

**Northwest Corner of Dufferin Street and McAdam Avenue (0 Dufferin Street)
Rezoning Application - Preliminary Report**

Date:	March 6, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	08 224263 NNY 15 OZ

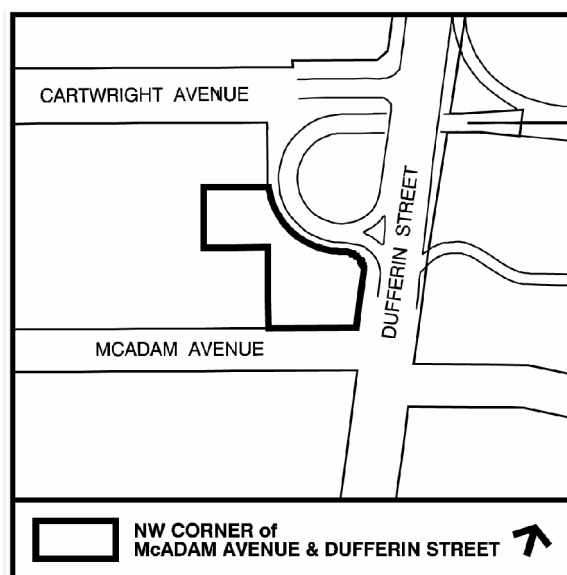
SUMMARY

This application was made on November 24, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend Zoning By-law 7625 of the former City of North York to permit the construction of an 11 storey apartment building including grade related retail uses along Dufferin Street and five townhouse units to the rear of the proposed apartment building on the western portion of the site.

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.

Should the applicant provide any additional required information in a timely manner, it is anticipated that a final report will be completed in the third quarter of 2009.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting 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.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing a redevelopment of a site at the northwest corner of Dufferin Street at McAdam Avenue consisting of two distinct components. An 11 storey (33.6m), 96 unit mixed use apartment building is being proposed for the eastern portion of the site along Dufferin Street. On the western portion of the site, the applicant is also proposing five three-storey townhouse units as illustrated in Attachment 1. A total of 9,780m² is proposed resulting in a density of 3.60 times the area of the site.

A small retail component is proposed within the apartment building at grade along the Dufferin Street frontage. Along the McAdam Avenue frontage, three two-storey grade-related units would be integrated into the base of the building. The apartment building steps away from the rear property line as it rises to its full height of 11 storeys.

A total of 113 parking spaces are proposed, the majority of which are provided in a two level below grade parking garage which serves both the apartment building and the townhouses. Two parking spaces are proposed at grade: one space being intended for short term parking related to the retail component of the building and a second reserved for a possible car-sharing service such as AutoShare. Vehicular access to the site is proposed from McAdam Avenue.

The site statistics are presented on the Application Data Sheet (Attachment 6).

Site and Surrounding Area

The site is located on the northwest corner of Dufferin Street and McAdam Avenue south of Highway 401. The site has a frontage of 29m on Dufferin Street and 41m on McAdam Avenue with an irregular depth and shape resulting in an area of 0.28 hectares. The irregular shape results in the development site projecting behind the neighbouring property immediately to the west which contains a place of worship. The development site does not currently contain any buildings with the only structure on the site being a stand-alone billboard.

Land uses surrounding the subject site are as follows:

North: an exit ramp off Dufferin Street providing access to the Yorkdale Shopping Centre with low rise commercial uses and a 14 storey hotel structure along Dufferin Street;

West: a place of worship to the immediate west with low scale, single detached homes beyond;

South: Low rise commercial uses along Dufferin Street; and

East: Low rise commercial uses and Yorkdale Shopping Centre beyond.

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 lands are designated *Mixed Use Areas* by the City of Toronto Official Plan as a focus for intensification along an *Avenue* as identified by Map 2. *Avenues* are corridors along major streets intended for incremental reurbanization to create new residential, commercial and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents.

The Official Plan provides that development in *Mixed Use Areas* along *Avenues*, prior to an *Avenue* Study, has the potential to set a precedent for the form and the scale of reurbanization along the *Avenue*. Proponents of such proposals are to address the larger context and implications for the segment of the *Avenue* in which the proposed development is located. The proponent must demonstrate 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.

