

**2433 Dufferin Street – Zoning By-law Amendment
Application - Preliminary Report**

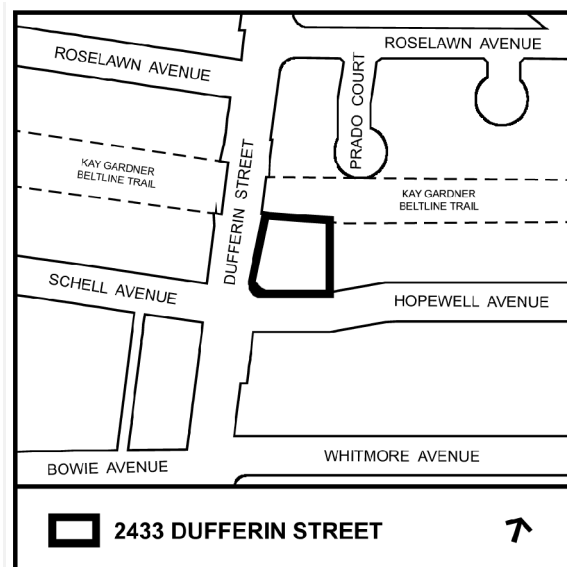
Date:	July 22, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	14 172663 NNY 15 OZ

SUMMARY

This application proposes to amend the former City of North York Zoning By-law No. 7625 for the lands at 2433 Dufferin Street to permit the development of a five-storey, 18.5 metre high mixed use building containing 50 residential units and 197 square metres for grade related retail. The site currently contains an auto repair facility.

This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process.

A community consultation meeting will be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2015 provided all required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2433 Dufferin Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on May 21, 2014. At this meeting, Planning staff identified complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal is for an 18.5 metre in height, five-storey mixed use building located on the northeast corner of Dufferin Street and Hopewell Avenue. Dufferin Street has a right-of-way width of 27 metres. The proposed building would contain 50 residential units, 26 of which would be one-bedroom and 24 of which would be two-bedrooms. Of the total 50 units, four are grade related units fronting Hopewell Avenue. Also proposed is 197.3 square metres of ground floor commercial space located adjacent to Dufferin Street. A canopy is provided along the Dufferin Street frontage, ranging from 1 metre to 3.5 metres in depth. The proposed 463.9 square metres of amenity space is to be located on the 5th floor with 93.9 square metres being allocated for indoor amenity and the remaining 370 square metres is proposed to be outdoor amenity space.

Vehicular access to the site is proposed off Hopewell Avenue at the east edge of the site. A total of 52 parking spaces are proposed, of which 17 are at-grade and enclosed and the remaining 35 are located in a single level below grade parking garage. One Type G loading space is proposed to serve the development. Also proposed are 38 bicycle parking spaces, 4 of which are visitor, at grade spaces. A 2.5 metre landscape buffered screen is proposed on the east property line, to be shared with the existing residential building at 550 Hopewell Avenue. Also proposed are changes to the connection to the York Beltline Trail. The applicants are proposing to remove the existing concrete stair and replace them with landscaped terraces to access the trail.

Table 1 – Site Statistics

Gross Floor Area	Residential – 4, 538.55 m ² Commercial – 197.29 m ²
Floor Space Index	2.56
Units	One Bedroom – 26 Two Bedroom – 24 Total - 50
Parking	At Grade – 17 Below Grade – 35 Total - 52
Bicycle Parking	Visitor at grade – 4 Long term below grade – 34 Total - 38
Setbacks	North – 0.44 m East – 6.71 m South – 0.03 m West – 0.90 m

Site and Surrounding Area

The site is located on the north-east corner of Dufferin Street and Hopewell Avenue, north of Eglinton Avenue West. The site directly abuts the York Beltline Trail to the north. The site has an area of 1,849.25 square metres with a frontage of 36.78 metres on Dufferin Street and 36.39 metres on Hopewell Avenue. The site is currently occupied by an automobile repair business.

The site is in close proximity to the future Dufferin LRT station on the Eglinton-Scarborough Crosstown line.

