

1544 Dundas Street West - Zoning Amendment Application - Preliminary Report

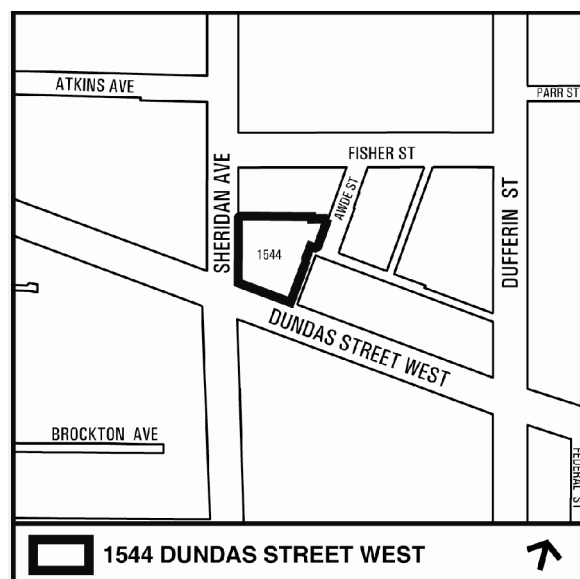
Date:	August 9, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	12 160061 STE 18 OZ

SUMMARY

This application proposes an eight-storey mixed-use building with 619 square metres of non-residential space at grade, 90 residential units above and 57 parking spaces below grade at 1544 Dundas Street West.

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

A Community Consultation meeting will be held in the fall of 2012 and a final report is targeted for the second quarter of 2013, assuming that applicant provides all required information 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 1544 Dundas Street West 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 under 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 to discuss complete application submission requirements.

A pre-application community consultation meeting was held on April 2, 2012. The applicant presented the proposal and then answered questions and listened to the concerns of the attendees. Issues raised included: overall density, height and number of units proposed, increased traffic impact on the adjacent neighbourhoods, overlook and privacy concerns (especially to the north), impact of the development on services (water supply was specifically mentioned) and the proposed number of parking spaces.

ISSUE BACKGROUND

Proposal

This 1,786 square metre vacant site is located on the northeast corner of Dundas Street West and Sheridan Avenue. The application proposes an eight-storey mixed-use building with 90 residential units, and 57 underground parking spaces. The ground floor of the proposed building contains 619 square metres of non-residential space, access to the below grade parking garage, indoor and outdoor amenity space, garbage and loading spaces and a lobby for the residential units above. Ninety residential units, totalling 6,414 square metres are located in the seven-storeys above the ground floor and are composed of 4 studios, 59 one-bedroom and 27 two-bedroom units.

Parking is located on two underground levels with access from the laneway at the rear (north end) of the site. Fifty-seven vehicular parking spaces, including five for residential visitors are proposed. Ninety-one bicycle parking spaces are also proposed. A one metre conveyance on the east side of the site will widen the existing public laneway to

approximately 5 metres. Please see Attachments 1-9 for drawings of the proposal and Attachment 12 for the Application Data Sheet.

Site and Surrounding Area

The 1,786 square metre site is located on the northeast corner of Dundas Street West and Sheridan Avenue. In the past this site has been used for automobile related uses but the site is currently vacant.

North: to the north of the site is a residential neighbourhood designated *Neighbourhoods* in the Official Plan. Immediately adjacent to the site are residential dwellings whose garages are accessed via a private right-of-way that is located on the northern part of the subject site.

East: to the east side of the site, along the north side of Dundas Street West, is a 4 metre wide public lane and 2-3 storey mixed-use buildings. On the east side of the north end of the site is Awde Street which runs north from the laneway that runs behind the mixed-use buildings on Dundas Street West, to Fisher Street. On the east side of Awde Street are residential dwellings.

South: to the south of the site is Dundas Street West, and on the south side of the street are three-storey mixed-use buildings and a six-storey apartment building.

West: to the west of the site is Sheridan Avenue. On the west side of Sheridan Avenue are one-storey commercial buildings, and further north is a seven-storey apartment building. Further west on Dundas Street West are 2-storey mixed-use buildings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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 subject site is designated "*Mixed Use Areas*" in the City of Toronto Official Plan. This designation permits a broad range of commercial, residential and institutional uses

Staff report for action – Preliminary Report - 1544 Dundas Street West

and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in “*Mixed Use Areas*” include, but are not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto’s growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Healthy Neighbourhoods Section of the Official Plan (Section 2.3.1) identifies that the intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. The plan also states that developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will, among other matters, be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density and maintain adequate light and privacy for residents in those *Neighbourhoods*.

In addition to the specific land use policies, and the Healthy Neighbourhood Policies, Section 3.1.2 of the Official Plan contains Built Form Policies. This section of the Plan identifies that our enjoyment of streets and open spaces largely depends upon the visual quality, activity, comfortable environment, and perceived safety of these spaces. These qualities are largely influenced by the built form of adjacent buildings. The Built Form section of the Plan also identifies that the majority of new growth will take place in the areas of the City where intensification is appropriate. These areas include the *Downtown*, *Centres*, and along *Avenues*.

