

4174 Dundas Street West - Official Plan Amendment and Zoning By-law Amendment Applications - Appeal Report

Date: March 15, 2023

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: 2 - Etobicoke Centre

Planning Application Number: 21 196623 WET 02 OZ and 22 178815 WET 02 OZ

SUMMARY

On August 31, 2021, a Zoning By-law Amendment application was submitted by Dunpar Homes to permit a 15-storey residential building at 4174 Dundas Street West. A total of 117 units are proposed with a gross floor area of 13,194 square metres and a density of 6.4 times the area of the lot.

On December 23, 2021, the applicant appealed the rezoning application to the Ontario Land Tribunal (OLT) due to City Council not making a decision on the application within the prescribed timeframe of the Planning Act. A Case Management Conference was held on February 6, 2023 and a hearing is scheduled for 14 days commencing on February 12, 2024.

On July 22, 2022, the applicant submitted an Official Plan Amendment application in support of the proposal. This application was appealed on November 21, 2022 and a second Case Management Conference is scheduled for July 5, 2023.

Both appeals have been consolidated at the OLT.

This report recommends that City Council direct the City Solicitor, together with appropriate City staff, to attend the OLT hearing in opposition to the application in its current form and to continue discussions with the applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with appropriate City staff, to attend the Ontario Land Tribunal (OLT) in opposition to the appeals of the current applications for Official Plan and Zoning By-law amendments for the lands at 4174 Dundas Street West, and to continue discussions with the applicant in an attempt to resolve outstanding issues.

2. In the event that the OLT allows the appeals, in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Order(s) be withheld until such time as the City Solicitor advises that:

a. The final form and content of the Official Plan Amendment and Zoning By-law Amendment(s) are satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;

b. The owner has provided a revised Functional Servicing Report, a revised Stormwater Management Report, and a revised Geotechnical Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

c. The owner has provided a revised Transportation Impact Study to the satisfaction of the General Manager, Transportation Services;

d. The owner has made satisfactory arrangements with the City and has entered into the appropriate agreements for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the development, according to the accepted Functional Servicing Report, Stormwater Management and Geotechnical Reports and accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the Traffic Impact Study accepted by the General Manager, Transportation Services;

e. The owner has provided loading spaces, parking spaces and accessible parking spaces, as well as drive aisle widths and turning radii, in accordance with the supply and dimensional requirements of city-wide Zoning By-law 569-2013 to the satisfaction of the General Manager, Transportation Services;

f. The owner has provided a revised Arborist Report, Tree Inventory and Preservation Plan, Landscape Plan, to the satisfaction of the Supervisor, Tree Protection and Plan Review;

g. The owner has addressed all outstanding issues raised by Urban Forestry, Ravine and Natural Feature Protection as they relate to the Official Plan Amendment and Zoning By-law Amendment applications, to the satisfaction of the Manager, Ravine and Natural Feature Protection;

h. The owner has satisfied the requirements of the Toronto and Region Conservation Authority regarding requested revisions to reports, and policy and/or zoning revisions requested to address the long-term stable top-of-slope issue; and

- i. The owner has satisfied the requirements of the Toronto District School Board and the Toronto Catholic District School Board regarding signage and warning clauses;
3. Staff schedule a Community Information Meeting for the application together with the Ward Councillor and with the participation of the applicant.
4. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant to address the issues outlined in this report and to report back to City Council if a potential resolution has been achieved.

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

An Avenue Study was conducted for the portion of Dundas Street West between Royal York Road and the Humber River that included 4174 Dundas Street West. The Dundas Street West Avenue Study was completed and adopted by City Council in 2006 and was implemented through SASP 277, Zoning By-law 717-2006, and Dundas Street West Urban Design Guidelines. A link to the Zoning By-law 717-2006 can be found at: <https://www.toronto.ca/legdocs/bylaws/2006/law0717.pdf>

Prior to submission of the Zoning By-law Amendment application, a pre-application consultation meeting was held on October 15, 2020 with the applicant. The proposal discussed at the meeting was for a 21-storey residential building fronting Dundas Street West. Staff raised concerns with the proposed height, massing, setbacks, and the proposed location of parking and loading within the 10-metre long-term stable top-of-slope setback.

On August 31, 2021, a Zoning By-law Amendment application was submitted by Dunpar Homes to permit a 15-storey (51 metres, excluding mechanical penthouse) residential building at 4174 Dundas Street West. A total of 117 units are proposed with a gross floor area of 13,193 square metres and a density of 6.4 times the area of the lot.

On December 23, 2021, the applicant appealed the application to the OLT due to City Council not making a decision on the application within the prescribed timeframe of the Planning Act. A Request for Direction Report was prepared in response to the appeal and is found here:

<https://www.toronto.ca/legdocs/mmis/2022/ey/bgrd/backgroundfile-225964.pdf>

THE SITE

Description

The vacant site is located on the north side of Dundas Street West east of Prince Edward Drive (see Attachment 1: Location Map). The site is rectangular in shape and is approximately 2,087 square metres in size including the area below the long-term stable top-of-slope. As the site is immediately adjacent to the Humber River ravine, the long-term stable top-of-slope is near the northerly property line as staked by the TRCA on August 27, 2019.

APPLICATION

Proposed Use

The application proposes to permit a residential building fronting Dundas Street West containing 117 units.

Height

The proposed building is 15 storeys (51 metres, excluding mechanical penthouse).

Density

The proposal has a density of 6.4 times the area of the lot.

Unit Breakdown

The proposed 117 dwelling units comprise 42 one-bedroom units (35%); 69 two-bedroom units (59%); four three-bedroom units (3%); and two four-bedroom units (2%).

Parking, Access and Loading

A total of 160 (137 resident and 23 visitor) vehicular parking spaces are proposed within five levels of underground parking. Parking would be accessed by a private driveway on Dundas Street West shared with the building to the west leading to an enclosed ramp along the north side of the building.

The development would provide a total of 88 bicycle parking spaces consisting of 70 resident spaces and 18 visitor spaces. The proposed bicycle parking spaces would be located on the ground floor of the building.

There is one Type G loading space proposed at grade, unenclosed, within the 10-metre TRCA conveyance land, requiring an easement. There is also an enclosed Type B loading space proposed.

Amenity Space

There is a total of 427 square metres of outdoor amenity space (3.65 square metres per unit) and 234 square metres of indoor amenity space (two square metres per unit) proposed. Indoor amenity space would be within the first two storeys and the two indoor amenity spaces would be at grade and occupy the majority of the proposed frontage along Dundas Street West. Outdoor amenity space would be located at roof-top level.

Additional Information

See Attachments 1 - 9 of this report, for Location Map, Application Data Sheet, Official Plan Land Use Map, Existing Zoning By-law Map, Site Plan, and Elevations. Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/Application-information-centre/>

Reasons for the Application

If revised and approved, amendments to the former City of Etobicoke Zoning Code are required to create site-specific zoning provisions to permit the proposed density, building height, setbacks, lot coverage and other development standards that may be identified through the review process to provide for the proposed development.