Land uses surrounding the subject site include:

North: York Beltline Trail directly to the north. Farther north are two-storey detached dwellings and one and two-storey commercial buildings.

East: A four-storey residential building and the York Beltline Trail.

South: Three-storey townhouses that front on Dufferin Street and one and two-storey detached dwellings on the south side of Hopewell Avenue.

West: A two-storey car dealership and a two-storey retail plaza on the west side of Dufferin Street. Farther to the west are one and two-storey detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the subject site as *Mixed Use Areas*. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses in single use or mixed use buildings. The objective of this designation is to allow residents to live, work and shop in the same area and to reduce dependency on private automobiles. This portion of Eglinton Avenue West is an *Avenue* as set out on Map 2. *Avenues* are where reurbanization is expected and encouraged to occur to generate new housing and job opportunities while improving the look of the street, shopping opportunities, transit and the pedestrian environment. Development in *Mixed Use Areas* on *Avenues* prior to an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. An *Avenue* Segment Study demonstrates that subsequent development of the *Avenue* segment will not have any adverse impacts within the context and parameters of the review.

Eglinton Connects

In 2008 Metrolinx identified Eglinton Avenue as an "intensification corridor" in the Regional Transportation Plan. These corridors are areas that will have upgraded transit services sufficient to accommodate growth and development. In November 2009, City Council approved a Transit Project Assessment Study for the proposed LRT along Eglinton Avenue from Pearson Airport to Kennedy Road. In November 2011, Planning and Growth Management Committee adopted recommendations calling for the portions of the LRT route along Eglinton Avenue West between Jane Street and McCowan Road and Ellesmere Road to be endorsed for an *Avenue* Study. As a result of this, a City Planning staff team have conducted a large scale *Avenue* Study for Eglinton Avenue, known as Eglinton Connects. Part of the study has concluded that there are six focus

areas that require further study, due in part because they have a significant capacity to accommodate future residential, mixed-use or employment growth. One of these areas is the Dufferin Street Focus Area which encompasses the subject site. The Dufferin Street Focus area is attached as Attachment 5. The subject site is located at the top of the focus area, just south of the York Beltline trail.

At the July 7, 8, 9, 2014 City Council meeting City Council adopted the Eglinton Connects Planning Study - Phase 1 (Part 1) Implementation Report dated May 22, 2014. City Council directed the City Clerk to give notice of a Statutory Public Meeting to be held by the Planning and Growth Management Committee on August 7, 2014 to consider the Official Plan Amendments, Zoning By-law Amendments and other planning instruments and measures referred to in the Recommendations for Eglinton Connects.

Draft Site and Area Specific Policy No. 477 applies to 2433 Dufferin Street and provides that new development should:

- be a midrise built form;
- provide at grade retail along the Dufferin Street frontage;
- provide greater setbacks along the east side of Dufferin Street from Eglinton Avenue West to the Beltline trail to provide wider sidewalks and improve the public realm; and
- provide appropriate transition in scale between new development and existing nearby Neighbourhoods.

For Eglinton Connects see:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.1>

Avenues and Mid-rise Building Study

At its meeting on July 8, 2010, City Council adopted, with modifications, the recommendations as set out in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study". The primary objective of the study is to encourage future intensification along *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The study establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement the Official Plan's *Avenues* policies, retaining a balance between reurbanization and stability. The Performance Standards give guidance about the size, shape and quality of mid-rise buildings and are intended to respect and protect adjacent *Neighbourhood* designations.

The Dufferin Street right-of way adjacent to the site is 27 metres. The application will be reviewed against the Performance Standards contained within the Avenues and Mid-Rise Buildings Study.

Zoning

The subject site is governed by two Zoning By-laws. It is zoned Local Commercial Residential (LCR) under former City of York Zoning By-law No. I-83 on the easterly portion of the site. The LCR zone permits a variety of residential forms including townhouses and apartments; commercial uses and institutional uses. The LCR zone permits a maximum building height of 15 metres or five-storeys and a maximum density of 2.0 FSI. The westerly portion of the site is zoned as Commercial Residential (CR) in the new City of Toronto Zoning By-law No. 569-2013. The CR zone permits the same height and density of the LCR zone.

