

2760 Dundas Street West – Zoning By-law Amendment Application – Decision Report – Approval

Date: October 30, 2023

To: Toronto and East York Community Council

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

Wards: Ward 4 - Parkdale-High Park

Planning Application Number: 23 109996 STE 04 OZ

SUMMARY

This application proposes to construct a new 6 storey mixed-use building at 2760 Dundas Street West with 28 dwelling units and 114 square metres of commercial space at grade. One level of underground parking with a total of 16 parking spaces is also proposed.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Zoning By-law. The mixed-use building is an appropriate scale for the site, fits within the existing and planned context and is an example of high quality design that will set a positive precedent for future development in the area.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2760 Dundas Street West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to:

- a. submit a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
- b. enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required.

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

A pre-application consultation (PAC) meeting was held on September 28, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available here: www.toronto.ca/2760DundasStW. The current application was submitted on January 16, 2023 and complete upon submission. A Notice of Complete Application letter was issued on February 3, 2023. Staff conducted a Community Consultation Meeting for the application on May 9, 2023. Community consultation is summarized in the Comments section of this Report.

PROPOSAL

This application proposes to amend the Zoning By-law to permit a 6 storey (21.4 metres plus a 3 metre mechanical penthouse) mixed-use building containing 28 residential dwelling units and 114 square metres of non-residential space at grade. The proposal includes a gross floor area of 2,075 square metres which represents a density of 4.6 times the lot area. One level of underground parking is proposed with a total of 16 parking spaces. A total of 32 bicycle parking spaces are also proposed. Refer to Attachment No. 1 for project data.

The proposed 28 dwelling units include: 8 (28.6%) one-bedroom units, 17 (60.7%) two-bedroom units and 3 (10.7%) three-bedroom units.

The site is located on the north side of Dundas Street West, west of the intersection of Dundas Street West, Annette Street and Old Weston Road. The site is rectangular in shape, has an area of approximately 482 square metres, and was previously occupied by the Peacock Hotel. The site has a frontage of approximately 16 metres along Dundas Street West and has a depth of approximately 30 metres.

Immediately to the north of the site is a public laneway with a width of approximately 3.65 metres which provides access to the site. Further to the north, Hook Avenue contains low-rise residential dwellings ranging from two to three storeys in height. Immediately to the east of the site is a 5 storey apartment building located at 2750 Dundas Street West, as well as the Dundas-Watkinson Parkette.

East and west of the site along both sides of Dundas Street West is comprised primarily of 2-3 storey main street commercial retail buildings. However, there are a number of new and emerging mid-rise buildings along the Dundas Street West corridor ranging in heights from 5-8 storeys.

Further to the south are a range of low-rise residential buildings including single detached, semi-detached and row house buildings, as well as duplex and triplex apartment buildings.

Reasons for Application

The Zoning By-law Amendment Application proposes to amend City of Toronto Zoning By-law 569-2013 to introduce performance standards, including: building height; building setbacks; gross floor area; floor space index; amenity space; and vehicular parking space requirements.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- 3D Modelling
- Application Checklist
- Application Form
- Arborist Report
- Architectural Plans
- Civil and Utilities Plans
- Community Services and Facilities Study
- Cost Estimate for Landscaping
- Cover Letter
- Draft Zoning Bylaw Amendment
- Electrical Design Brief
- Energy Efficiency Report
- Environmental Impact Assessment
- Geotechnical Study
- Green Standard Statistics
- Heritage Impact Statement
- Hydrogeological Report
- Hydrological Review Summary
- Landscape and Lighting Plans

- Mechanical Design Brief
- Planning Rationale
- Private Water Discharge System Letter
- Project Data Sheet
- Public Consultation Strategy Report
- Rental Housing Declaration of Use and Screening Form
- Servicing Report
- Servicing Report Groundwater Summary
- Stormwater Management Report
- Sun/Shadow Study
- Survey Plans
- Toronto Green Standards Checklist
- Transportation Impact Study

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards or conditions of Site Plan Control approval.

Community Consultation

A Virtual Community Consultation Meeting was held on May 9, 2023 and was attended by 10 people and the Ward Councillor. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format discussion. Comments and questions provided by the meeting attendees included:

- How well the proposal fits in with the character of the Junction Area;
- Whether the previous affordable units at the Peacock Hotel would be replaced;
- How the proposal impacts the Neighbourhoods designated areas located to the north on Hook Avenue;
- What impacts this new proposal may have on the ongoing Junction Heritage Conservation District Study; and
- What the construction impacts will be for neighbours and generally what other impacts may be on surrounding properties.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as an Avenue. The land use designation for the site is Mixed Use Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policy 156

SASP 156 applies to the site and permits limited range of light industrial uses that are compatible with residential uses. No light industrial uses are contemplated in the proposal so the policies of the SASP are not applied.

