

Councillors Layton & Cressy's Dupont Corridor Open House





Agenda



6:30

Councillors Welcome and Introductions



6:45

Planning Staff Presentation



7:00 - 9:00

Open House – 4 Applicant tables with Info Panels
1 table for City Planning Division



STUDY AREA CONTEXT

DUPONT REGENERATION AREA
CHRONOLOGY

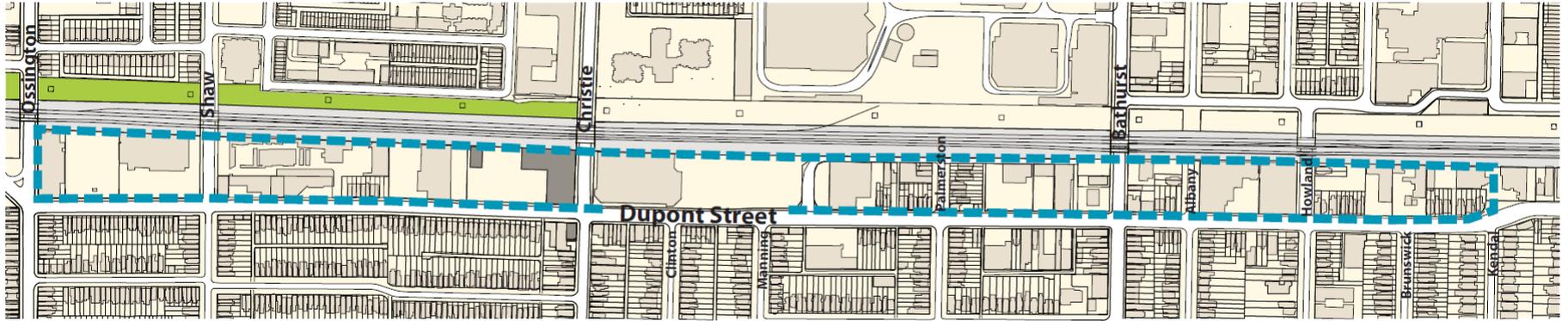