Lands immediately abutting the subject site on the west and north are designated *Neighbourhoods*. The Official Plan also requires intensification in *Mixed Use Areas* along *Avenues* to be carefully controlled so that low scale neighbourhoods are protected from negative impact. Developments in *Mixed Use Areas* that are adjacent to *Neighbourhoods* will be compatible with those *Neighbourhoods* and provide a gradual transition of scale and density to the adjacent low scale uses to maintain adequate light and privacy.

Zoning

The subject site is zoned "One Family Detached Dwelling Fifth Density Zone" (R5) by Zoning By-Law 7625 of the former City of North York as indicated in Attachment 5. The R5 zoning permits one-family detached dwellings and accessory buildings as well as various recreational and institutional uses.

Site Plan Control

A Site Plan Control application is required but has not been submitted by the applicant.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and a tree inventory and preservation drawing and arborist report have been submitted.

Reasons for the Application

An amendment to the Zoning By-law is required to permit the proposed mixed use development at the proposed height and density, as well as to establish appropriate performance standards to facilitate the proposal.

COMMENTS

Application Submission

The following reports and studies were submitted with the application:

- Survey and Context Plan
- Architectural and Preliminary Landscape Plans
- Planning Justification Report and Avenue Segment Review
- Sun/Shadow Impact Study
- Arborist Report and Tree Inventory and Preservation Drawing
- Stormwater Management Functional Servicing Report

- Traffic Impact Study and Parking Study

A Notification of Complete Application was issued on December 24, 2008.

Issues to be Resolved

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

On a preliminary basis, the following issues have been identified:

1. The appropriateness of the proposed apartment building height and density;
2. The appropriateness of the rear yard townhouse units given their location adjacent to the rear yards of surrounding single detached homes;
3. The appropriateness of the built form as it relates to:
 - a. Streetscape along a major arterial and a local road, particularly as it relates to the McAdam Avenue façade and streetscape;
 - b. Compatibility with the surrounding neighbourhood including how the building transitions to the surrounding residential neighbourhoods to the rear of the site; and
 - c. Appropriate step backs and massing.
4. Minimizing shadow, overlook and privacy impacts on surrounding low scale residential neighbourhoods;
5. The adequacy of the proposed reduced parking standard;
6. The adequacy of the proposed outdoor residential amenity spaces;
7. Issues related to the protection and retention of private and City owned trees located on and within 6m of the subject site; and
8. The appropriateness and applicability of matters to be secured under Section 37 of the *Planning Act*.

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

CONTACT

Christian Ventresca, Planner
Tel. No. (416) 395-7129
Fax No. (416) 395-7155
E-mail: cventre@toronto.ca

SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: East and South Elevations