Zoning

The subject site is zoned CR 2.5(c2.0; r1.5) SS2 (x2222) under Zoning By-law 569-2013. The CR zoning category permits maximum permitted density is 2.5 times the lot area, with a maximum of 2.0 times the lot area for commercial uses and 1.5 times the lot area for residential uses. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been 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.

Toronto Green Standard

The Toronto Green Standards (TGS) are a set of performance measures for green development. 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 Toronto Green Standard.

Site Plan Control

Site Plan Control applies to this site. A Site Plan Control application (23 110061 STE 04 SA) was submitted to the City and is currently under review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole. Staff are of the opinion that the proposed mixed-use building is acceptable and conforms to the applicable policies of the Official Plan. The proposed development fits within the existing and planned context for the area and transitions appropriately to the Neighbourhoods at the rear.

The infill project creates a generally consistent streetwall with the 5 storey apartment building to the east at 2750 Dundas Street West, and sets a good precedent for additional infill development along this portion of Dundas Street West, and is supportive of the area's heritage character.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report. Through comprehensive review Staff have found that the proposal conforms with the applicable Official Plan policies with respect to built form and massing. Furthermore, the proposal meets the intent of the Mid-Rise Buildings Performance Standards and Addendum.

The proposed building will contribute to the emerging pattern of mid-rise building approvals in the Junction neighbourhood and specifically along the Dundas Street West corridor. The proposed massing creates a consistent streetwall with the adjacent building at 2750 Dundas Street West and sets a good precedent for additional infill development along this segment of Dundas Street West.

The rear portion of the building has also been set back from north the property line above level 1 by 2.18 metres adjacent the public lane. This setback, and coupled with a 1.67 metre laneway conveyance, will reduce any potential impacts on the lower-scale Neighbourhoods to the north of the site along Hook Avenue. In addition, The proposed 6 storey, 21.4 metre streetwall generally falls within a 45 degree angular plane taken from 80% of the right-of-way ("ROW") width of Dundas Street West.

Streetscape and Public Realm

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report. Staff find that the proposal conforms with the applicable Official Plan policies with respect to streetscape and public realm.

The application is proposed to be set back zero metres from the property line along the Dundas Street West frontage. Beyond the property line is a 3.68 metre public right-of-way. While this does not achieve the desired right-of-way width noted in the Mid-Rise Building Performance Standards, the building face has been designed to align with both adjacent properties and reinforce a uniform street wall of Dundas Street West. At the ground floor, entrances to the residential lobby and retail unit are in-set to the building to provide a 2.1 metre pedestrian clearway and safe space for door swing areas.

Amenity Space

The application proposes to locate the connected indoor and outdoor amenity spaces on the ground floor, requesting a reduction to the amenity space requirements of Zoning By-law 569-2013. Due to the size constraints of the site and the relatively small number of units being proposed, staff are willing to accept this deficiency, and appreciate the connected and accessible amenity space design.

Sun and Shadow

This application has been reviewed against the official plan policies described in the Policy and Regulation Considerations Section of the Report. Given the existing and the planned context for the subject property and the surrounding area, staff are of the opinion that the shadow impacts on the public realm in the surrounding area will be minimal. The proposed building is located on the north side of Dundas Street West and any shadows created by the 6 storey building will minimally impact the Dundas Street West public realm. During the spring equinox, there will be no shadow impacts on the Dundas Street West public realm, to the orientation of the building. Similarly, shadow impacts are not anticipated during the fall equinox.

The rear yards of the Neighbourhoods designated properties to the north of the site along Hook Avenue will be shadowed marginally, and in the opinion of staff, this minimal shadowing acceptable and in keeping with the implementation of the Mid-Rise Building Performance Standards. Finally, minimal net new shadows will be cast onto Dundas-Watkinson Parkette from 5:18 PM - 6:18 PM during the spring equinox and from 4:18 PM - 6:18 PM during the fall equinox. However, these new shadows will fall

largely within the shadows already cast by the adjacent building to the east at 2750 Dundas Street West.

Traffic Impact, Access, Parking

Access to the primary residential lobby as well as the at grade retail units is proposed to be located along Dundas Street West. This entrance will allow for a continuous at grade frontage to reinforce pedestrian activity and the presence of small-scale retail along the street. Major transit will be accessible directly from the Dundas Street West (505 Dundas TTC Streetcar). Additionally, 32 bicycle parking spaces are proposed within the basement level to be accessed from the lobby including 26 long-term spaces for residents and six (6) short-term spaces for visitors to support active transportation use for future building residents.

In support of the subject proposal, the applicant's transportation consultant prepared a Transportation Impact Study, dated December, 2022. As a result, the site is projected to generate less than 10 two-way trips during the morning and afternoon peak hours, respectively. Based on the site's estimated trip generation and traffic analysis results, the consultant concluded that traffic impacts from this development will be negligible.