The draft Official Plan Amendment submitted by the applicant proposes a Site and Area Specific (SASP) policy to exempt the site from SASP 277; permits encroachment into the 10-metre setback from the long-term stable top-of-slope; and use of the lands considered hazard to be calculated into permissible density or used to satisfy parkland dedication requirements for development on the site.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted.

POLICY CONSIDERATIONS

Provincial Land-use Policies

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to provincial plans.

Official Plan

The lands at 4174 Dundas Street West are identified as an *Avenue* on Map 2 – Urban Structure of the Official Plan. *Avenues* are areas where growth and reurbanization are intended to occur.

The Official Plan designates the lands as *Mixed Use Areas* on Map 14- Land Use. *Mixed Use Areas* are intended to accommodate most of the anticipated increase in retail, office and service employment, and much of the new housing.

A portion of the site is within the Natural Heritage System identified on Map 9 - Natural Heritage System. The area adjoining the site to the north is designated *Natural Areas* on Map 14 - Land Use and is identified as an *Environmentally Significant Area* on Map 12A - Environmentally Significant Areas.

Policy 3.4.8 requires development to be set back at least 10 metres from locations where slope instability, erosion, flooding or other physical conditions present a significant risk to life or property. Policy 3.4.11 requires that development near the natural heritage system, recognize natural heritage values and potential impacts on the natural ecosystem and minimize adverse impacts and when possible, restore and enhance the natural heritage system. Where development is proposed adjacent to *Natural Areas*, their boundaries (including buffers) will be more precisely determined and any negative impacts will be identified through an impact study as referred to in Official Plan policy 3.4.13. *Environmentally Significant Areas* are considered sensitive and require additional protection to preserve their significant qualities. Lands adjacent to *Environmentally Significant Areas* are subject to Official Plan policy 3.4.14.

The site is within Site and Area Specific Policy 277 (SASP 277). SASP 277 prohibits development within the first 60 metres of depth on the south side of Dundas Street West. This SASP also includes urban design guidelines for the area (see Design Guidelines below).

Zoning

The site is zoned General Commercial – Avenues – Holding (CG-AV-H) under the amending By-law 717-2006 to the Etobicoke Zoning Code. The CG-AV-H zone permits a range of commercial uses and permits a limited range of residential uses, including apartment houses, dwelling units above business or retail uses and live-work units. Lifting the holding symbol is subject to the satisfactory availability of road, infrastructure, servicing and school capacity improvements necessary to accommodate proposed development. The maximum permitted floor space index in a CG-AV-H zone is 2.5 metres and the maximum building height is 14 metres and five storeys. All buildings and structures within the CG-AV-H zone must maintain a 45-degree angular plane from any lot line of abutting properties that are zoned Second Density Residential (R2), beyond which no building or structure is permitted.

Design Guidelines

The Dundas Street West Avenue Study (Royal York to Humber River) was implemented by the Dundas Street West Urban Design Guidelines. These area specific guidelines provide a framework to guide development within this segment of Dundas Street West. New development is to be consistent with the direction provided by these guidelines including direction with location and organization of development relative to streets and open spaces, building massing, landscape elements and pedestrian amenities. The

height limit in the Dundas Street West Urban Design Guidelines (DSWUDG) is six storeys or 18.5 metres.

The following design guidelines are also relevant in consideration of the proposal: Tall Building Design Guidelines; Mid-rise Buildings Performance Standards and Addendum; Growing Up: Planning for Children in New Vertical Communities; and Pet-Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings. Design guidelines can be found here:

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

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the applicable version of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary higher levels of performance with financial incentives. The TGS can be found here:

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

COMMUNITY CONSULTATION

A Preliminary Report was not prepared and a Community Consultation Meeting was not held. The application was appealed to the OLT prior to Council consideration of a Preliminary Report that was to precede a Community Consultation Meeting. This report recommends holding a Community Information Meeting together with the Councillor and the applicant to explain the application and the appeal process to area residents.

COMMENTS

Provincial Framework

Review of this application has regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (PPS), and conformity with the Growth Plan. The application in its current form is inconsistent with the PPS (2020) and it does not conform to the Growth Plan (2020).

Land Use

The application seeks an Official Plan Amendment to provide for an exception that would permit a loading space to encroach into the 10-metre setback area from the long-term stable top of slope as well as the ability to use the 10-metre buffer to satisfy parkland dedication requirements for their proposal.

Staff do not agree with the encroachment into the 10-metre buffer and do not agree that the buffer lands may be used to satisfy the application's parkland dedication requirements. Staff further recommend the lands within the 10-metre buffer and below the long-term stable top-of-slope be re-designated from *Mixed Use Areas* to *Natural Areas* within the Official Plan to ensure the long term protection of the slope adjoining the site and Environmentally Significant Area near the site.

Built Form and Massing

City Planning staff have reviewed the proposed built form, including height, massing and transition, against the policies of the Official Plan, as well as relevant design guidelines. Particular concerns include the proposed building type, height, setbacks, stepbacks, and tower floorplate size.

Built Form and *Mixed Use Areas* policies in the Official Plan emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces, and providing transition between areas of different development scale and intensity. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area and its exterior façade designed to fit harmoniously into its existing and/or planned context.

Built Form, Height and Massing

The proposed tall building in this location is not appropriate. The proposed height of the development at 15 storeys is significantly taller than the existing and planned context of mid-rise buildings along the Avenue and in relation to the adjacent Dundas Street West right-of-way width (27 metres). An existing and planned context of mid-rise built form is consistent along the entirety of the Avenue, ranging in height from six to 10 storeys. There are no tall buildings, existing or planned, along the Avenue.

The Dundas Street West Avenue Study contemplated increased building height in one location at 4208-4214 Dundas Street West (Rona site) due to that site being very deep, where a taller building could be accommodated set back far from Dundas Street West without frontage or impact on the Avenue. The buildings fronting the Avenue remained consistent with the existing and planned context of mid-rise built form. A tall building development is not appropriate for this site as the property size, depth and developable distance from Dundas Street West is not comparable.

The 15-storey tall building height is inconsistent with the existing and planned context of the area and would overwhelm the public realm and pedestrian experience visually and physically.

The site is not appropriate for tall building development, in terms of the existing and planned height context as described above, and with respect to the site size and proposed lack of appropriate building setbacks and tower separation distances, including in relation to the public street and neighbouring properties. The proposed tall building floorplate is oversized (greater than 750 square metres) and does not meet

12.5-metre or greater minimum tower separation distance from the side lot lines, which negatively impacts existing neighbours and future development to the east.

