

4208, 4210 and 4214 Dundas Street West - Official Plan Amendment and Zoning By-law Amendment Application - Preliminary Report

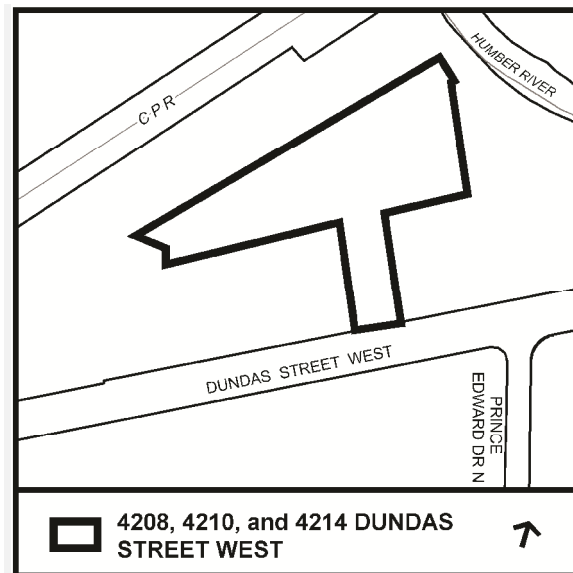
Date:	July 22, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	14 183631 WET 04 OZ

SUMMARY

This application proposes to amend the Official Plan and the former City of Etobicoke Zoning Code to permit a mixed use development comprised of 628 residential units and 3,331 m² of retail commercial space at 4208, 4210 and 4214 Dundas Street West. The development would consist of a residential building containing 10-storey and 24-storey towers, an 8-storey seniors building with 2 levels of retail commercial space and stacked townhouses. Also proposed is a new public street connecting to 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 scheduled by staff in consultation with the Ward Councillor is intended to be held in the first quarter of 2015. A Final Report and statutory public meeting under the *Planning Act* to consider this application is targeted for the fourth quarter of 2015. This target assumes the applicant will provide 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 4208, 4210 and 4214 Dundas Street West together with the Ward Councillor and, as the lands are located at a Ward boundary, in consultation with the Ward 5 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.

DECISION HISTORY

An Avenue Study was conducted for the portion of Dundas Street West between Royal York Road and the Humber River that included the subject lands. The Dundas Street West Avenue Study was completed and adopted by City Council in 2006 and was implemented through an Official Plan Amendment that created Site and Area Specific Policy No. 277 (SASP 277) and Zoning By-law 717-2006. A link to Zoning By-law 717-2006 can be found at: <http://www.toronto.ca/legdocs/bylaws/2006/law0717.pdf>

Pre-Application Consultation

A number of pre-application consultation meetings and discussions were held with the applicant to discuss planning application and complete application submission requirements, as well as various issues related to the proposal. Identified issues included: built form, building type, density, site organization and layout, parking, public road requirements, location of landscaped open spaces, setbacks, and pedestrian and vehicular circulation.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the Official Plan and the former City of Etobicoke Zoning Code to permit a mixed use development at 4208, 4210 and 4214 Dundas Street West. The proposal would include a total of 628 residential units (44,686 m² of floor area) and 3,331 m² of commercial space resulting in an overall density of 2.5 times the lot area.

The proposed development would consist of four blocks. Blocks 1 and 2 would contain 72, 3-storey stacked townhouses. Block 3, located in the northeast corner of the site, would contain a 457 unit residential building with 10-storey and 24-storey towers above a 2-storey podium. Block 4 would include a 99 unit, 8-storey seniors' residence with retail on the lower two floors fronting Dundas Street West. The proposal would also include a central courtyard, a landscaped open space at the north end of the site and a new 20 m wide public street along the west property line adjacent to the proposed seniors' residence and connecting to Dundas Street West (see Attachment 1).

The public street would provide access to an east-west driveway serving the seniors' residence on Block 4 and a landscaped open space between Blocks 1 and 3 adjacent to the hydro corridor. The public road would terminate at a driveway providing access and frontage to Blocks 2 and 3 which also incorporates a central courtyard and drop off area. Block 1 would front onto a 6 m fire route located along the southwest edge of the site that would be designed to allow for the future westerly extension of the public street should the properties to the west of the site redevelop. Pedestrian connections in the form of public and private sidewalks are proposed to connect to the central landscaped open space, the hydro corridor which may be accessible as a recreation trail in the future, and Dundas Street West.

