt

Site Plan Control

The development is submitted to Site Plan Control. Site Plan Control applications 20 181703 STE 09 SA, 19 129482 STE 09 SA, and 19 147116 STE 09 SA are under review for Blocks 2, 5, and 6 respectively. Blocks 5 and 6 have received Notice of Approval Conditions. The Site Plan application for Block 2 will need to be revised should this application be approved as proposed.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the PPS, conformity with the Growth Plan, and conformity with 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.

It is important to note that this site was the subject of a comprehensive master plan and accompanying Official Plan Amendment and Zoning By-law Amendment in 2018, allowing for significant density balanced with hard and soft infrastructure to support it. This application will be carefully considered in order to continue to achieve that balance in the context of adding the potential for over 600 new dwelling units. In that context, the following preliminary issues have been identified to be resolved:

- the proposed height of the towers in relation to the existing and planned built form context of the area including transition and scale;
- potential impacts associated with the proposed massing, including but not limited to wind and shadowing of nearby low density neighbourhoods;
- provision of parkland (on or off site);
- response to city guidelines such as the Pet Friendly and Growing up guidelines;
- appropriateness, quality and adequacy of the public realm;
- adequate community benefits;
- support for complete communities;
- adequate municipal servicing capacity; and,
- increased density outside of a MTSA.

Additional Issues

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.

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 Toronto and East York Community Council Meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