The Plan identifies that developments must be conceived not only in terms of the individual building site, but how that site, building and facades fit within the existing and/or planned context of the neighbourhood and the City. Policy 3.1.2.3 (a) states that new development will be massed to fit harmoniously within its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, and open spaces by massing buildings to frame adjacent streets and open spaces in a way that respects the

existing and/or planned street proportions. In addition, Policy 4 identifies that new development will be massed to define the edges of streets, parks, and open spaces at good proportion.

The site is located on an Avenue, as shown on Map 2 – Urban Structure of the Official Plan. Avenues are “important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents”, according to Section 2.2.3 of the Plan.

The Avenues will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each Avenue will be established through an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The zoning by-law will set out the mix of uses, heights, densities, setbacks and other zoning standards.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors (Policy 3.a) states that development may be permitted on the Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of this Plan. Development applications on the Avenues prior to an Avenue Study are required to be accompanied by an Avenue Segment Study, which discusses the implications for the portion of the Avenue resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development of the remainder of the Avenue.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole.

Mid-rise Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled Avenues and Mid-Rise Buildings Study and Action Plan, with modifications. The main objective of this City-wide Study is to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

Zoning

The site is split zoned. The majority of the site is zoned MCR T2.5 C1.0 R2.0 with a height limit of 16 metres. The northeast corner of the site is zoned R4 Z1.0 with a height limit of 10 metres. Please see Attachment 11 for a map showing the current zoning of the site.

Site Plan Control

Site Plan approval is required for this site, but no application has been submitted.

Reasons for the Application

A Zoning Amendment application is required to permit the scale and density proposed by the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Functional Servicing Report
- Shadow Studies
- Traffic and Access Assessment Study
- Phase I Environmental Site Assessment
- Archaeological Stage 1
- Planning Rationale
- Toronto Green Standards Checklist

A Notification of Incomplete Application issued on May 22, 2012 identifies an Arborist Report and an Avenue Segment Study as the outstanding material required for a complete application. The Arborist Report was subsequently submitted, but the applicant has not yet submitted the Avenue Segment Study.

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Height, Massing and Density

The applicant proposes to construct an 8-storey building with an overall height of approximately 25.1 metres (including mechanical penthouse) with a proposed density of 3.94 times the lot area. The building contains setbacks on the north, west and south facades. The size and location of these setbacks, along with the lack of setbacks on the east facade will be reviewed by staff. The appropriateness of the proposed heights, massing and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

Building Siting, Massing and Transition to *Neighbourhoods*

The Built Form policies, contained within section 3.1.2 of the Official Plan emphasise the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The siting and massing of the proposed 8-storey building will be reviewed in terms of the building's relationship to the buildings directly to the east, as well as the proposals relationship to the low density residential development north of the subject site. The orientation and relationship of the buildings with the existing and planned context of the neighbourhood will require further review.

Parking and Vehicular Access and Bicycle Parking

The amount of parking provided (57 spaces including 5 for residential visitors), in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the development's access to public transit. The adequacy of the proposed parking access and parking supply will be reviewed as part of this development application. The proposal also includes 91 bicycle parking spaces. This number of spaces and their location will be reviewed by staff.

Amenity Space

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. The proposal includes indoor and outdoor amenity space for the residential component of the development. The adequacy of the proposed size and location of the amenity space will be considered through the review of the application.

Avenues and Mid-Rise Buildings Study

The Performance Standards within the Avenues and Mid-Rise Buildings Study are intended to be used as tools to implement both the Official Plan's Avenues and Neighbourhood policies, maintaining 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 Section 2.3.1 of the Official Plan. The application will be reviewed against the Performance Standards contained within the Avenues and Mid-Rise Buildings Study.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry. 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.

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

CONTACT

Sarah Phipps, Senior Planner
Tel. No. (416) 392-7622
Fax No. (416) 392-1330
E-mail: sphipps1@toronto.ca