Summary of Development Statistics:

	Block 1	Block 2	Block 3	Block 4
Proposed Use	Stacked Townhouses	Stacked Townhouses	Building with Two Residential Towers	Seniors/Retail Building
Height (storeys)	3	3	2, 24 & 10	8
Residential GFA (m ²)	3,760	3,008	30,869	7,050
Retail GFA (m ²)	n/a	n/a	n/a	3,331
Amenity (m ²) - Indoor/Outdoor	patio/roof deck	patio/roof deck	1,828	464
Number of Units	40	32	457	99
Vehicle Parking	46	37	444	230
Bicycle Parking	60		343	97

Block 1, located at the north end of the site, would be set back 3.5 m from the hydro corridor and contain 40 stacked townhouse units with a total gross floor area of 3,760 m². The units would front onto the fire route which connects to the new public street. Block 2 is to be located in the centre of the site fronting onto an internal courtyard and driveway. Block 2 would contain 32 stacked townhouse units with a total gross floor area of 3,008 m². Private outdoor amenity space for both Blocks would be provided in below-grade patios or rooftop decks.

Block 3 would contain a residential condominium building, comprised of 10-storey and 24-storey towers located above a 2-storey podium in the northeast portion of the site.

The 24-storey tower would be set back 3.5 metres from the north property line, and would abut the hydro corridor and landscaped open space. It would have a total gross floor area of 18,582 m², including the podium, with a total of 282 units. The 10-storey tower would overlook the Humber River valley and be set back approximately 20 m from the top-of-bank line, 5.0 m from the south lot line and 5.0 m from the north property line. The tower would have a gross floor area of 12,286 m² and 175 units. Indoor and outdoor amenity space for Block 3 would be provided at grade and on the second and third floors including the rooftop of the podium.

The proposed 8-storey seniors' residence (Block 4) would front onto Dundas Street West and be set back 6.5 m from the street to accommodate landscaping and a widened pedestrian realm. The building would have a 2 storey podium containing retail uses and the upper residential floors (Floors 3-8) would incorporate varied step backs from the 2 storey building face. The retail gross floor area would total 3,331 m² and the proposed 99 residential units would have a gross floor area of 7,050 m². Indoor and outdoor amenity space would be provided on the third floor, consisting of 232 m² of indoor amenity space, which would open onto 232 m² of outdoor amenity space on the roof of the two-storey podium.

Parking for the development would be located in an integrated three level underground parking garage with access consolidated in two locations: one off the central courtyard; and the other at the rear of the seniors' building (Block 4). A total of 757 vehicle parking spaces would be located within the underground parking levels. Bicycle parking would be provided within the P1 level of the underground parking garage and at grade.

Site and Surrounding Area

The site is located on the north side of Dundas Street West, just west of Prince Edward Drive North and is comprised of three properties municipally known as 4208, 4210 and 4214 Dundas Street West.

The site is 1.91 ha in size, "T-shaped" and has a frontage of 80.5 m on Dundas Street West. The site is configured with a rectangular portion fronting Dundas Street West, and a wider, triangular-shaped portion comprising the rear of the site, bounded by a rail and hydro corridor to the north and the Humber River Valley to the northeast. The northeast portion of the site consists of a steep vegetated valley that slopes down approximately 28 m to the Humber River.

The site is currently occupied by two low-rise (2-storey) office buildings fronting Dundas Street West (4210 and 4214 Dundas Street West), and a RONA retail store in the northeast corner of the site (4208 Dundas Street West). A number of storage buildings associated with the RONA operation are also located on the site. The remainder of the site is an asphalted parking area that extends into the hydro corridor.

The immediate area is characterized by a mix of low-rise commercial uses and mid-rise residential uses along Dundas Street West. Surrounding uses include:

- North: Hydro One corridor, Canadian Pacific Railway corridor and further north a 14-storey apartment building.
- East: Low rise commercial uses, mid-rise residential uses, Humber River Valley and Lambton Park and Arena.
- South: On the south side of Dundas Street West, low rise commercial uses, townhouses and a vacant site with approval for an 8-storey residential building. Further east is a low rise residential neighbourhood.
- West: Gas station and car wash, a commercial plaza and a 6-storey condominium apartment building.

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 lands are designated *Mixed Use Areas* on Land Use Map 14 of the Official Plan and subject to Site and Area Specific Policy No. 277 (SASP 277) which was adopted in 2006 to implement the Dundas Street West Avenue Study. The Dundas Street West portion of the site is also identified as an *Avenue* on Map 2 – Urban Structure of the Official Plan.

Avenues are areas where growth and reurbanization are intended to occur. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Policy 4.5.2 of the Plan contains a number of criteria for development in *Mixed Use Areas* that refer to locating and massing new buildings to provide a transition between areas of different development intensity and scale while limiting impacts on neighbouring streets, parks, open spaces and properties. The development criteria contained in the *Mixed Use Areas* policies are also supplemented by development criteria outlined in the Built Form policies in Section 3.1.2 and 3.1.3 of the Official Plan.

SASP 277 retains the *Mixed Use Areas* designation and policies of the Official Plan, with the exception that it prohibits townhouse development on the north side of Dundas Street West. The SASP also specifically addresses the rear portion of the subject site, stating that the "*lands between the railway corridor and beyond the 80-metre distance from the Dundas Street edge should be the subject of a separate review process because of its distance from the Dundas Street edge and the opportunities for greater building heights and densities.*"

SASP 277 incorporates Urban Design Guidelines to provide a framework to guide growth and development. New development is required to be consistent with these Guidelines that address built form and massing, site organization, parking and servicing, pedestrian linkages, landscaping, streetscape improvement, public open spaces and public art.