There are three, two-storey, converted townhouses located immediately east of the site that are included on the City's Heritage Register. The proposed development fails to provide a compatible relationship with these heritage buildings in terms of setbacks, transition and streetwall height and articulation.

The proposed built form, height and massing also does not achieve good transition in scale to the Parks and Open Spaces designated area located to the north, identified as *Environmentally Significant* and designated *Natural Areas*, which results in negative shadow impacts.

The proposed tall building does not fit with the existing and planned context and does not provide an appropriate and orderly development pattern in terms of built form, height, setbacks, stepbacks, separation distances and transition in relation to the context, neighbouring properties and public open space, as required by the applicable policies, plans and guidelines.

Shadow and Wind

The applicant has provided a sun/shadow study illustrating the shadow impacts during the fall and spring equinoxes and the summer solstice.

As a result of the proposed built form, height and massing there would be shadow impacts on the surrounding public realm and properties. A reduction in height and massing as per the built form issues identified above would also reduce the shadow impacts on these adjacent lands.

The applicant submitted a Pedestrian Level Wind Study prepared by Gradient Wind Engineering, with an addendum dated March 9, 2021 in support of the application. The study finds that the wind conditions at grade on and around the proposed development are generally acceptable. However, as described in Section 5.2 of the Pedestrian Level Wind Study, the lobby entrance along the west elevation will not be suitable for standing other than during the summer. The wind study recommends to either recess the doorway behind the main façade or provide vertical wind barriers flanking the entrance, and an entrance canopy at this location to deflect downwash flows from the west elevation of the tower. Staff have concerns with the use of external barriers and recommend integration of wind mitigation into the building massing.

Revised Pedestrian Level Wind and Sun/Shadow studies would be required should the design of the building be significantly altered from the proposal in its current form.

Transportation

The applicant submitted a Transportation Impact Study (TIS) report prepared by LEA Consulting Ltd., dated April 21, 2021, in support of the proposal. In general, Transportation Services accepts the methodology and estimated trip generation outlined in the TIS report. In principle, the trips generated by the site are acceptable.

Driveway Access and Site Circulation

The underground parking and loading is via one full-moves access to Dundas Street West. This access is shared with 4180 Dundas Street West. Confirmation of a registered mutual access easement must be provided for the purpose of ingress and egress. It also appears that some movements extend beyond the drive aisles. The parking garage access and service/loading area should be consolidated and rely upon a single shared back-of-house area with a minimum curb-cut width, pavement width and turning radii that meets City standards.

Loading and Servicing

The site plan depicts a Type G loading space to accommodate on-site garbage truck circulation, however, the movements are encroaching into the 10-metre long term stable top of slope buffer. The Official Plan does not permit this type of encroachment into the 10-metre buffer. This loading space and associated movements should be integrated into the building and portion of the site outside of the buffer. There is also a Type B loading space provided for moving activity, however, this could be removed as it is not required.

Parking

Parking for the site is subject to the former City of Etobicoke Zoning Code as amended by the Avenue Zoning By-law 717-2006. Developments in close proximity to the area fall under Zoning By-law 569-2013 Policy Area 4 (PA4) rates. For this application, Transportation Services requires that parking be provided in accordance Zoning By-law 569-2013 parking standards that apply to PA4.

Application of Zoning By-law 569-2013 (Policy Area 4) results in a requirement of 118 parking spaces including 101 residential and 17 visitor parking spaces. The site plan shows a total of 160 parking spaces; 137 resident parking spaces and 23 visitor parking spaces to be provided within five levels of underground parking. The proposal represents an oversupply of 25 parking spaces. The proposed supply does not align with the proposed parking rates as identified in the Transportation Impact Study. The supply overestimates the demand for parking based current parking trends across the City and do not align with the Official Plan objectives to reduce auto dependency.

Right-of-way Widening

A 0.4-metre widening is required along the Dundas Street West frontage of this property to satisfy the requirement of a 27-metre wide right-of-way. Dundas Street West has a width of 26.2 metres abutting the property.

Ravine and Natural Heritage Protection

The application is subject to City of Toronto Municipal Code, Chapter 658 (Ravine and Natural Feature Protection). The site abuts Humber River and the associated valley corridor to the north. The site partially contains that valley feature. It is also partially located within the Natural Heritage System as shown in Map 9 of the Official Plan.

Ravine and Natural Feature Protection staff do not support the Official Plan Amendment or Zoning By-law Amendment applications as the proposed garbage truck loading area will require significant encroachment into the 10-metre buffer from the long-term stable top of slope.

Should a development application be supported, the Arborist Report and Tree Inventory Plan identify 12 trees on site as ravine trees. The three trees proposed to be removed are located on the private land at the rear of the site within the RNFP Limit. An application must be submitted to Urban Forestry – Ravine and Natural Feature Protection Office to obtain a Ravine Permit to remove the subject trees, and a revised ravine stewardship plan for the 10-metre buffer is required, with a complete cost estimate.

Toronto Region and Conservation Authority

The property is partially located within a TRCA-regulated area of the Humber River watershed. A permit is required from the TRCA prior to any development taking place on the regulated portion of the property. TRCA's Living City Policies (LCP) sets out development guidelines for properties influenced by valley and stream corridors. The limit of the Natural System is determined by the greater of the outer limits of the natural feature and/or natural hazard to development or site alteration, as follows: a 10-metre buffer from the greater of the long-term stable top of slope/bank, stable toe of slope, regulatory floodplain, meander belt, and any contiguous natural features or areas. For this site, the furthest inland hazard or feature is the long-term stable top of slope. TRCA policy does not support the placement of the loading space within the feature and its associated setback.

TRCA also suggests the natural system should be designated *Natural Areas* in the Official Plan and placed in an Open Space Natural Zone (ON), which has the effect of prohibiting structural encroachments, the placement of fill, or the removal of vegetation, except for the purposes of flood or erosion control, or resource management.

To facilitate regular on-going building maintenance (e.g., foundation repairs), TRCA staff will require a minimum three-metre building setback to the future open space block/new lot line. This applies to both above and below grade structures. The current proposal provides a two-metre setback.

TRCA staff further recommend that the long-term stable top-of-slope and 10-metre buffer be conveyed to the TRCA.

Parkland Dedication

In accordance with Chapter 415, Article III of the Toronto Municipal Code, Parks, Forestry and Recreation staff require the parkland dedication requirement for this proposal to be satisfied through cash-in-lieu. The applicant has included an exception within their draft Official Plan Amendment which would enable the lands within the 10-metre setback from the long-term stable top-of-slope and the lands below the stable top-of-slope to be used to satisfy their parkland dedication requirement. Staff do not support this Official Plan Amendment exception request.

Tree Preservation

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).