SIGNATURE

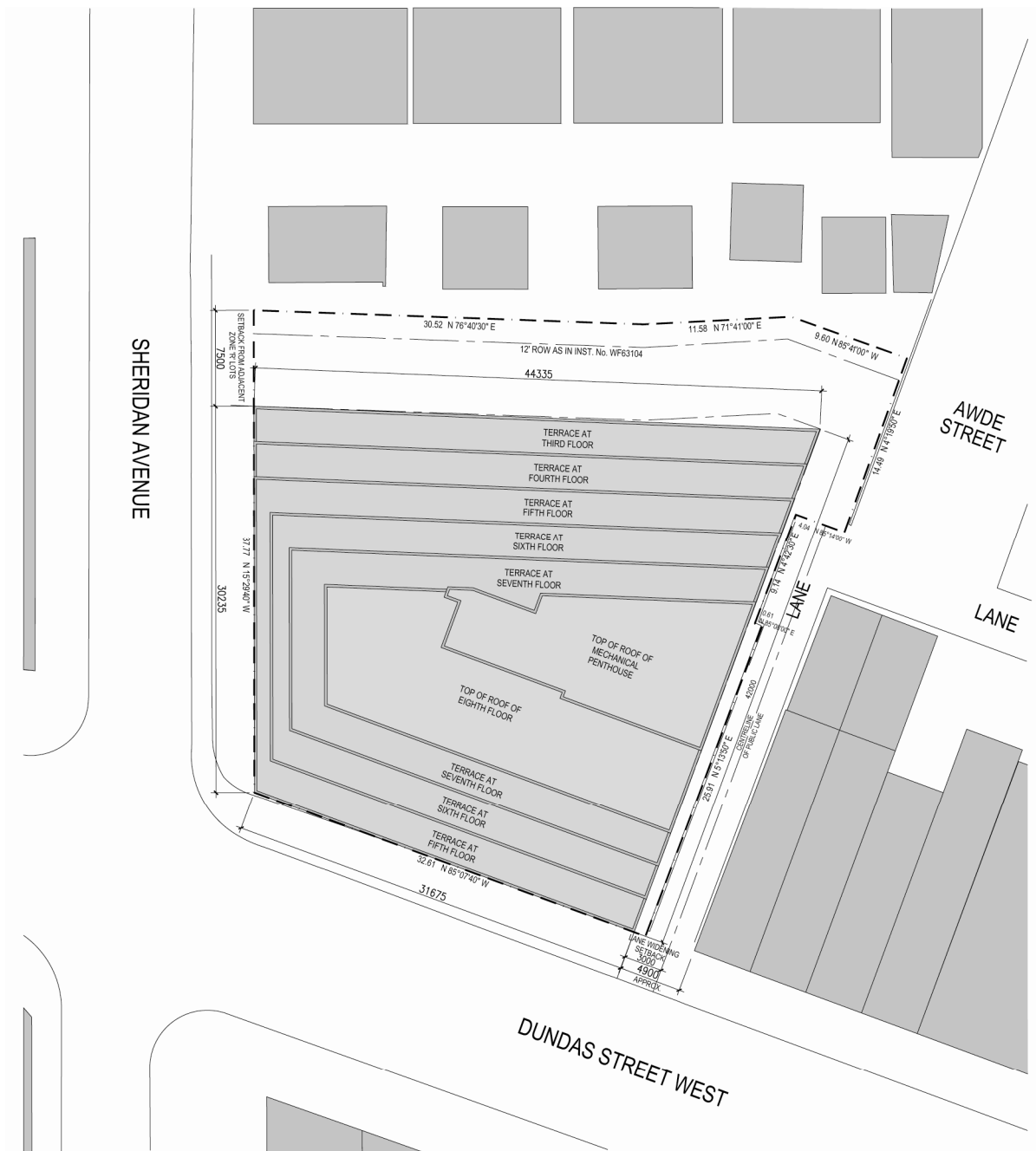
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Ground Floor Plan
Attachment 3: East Elevation
Attachment 4: South Elevation
Attachment 5: West Elevation
Attachment 6: North Elevation
Attachment 7: North/South Section
Attachment 8: West/East Section
Attachment 9: 3-D Rendering of the Proposal
Attachment 10: Official Plan
Attachment 11: Zoning By-law 438-86
Attachment 12: Application Data Sheet