The eastern portion of the site (4208 Dundas Street West) adjacent to the Humber River Valley is within the Natural Heritage System on Map 9 of the Official Plan, in Chapter 3, Section 3.4 The Natural Environment. The Natural Heritage System is comprised of areas where protecting, restoring and enhancing the natural features and functions should be given high priority in city-building decisions. Development is generally not permitted in the natural heritage system. Where the underlying land use designation provides for development, it will maximize opportunities to reduce negative impacts on, protect, restore, enhance and extend the system. Under Policy 3.4.8, development will be set back at least 10 m from the top-of-bank of valleys, ravines, bluffs and other natural hazards. All development in or near the natural heritage system is to be evaluated to assess its impact on the natural heritage system and identify measures to mitigate or improve the natural heritage system.

The Official Plan also contains a number of policies related to the Public Realm (Section 3.1.1), Housing (Section 3.2.1), and Community Services and Facilities (3.2.2) that will be considered in the review of the application.

Official Plan and Municipal Comprehensive Review

At its meeting of December 16 and 17, 2013, City Council adopted OPA 231 which was approved with minor modifications by the Minister of Municipal Affairs and Housing on July 9, 2014. Official Plan Amendment 231 contains new economic policies and new policies and designations for Employment Areas as part of the Official Plan and Municipal Comprehensive Reviews. OPA 231 amends Section 3.5.3 of the Official Plan by introducing Policy 3.5.3.6 which states "*When retail commercial uses in *Mixed Use Areas* and commercial plazas in *Neighbourhoods* and *Apartment Neighbourhoods* are redeveloped...considerations will be used either to determine the amount of retail commercial space that must be provided in the new development in order to alleviate the potential impact of the loss of retail commercial space on the local community, particularly access to food stores and other stores that meet its convenience needs, or to justify not retaining or replacing any of the existing space". These considerations include assessing: the availability of alternative means to meet the convenience needs of the local community; the desirability of retaining options for accessing convenience shopping; and*

providing, where feasible and appropriate, continuous ground floor retail commercial space.

Policy 3.5.3.6 also notes that in order to allow for flexibility in future occupancy of the redeveloped site, the zoning should permit ground floor space to be occupied by retail commercial uses and where feasible grade-related space should be designed so that it can be occupied by either residential or retail commercial uses.

Zoning

The site is subject to the former City of Etobicoke Zoning Code, as amended by By-law 717-2006 which is implementing Zoning By-law for SASP 277. The northerly portion of the site abutting the hydro corridor is zoned CG (General Commercial), while the southerly portion of the site fronting Dundas Street West is zoned CG-AV-H (General Commercial – Avenues – Holding).

The CG zone permits a wide range of residential uses, including one-family detached dwellings, duplex dwellings, lodging-houses, apartment houses, and dwelling units above a business use, as well as a wide range of business, institutional and public uses. Permitted business uses include neighbourhood stores, banks, restaurants, hotels, business and professional offices, service stations and public garages, health centres and athletic clubs. The maximum permitted height in a CG zone is 14 m.

The CG-AV-H permits a limited range of residential uses, including apartment houses, dwelling units above business or retail uses and live-work units. In addition, all business, institutional and public uses permitted in the CG zone are permitted in the CG-AV-H zone. Townhouses are not permitted on the north side of Dundas Street West and in the first 60 m of depth on the south side of Dundas Street West.

The maximum permitted floor space index in a CG-AV-H zone is 2.0 and the maximum building height is 14 m and 5 storeys. However, the Zoning By-law permits a development to exceed these provisions to a maximum height of 18.5 m and 6 storeys and a maximum floor space index of 3.0 provided that the owner enters into a satisfactory Section 37 Agreement with the City to secure the provision of parkland and streetscape improvements abutting and beyond the development site, including trees, planters, benches, pedestrian level street lighting, walkways, landscaped medians and public art.

The CG-AV-H zone includes a Holding Symbol (“H”) that includes and applies to the southern portion of the site with frontage on Dundas Street West. This symbol may be removed by City Council subject to the satisfactory availability of any road, infrastructure, servicing and school capacity improvements necessary to accommodate the proposed development.

By-law 717-2006 contains 5 development areas, each with varying development standards related to building setbacks and yard requirements. The proposed development site is located in Area 2 (first 80 m of 4208 Dundas Street West), Area 3 (4210 and 4214 Dundas Street West) and Area 4 (rear portion of 4208 Dundas Street West).

On May 9, 2013 City Council enacted City-wide Zoning By-law 569-2013 currently under appeal to the Ontario Municipal Board. As By-law 717-2006 is an area specific Zoning By-law resulting from an Avenue Study, all the lands subject to By-law 717-2006 including the proposed development site are excluded from the City-wide Zoning By-law.