The applicant submitted an Arborist Report and Tree Inventory and Preservation Plan in support of the application. The applicant proposes to injure one tree located on the City's right-of-way. Urban Forestry has reviewed the application and has concerns with missing or contradictory information. Planting details and a satisfactory soil volume plan have not been provided, and the Toronto Green Standards - Tier 1 Ecology is incomplete. Revisions are required to the Arborist Report, Ravine Stewardship Plan, Landscape Plans, and the Toronto Green Standards Checklist, and further information have been requested as outlined in the Memorandum from Urban Forestry dated October 27, 2021.

Housing and Growing Up Guidelines

The proposal in its current form does not support the City's unit mix objectives and housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children.

The proportion of proposed three-bedroom or larger units (5%) does not adequately support the unit size objectives of the Growing Up Guidelines to accommodate within new development a broad range of households, including families with children.

Streetscape

The architectural plans submitted do not provide dimensions or labelling that would allow staff to evaluate whether the proposal satisfies the requirements for:

- Minimum 2.1-metre wide sidewalks;
- An adequate pedestrian zone width to support the proposed scale of development, TGS soil volumes and healthy and mature street tree planting; and
- A 0.4-metre road widening.

The conveyed lands and dimensions must be clearly delineated on the site plan and landscape plan.

Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report and associated plans have been submitted as part of the application. A number of amendments to the report and revisions to plans have been identified. Engineering and Construction Services staff have not accepted the findings of these reports, and require that the applicant submit reports that accurately determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and determine whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development.

In the event that the OLT allows the appeal, in whole or in part, the final Order should be withheld pending the confirmation the Functional Servicing and Stormwater Management Report has been revised to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services and it is demonstrated that the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.

Noise and Vibration

The applicant submitted an Environmental Noise and Vibration Assessment to determine potential noise and vibration impacts on the proposed development and compliance with provincial regulations and guidelines. At a later stage, and should an application be supported, City staff will need to retain a third-party consultant to undertake a peer review of this study, at a cost to the applicant.

Amenity Areas

Indoor amenity space is proposed along the Dundas Street West frontage. The indoor amenity areas are generally discouraged as street facing uses in favour of non-residential/commercial units and residential units with individual entrances for greater animation of the public realm.

Zoning requires at least 40 square metres of outdoor amenity be provided in a location adjoining or directly accessible from the indoor residential amenity space, which is not achieved in the current proposal as all the outdoor amenity space is at the rooftop level.

Given the current rise in dog-owning populations, the applicant should provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building to accommodate future residents' needs. This would also help alleviate pressure on existing parks and natural open space areas. In developments with over 100 units, in addition to the outdoor Pet Relief Area, it is recommended an applicant provide an Outdoor Off-leash Area (dog run or play area) with a minimum size of approximately 20 square metres and Pet Wash Station with a minimum room size six square metres.

Toronto Green Standard

The proposal does not currently meet TGS Version 3.0 Tier Requirements AQ 1.1 (Single-Occupant Auto Vehicle Trips), AQ 1.2 (LEV and Sustainable Mobility Spaces), AQ 3.2 (Sidewalk Space), SW 1.1 (Sorting), and SW 1.4 (Compaction).

Local Schools

The Toronto District School Board (TDSB) identified a concern regarding current local elementary school capacity to accommodate students anticipated from this development. The TDSB also advised that children from the proposed development would not displace existing students at local schools, and as such, the TDSB has requested that as a condition of approval, the proponent be required to erect notice

signs and that warning clauses be included in all purchase, agreements of purchase and sale or agreements to lease, and condominium declaration document(s) for each affected residential unit within the proposed development, that reference the potential for children from the development to be transported to schools outside of the immediate neighbourhood.

The Toronto Catholic District School Board identified similar concerns and requested that as a condition of approval the proponent be required to erect notice signs that if schools are oversubscribed students may need to be accommodated in portable classrooms or be redirected to a school located outside the area and that warning clauses be included in all agreements of purchase and sale.

Conclusion

The current proposal represents overdevelopment of the site and is not in keeping with the existing or planned mid-rise context of the area established by the Dundas Street West Avenue Study and more recent approvals and fails to protect the surrounding natural environment. The proposal would establish an undesirable precedent within the Dundas Street West Avenue area and the city more broadly, does not represent good planning.

Development on this site could be supported, should it provide an appropriate mid-rise built form, height, scale, massing and transition and respect the buffer area from the ravine long term stable top-of-slope as directed in the Official Plan and implementing area-specific and city-wide design guidelines.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Application Data Sheet