THE SITE PLAN PROCESS

APPLICANTS' PROPOSALS

NEXT STEPS & OPEN HOUSE

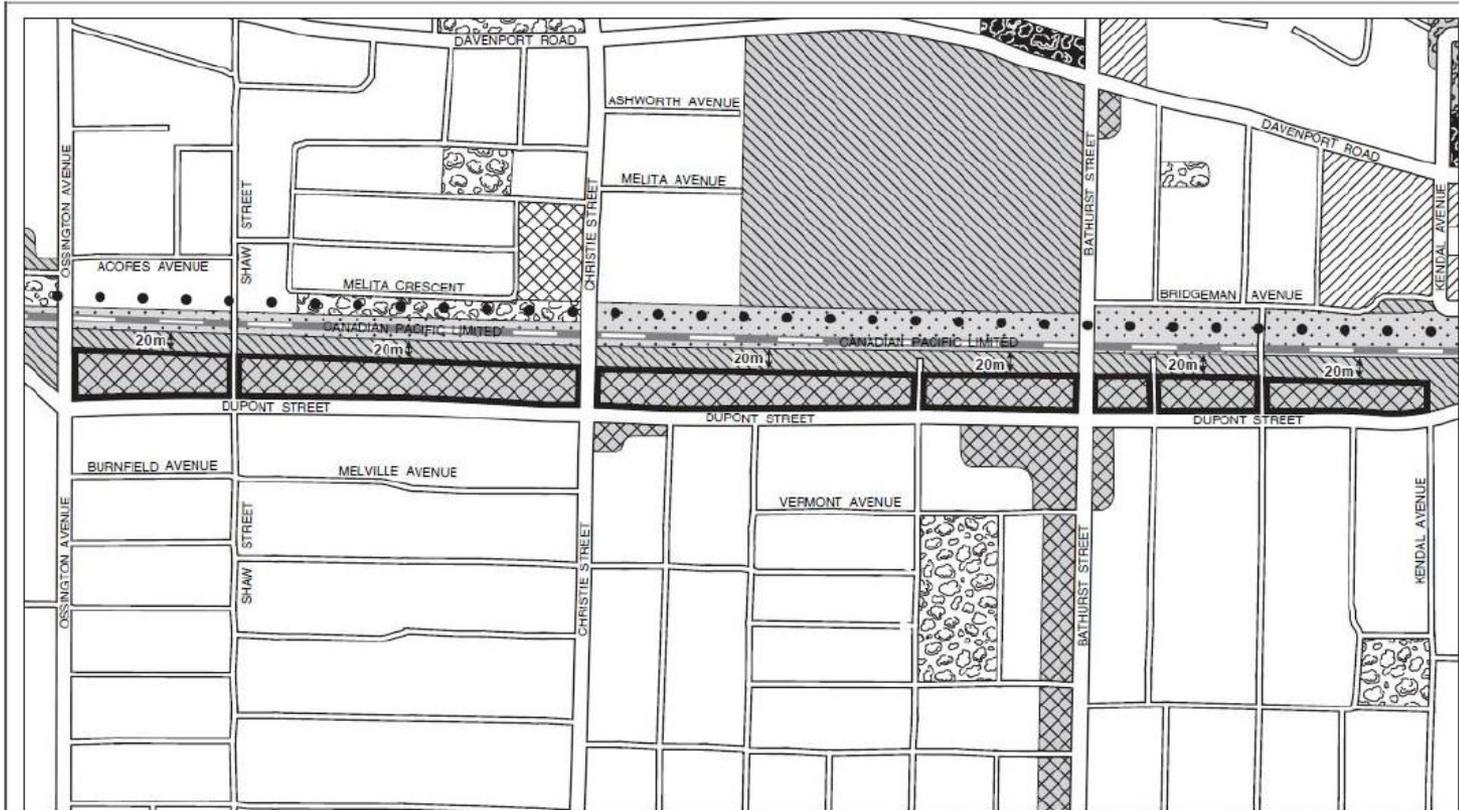


Dupont Street Regeneration Study Area





Dupont Street – Official Plan Land Use



Toronto City Planning

Official Plan Amendment #271

Revisions to Land Use Map 17 and Land Use Map 18 to Redesignate lands from Employment Areas to Mixed Use Areas