Site Plan Control

The properties are subject to Site Plan Control. An application in this regard has yet to be submitted.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Toronto Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing. They provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report was submitted with the application and is currently under review by City staff. The owner will be required to address any outstanding tree protection and injury mitigation issues identified through the review of the application.

Ravine Control

The northeast portion to the site (4208 Dundas Street) is subject to provisions of the City of Toronto Municipal Code Chapter 65, Ravine and Natural Feature Protection. Any development within the City's ravine and natural feature protection areas may require a permit from Urban Forestry and is subject to the regulations of the Ravine and Natural Protection By-law.

Toronto and Region Conservation Authority

The northeast portion to the site (4208 Dundas Street) falls within an area that is subject to Toronto and Region Conservation Authority Regulation O. Reg. 166/06, associated with the Humber River Valley. A permit is required from the Conservation Authority for any development or site alteration within the regulated area.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City.

Reasons for the Application

An amendment to the Official Plan is required as Site and Area Specific Policy No. 277 does not permit the proposed stacked townhouse use. Amendments may also be required relative to the Urban Design Guidelines within SASP 277 which will be evaluated through the review of the application.

An amendment to the former City of Etobicoke Zoning Code, as amended by By-law 717-2006, is required to permit the proposed stacked townhouses and amend applicable performance standards to facilitate the proposed development such as height and density. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Noise and Vibration Feasibility Study
- Transportation Assessment Study
- Functional Servicing and Stage 1 Stormwater Management Report
- Arborist Report
- Stage 1 Archaeological Assessment
- Pedestrian Level Wind Preliminary Study
- Preliminary Geotechnical Investigation & Slope Stability Assessment
- Electromagnetic Field (EMF) Site Survey
- Natural Heritage Impact Study

City staff are reviewing the application for completeness.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- conformity with Official Plan policies and applicable provincial legislation;
- compatibility and fit with the existing and the planned physical character of the area;
- conformity with the Dundas Street West Urban Design Guidelines of SASP 277;
- appropriateness of the proposed townhouse use;

- consistency with the City's Design Guidelines for Infill Townhouses and Tall Buildings;
- building/block design including the height and scale of the proposed development and associated impacts;
- site layout and organization;
- potential impacts to the Natural Heritage System and the Humber River Valley;
- provision of appropriate buildings setbacks to adjacent properties and separation distances between proposed buildings to ensure sunlight, skyview and privacy;
- shadowing of adjacent properties, streets and open spaces;
- adequacy, appropriateness and location of the proposed indoor and outdoor amenity spaces;
- ensuring sufficient servicing infrastructure to support the proposed development;
- adequacy of existing community services and facilities that may be required to serve the development;
- review of the Transportation Assessment Study to determine any impacts including appropriate parking standards;
- review of the Noise and Vibration Feasibility Study and Electromagnetic Field Site Survey and the appropriateness of any associated mitigation measures required to be incorporated into the development proposal;
- identification of appropriate community benefits under Section 37 of the *Planning Act*, as a result of the proposed increased in height and density of the proposal; and
- review of the TGS Checklist for compliance with the Tier 1 performance standards.

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

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
 Director, Community Planning
 Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

