

3239 - 3251 Dundas Street West - Zoning By-law Amendment and Rental Housing Demolition Application - Supplementary Report

Date: June 16, 2023

To: Toronto and East York Community Council or City 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 247134 STE 04 RH; 21 251865 STE 04 SA

SUMMARY

On May 24, 2023, Toronto and East York Community Council deferred consideration of the Decision Report for the proposed development at 3239-3251 Dundas Street West to the June 22, 2023 meeting of Toronto and East York Community Council at the request of the applicant to allow the applicant to work with the City to make necessary amendments to the draft Zoning By-law in order for them to incorporate a geo-thermal energy facility within the proposed development.

This report provides a revised draft Zoning By-law for 3239-3251 Dundas Street West which includes the necessary changes to allow for said facility.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council delete recommendation 1 and replace it with the following:

City Council amend Zoning By-law 569-2013 for the lands at 3239-3251 Dundas Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 1 to the Supplementary Report from the Director, Community Planning, Toronto and East York District, dated June 16, 2023.

2. City Council determine that the revisions reflected in the proposed Zoning By-law Amendment included as Attachment No. 1 to this Supplementary Report are minor in nature and, pursuant to Section 34(17) of the Planning Act, no further public notice is required in respect of the revisions within the proposed Zoning By-law Amendment.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 24, 2023, Toronto and East York Community Council deferred the consideration of the Decision Report for the proposed development at 3239-3251 Dundas Street West to the June 22, 2023 meeting of Toronto and East York Community Council at the request of the applicant to allow the applicant to work with the City to undertake necessary amendments to the draft Zoning By-law to incorporate a geo-thermal energy facility in the proposed development.

The report and decision of Community Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE5.3>

COMMENTS

On May 30, 2023, the applicant provided a revised draft Zoning By-law to include a geo-thermal energy facility. The revised draft Zoning By-law permits a geo-thermal energy facility and increases the residential gross floor area ("GFA") from 8,050m² to 8,170m² (for an increase of 120 m²). The increased GFA is the result of using what had been mechanical space in the mechanical penthouse for two additional residential units. This will not result in any additional height or massing being added to the building, although the addition of the residential units will result in the building being described as a 9-storey building as opposed to an 8-storey building. As a result of the re-purposing of the interior of the mechanical penthouse area, the revised main building height to the top of the previously identified mechanical penthouse (now the 9th floor) is now identified as 30 metres. The heights have been re-labelled on Diagram 3 of the attached draft Zoning By-law.

The move from conventional heating and cooling systems to a geo-thermal energy system will result in a reduction in height of required rooftop mechanical equipment (elevator overrun, building mechanical units, antennae, etc.) from a maximum height of 4.0 metres to a maximum of 2.0 metres.

Staff have worked with the applicant and are satisfied with the revised Draft Zoning By-law attached to this report and find the modifications to be minor. As noted, no changes are proposed to the original building envelope.

CONTACT

Patrick Miller, Planner, Community Planning
Tel. No. (416) 338-3002
E-mail: Patrick.Miller@toronto.ca

SIGNATURE

Willie Macrae, BA, MES, MCIP, RPP
Acting Director, Community Planning, Toronto and East York District

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

Attachment 1: Draft Zoning By-law Amendment

The draft Zoning By-law Amendment will be made available on or before the June 22, 2023 Toronto and East York Community Council.