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

Attachment 2: 3D model of Proposal in Context Looking Northeast

Attachment 3: Location Map

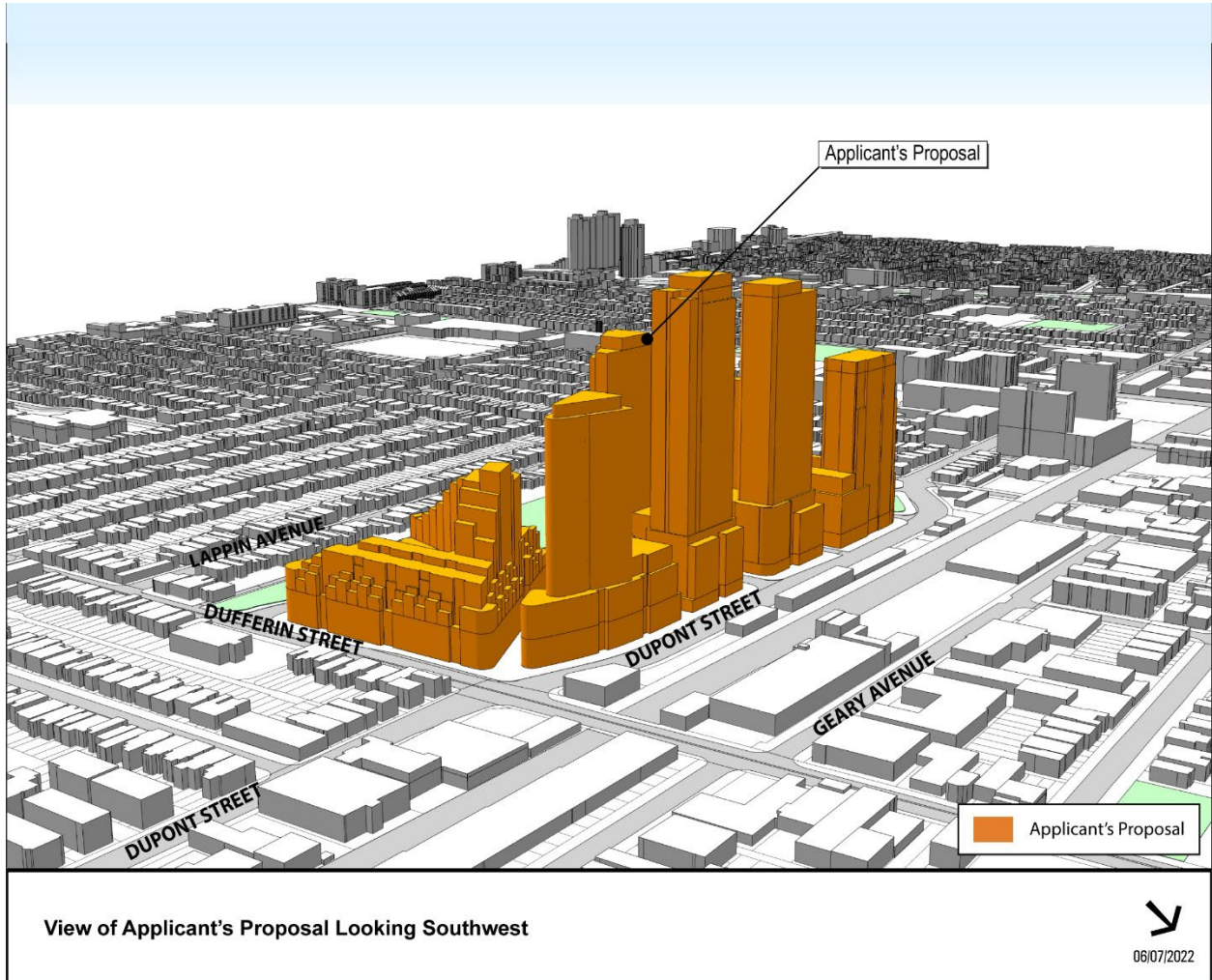
Attachment 4: Site Plan

Attachment 5: Official Plan Map

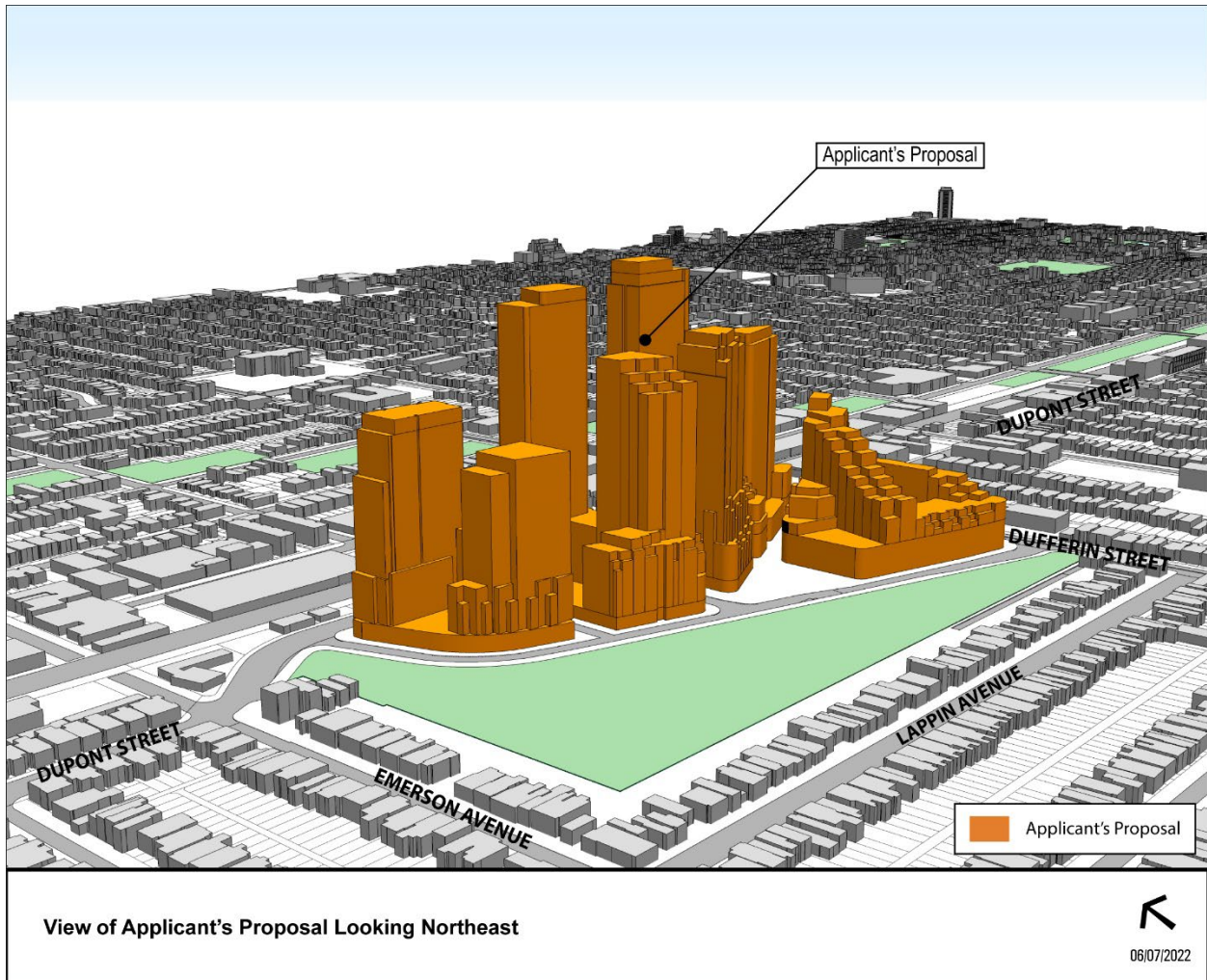
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