Site Plan Control

A Site Plan Control Application has been submitted and is being reviewed concurrently with the subject application (file no. 14 172668 NNY 15 SA).

Reasons for the Application

The current proposal does not meet certain requirements as outlined in the LCR and CR zones related to building massing. The proposal exceeds the allowable density of 2.0 with a proposed 2.56 times the lot area. The proposed height of 18.5 metres also exceeds the allowable 15 metres. Other performance standards that are proposed to be amended include setbacks, landscaping and amenity space. Review of the application may include additional performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Transportation Impact Study;
- Functional Servicing Report and Stormwater Management Report;
- Arborist Report;
- Sun/Shadow Study;
- Natural Heritage Impact Study;
- Toronto Green Standard Checklist; and
- Planning Rationale.

City staff are reviewing the completeness of the application.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Avenue Segment Study

If a development application is located on an *Avenue* that has not undergone an *Avenue* Study, the applicant is generally required to submit a segment study to illustrate the proposed development would not set a negative precedent along the *Avenue*. Development requiring a rezoning will not be allowed to proceed prior to completion of

an *Avenue* Study unless the review demonstrates to Council's satisfaction that the subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review. The need for an *Avenue* segment study will be reviewed as part of the application.

Issues to be Resolved

The proposed 5-storey midrise building is within two *Avenue* Segments, Dufferin Street and Eglinton Avenue. On a preliminary basis, the following issues have been identified:

- The proposal's relationship to the emerging Eglinton Connects Planning Study and mid-rise guidelines;
- Adherence to the Midrise Design Guidelines;
- Siting of the building and the relationship of the building to public streets;
- Location of the building and its treatment of, and to, the York Beltline trail;
- Compatibility and fit with neighbouring residential uses, including building type, setbacks, built form and streetscape;
- Appropriateness of the proposed height, density and massing;
- Provision of satisfactory wide sidewalks, continuous weather protection and animation along Dufferin Street;
- Amount of indoor and outdoor amenity area;
- Provision of adequate bicycle parking;
- Quality and character of building facades;
- The amount of retail/commercial space on the ground floor; and
- Appropriateness of at grade parking and the amount and layout of parking on site.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