Vehicular access to the parking stacker system is proposed directly off the widened public lane. This is acceptable to Transportation Services, pending further revision to the rear of the site for the required laneway widening. Given the site context, Staff are of the opinion that this configuration is acceptable.

The proposal includes a total of 16 parking spaces. No visitor or non-resident parking spaces are proposed, however, given the scale of the proposed site and the context, along with the low visitor parking requirement (three spaces), Transportation Services accepts the absence of non-resident/visitor parking.

Notwithstanding the above, the applicant will be required to implement a Transportation Demand Management (TDM) plan. As such, the following provisions will be included in the Site Plan Agreement, which requires the following Transportation Demand Management measures on site:

- Maintain direct access for cycling infrastructure areas from at-grade private entrance elevator;
- One (1) annual bike-share and/or car-share membership per unit, offered for the first year of occupancy; and
- Provide/maintain a minimum of one (1) bike repair station on-site;

Given the submitted parking justification, the site context, and the required TDM measures, Staff are of the opinion that the proposed parking supply is acceptable.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for resolution prior to enabling zoning. These matters will be addressed prior to submitting bills to City Council for approval.

Housing Issues

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal is for a mid-rise building with tenure yet to be determined. The proposed housing meets the unit mix requirements of the Growing Up Guidelines.

Affordable Housing is a significant priority for the City and City Planning staff advocate for the inclusion of affordable housing units on any project where possible. The applicant will be subject to a Community Benefit Charge (CBC) requirement at the time of Building Permit issuance. The CBC can be satisfied by a cash payment or an in-kind contribution, provided both the applicant and City agree to the proposal.

City Planning staff have circulated the applications to the Housing Secretariat for their assessment of opportunities for the inclusion of affordable units. The proposal, to date, does not propose any affordable housing units.

This site was formerly occupied by the Peacock Hotel, which functioned historically as a rooming house. The previous building caught fire in 2019 and was subsequently demolished. As the dwelling rooms that were located on this site were demolished following the fire under a validly issued order by Toronto Building, the dwelling room replacement policies provided by Official Plan Policy 3.2.1.11 do not apply.

Given that the dwelling rooms did not exist on site at the time the application was made, Staff are of the opinion that the current application does not contemplate any demolition and Official Plan dwelling room replacement policies do not apply.

Heritage Impact & Conservation Strategy

This site is located within the Junction Heritage Conservation District study area. As such, a Heritage Impact Assessment was submitted with the proposal for this site. No properties related to the application have been identified in the City of Toronto's Heritage Register. The development proposal will not have an impact on cultural heritage resources in the area, and will support the existing heritage context.

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). Two City owned trees are proposed to be retained on the site. Tree protection hoarding will be required through the development process to ensure their retention.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. 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 Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance

measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to fit within the existing and planned context of the area. Staff worked with the applicant and the community to ensure the proposal will fit within the Junction neighbourhood and to mitigate impact on the Neighbourhoods to the north. Finally, the proposal provides another example of high quality design and sets a strong precedent for infill development along the Dundas Street West Corridor. Staff recommend that Council approve the application.

CONTACT

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

SIGNATURE

Carly Bowman, M.Sc.Pl., MCIP, RPP, Director
Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Elevations - North
- Attachment 8: Elevations - East
- Attachment 9: Elevations - South
- Attachment 1: Application Data Sheet

Municipal Address: 2760 DUNDAS STREET WEST Date Received: February 3, 2023

Application Number: 23 109996 STE 04 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application for a six storey mixed-use building at 2760 Dundas Street West on the north side of Dundas Street West. The application contains 28 new residential dwelling units and 114 square metres of at-grade non-residential space for a total gross floor area of 2,075 square metres and the floor space index of 4.6 times the lot area.

Applicant	Agent	Architect	Owner
ANDREW FERANCIK		GABRIEL FAIN ARCHITECTS	2760 DUNDAS ST W LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 25 (c2.0; r1.5) SS2 (x2222)	Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	482	Frontage (m):	16	Depth (m):	30
-------------------	-----	---------------	----	------------	----

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			391	391
Residential GFA (sq m):			1,961	1,961
Non-Residential GFA (sq m):			114	114
Total GFA (sq m):			2,075	2,075
Height - Storeys:			6	6
Height - Metres:			21	21

Lot Coverage Ratio (%)	81.17	Floor Space Index:	4.6
------------------------	-------	--------------------	-----

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,935	26

Retail GFA: 114
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			28	28
Other:				
Total Units:			28	28

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			8	17	3
Total Units:			8	17	3