Dupont Street Regeneration Area Study

File # 14 108871 STE 20 0Z

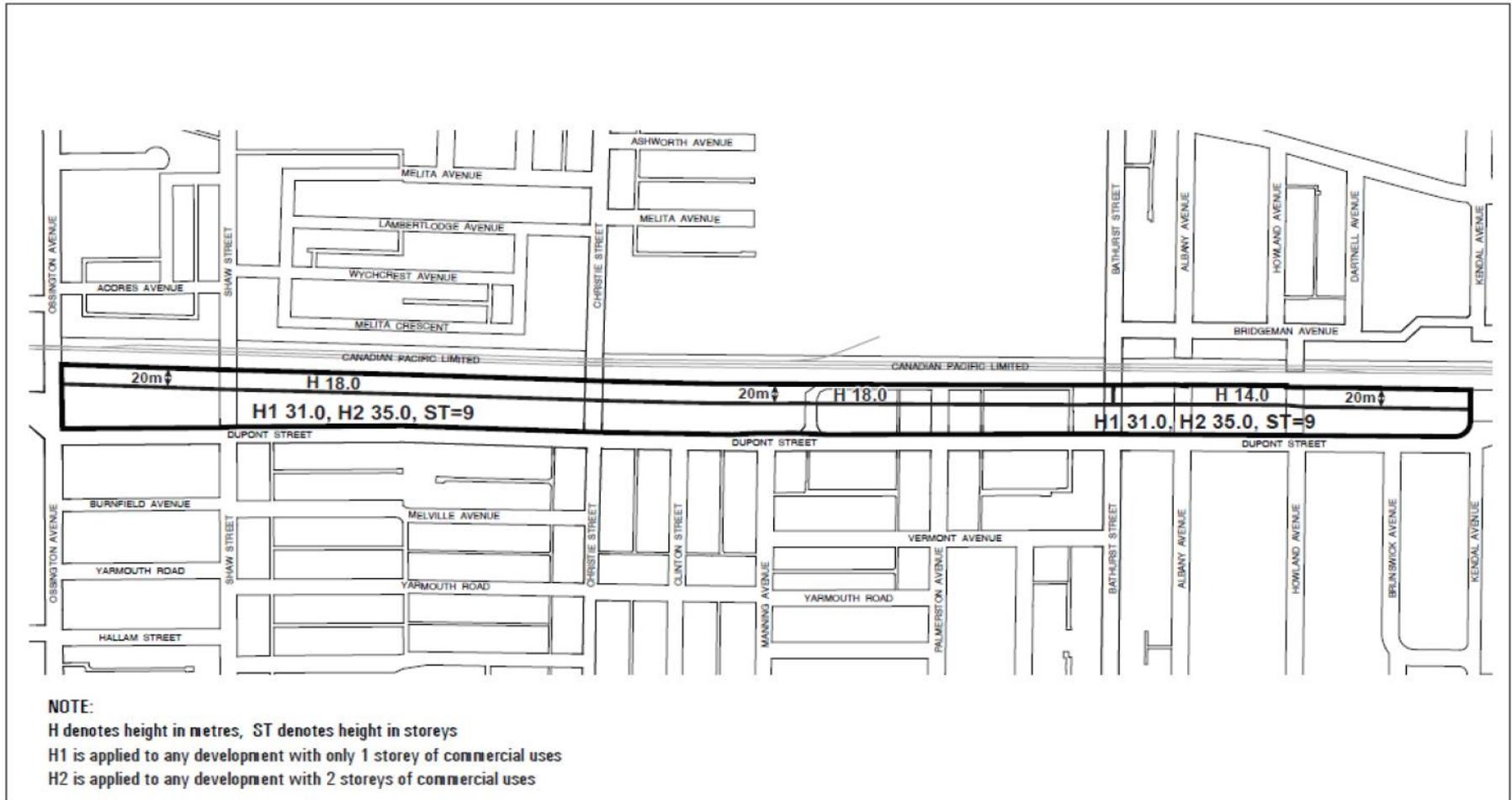
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|--------------------------|--------------------------|---------------------|
| Site Location | Parks & Open Space Areas | Institutional Areas |
| Neighbourhoods | Parks | Employment Areas |
| Apartment Neighbourhoods | Other Open Space Areas | Utility Corridors |
| Mixed Use Areas | | |