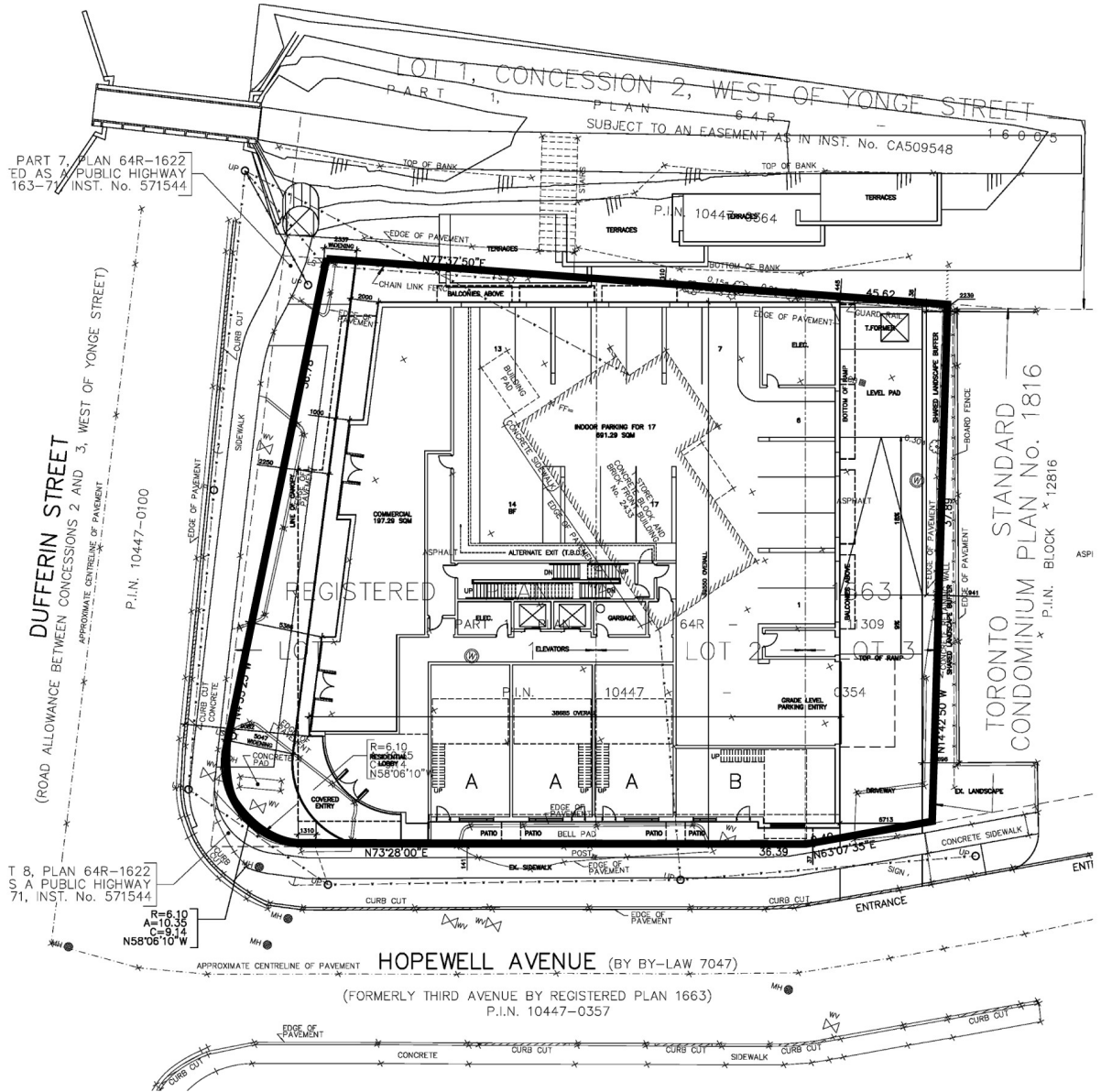
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Eglinton Connects Study - Dufferin Street Focus Area