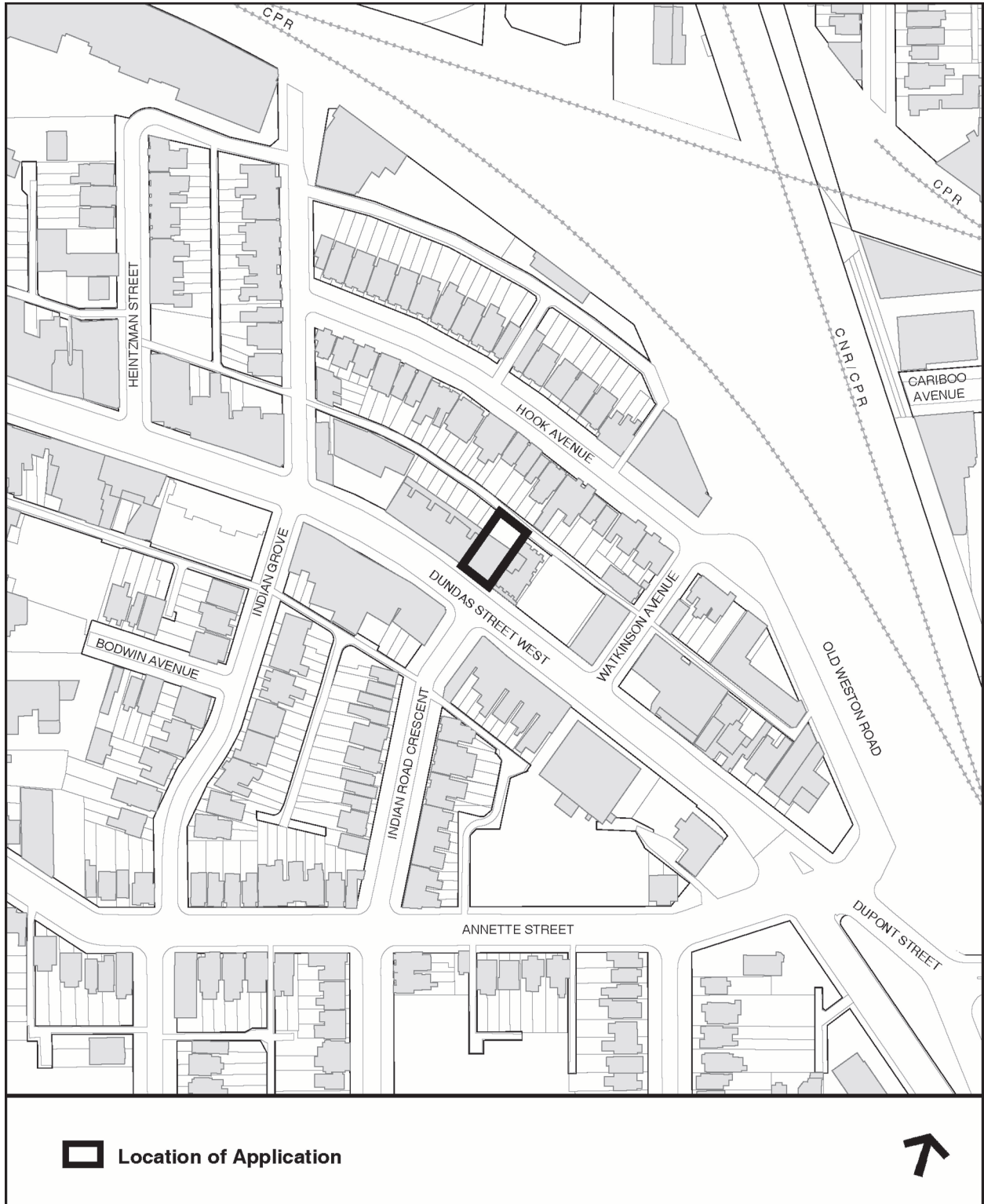
Parking and Loading

Parking Spaces: 16 Bicycle Parking Spaces: 32 Loading Docks:

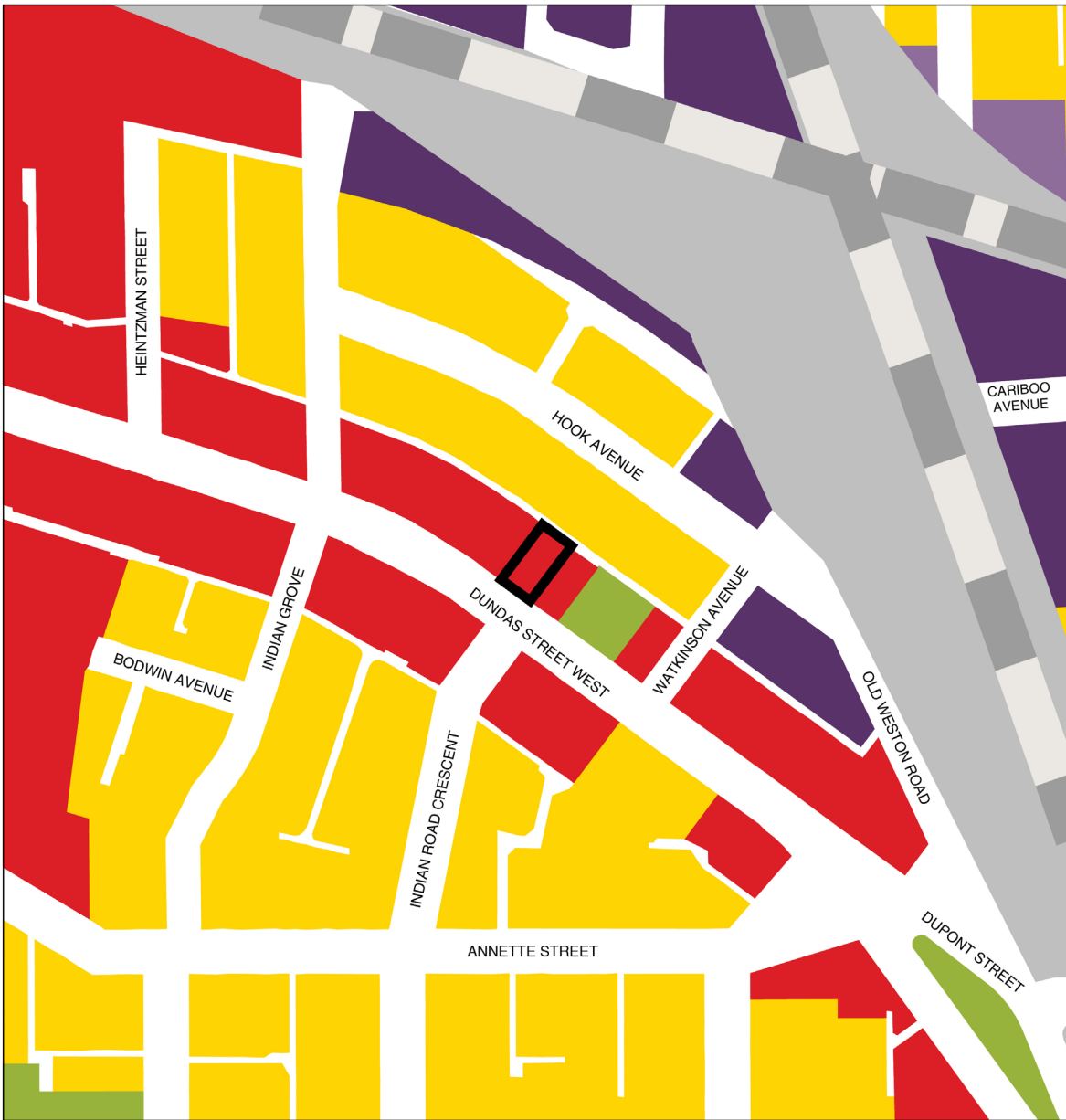
CONTACT:

Patrick Miller, Planner, Community Planning
 416-338-3002
 Patrick.Miller@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