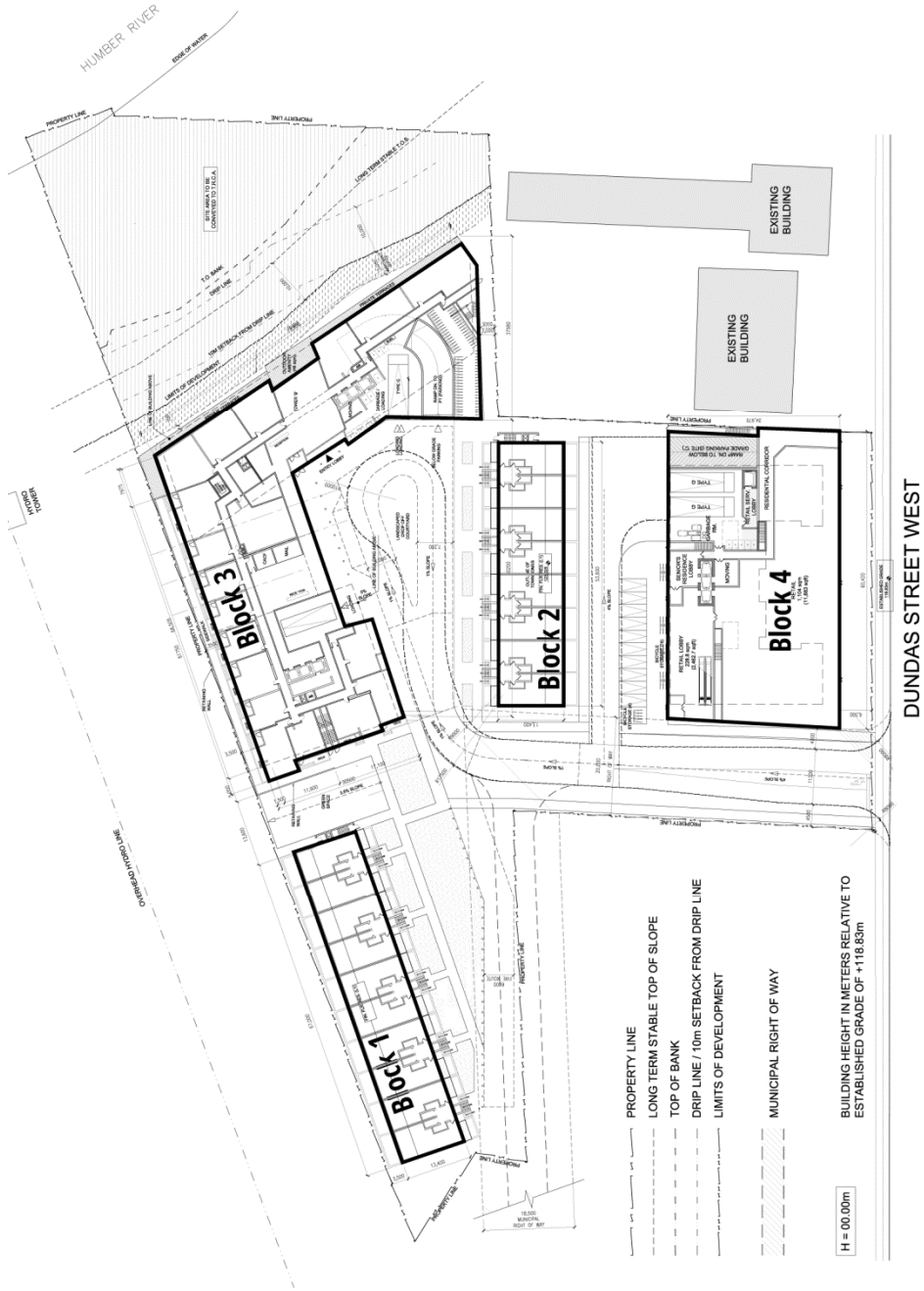
Attachment 2: Elevations

Attachment 3: Official Plan

Attachment 4: Zoning (former City of Etobicoke Zoning Code)

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 07/22/2014

4208, 4210 and 4214 Dundas Street West

DUNDAS STREET WEST

File # 14 183631 WET 04 0Z

Attachment 2: Elevations (Block 1)