Attachment 1: Site Plan



Site Plan

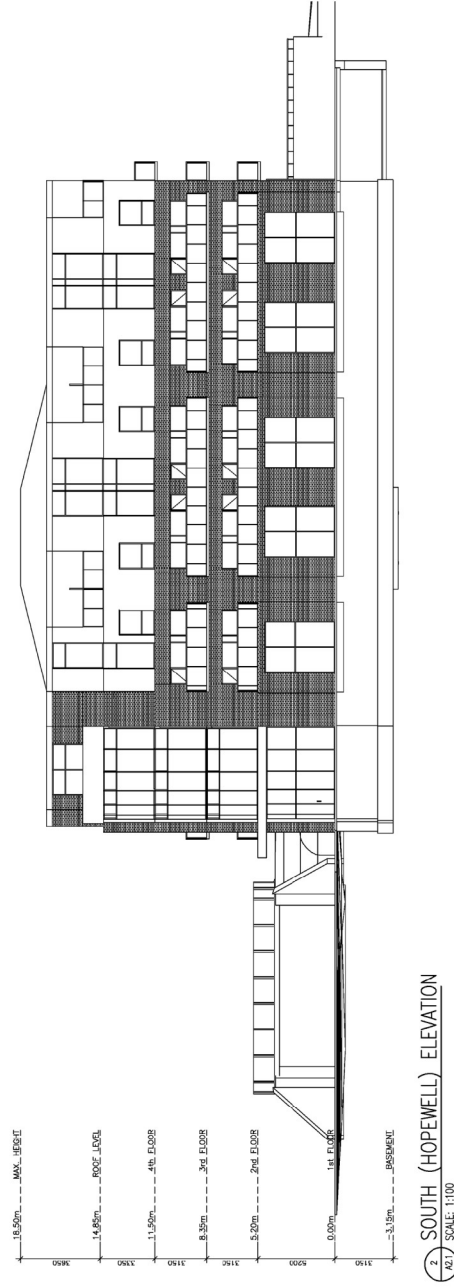
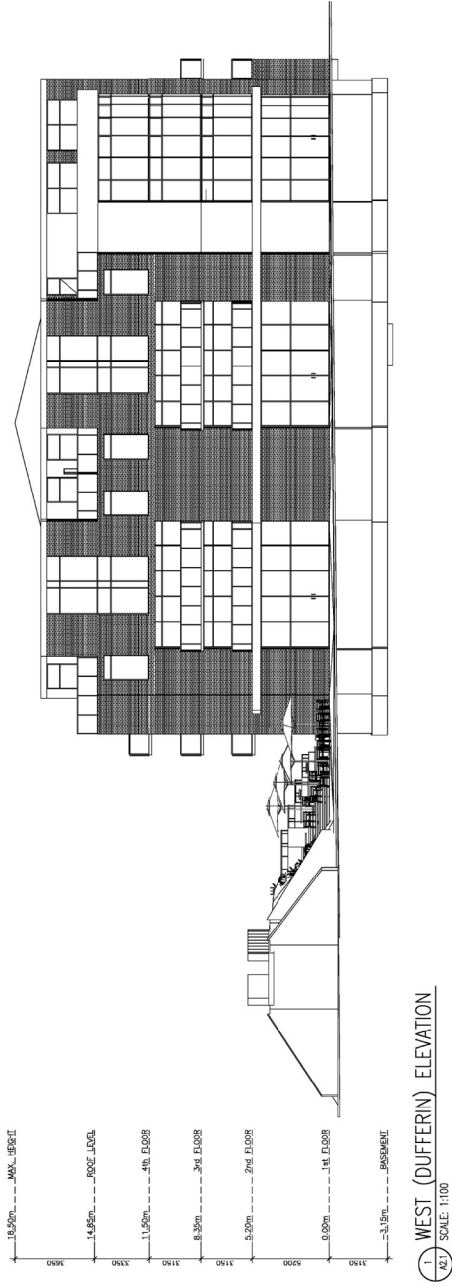
2433 Dufferin Street