Attachment 1: Site Plan



Site Plan

1544 Dundas Street West

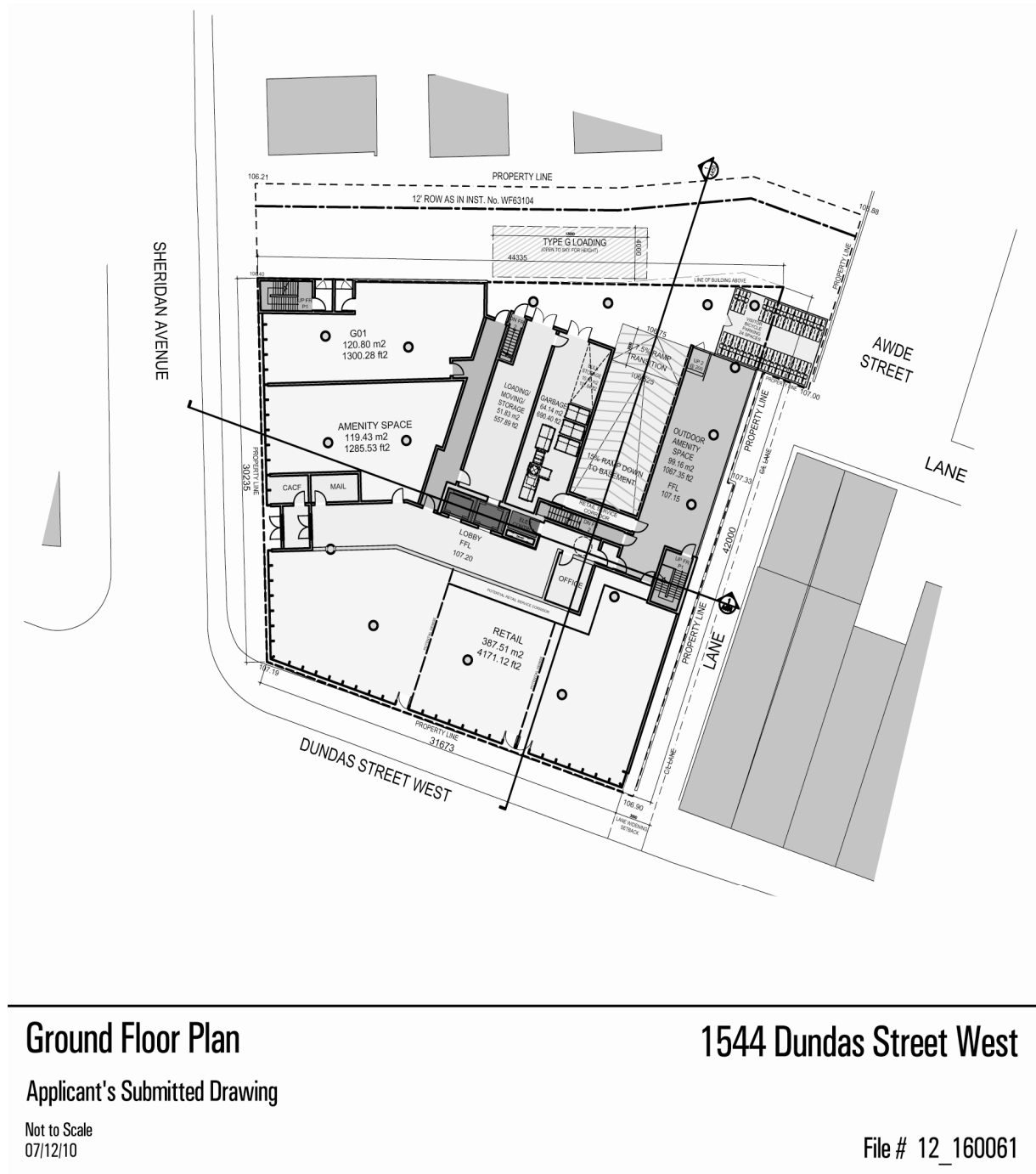
Applicant's Submitted Drawing

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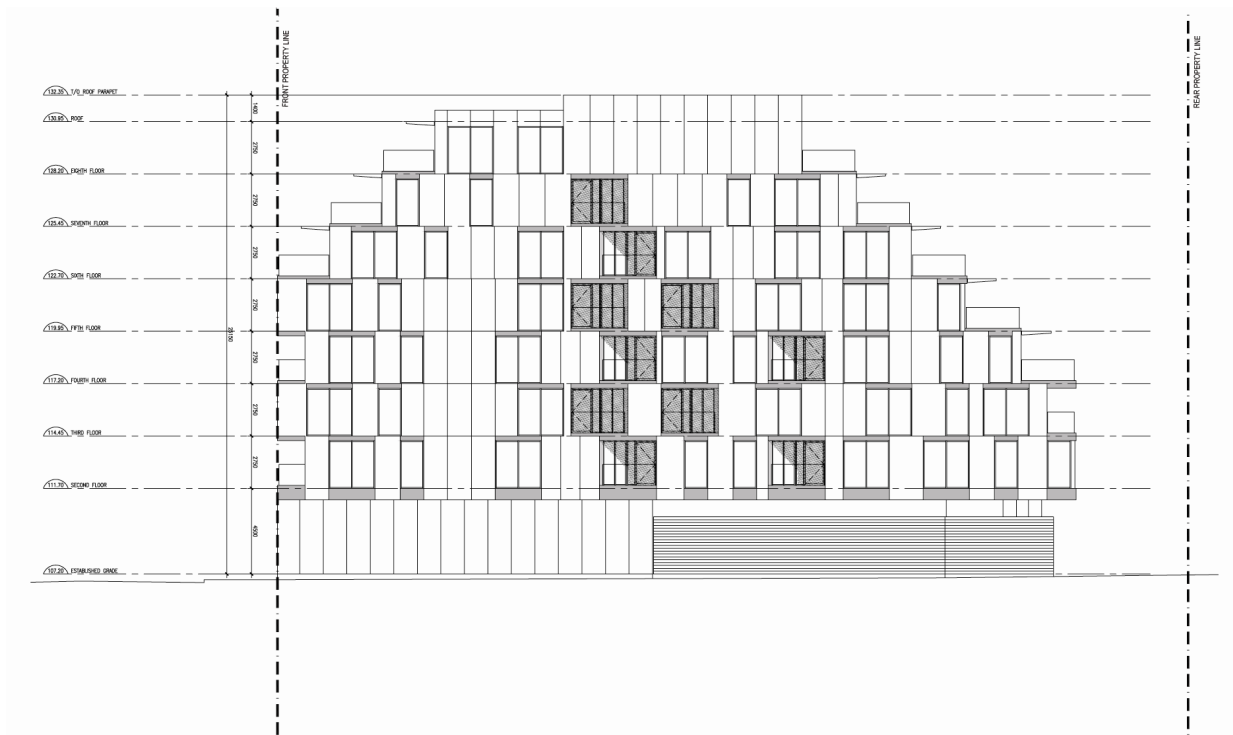