Block 1 Elevations

Elevations

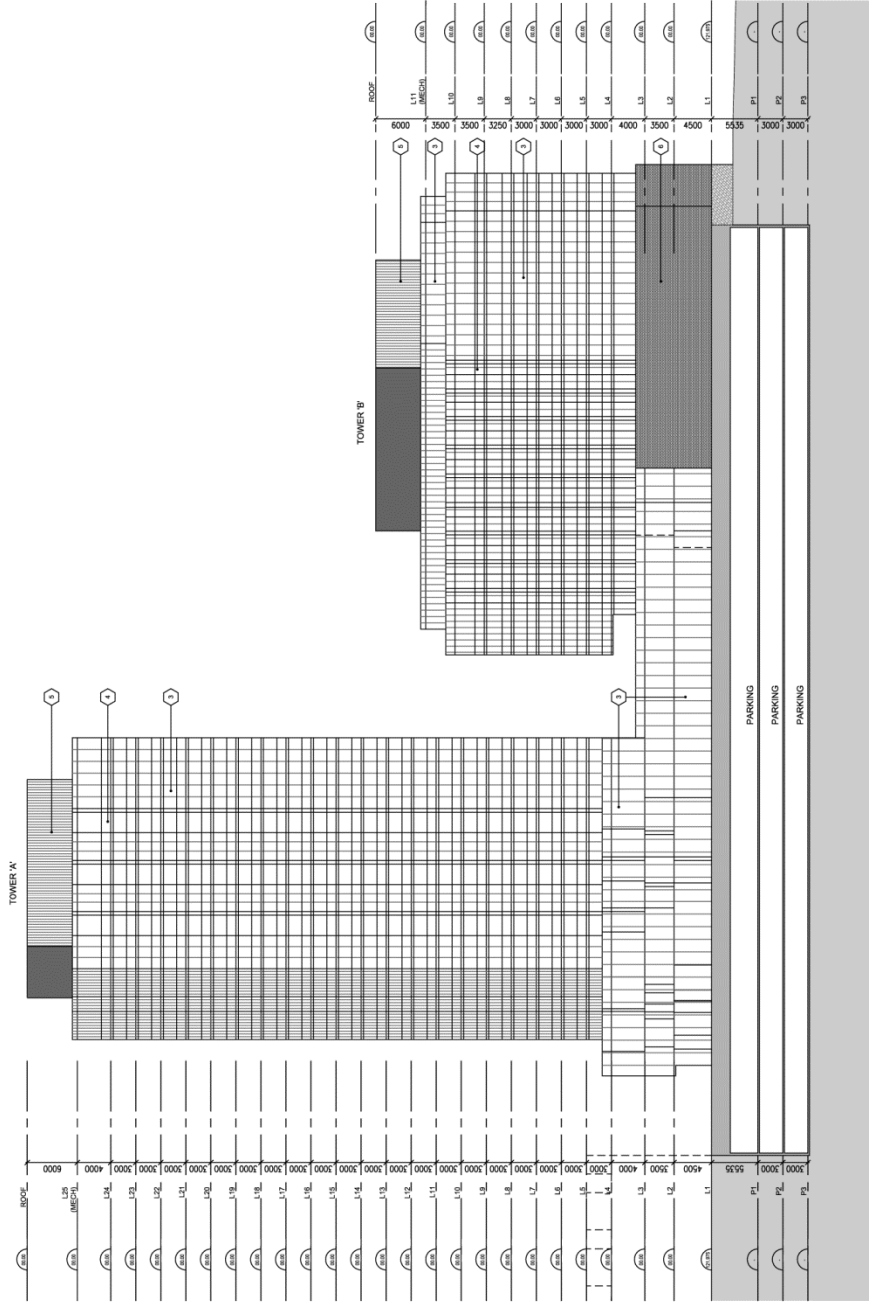
4208, 4210 and 4214 Dundas Street West

Applicant's Submitted Drawing

Not to Scale
07/22/2014

File # 14 183631 WET 04 0Z

Attachment 2: Elevations (Block 3)



Block 3 South Elevation

4208, 4210 and 4214 Dundas Street West

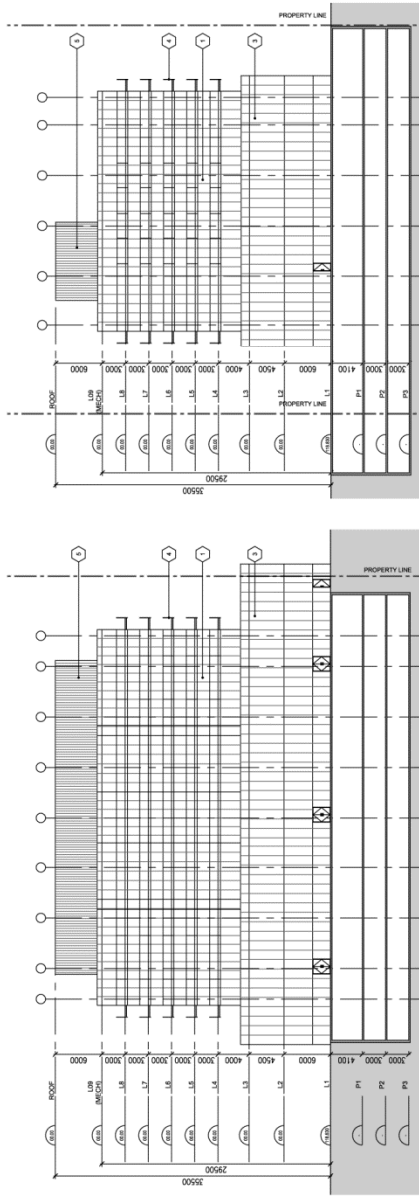
Elevations

Applicant's Submitted Drawing

Not to Scale
07/22/2014

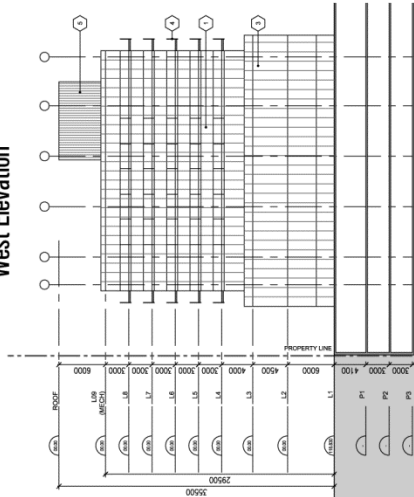
File # 14 183631 WET 04 0Z

Attachment 2: Elevations (Block 4)