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Site Plan

Attachment 6: North Elevation

Attachment 7: South Elevation

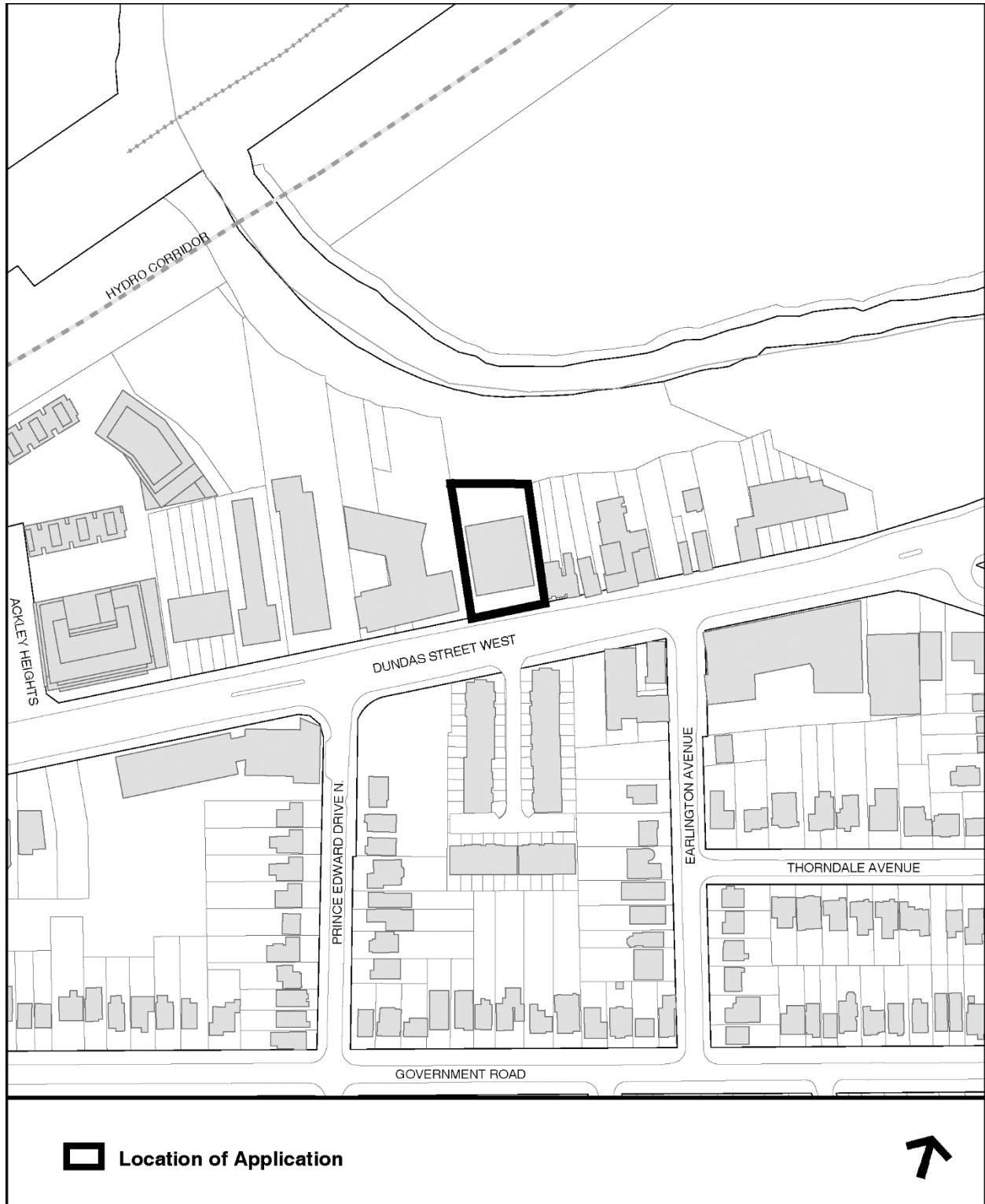
Attachment 8: East Elevation

Attachment 9: West Elevation

Attachment 10: 3D Model of Proposal in Context Looking North West

Attachment 11: 3D Model of Proposal in Context Looking South East

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 4174 DUNDAS ST W Date Received: August 31, 2021 / July 22, 2022

Application Number: 21 196623 WET 02 OZ
22 178815 WET 02 OZ

Application Type: OPA / Rezoning

Project Description: Proposed 15-storey residential building with a total gross floor area (GFA) of 13,194 square metres of residential GFA. A total 661 square metres of amenity space is proposed, comprised of 234 square metres of indoor amenity space and 427 square metres of outdoor amenity space.

Applicant	Agent	Architect	Owner
Dunpar Homes			1386072 Ontario Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 277
Zoning:	General Commercial Avenues (CG-AV).	Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2087 (2058 after deducting area beyond top of bank)	Frontage (m):	35.5	Depth (m):	55
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	86		607	607
Residential GFA (sq m):			13,193	13,193
Non-Residential GFA (sq m):	1864			
Total GFA (sq m):	1864		13,193	13,193
Height - Storeys:	1		15	15
Height - Metres:	9		51	51

Lot Coverage Ratio (%)	29.49	Floor Space Index:	6.41
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	13,194	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			117	117
Other:				
Total Units:			117	117

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			42	69	6
Total Units:			42	69	6

Parking and Loading

Parking Spaces:	160	Bicycle Parking Spaces:	88	Loading:	2
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Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

4174 Dundas Street West

File # 22 178815 WET 02 0Z



↑
Not to Scale
Extracted: 07/25/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

4174 Dundas Street West

File # 22 178815 WET 02 02



Location of Application

RD Residential Detached
RT Residential Townhouse
ON Open Space Natural
OG Open Space Golf Course
UT Utility and Transportation

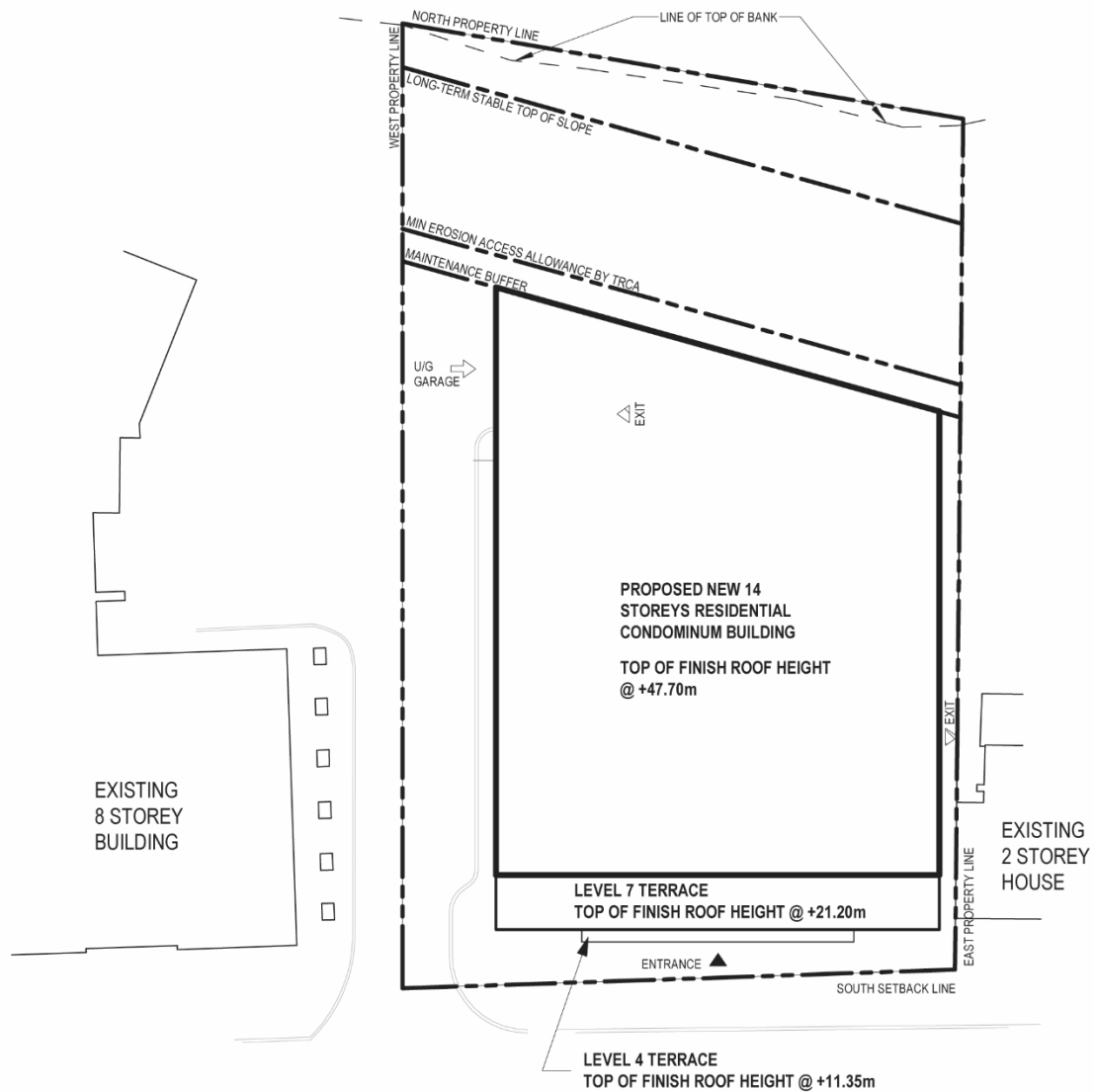


See Former City of York By-law No. 1-83
G Green Open Space
R2 Second Density Residential Zone
OS Public Open Space Zone
POS Private Open Space Zone
CG-AV General Commercial-Avenues Zone
CG General Commercial Zone



