

Welcome!

Dupont Street Study Meeting #1

February 10, 2014

Agenda

PART I

- Introductions
- Why are we doing this study?
- Work that has been done
- Work to be done....
- Process moving forward
- Questions and Comments

PART II

- Workshop

Dupont Street Study



Official Plan – Land Use



Municipal Comprehensive Review (MCR) - Overview

- Review of Official Plan employment policies and designations
- Required every 5 years under provincial legislation
- City Council adopted OPA 231 in December 2013
- Two employment area designations
- Over 97% of Employment Areas to be preserved and intensified



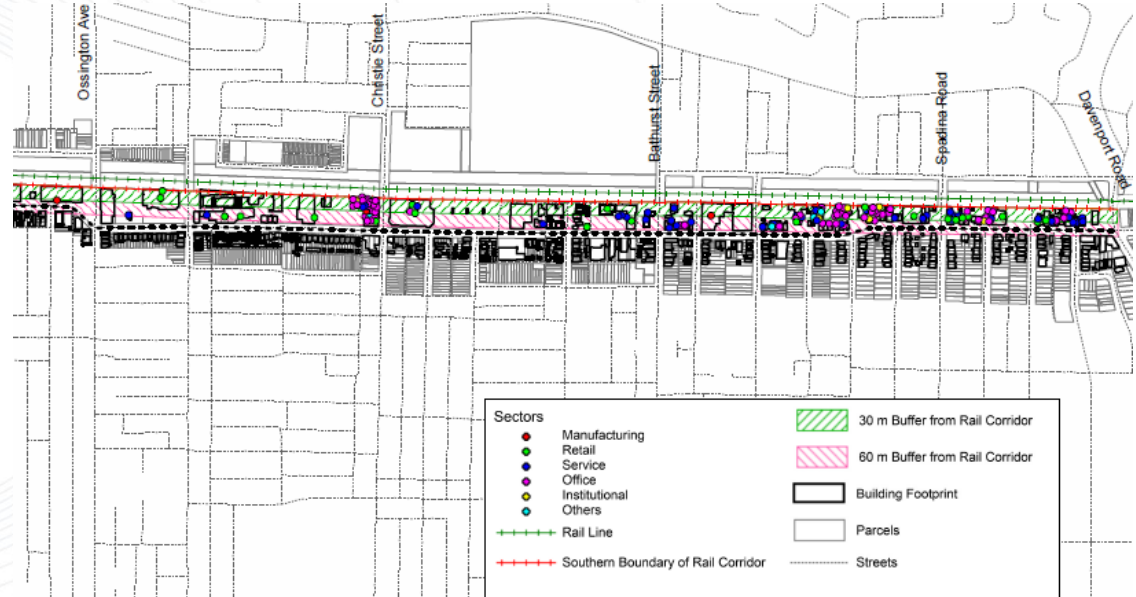
MCR – Dupont Street - Context

- City Planning reviewed current in-force policies and land use context for Dupont Street
- Properties along the northern boundary immediately abut CP's rail corridor
- Rail corridor is a major freight route through the City



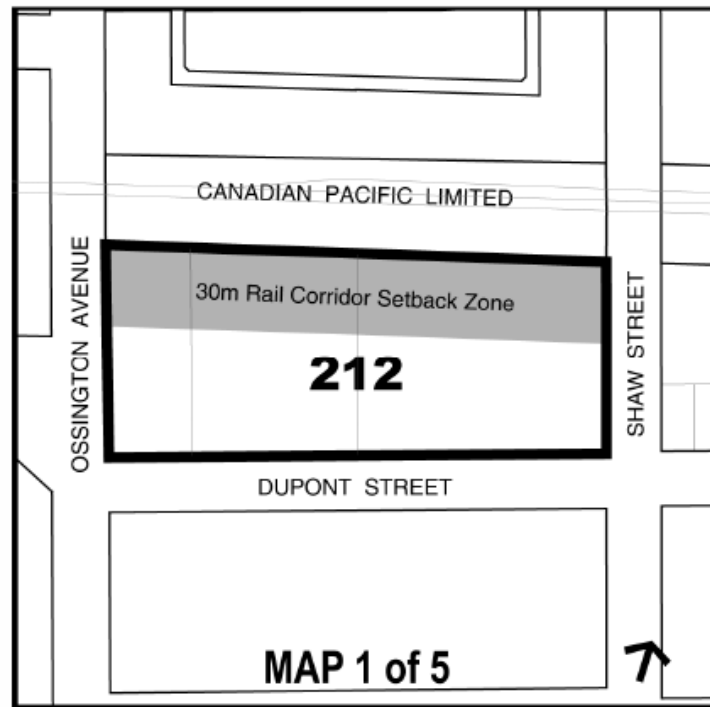
MCR – Dupont Street

- Examined lot depths and existing land uses
- Primarily employment uses
- Section between Kendal and Ossington Avenues have lot depths greater than 30 metres



MCR – Dupont Street

- Council adopted OPA 231, which contained a revised Site and Area Specific 212 as recommended by City Planning staff
- Redesignated lands to *Regeneration Areas* along the northern boundary of Dupont Street between Kendal and Dovercourt Avenues that are more than 30 metres from the rail corridor
- Council adopted SASP 212 requires a study for the lands designated *Regeneration Areas*