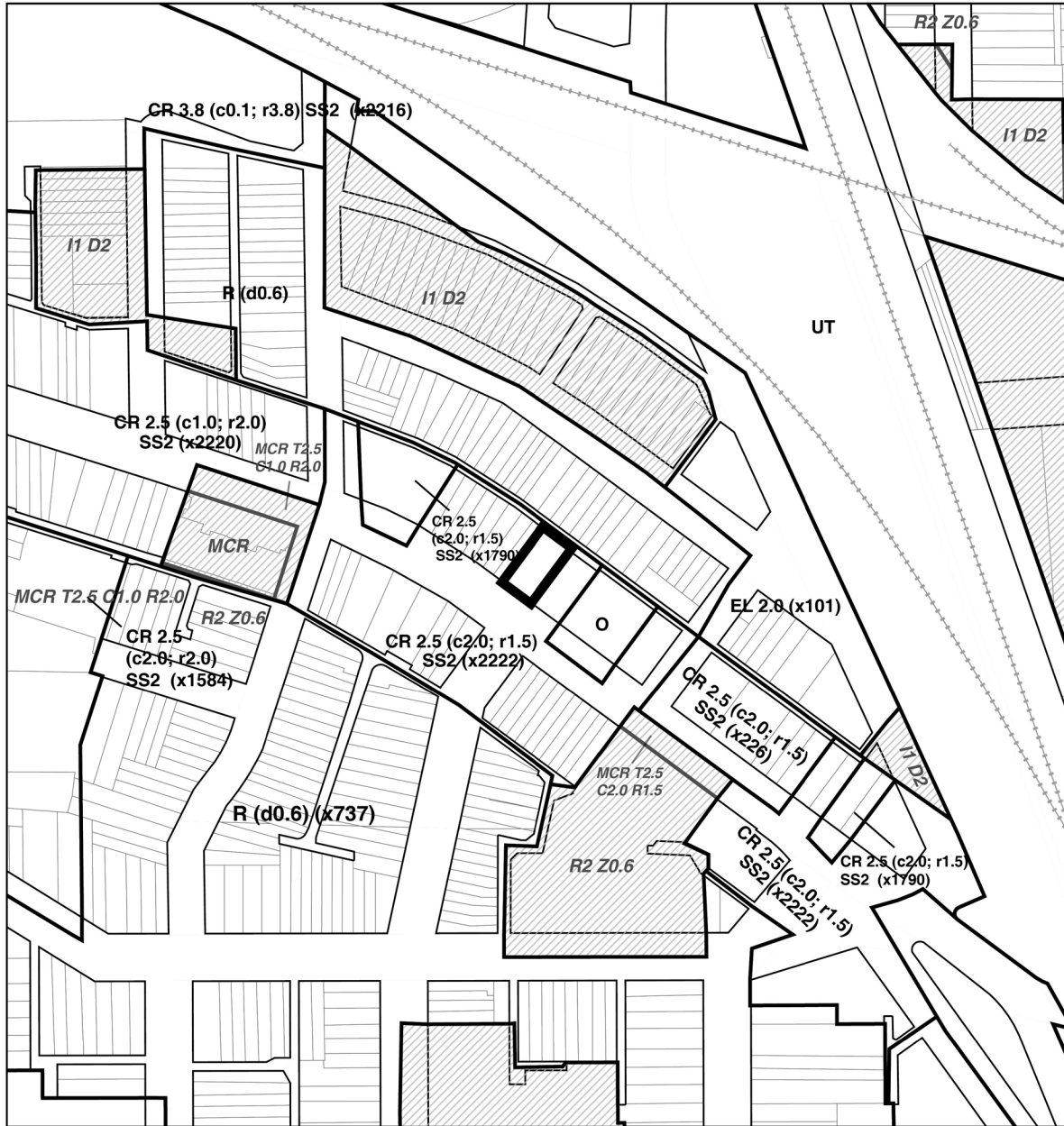
2760 Dundas Street West

File # 23 109996 STE 04 02



↑
Not to Scale
Extracted: 02/14/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2760 Dundas Street West

File # 23 109996 STE 04 0Z

- Location of Application
- R** Residential
- CR** Commercial Residential