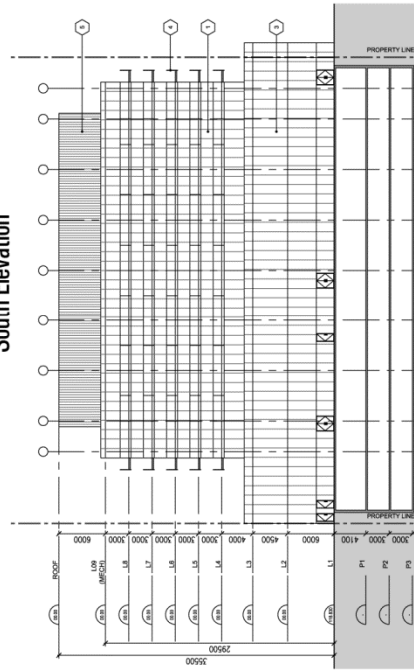


West Elevation

South Elevation



East Elevation



North Elevation

Block 4 Elevations

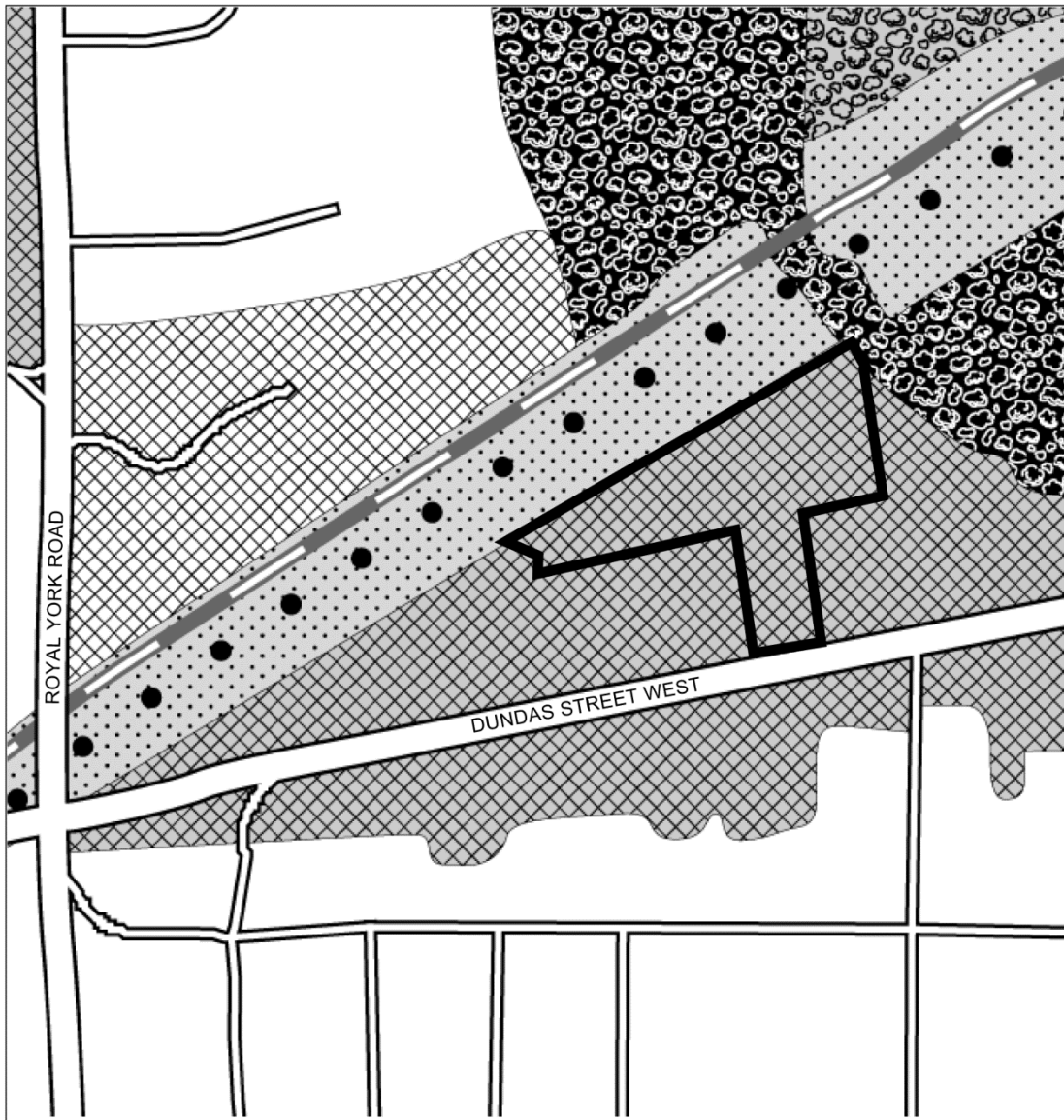
4208, 4210 and 4214 Dundas Street West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 07/22/2014