↑
Not to Scale
04/19/2016



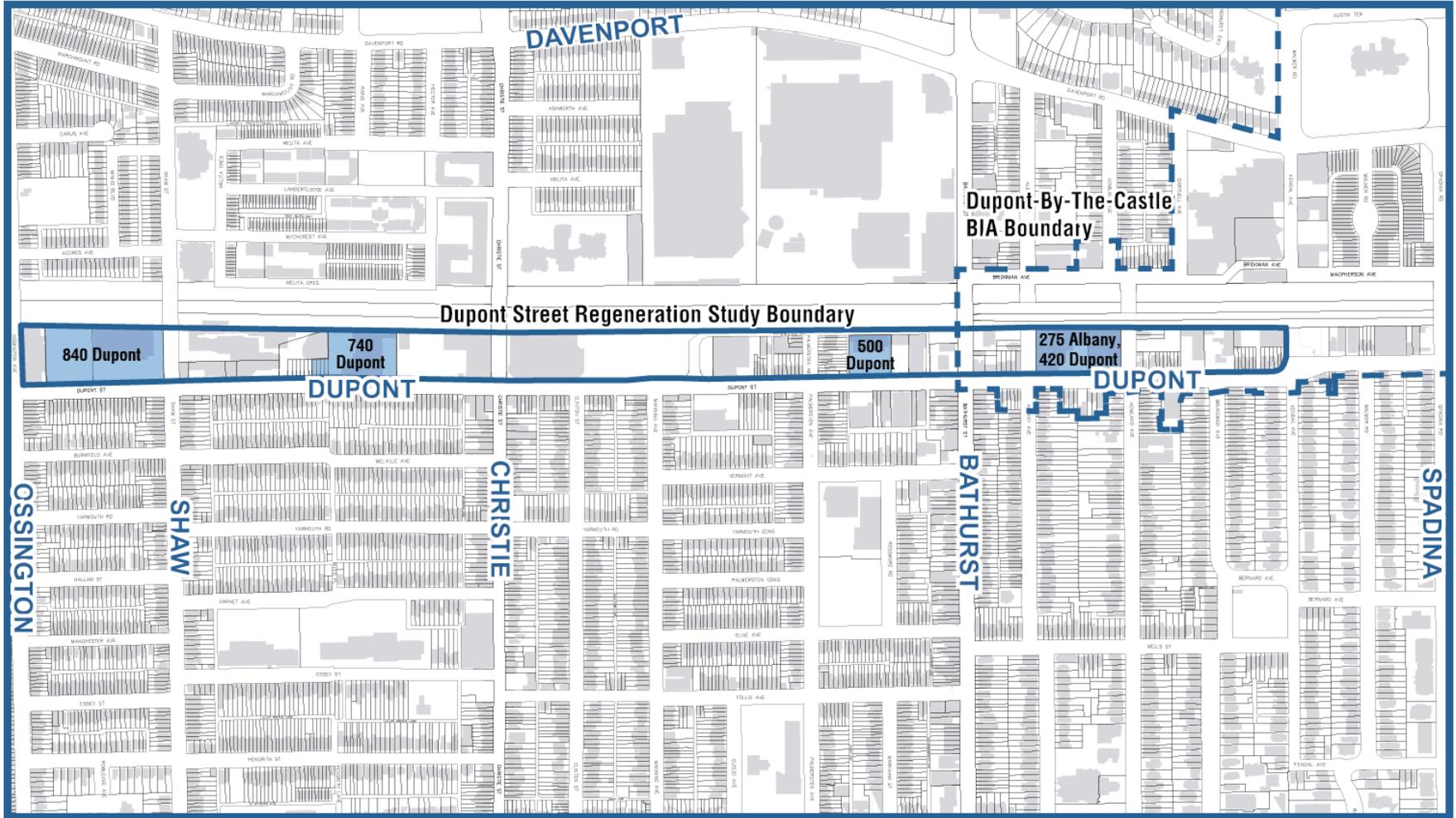


Dupont Study Area – Zoning By-law 438-86





4 Active Applications on Dupont St





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How Did We Get Here? A Chronology

May 2011 - City commenced an Official Plan Review, which included employment policies & lands designated *Employment Lands*

November 2012 - City Planning directed to study of the north side of Dupont between Davenport Road & Dovercourt Road to determine if it should be re-designated to a *Regeneration Area* in the Official Plan

July 2013 - 840 Dupont St. applied to redevelop their site.

December 2013 - City Council adopted OPA 231 which included new policies for Toronto's Employment lands. It also contained background reports & a redevelopment framework for the Dupont Street corridor.

February to June 2014 - City Planning held 4 community meetings & 3 working group meetings as part of the Dupont Study.

July 2014 - 740 Dupont St. applied to redevelop their site

July 8, 2014 - City Planning released its Final Report with an Official Plan Amendment & Zoning By-law for the Dupont Study Area between Kendal Avenue & Ossington Avenue.