Applications and Conversion Requests

- Applications
 - 328-388 Dupont Street (just west of Spadina)
 - 840-860 Dupont Street (Sobey's site)
- Conversion Letters
 - 404-408 Dupont Street
 - 420 Dupont and 275 Albany (Mono Lino)
 - 650 Dupont (Loblaws)
 - 672 Dupont Street (Faema building)
 - 740 Dupont Street (Grand Touring Automobiles)
 - 915 Palmerston Avenue

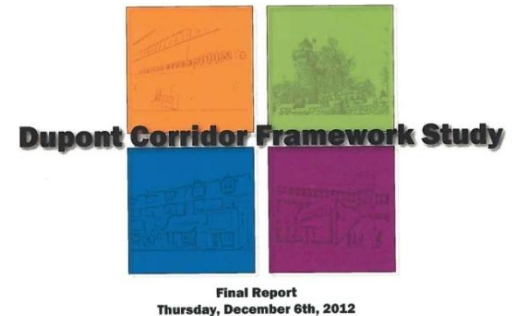
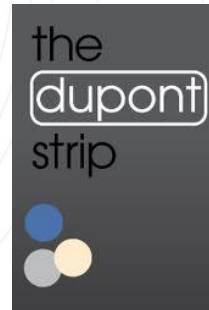
Sobey's Site - Application

- Two 13 storey buildings with retail and office in the 2-storey podium and residential above
- Height: 13 storeys (46.4 metres)
- Total GFA: 38,735 square metres
 - Residential GFA: 27,873 square metres
 - Retail GFA: 8,201 square metres
 - Office GFA: 2,661 square metres
- FSI: 3.42
- 393 Residential Dwelling Units
- 734 Vehicle Parking Spaces



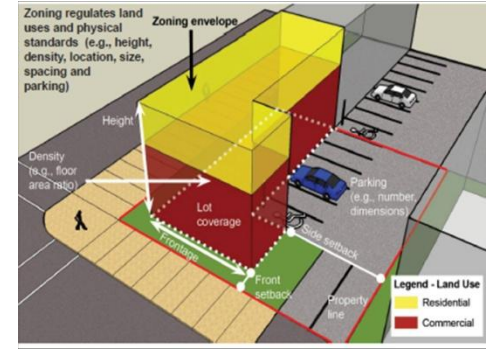
Work that has been done.....

- 2013 – Bathurst Street Study
- 2013 - Green Line Competition
- 2012 – Dupont Corridor Framework Study
- 2011-2013 – Municipal Comprehensive Review
- 2009 – The Dupont Strip BIA is established
- 1997 – Seaton Village Part II Plan
- 1992 – Land Use Study for the lands on the north side of Dupont, Bathurst to Ossington



Work that we need to do.....

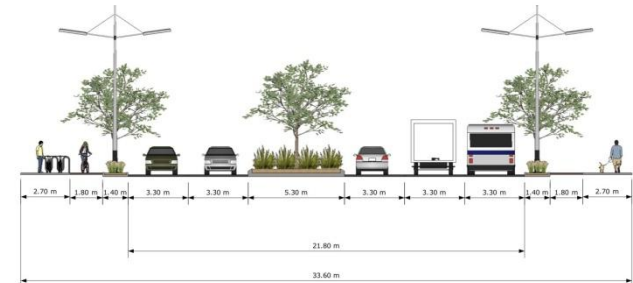
- Land Use – Residential? Retail? Commercial?
 - Buffering / Mitigation from the rail corridor
 - Impacts of various land uses on adjacent uses
 - Appropriate location of each use
 - Limitations on various uses (maximum size, minimum density etc.)
- Rail Issues
 - City to hire a consultant to provide advice
 - Details on the specifics of this line, appropriate setbacks for different uses, mitigation and buffering measures
- Built Form
 - Height, density, setbacks
 - Other requirements: parking, amenity space, loading



Work that we need to do.....

- Streetscape
 - Review traffic patterns
 - Consider all modes of travel – pedestrians, cyclists, vehicles, transit
 - Coordinate with the Bloor/Dupont bike lane study starting in 2014
 - Streetscape details – tree planting, burying Hydro wires etc.
 - Connections over the rail corridor
- Green Space
 - New green space
 - Linkages between existing green spaces
- Economic Development
 - Improve the overall business environment

King George Boulevard - Complete Street



Study Advisory Team

- A Study Advisory Team will be established to provide specific guidance as we move forward
- Includes:
 - Resident Association representatives
 - BlA representative
 - CP Rail representative
 - Commercial property owners (north side of Dupont)
 - Members of the public
 - Local Councillors
 - City staff

Process Moving Forward

- **February** Secure rail consultant
- **March/April** Hold 2 more community meetings to receive feedback and direction
- **May** Draft policies to guide growth in this area
 - Official Plan
 - Zoning By-law
 - Streetscape Guidelines
- **June** Policies and Zoning will be recommended by staff
- **July** City Council will make the final decision

Any new Official Plan policy or Zoning By-law can be appealed to the Ontario Municipal Board

Workshop

- We need your feedback, your comments, your knowledge of this neighbourhood.
- 6 tables – each on a specific topic
 - Strengths and Weaknesses of the area
 - Height and Land Use
 - Retail and Employment
 - Transportation
 - Public Realm/Streetscape
 - Blank Map – What have we missed?
- Key Questions for each map
- Mark up the maps!



Questions and Comments

www.toronto.ca/planning/dupontstudy

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