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Attachment 2: Ground Floor Plan



Attachment 3: East Elevation



East Elevation

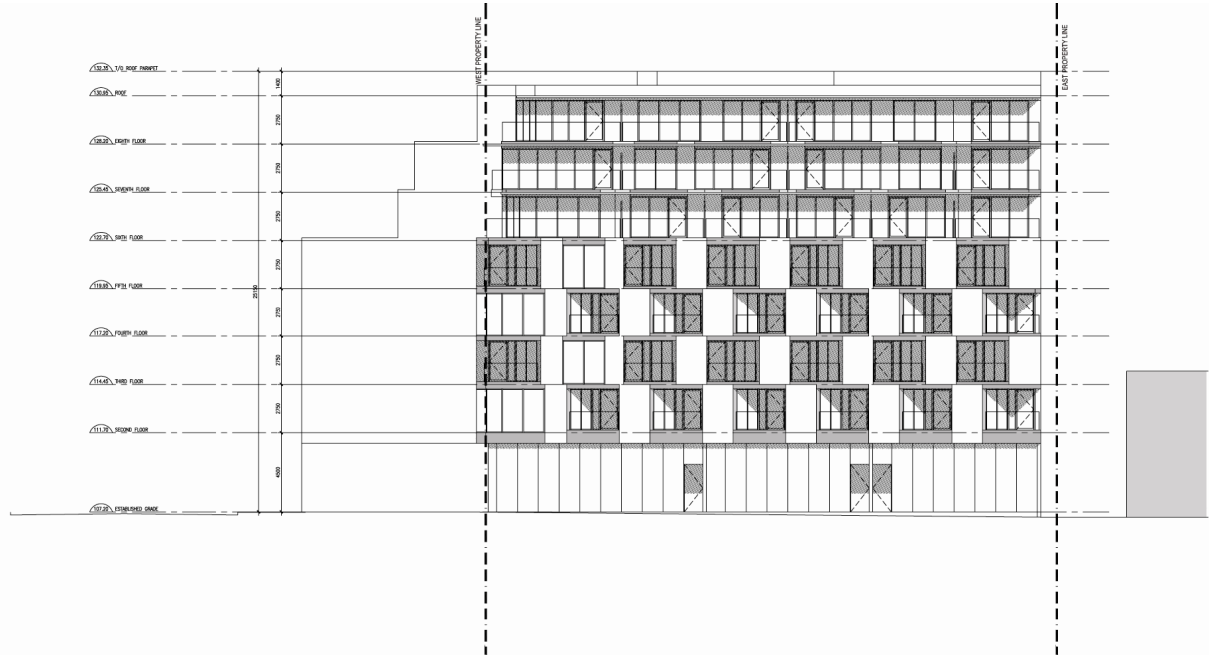
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Attachment 4: South Elevation