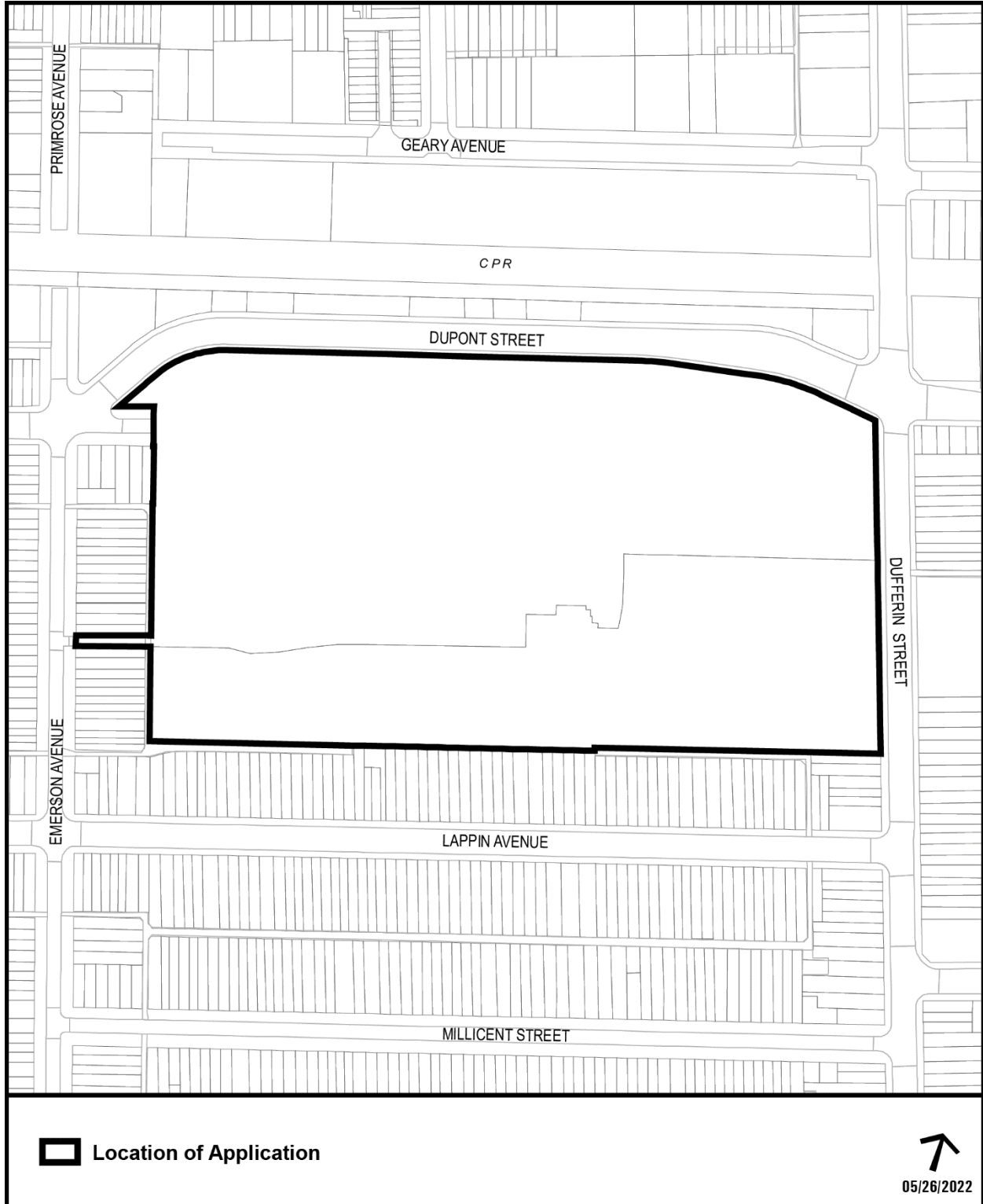
Attachment 1: 3D Model of Proposal in Context Looking Southwest



