

Welcome!

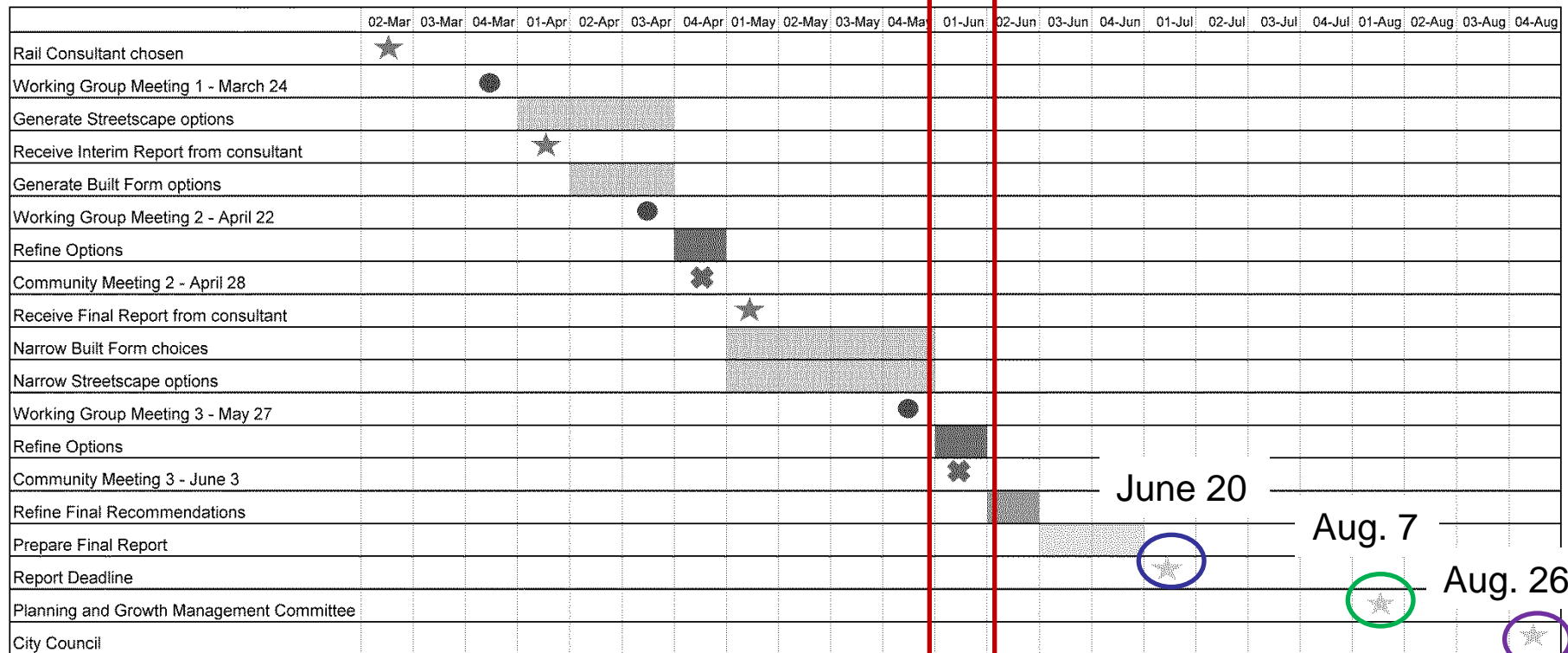
Dupont Street Study Community Consultation Meeting #3

June 3, 2014

Agenda

- Key Dates
- Community Consultation Summary
- Rail Mitigation Update
- Vision / Character of Dupont Street
- Council Direction and Implementation
 - Built Form
 - Streetscape
 - Open Space
 - Transportation
- Questions and Answers

Key Dates



Community Consultation

- 4 Community Consultation Meetings
- Over 125 people attended each community meeting
 - Brainstorming / Workshop Session
 - Feedback on built form options
 - Feedback on rail safety mitigation measures
- 3 Working Group Meetings
- Crowd Map : <https://dupont.crowdmap.com/>
- Study website : www.toronto.ca/planning/dupontstudy
 - 1496 views since the website was launched in February, 2014
- Staff have also received numerous emails and phone calls about the study