South Elevations

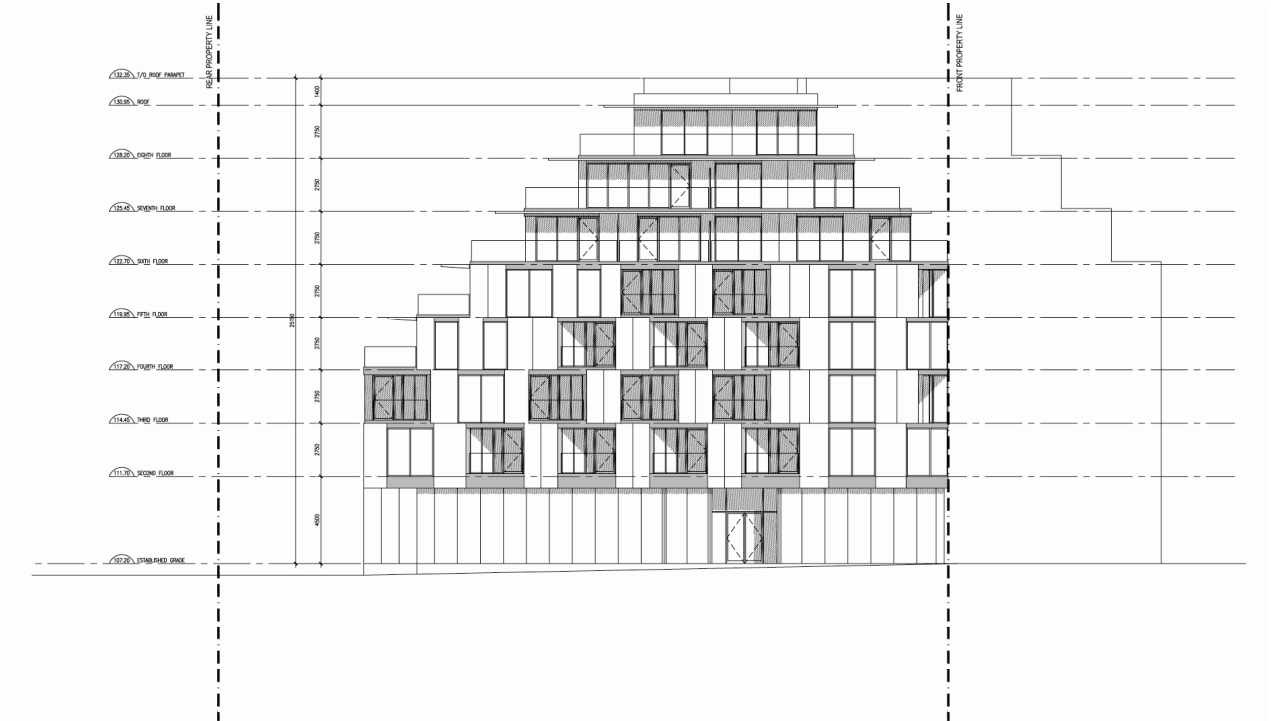
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Attachment 5: West Elevation



West Elevation

Applicant's Submitted Drawing

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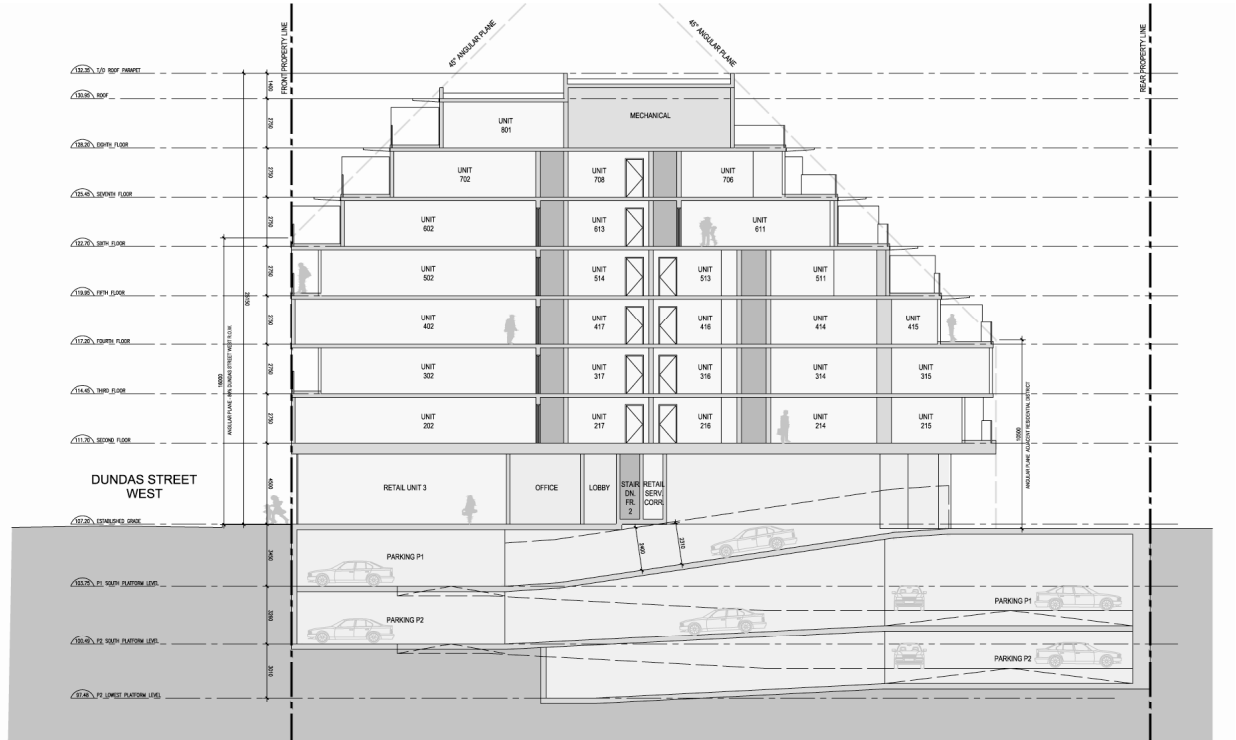
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Attachment 7: North/South Section



North / South Section

Applicant's Submitted Drawing

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1544 Dundas Street West

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Attachment 9: 3-D Rendering of the Proposal



Perspective One - Looking West Down Dundas St. W.