Applicant's Submitted Drawing

Not to Scale
07/09/2014

File # 14 172663 NNY 15 0Z

Attachment 2: West and South Elevations



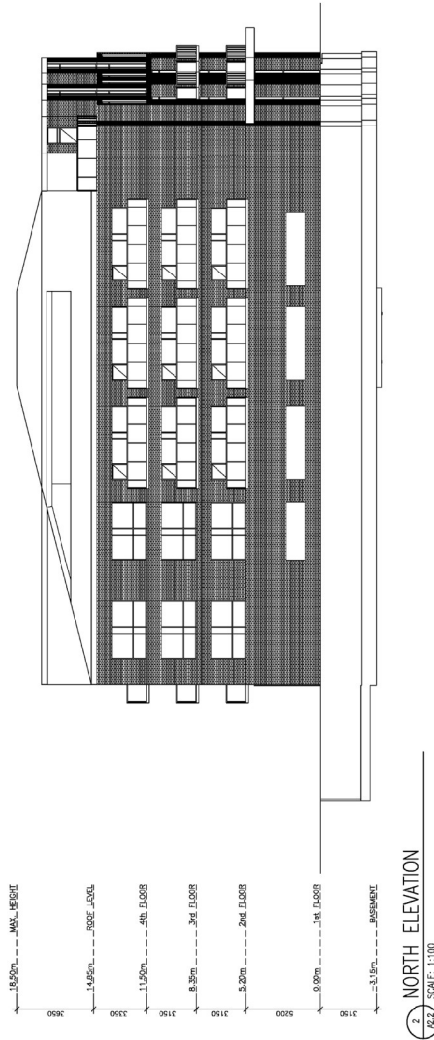
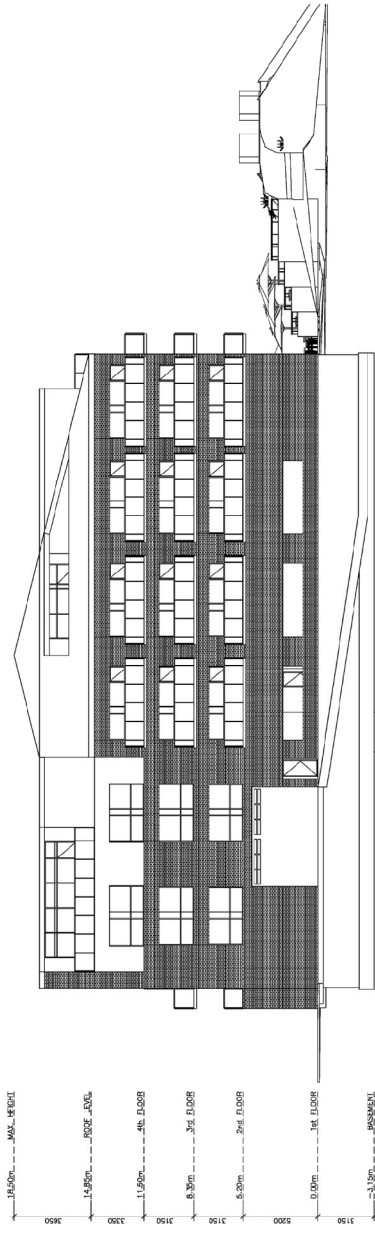
2433 Dufferin Street