Rail Mitigation Update

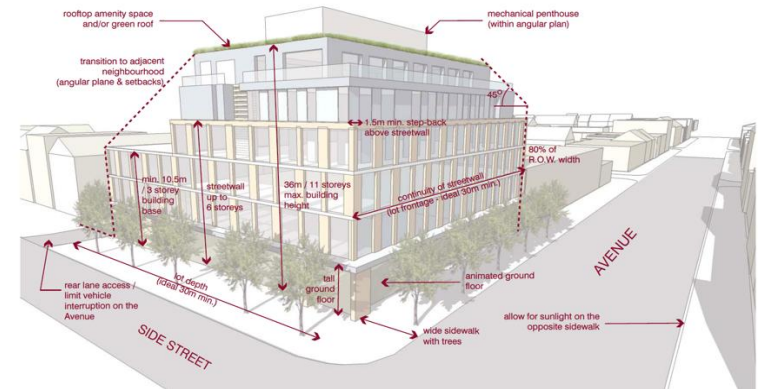
- Final Report and Presentation from Consultant now online
- Staff recommendations are being considered
- Key Statistics:
 - Average of 35 to 40 trains a day, average length of 125 cars
 - This is expected to increase
 - 2 derailments on North Toronto Subdivision over the past 30 years
 - They did not involve dangerous goods
 - City responsible for building setback and determining land use
 - Rail consultant's recommendation is for a 30 metre building setback, plus an earthen berm for new buildings that contain sensitive or high-density uses

Vision / Character of Dupont Street

- What is the existing character?
 - diverse street
 - very useful services and retail
 - strong built form heritage
 - long term residents, stable population
- What we heard about the character aspects that need to be maintained and enhanced?
 - walkability
 - family friendly focus
 - more green space
 - diversity of uses including small retail ("mom and pops")
 - more restaurants and patios
 - maintenance of the industrial character of the street

Council Direction – Key Items

- Mid-Rise Guidelines as a direction for built form
- Maximum retail size
- Maintain employment uses
- Rail corridor buffering measures
- New parks, open space and green corridors
- Public realm and streetscape enhancements
- Development Permit System potential
- Potential pathways and pedestrian links



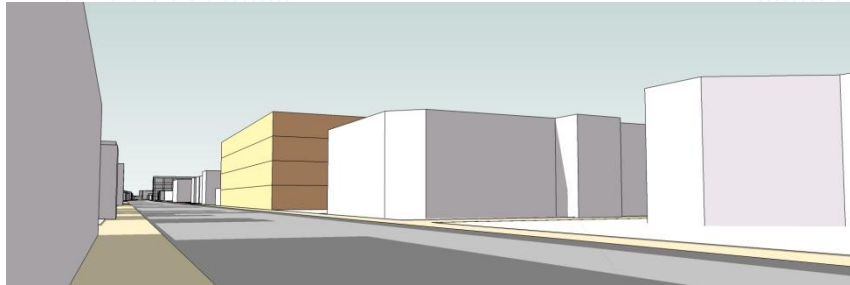
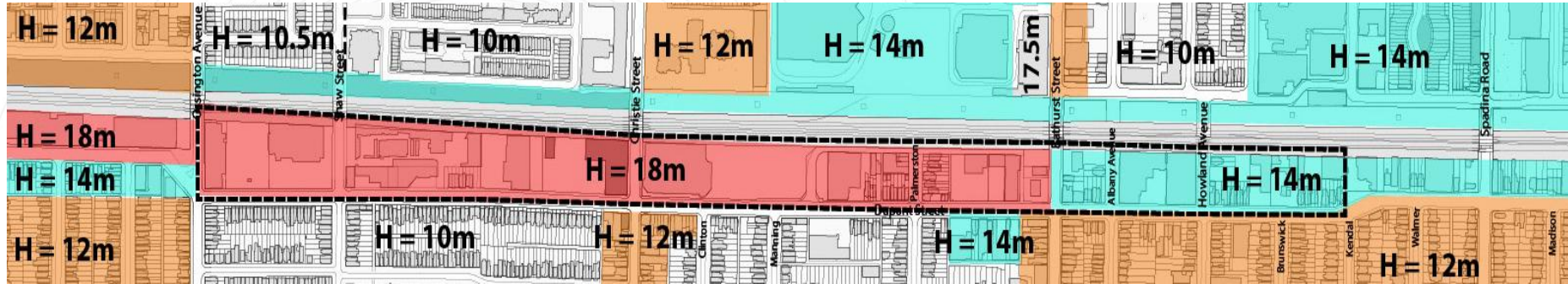
Council Direction – Implementation