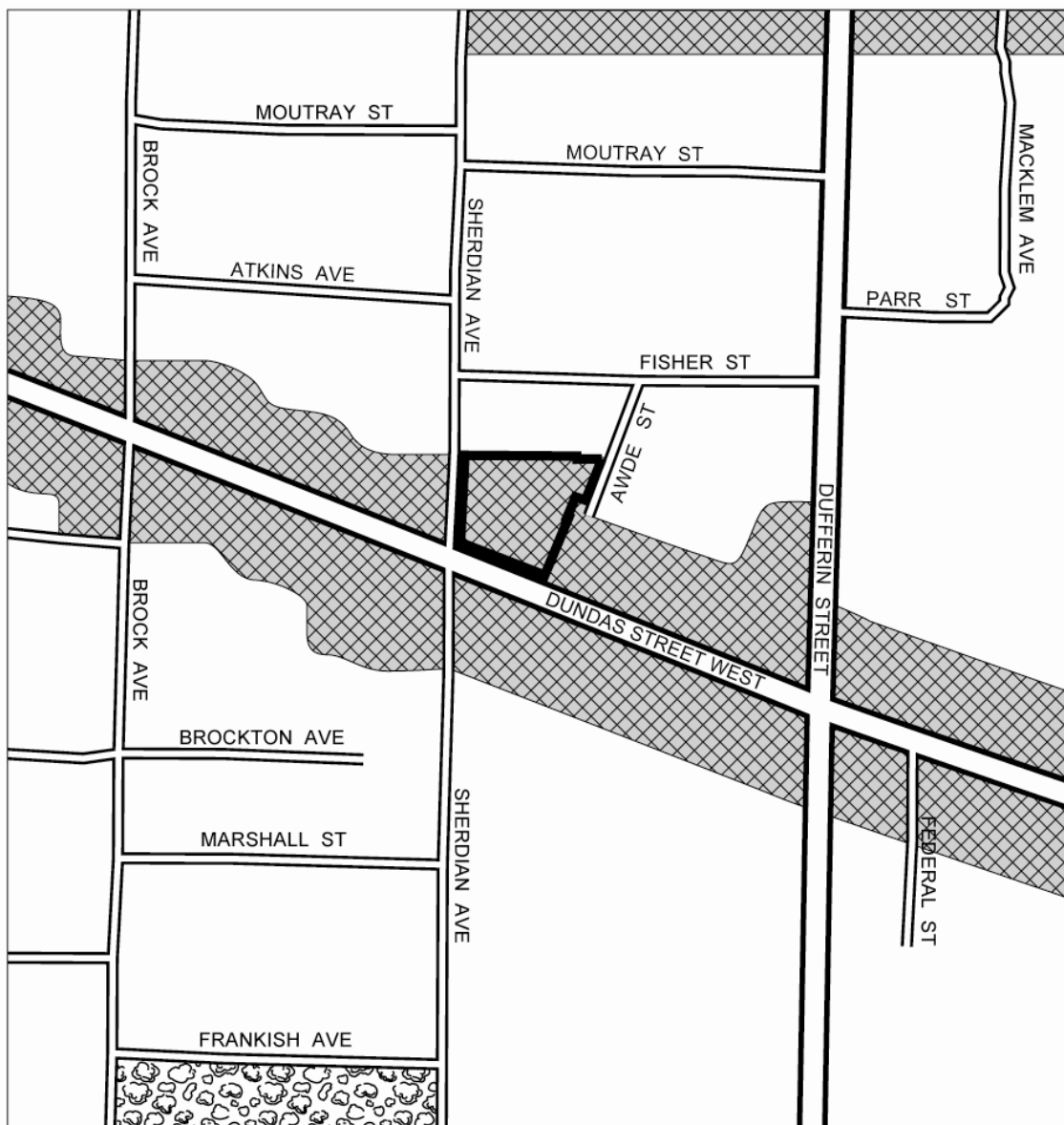
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Applicant's Submitted Drawing

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Attachment 10: Official Plan