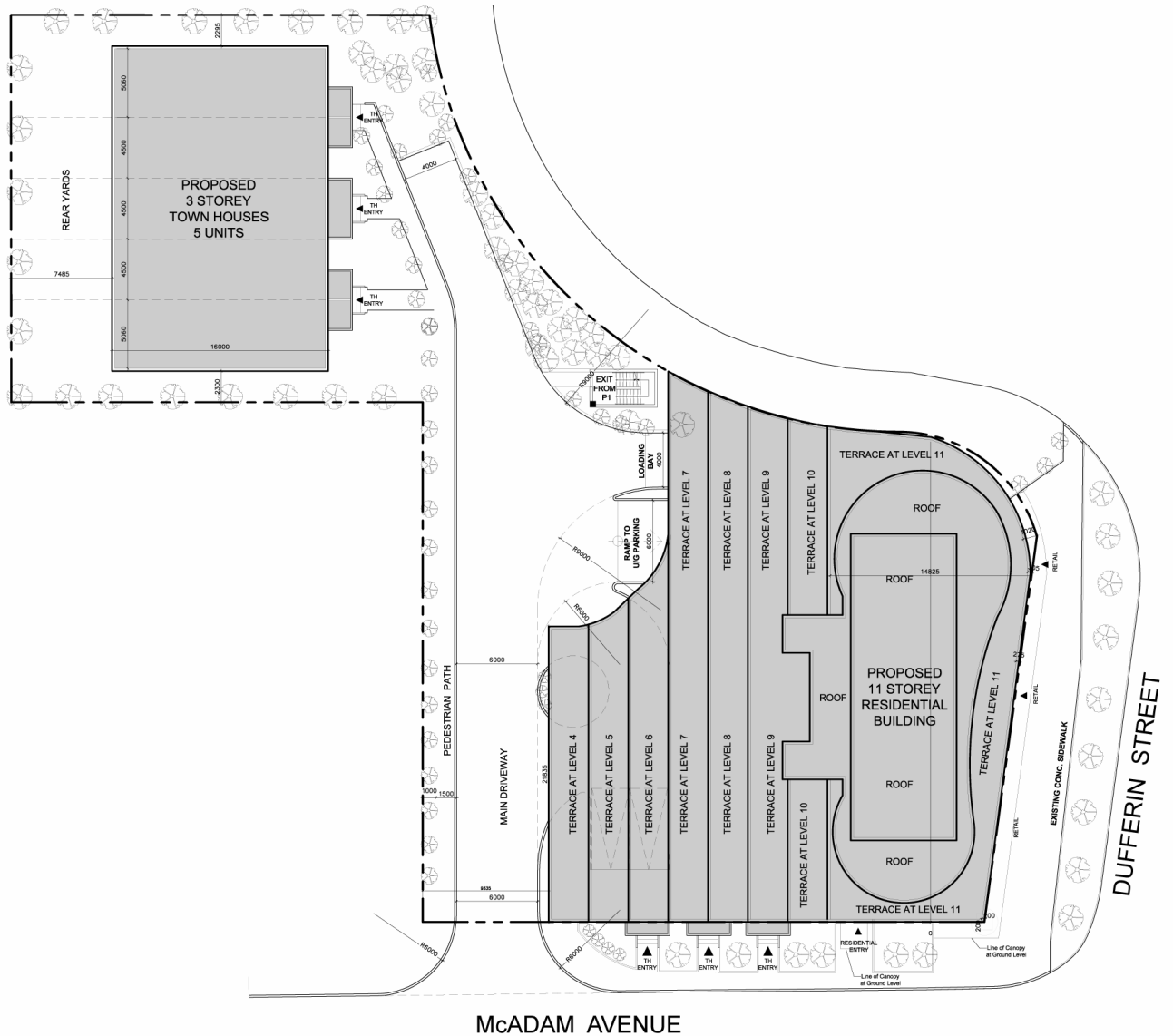
Attachment 3: North and West Elevations

Attachment 4: Official Plan

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

N/W Corner of McAdam Avenue and Dufferin Street

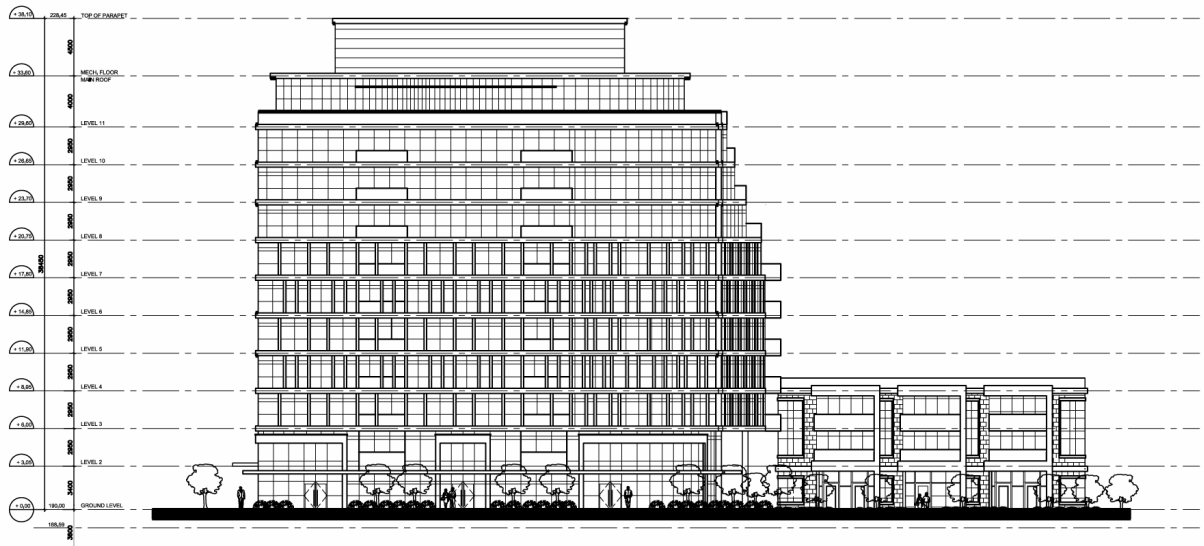
Applicant's Submitted Drawing

Not to Scale
12/19/2008