- Implementation through an Official Plan Amendment and a Zoning By-law
- A Site and Area Specific Policy (SASP) is being created, which will become part of the Official Plan. It will contain policies that will be specific to the study area.
- A Zoning By-law will detail the specific requirements and restrictions for development in the study area.
- There may also be other recommendations in the report that leads to further work/study.

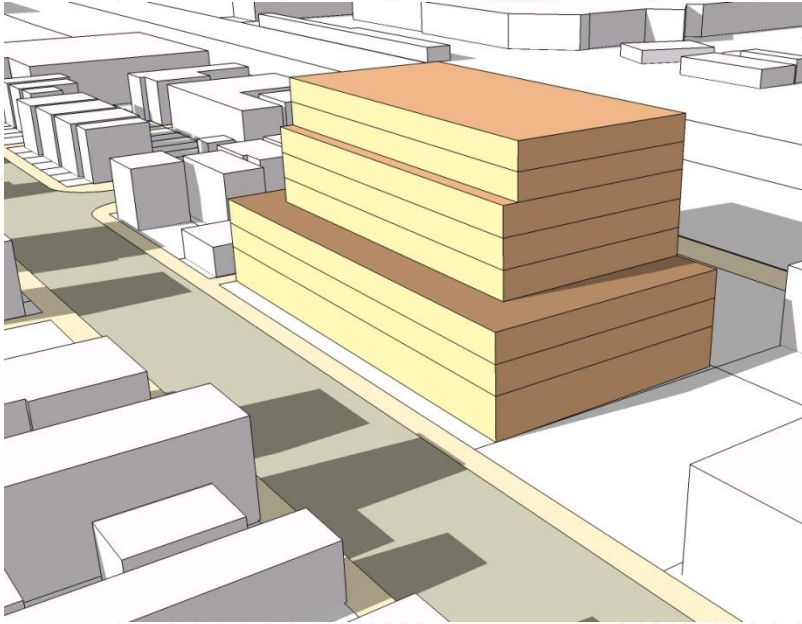
Built Form Recommendations

Built Form – As-of-right Permissions

- 18 metre height limit in most of the study area
- 14 metre height limit in the remaining
- 2 times density



Built Form Recommendations



- Key Zoning By-law Provisions
 - Maximum height of 8-storeys (25 metres)
 - Minimum height of 3 storeys (10.5 metres)
 - Front stepback of 5 metres at the 3rd storey
 - Side setbacks of 5.5 metres above the 3rd storey
 - Front setback to provide a minimum 4.8 metre wide sidewalk
 - Maximum building length
 - Mix of unit types
 - Maximum retail size