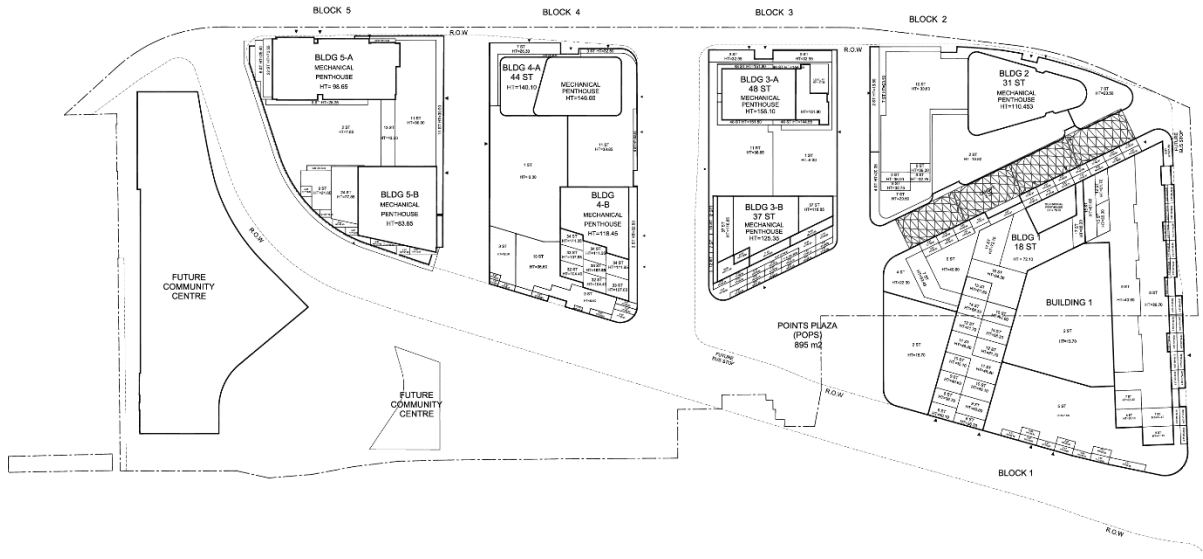
Attachment 2: 3D Model of Proposal in Context Looking Northeast