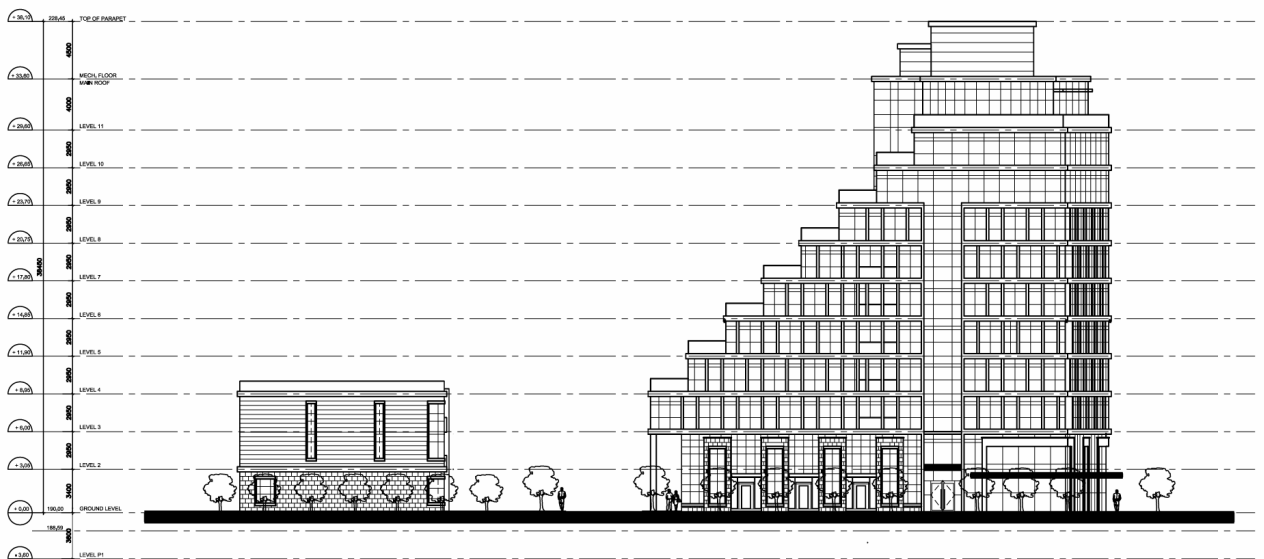


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Attachment 2: East and South Elevations



East Elevation



South Elevation

Elevations

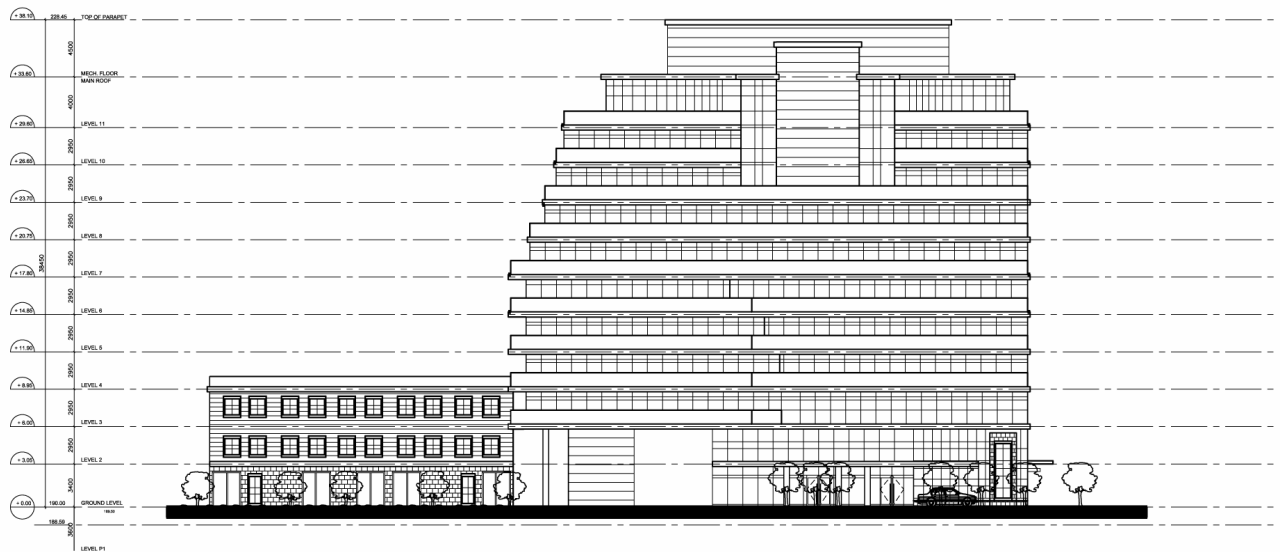
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Applicant's Submitted Drawing