Built Form Recommendations



Streetscape Recommendations

Streetscape Goals

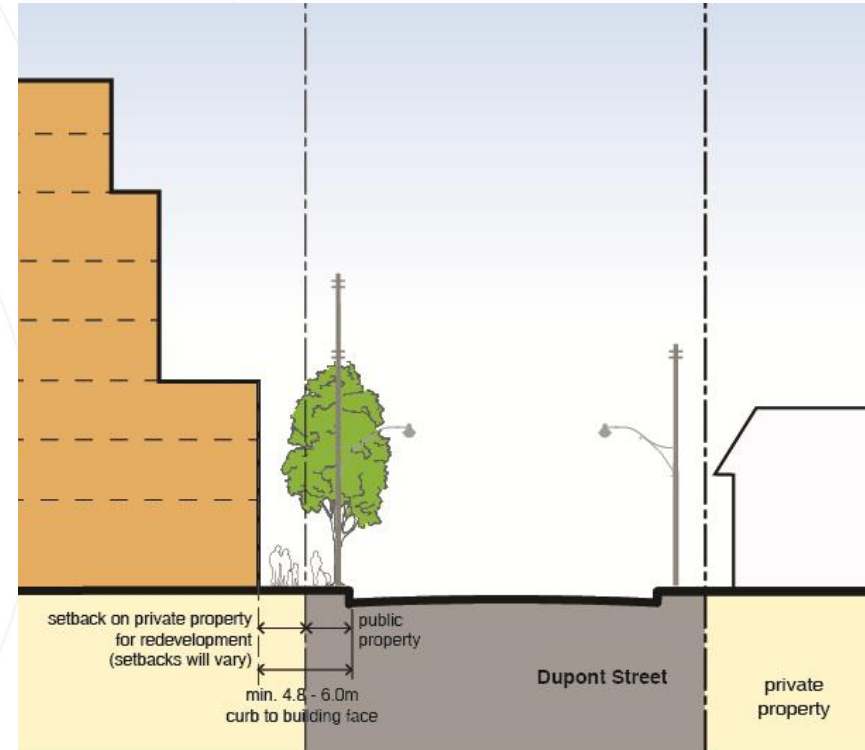
Goals

- Wider sidewalks
- Street trees and other plantings
- Street furniture (bike racks, waste bins, benches)
- Space for patios



Streetscape Recommendations

- Any new building should be setback from the property line on Dupont Street to allow for a minimum 4.8 metre sidewalk
- Long properties must include multiple buildings to minimize long streetwalls
- Street tree plantings on the north and south sides of the street will green the neighbourhood
- Remove raised planters
- Long term – through the rebuilding of Dupont Street, study the opportunity to move the curb on the south side to widen the sidewalk



Open Space Recommendations

Open Space Recommendations

- Parkland dedication - up to 15% of the area of the lot for any property over 1 hectare
 - Loblaws and Sobeys sites meet this threshold
 - Sobeys – 1287 square metres parkland dedication
- Cash in lieu for smaller properties
- Open space priorities for the area include dog off leash areas and playgrounds
- Incorporate creative use of the spaces by engaging artists and other cultural educators
- The Final Report will also contain a recommendation to further study the utilization of the hydro corridor on the north side of the tracks

Transportation Recommendations

Transportation Recommendations

- Encourage car-sharing and lower parking ratios
- Require bike parking for residential units, commercial space and visitors
- Require a Traffic Impact Study be submitted with any application that describes the impact that the proposal will have on the road network (including on traffic)
- Any improvements to the infrastructure, including lights, signal timing, signage etc. will be covered by the developer
- Enforce the current turn restrictions from Dupont Street into the neighbourhoods to the south



Summary of Recommendations - SASP

- We will secure the following in a Site and Area Specific Policy within the Official Plan:
 - Character and key qualities of Dupont Street
 - Building character/design/materiality
 - Encouragement of car sharing and reduced parking standards
 - Requirement for a minimum width of 4.8 metres from the curb to any new building front
 - Requirement for noise, vibration and rail mitigation and safety studies, including the need to analyze reflected noise to the north
 - Parkland provision policies

Summary of Recommendations – Zoning By-law

- We will secure the following in a Zoning By-law:
 - Building Heights (minimums and maximums)
 - Building Setbacks
 - Building Stepbacks
 - Bike Parking Requirements
 - Vehicle Parking Requirements
 - Maximum Retail Size
 - Residential Unit Mix
 - Permitted Uses
 - Minimum non-residential requirements

Next Steps

- August 7
 - Planning and Growth Management Committee
 - Public Meeting (*anyone can attend*)
 - Decision regarding Dupont Street Study Final Report, OPA and Zoning By-law
- August 26 - 27
 - City Council
 - Not a Public Meeting (no deputations)
 - Final decision regarding the Final Report, OPA and Zoning By-law

Questions and Comments

www.toronto.ca/planning/dupontstudy

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