Not to Scale
Extracted: 07/25/2022

Attachment 5: Site Plan

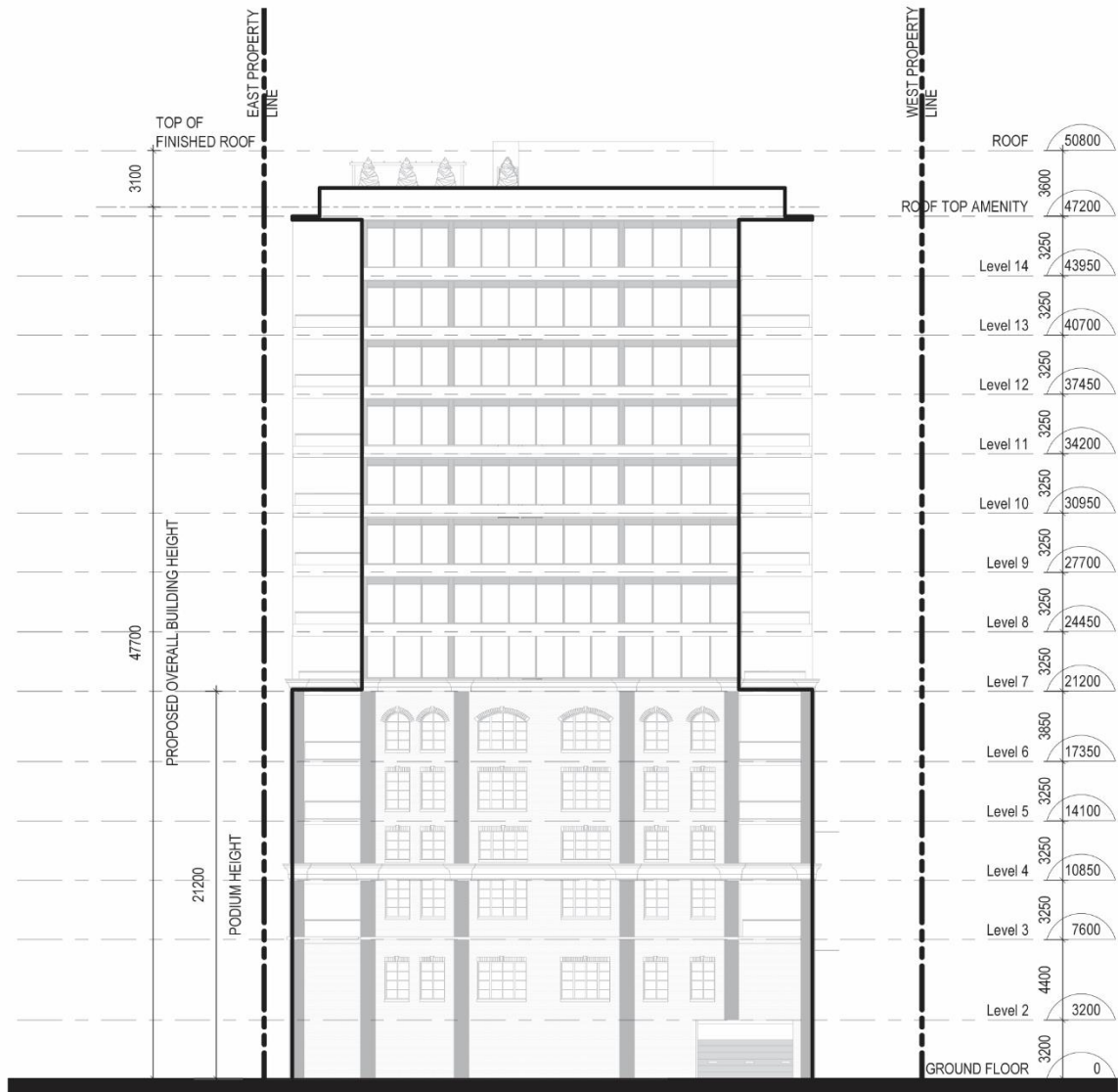


DUNDAS STREET WEST

Site Plan

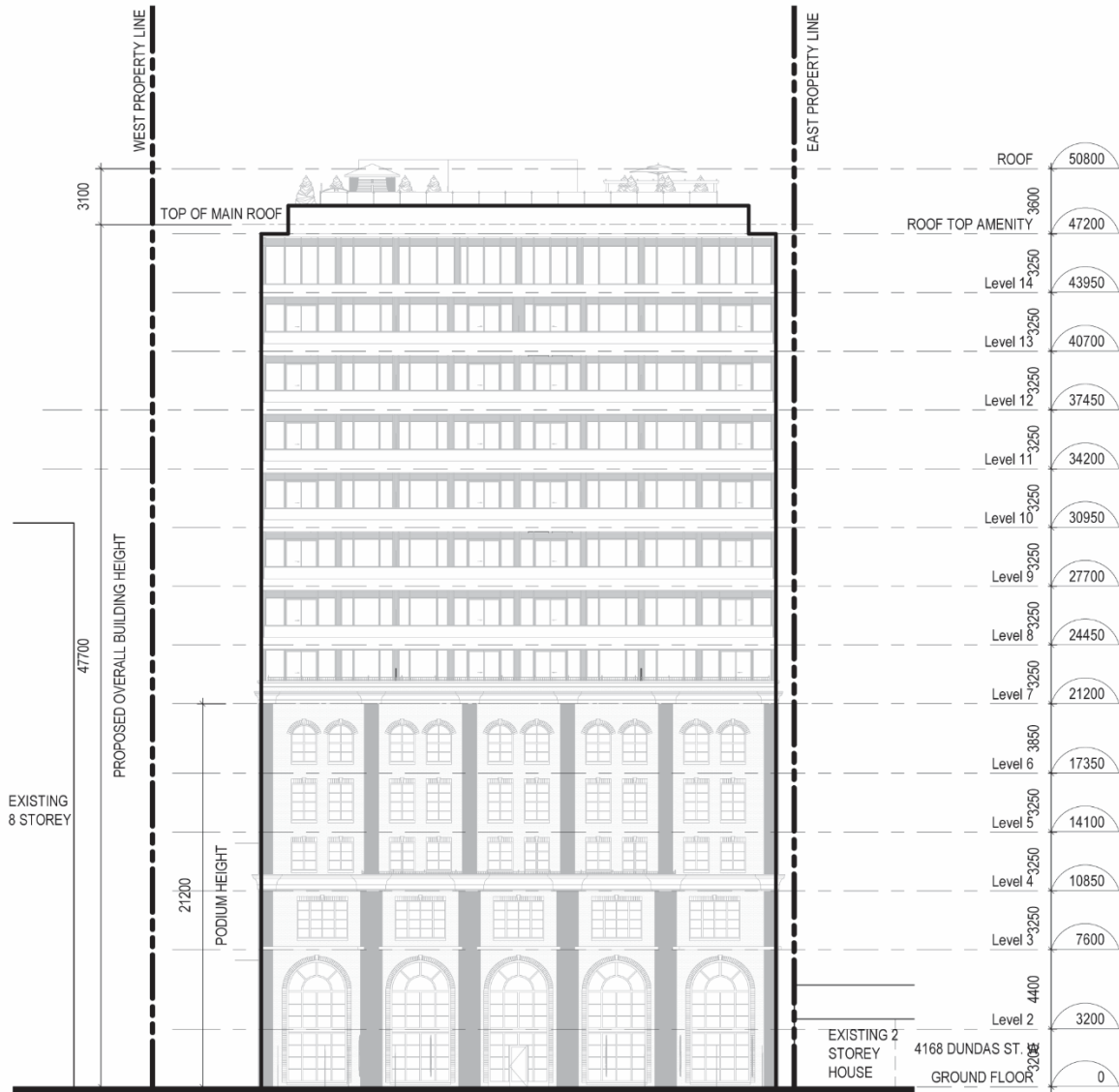


Attachment 6: North Elevation