Attachment 3: Location Map



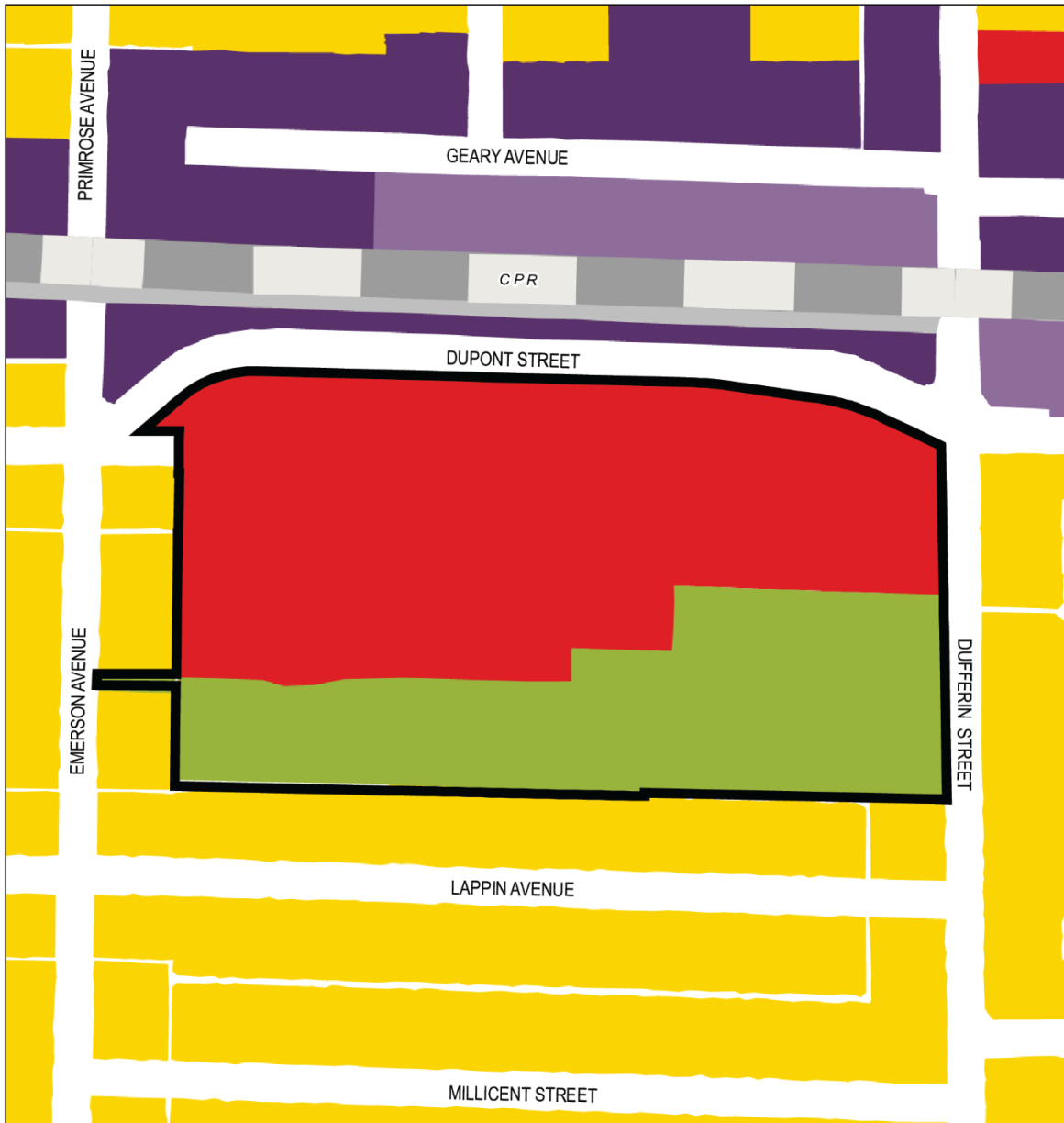
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map











Official Plan Land Use Map #17

* This Graphic Does Not Reflect Changes In OPA #415 For Map #17

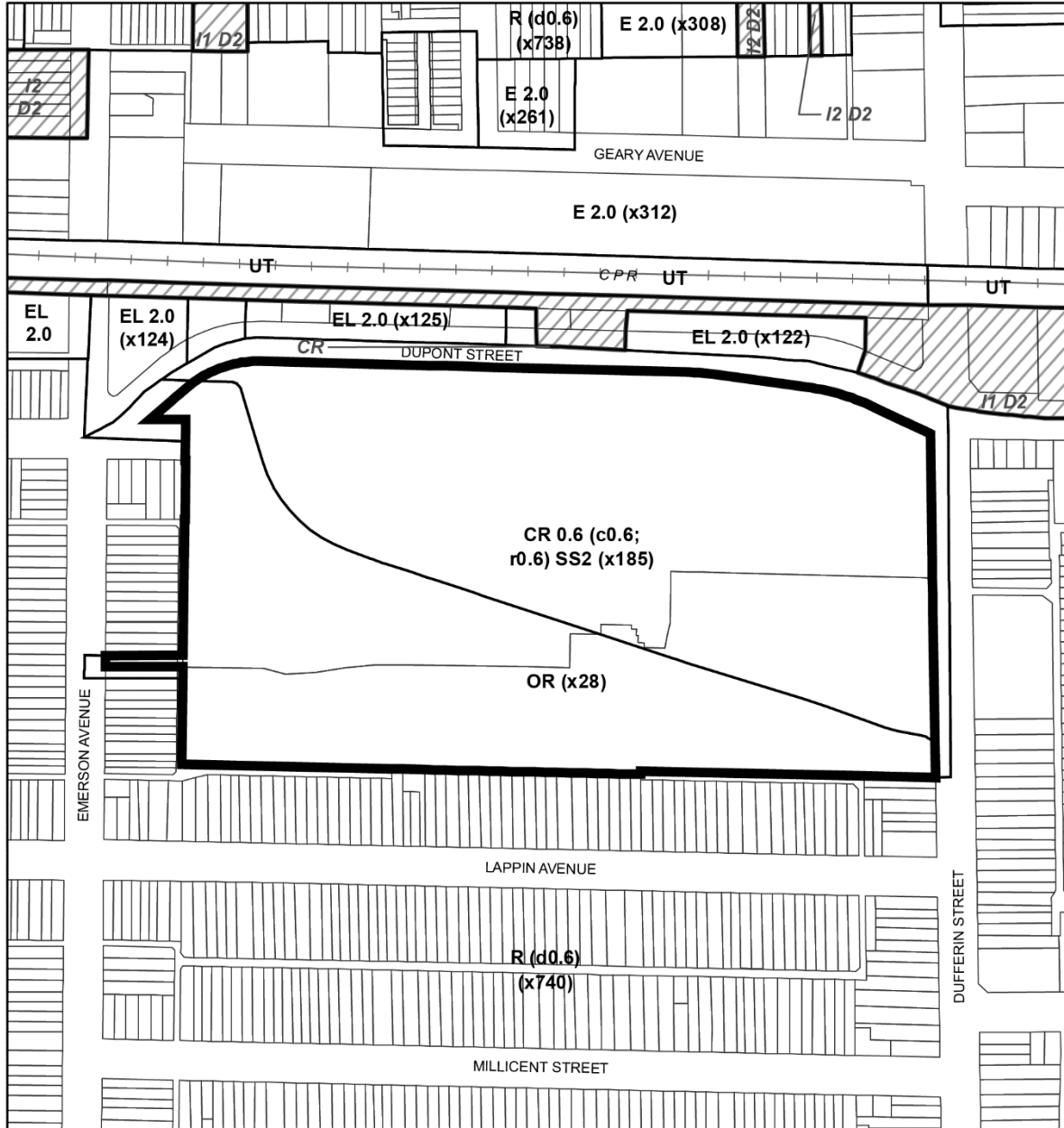
1245 Dupont Street, 1260 Dufferin Street,
213 Emerson Avenue