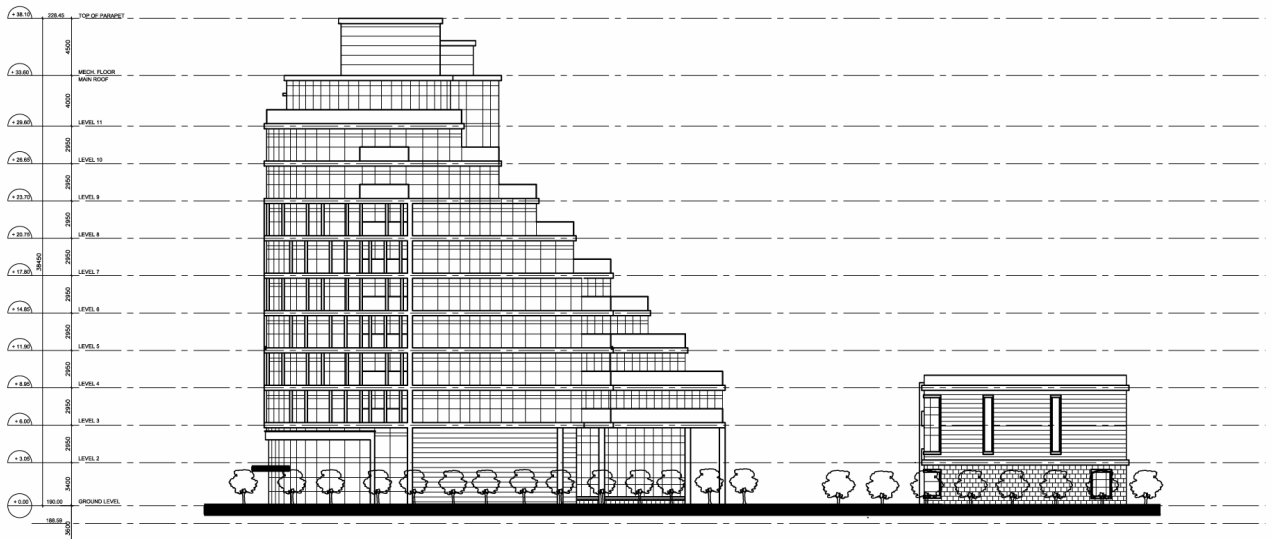
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Attachment 3: North and West Elevations