Toronto City Planning
Official Plan

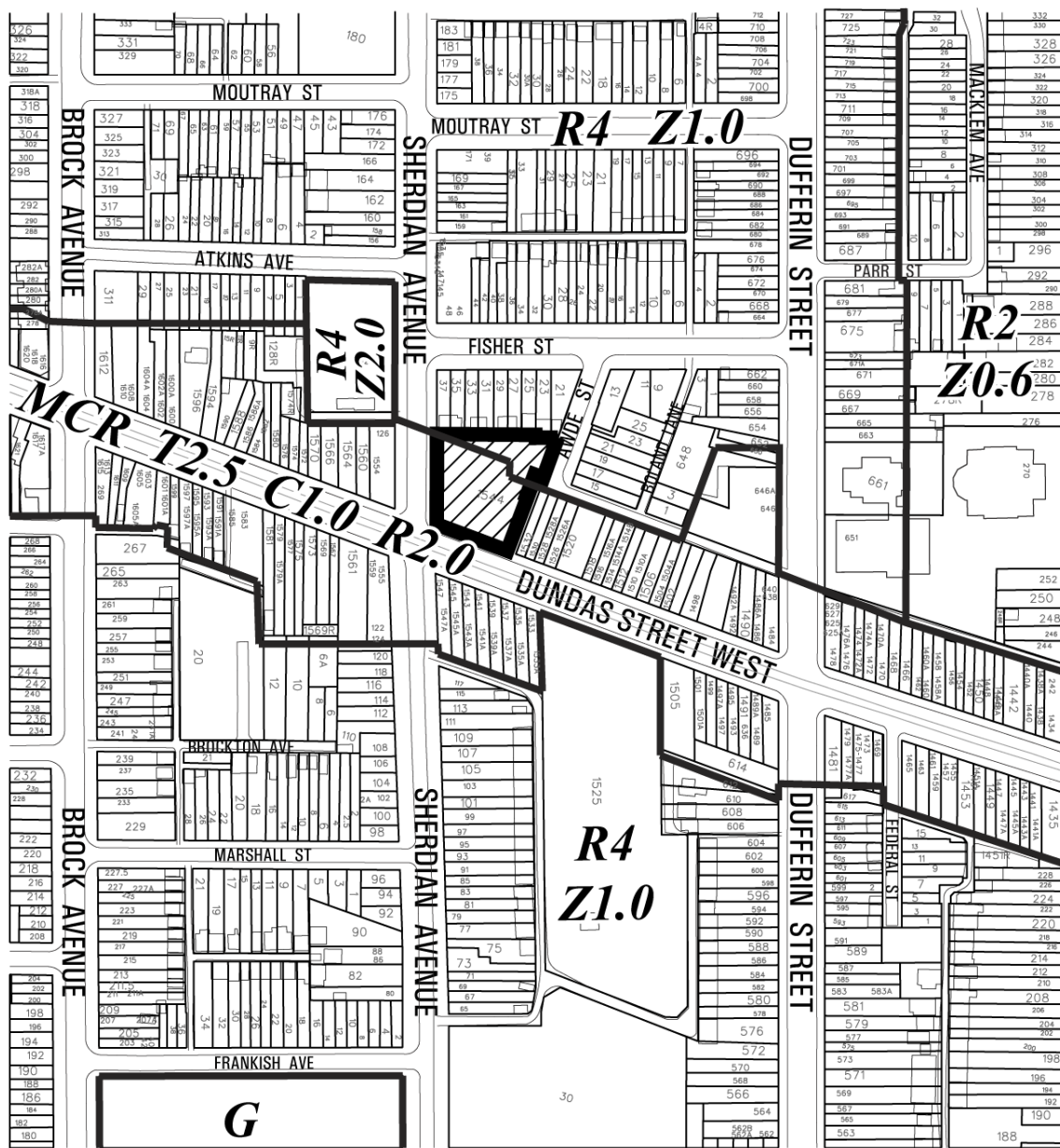
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Attachment113: Zoning By-law 438-86



Zoning City of Toronto By-law 438-86

1544 Dundas Street West

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- G Parks District
- R2 Residential District
- R4 Residential District
- MCR Mixed Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 07/17/2012

Attachment 12: Application Data Sheet

Application Type	Rezoning	Application Number:	12 160061 STE 18 OZ
Details	Rezoning, Standard	Application Date:	April 24, 2012
Municipal Address:	1544 DUNDAS ST W		
Location Description:	PLAN 1112 BLK A PT LOT 6 **GRID S1804		
Project Description:	Proposed redevelopment of the existing vacant site for the purposes of a 8 storey mixed use building containing ground floor retail uses and 90 dwelling units. Included in the proposal is 57 vehicular parking spaces in 2 below grade levels to serve the development.		

Applicant:	Agent:	Architect:	Owner:
Kevin Wassermuhl		Quadrangle Architects	6965083 CANADA INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T2.5 C1.0 R2.0 and R4	Historical Status: N
Height Limit (m):	16m and 10 m	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1786	Height:	Storeys:	8
Frontage (m):	33		Metres:	25.15
Depth (m):	37.8			
Total Ground Floor Area (sq. m):	1256	Total		
Total Residential GFA (sq. m):	6414	Parking Spaces:	57	
Total Non-Residential GFA (sq. m):	619	Loading Docks	0	
Total GFA (sq. m):	7033			
Lot Coverage Ratio (%):	70			
Floor Space Index:	3.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condominium		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	6414	0
Bachelor:	4	Retail GFA (sq. m):	400	0
1 Bedroom:	59	Office GFA (sq. m):	0	0
2 Bedroom:	27	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	219	0
Total Units:	90			

Contact:	Planner Name:	Sarah Phipps, Senior Planner
	Telephone:	(416) 392-7622
	Email:	sphipps1@toronto.ca