- EL** Employment Light Industrial
- E** Employment Industrial
- O** Open Space
- UT** Utility and Transportation

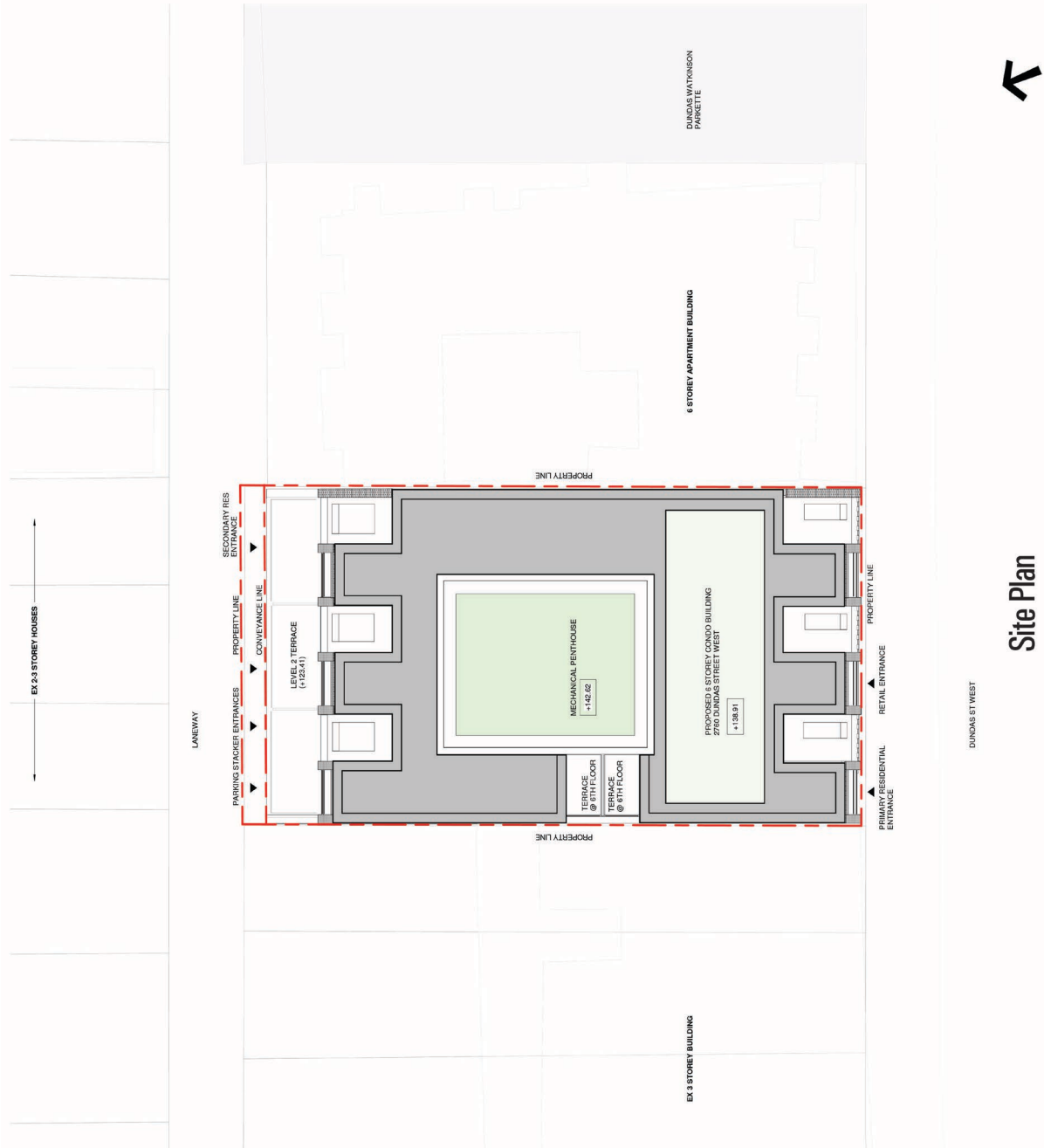
- See Former City of Toronto By-law No. 438-86
- R2** Residential District
- MCR** Mixed-Use District
- I2** Industrial District