July 2014 - the Minister of Municipal Affairs issued a decision on OPA 231 confirming Council's action on the Dupont St. Study.

OPA 231 was appealed to the OMB by a number of owner/applicants.



Dupont Chronology (continued...)

August 2014 - City Council adopted OPA 271 and Zoning By-law 1011-2014 as well as Dupont St. Urban Design Guidelines.

September 2014 - 500 Dupont St. applied for redevelopment of their site

OPA 271 and Zoning By-law 1011-2014 were subsequently appealed

June 2015 - OMB issued a decision to consolidate the many appeals on OPA 271, Zoning By-law 1011-2014 and OPA 231.

November 2015 - 420 Dupont/275 Albany applied to redevelop their site

December 2015 – OMB approves settlement for 740 Dupont St.

January & February 2016 - 4 days of mediation resulted in a proposed settlement

March 2016 - City Council adopted the proposed settlement

May 2016 - Settlement hearing was held at the OMB

January 2017 - OMB issued a decision approving OPA 271 & Area Specific By-law 1011-2014

February 2017 - OMB issued a decision approving the 3 OPA & rezoning applications

May 2017 – OMB hearing for appeal of an OPA & rezoning application for 344-374 Dupont St.



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What's Site Plan Control?

Section 114 of the *City of Toronto Act*, **Section 41** of the *Planning Act*, *City of Toronto Official Plan* – whole city is site plan control area

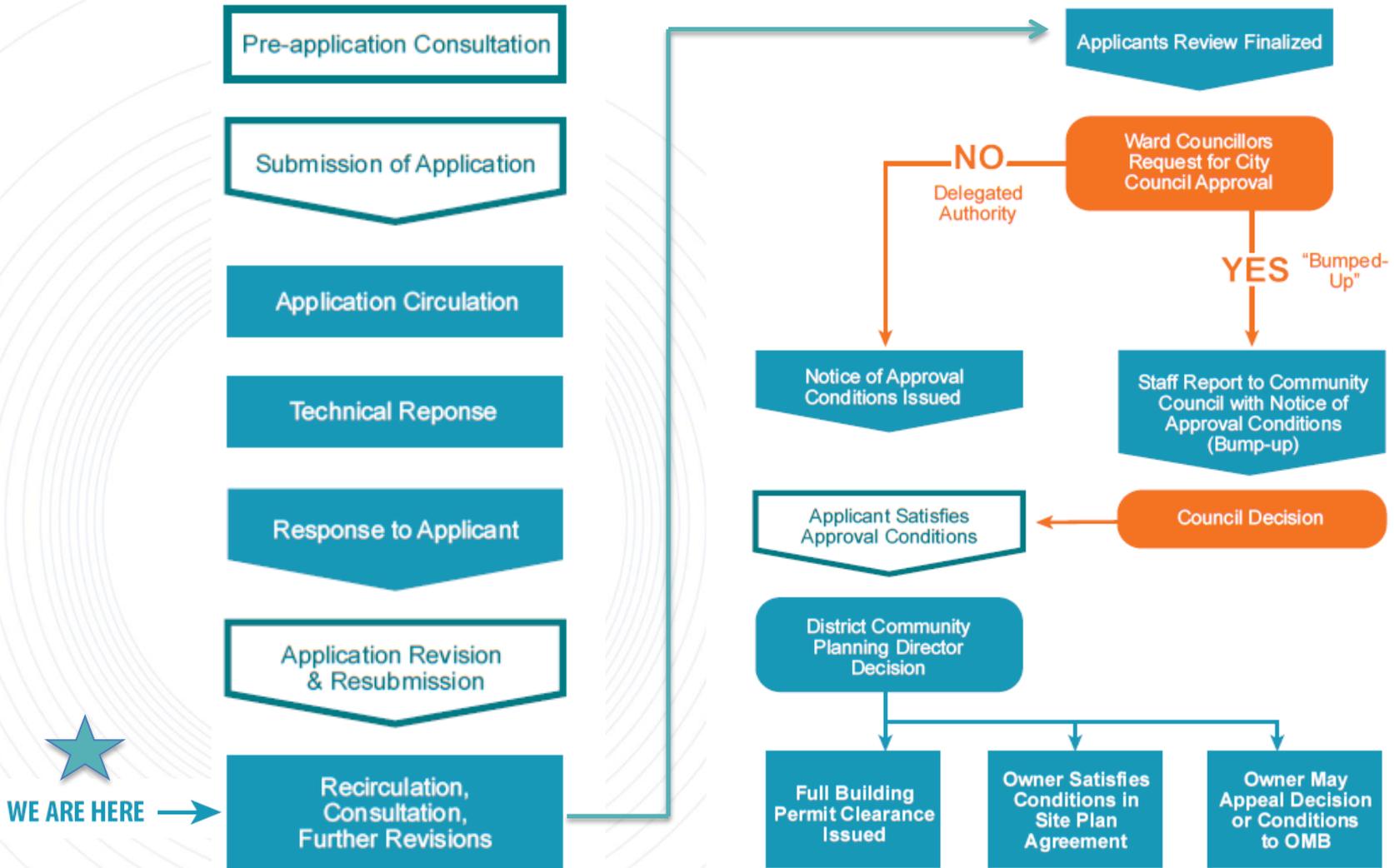
A process that looks at the design & technical aspects of a proposed development to ensure it is attractive & compatible with the surrounding area.