West Elevation



North Elevation

Elevations

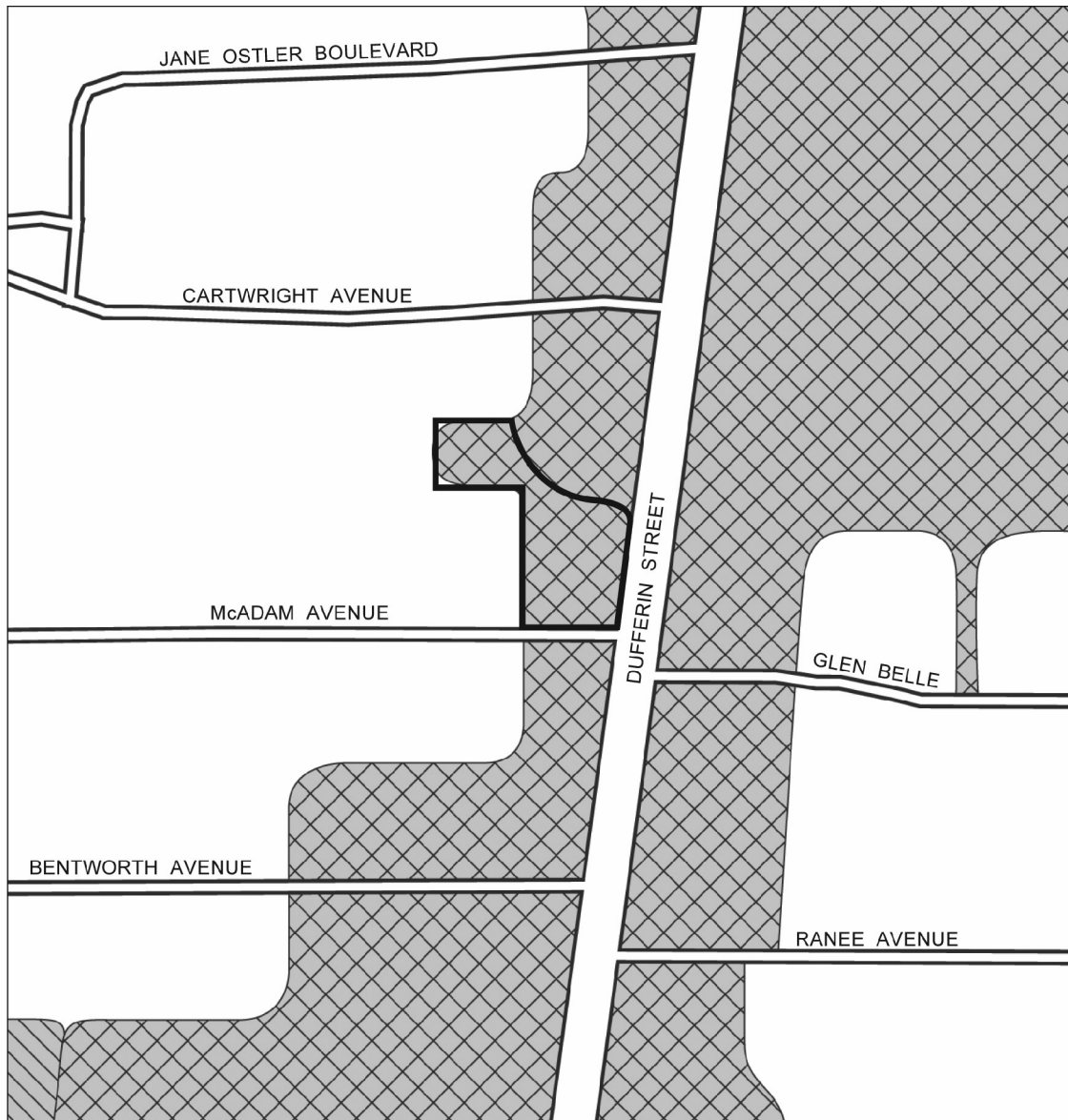
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Attachment 4: Official Plan