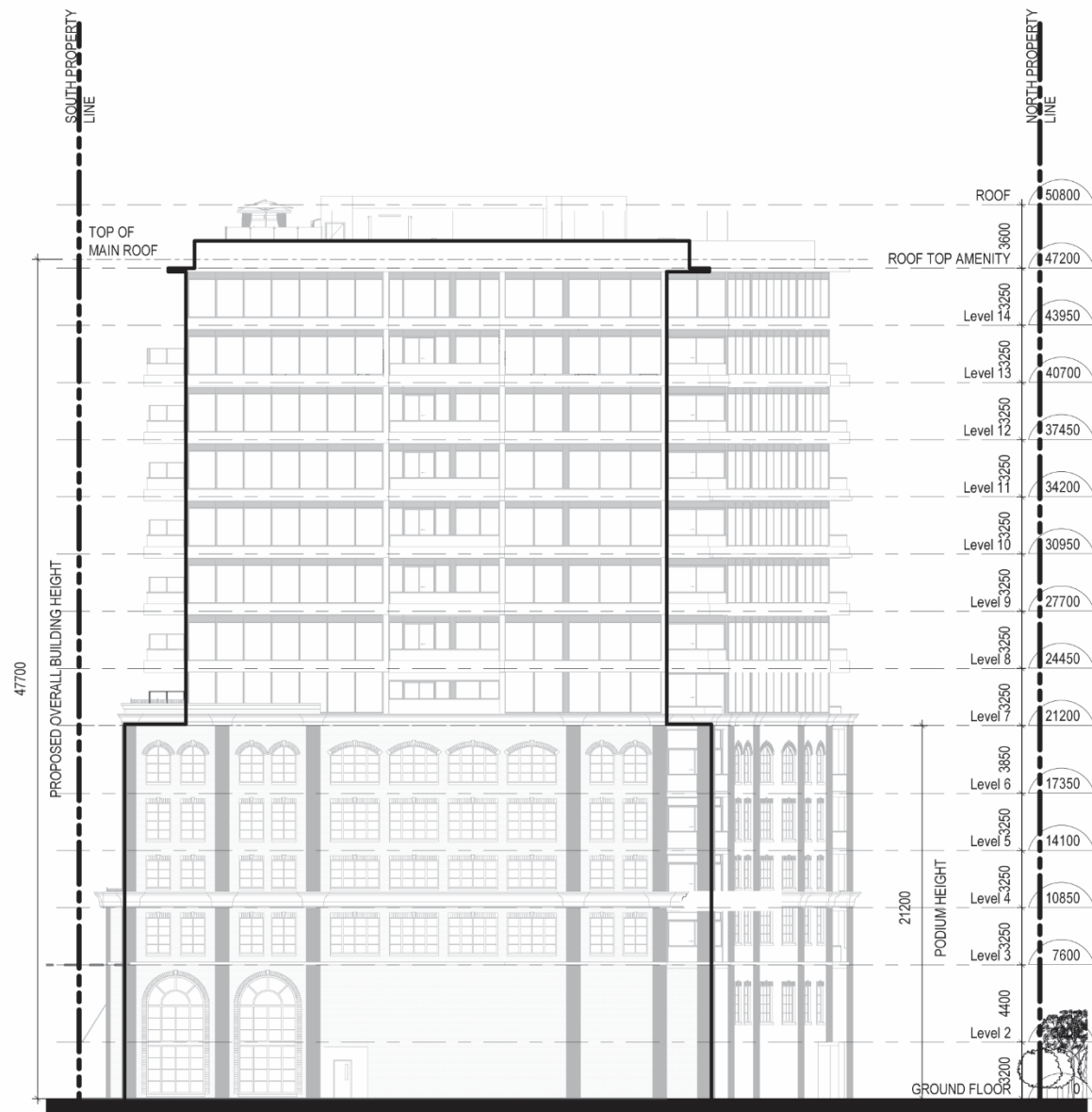


North Elevation

Attachment 7: South Elevation

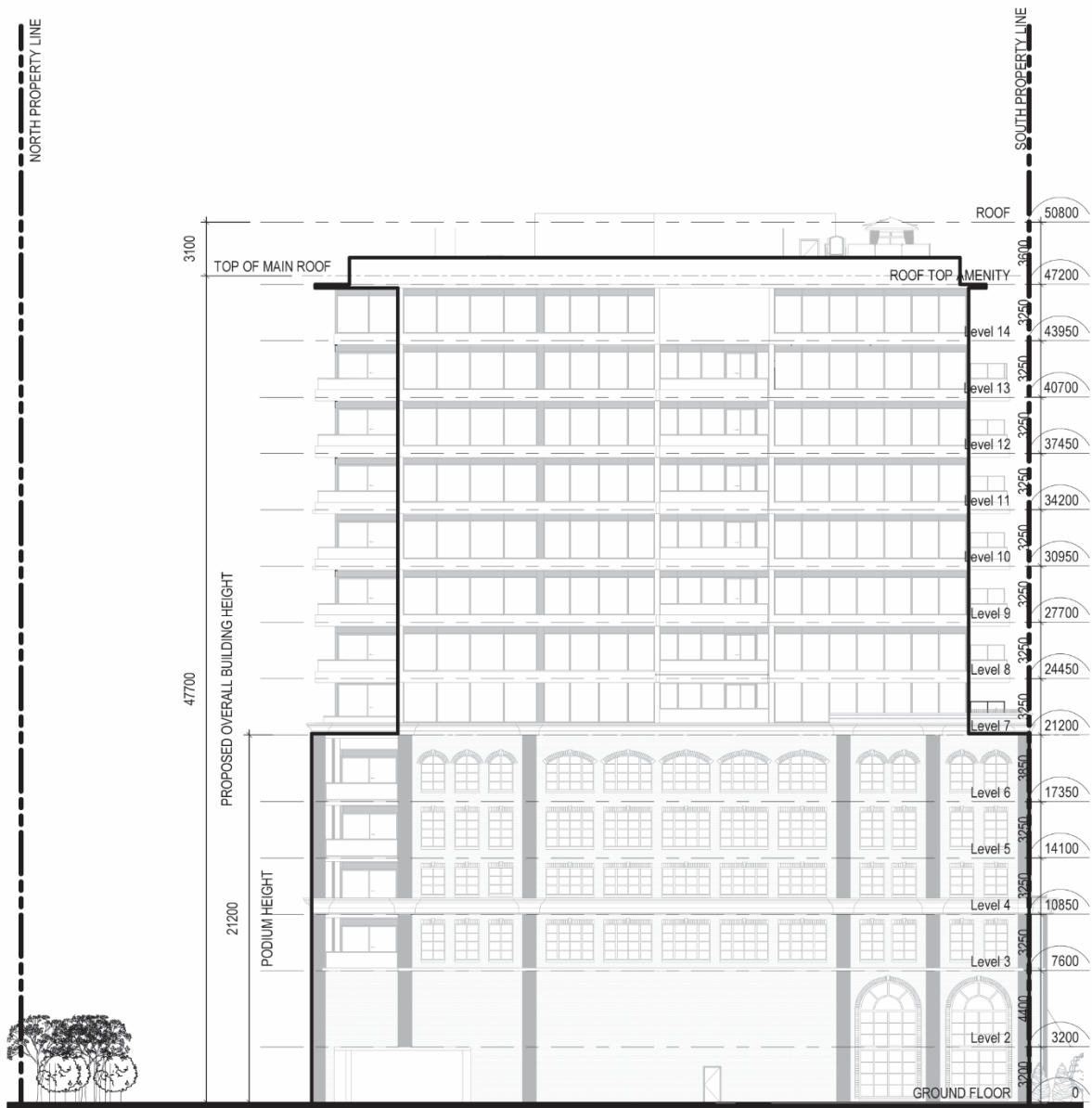


Attachment 8: East Elevation



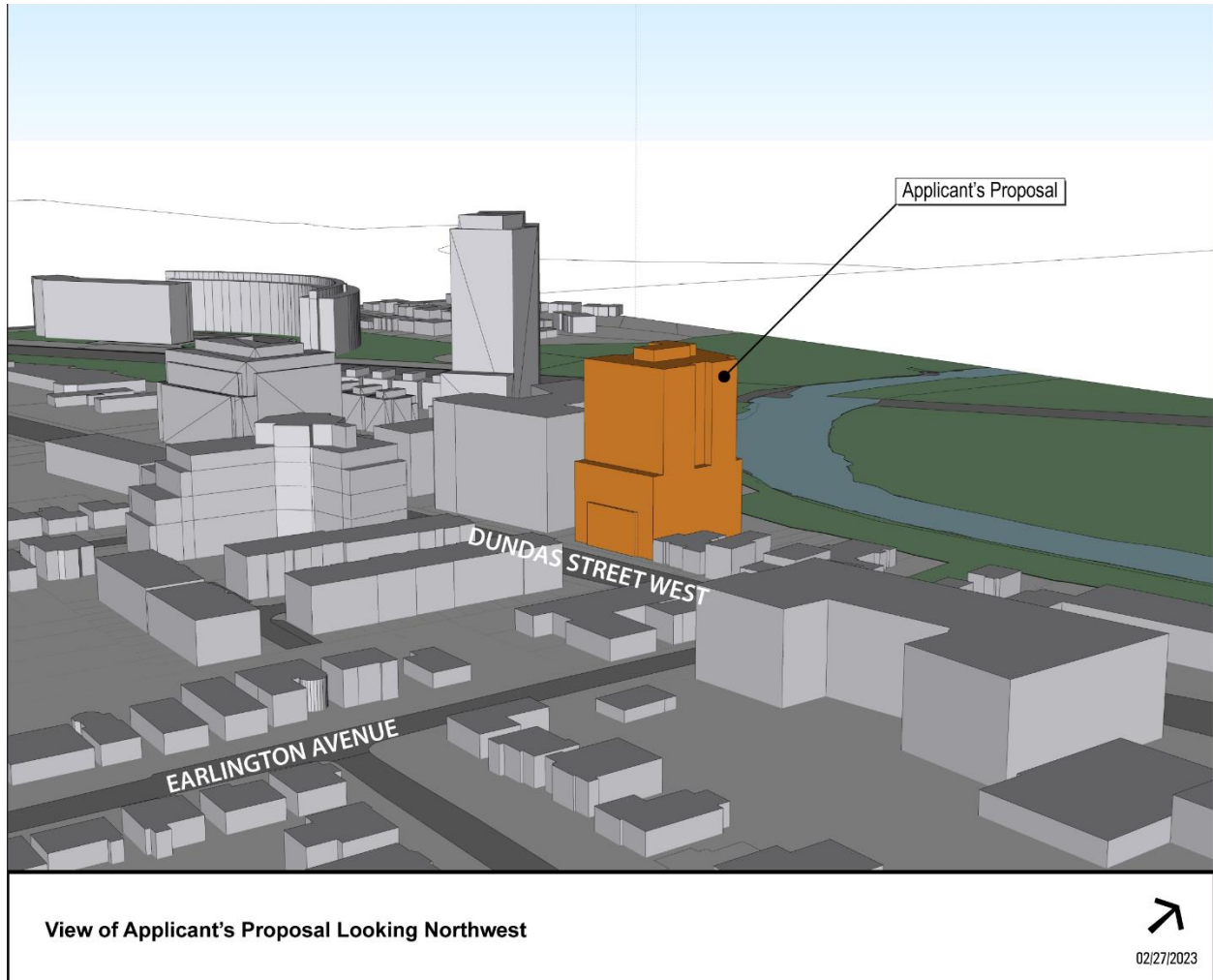
East Elevation

Attachment 9: West Elevation



West Elevation

Attachment 10: Model of Proposal in Context Looking North West



Attachment 11: Model of Proposal in Context Looking South East