Aspects of the development reviewed in site plan control include:

- Architectural Design Details**
- Materiality of the Building**
- Landscaping & Streetscaping**
- Wind, Noise & Vibration Mitigation Measures**
- Lighting**
- Number & Location of Street & Private Trees**
- Stormwater Management Measures**
- Waste Storage**
-and more.**



How Site Plan Review Works





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275 Albany Avenue & 420 Dupont Street





275 Albany Ave & 420 Dupont St - Statistics



Height

9 storeys (32 m +
6 m mechanical penthouse)



Parking Spaces

288 Spaces



Bike Parking Spaces

231 Spaces



Density

3.94 FSI



Number of Residential Units

216



Residential GFA

24,185 m²



Retail GFA

2,194 m²

500 Dupont Street





500 Dupont St - Statistics



Height

9 storeys (33 m +
5 m mechanical penthouse)



Parking Spaces

123 Spaces



Bike Parking Spaces

160 Spaces



Density

4.17 FSI



Number of Residential Units

145



Residential GFA

10,525 m²



Retail GFA

1,451 m²



740 Dupont Street





740 Dupont St - Statistics



Height

Approved for 8 storeys
Proposed: 9 storeys (32.05 m +
4.8 m mechanical penthouse)



Parking Spaces

247 Spaces



Bike Parking Spaces

234 Spaces



Density

3.28 FSI



Number of Residential Units

210



Residential GFA

16,574 m²



Retail GFA

3,293 m²

840 – 860 Dupont Street





840 - 860 Dupont St - Statistics



Height

9 storeys (36.27 m +
3.5 m mechanical penthouse)



Parking Spaces

518 Spaces



Bike Parking Spaces

353 Spaces



Density

3.11 FSI



Number of Residential Units

304



Residential GFA

26,421 m²



Retail GFA

8,625 m²



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Tonight's Open House

- There are 4 tables, 1 for each application.
- Each applicant has prepared presentation panels with information on their proposal.
- Planning staff also have a table with information on the Dupont Regeneration Area, Urban Design Guidelines and the Site Plan Process.
- The applicant's info panels are in **BLUE** & the City's in **LIGHT BLUE**.
- You can ask questions of applicants & City Staff.
- You can also give written feedback on comment sheets.



Contact Us



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