 **Toronto** City Planning
Official Plan

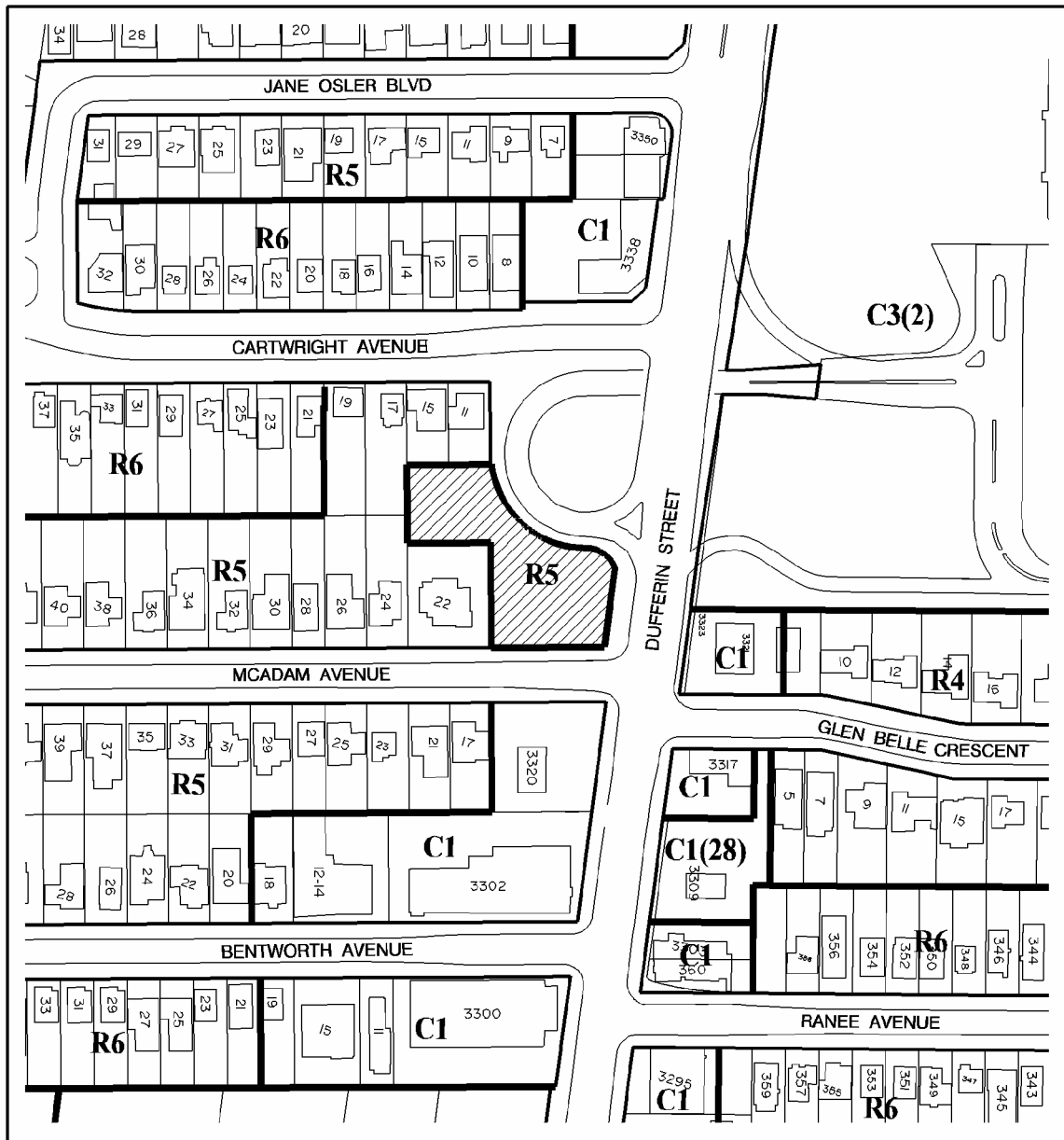
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Attachment 5 – Zoning



Toronto City Planning
Zoning

N/W Corner of McAdam Avenue and Dufferin Street

File # 08_224263

R4 One-Family Detached Dwelling Fourth Density Zone
R5 One-Family Detached Dwelling Fifth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone

C1 General Commercial Zone
C3 District Shopping Centre Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 12/19/2008

Attachment 6 – Application Data Sheet

Application Type	Rezoning	Application Number:	08 224263 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	November 24, 2008

Municipal Address:	0 DUFFERIN ST (N/W CORNER OF MC ADAM AVE & DUFFERIN ST)
Location Description:	PLAN 3155 PT LOT 57 PT LOT 58 PT LOT 59 **GRID N1501
Project Description:	Redevelop vacant lands with a terraced 11-storey mixed use building and a separate 3-storey townhouse building located at the northwest corner of the site (total 101 units).

Applicant:	Agent:	Architect:	Owner:
KLM PLANNING PARTNERS INCORPORATED			2031430 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R5	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	2715	Height:	Storeys:	11	
Frontage (m):	29		Metres:	0	
Depth (m):	41				
Total Ground Floor Area (sq. m):	1535				Total
Total Residential GFA (sq. m):	9509		Parking Spaces:	113	
Total Non-Residential GFA (sq. m):	271		Loading Docks	1	
Total GFA (sq. m):	9780				
Lot Coverage Ratio (%):	56.54				
Floor Space Index:	3.6				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	9509	0
Bachelor:	0	Retail GFA (sq. m):	271	0
1 Bedroom:	72	Office GFA (sq. m):	0	0
2 Bedroom:	24	Industrial GFA (sq. m):	0	0
3 + Bedroom:	5	Institutional/Other GFA (sq. m):	0	0
Total Units:	101			

CONTACT:	PLANNER NAME:	Christian Ventresca, Planner
	TELEPHONE:	(416) 395-7129