File # 14 172663 NNY 15 0Z

Elevations
 Applicant's Submitted Drawing

Not to Scale
 07/09/2014

Attachment 2: East and North Elevations



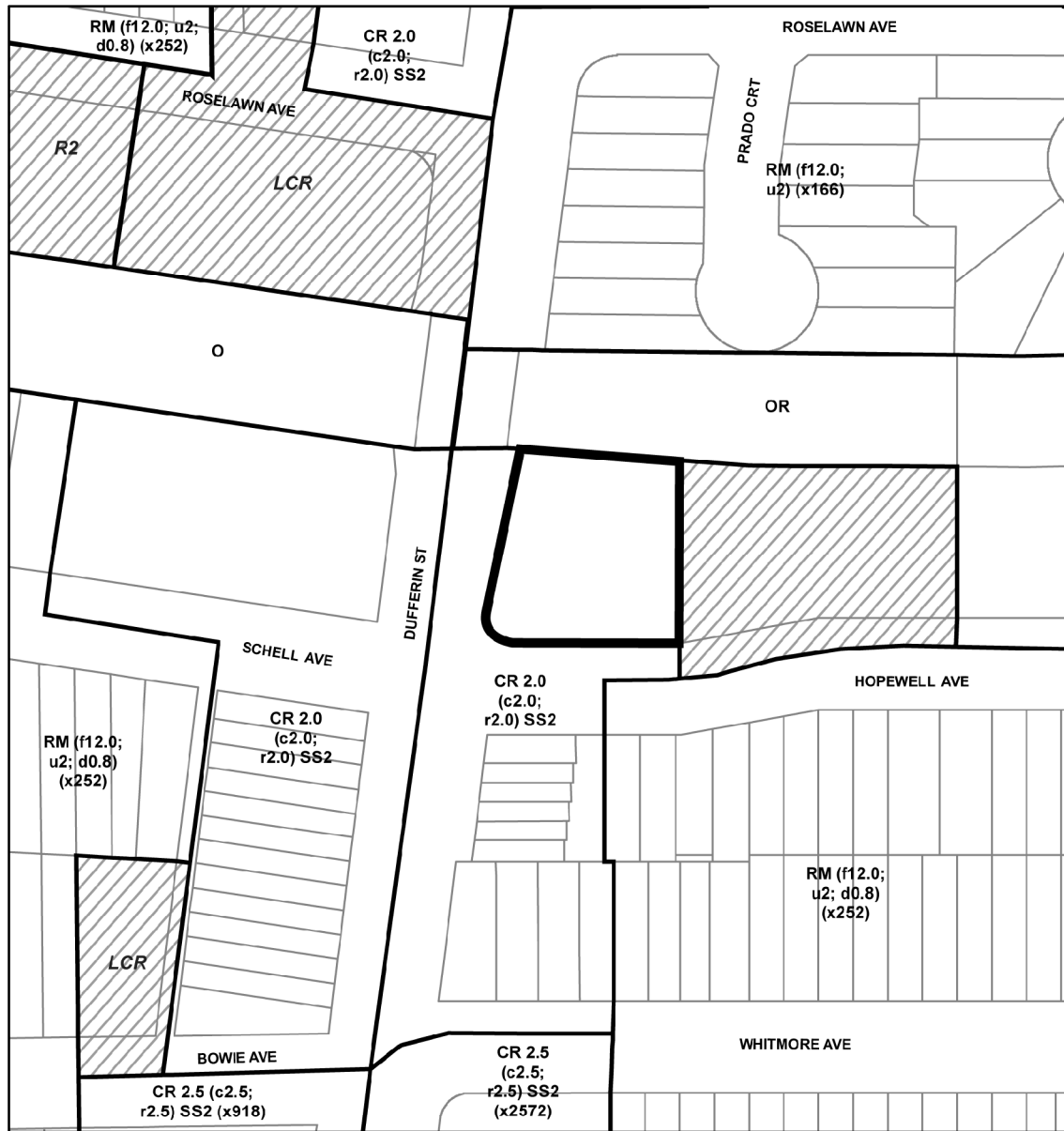
2433 Dufferin Street

File # 14 172663 NNY 15 02

Elevations
Applicant's Submitted Drawing

Not to Scale
07/09/2014

Attachment 3: Zoning



Zoning By-law 569-2013

2433 Dufferin Street

File # 14 172663 NNY 15 02



Location of Application



See Former City of York Bylaw No. 1-83

RM Residential Multiple
CR Commercial Residential

O Open Space
OR Open Space Recreation

LCR Local Commercial Residential
R2 Residential Zone



Not to Scale
Extracted: 07/09/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	14 172663 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	June 11, 2014

Municipal Address: 2433 Dufferin Street
 Location Description: PLAN 1700 LOT 54 PT LOT 55 **GRID N1505
 Project Description: Proposing to construct a 5-storey apartment building with 50 residential units and a small commercial component with parking located at grade and below.

Applicant:	Agent:	Architect:	Owner:
ROYALPARK HOMES 65 Royalpark Way, Woodbridge, ON, L4H 1J5	ROYALPARK HOMES 65 Royalpark Way, Woodbridge, ON, L4H 1J5	Romanov Romanov Architects Inc. 375 Parkside Drive, Toronto, ON, M6R 2Z6	ROYALPARK HOMES 65 Royalpark Way, Woodbridge, ON, L4H 1J5

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: N
Zoning:	LCR, CR	Historical Status: N
Height Limit (m):	15	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1,849.25	Height:	Storeys:	4	
Frontage (m):	36.78		Metres:	18.5	
Depth (m):	36.39				
Total Ground Floor Area (sq. m):	1395.21				Total
Total Residential GFA (sq. m):	5481.49		Parking Spaces:	52	
Total Non-Residential GFA (sq. m):	197.29		Loading Docks	1	
Total GFA (sq. m):	4735.84				
Lot Coverage Ratio (%):	74				
Floor Space Index:	2.56				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental			
Rooms:	0	Residential GFA (sq. m):	5481.49	0
Bachelor:	0	Retail GFA (sq. m):	197.29	0
1 Bedroom:	26 (52%)	Office GFA (sq. m):	0	0
2 Bedroom:	24 (48%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	50			

CONTACT: **PLANNER NAME:** **Emily Rossini, Planner**
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Attachment 5: Eglinton Connects Study - Dufferin Street Focus Area