↑
Not to Scale
Extracted: 02/14/2023

Attachment 5: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be available on or before November 15, 2023.

Attachment 6: Site Plan

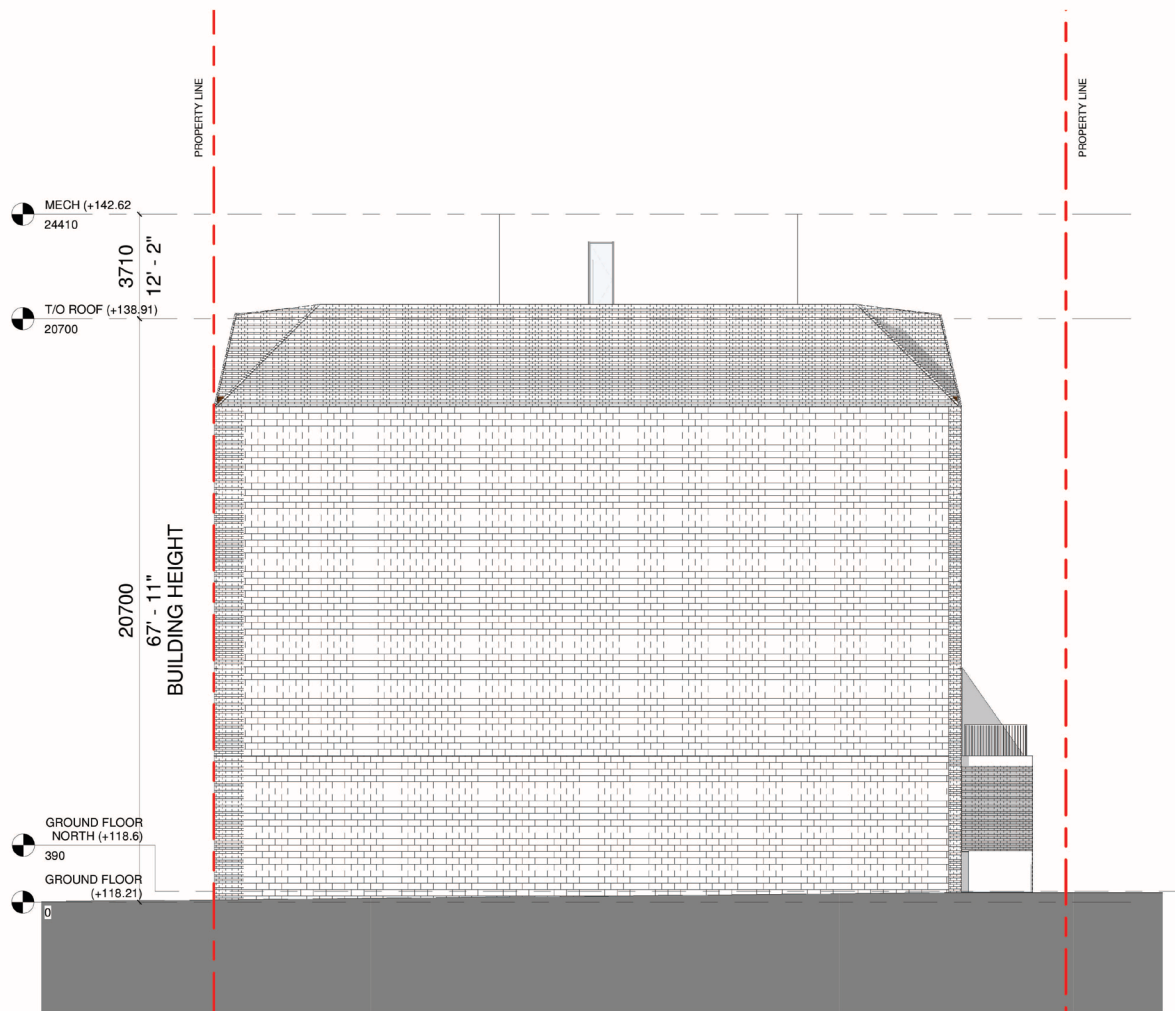


Attachment 7: Elevations - North



North Elevation

Attachment 8: Elevations - East



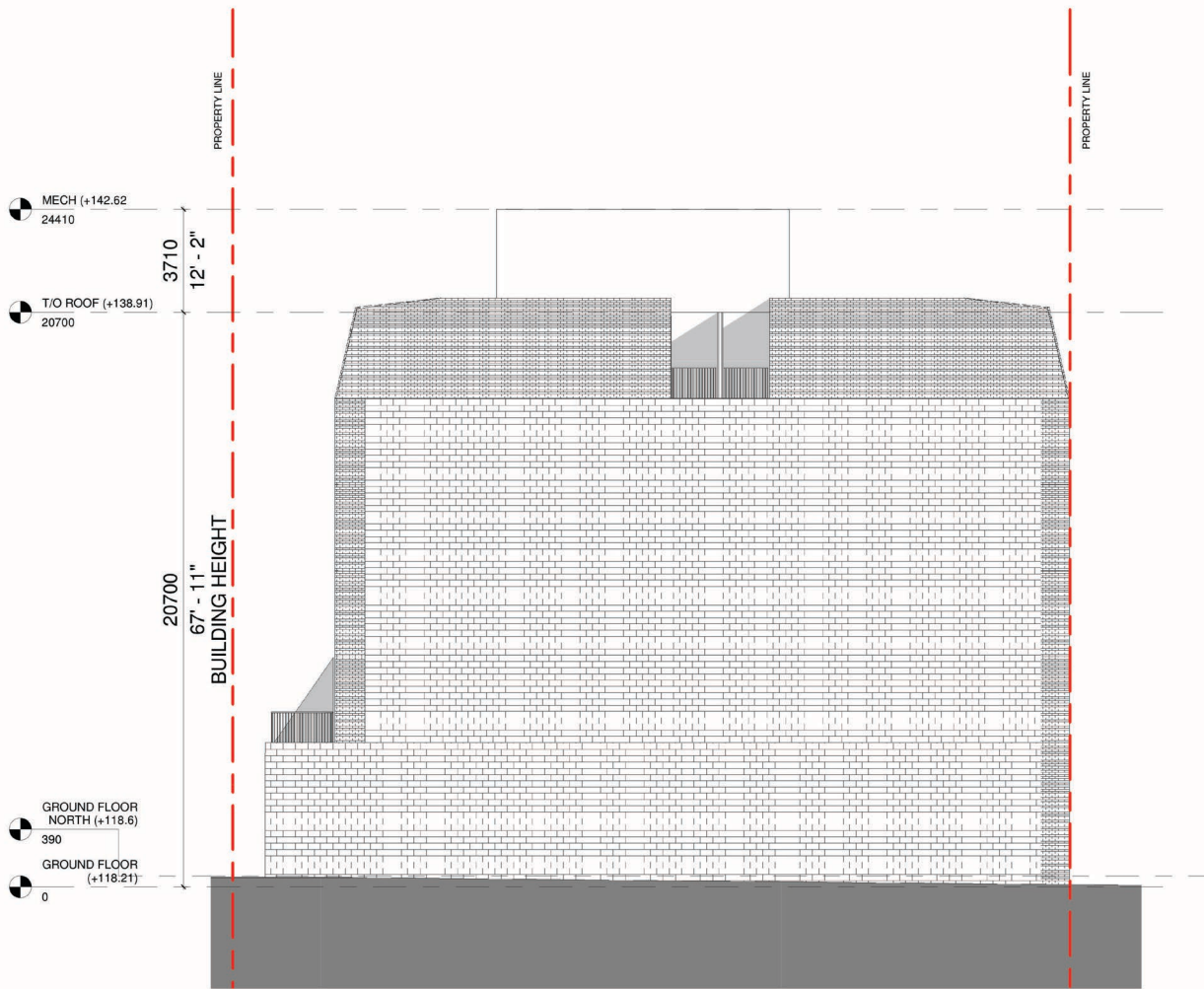
East Elevation

Attachment 9: Elevations - South



South Elevation

Attachment 10: Elevations - West



West Elevation