File # 22 130626 STE 09 0Z

- | | | |
|---|---|--|
|  Location of Application |  Natural Areas |  General Employment Areas |
|  Neighbourhoods |  Parks |  Core Employment Areas |
|  Mixed Use Areas | | |
|  Utility Corridors | | |

↑
Not to Scale
05/26/2021

Attachment 6: Zoning By-law Map



1245 Dupont Street, 1260 Dufferin Street,
213 Emerson Avenue

Zoning By-law 569-2013

File # 22 130626 STE 09 0Z



Location of Application

- | | |
|---------------------------------------|--------------------------------------|
| R Residential | E Employment Industrial |
| CR Commercial Residential | OR Open Space Recreation |
| EL Employment Light Industrial | UT Utility and Transportation |

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

- | |
|-------------------------------|
| CR Mixed-Use District |
| I1 Industrial District |
| I2 Industrial District |



Not to Scale
Extracted: 05/26/2022

Attachment 7: Application Data Sheet

Municipal Address: 1245 Dupont St, 1260 Dufferin St, 213 Emerson Ave Date Received: April 5, 2022

Application Number: 22 130626 STE 09 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment to increase the approved height and density onsite to accommodate additional purpose built and affordable rental dwelling units. On Block 3, Tower 3A increases by 13 storeys and Tower 3B increases by 12 storeys. The proposal increases Block 4, Tower 4A by 12 storeys for a total of 44 storeys, and Tower 4B by 11 storeys for a total of 34 storeys.

Applicant	Agent	Architect	Owner
URBAN STRATEGIES		HARIRI PONTARINI ARCHITECTS	TORONTO CITY 2470347 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T0.6 C0.6 R0	Heritage Designation:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 75,749 Frontage (m): 395 Depth (m): 134

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	21,177		20,813	20,813
Residential GFA (sq m):			257,694	257,694
Non-Residential GFA (sq m):	21,652		29,050	29,050
Total GFA (sq m):	21,652		286,744	286,744
Height - Storeys:			48	48
Height - Metres:			152	152

Lot Coverage Ratio (%): 27.48 Floor Space Index: 3.79

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	257,694	
Retail GFA:	27,761	
Office GFA:	1,289	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			702	702
Freehold:				
Condominium:			2,898	2,898
Other:				
Total Units:			3,600	3,600

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		38	1,879	1,326	357
Total Units:		38	1,879	1,326	357

Parking and Loading

Parking Spaces: 2,231 Bicycle Parking Spaces: $\frac{3,82}{5}$ Loading Docks: 16

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