File # 14 183631 WET 04 0Z

Attachment 3: Official Plan



TORONTO City Planning
Extract from Official Plan

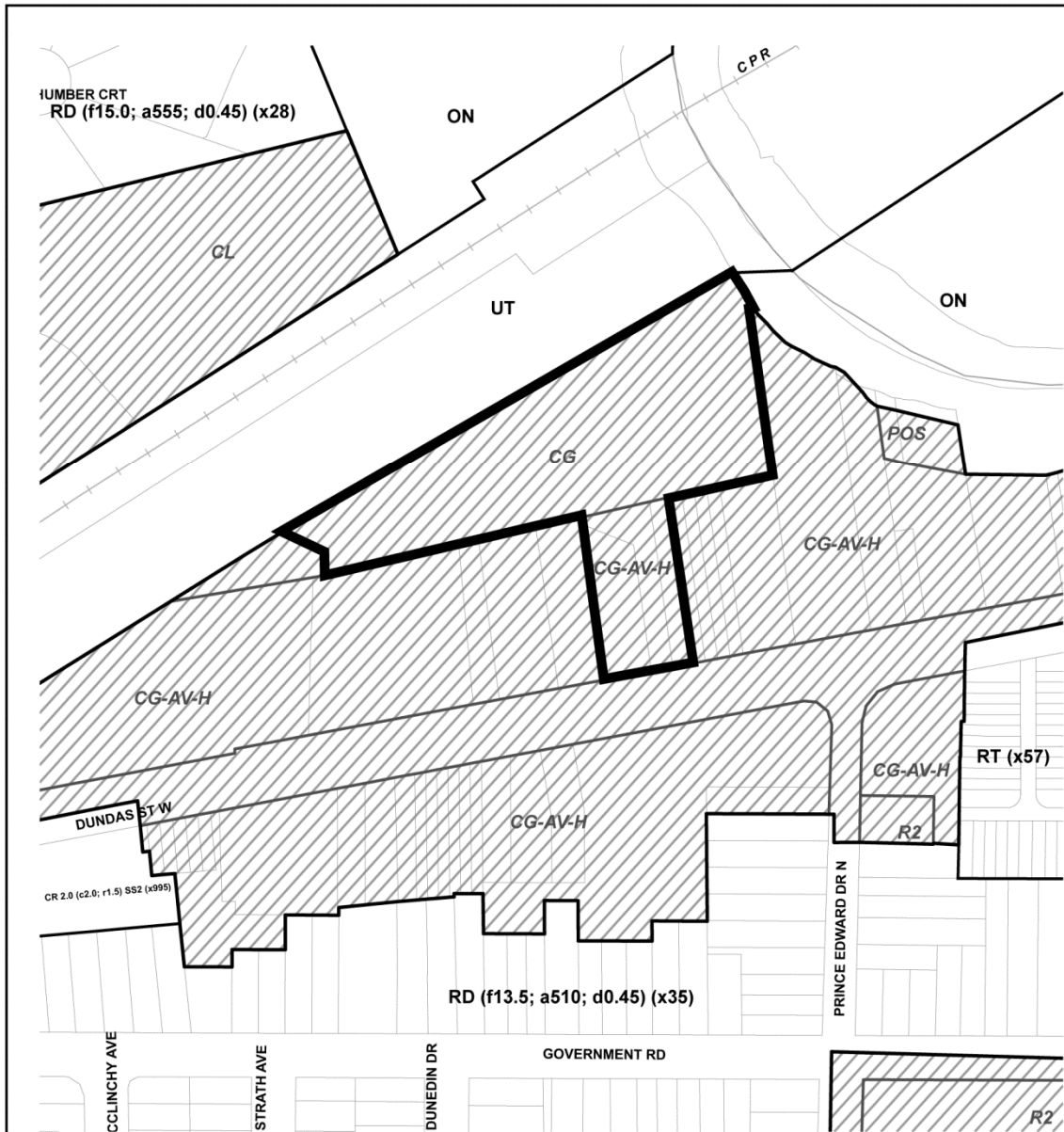
4208, 4210 and 4214 Dundas Street West

File # 14 183631 WET 04 02



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Attachment 4: Zoning (Former City of Etobicoke Zoning Code)



TORONTO City Planning
Zoning By-law 569-2013

4208, 4210 and 4214 Dundas Street West
 File # 14 183631 WET 04 0Z

<p> Location of Application</p> <p>RD Residential Detached RT Residential Townhouse CR Commercial Residential</p>	<p>ON Open Space Natural UT Utility and Transportation</p>	<p> See Former Zoning Code of the City of Etobicoke V131</p> <p>R2 Residential Second Density CL Commercial Limited CG Commercial General CG-AV Commercial General- Avenues</p>
<p> Not to Scale Extracted 07/17/2014</p>		

Attachment 5 - Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 183631 WET 04 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 2, 2014

Municipal Address: 4208, 4210 and 4214 DUNDAS ST W

Location Description: PLAN 234 LOTS 94 AND 95 PT LOTS 88 TO 93 96 PT WILLIAM ST PLAN 1222 PT LOT 1 RP 64R8777 PT PART 1 **GRID W0406

Project Description: OPA and Rezoning for 4208, 4210, and 4214 Dundas St W to permit: a 457 unit, residential building with 24-storey and 10-storey towers; a 99 unit, 8-storey mixed use senior's/retail building; and, 72 stacked townhouse units. The development is comprised of a total 628 residential units and 3331sq.m of retail/commercial space.

Applicant:	Agent:	Architect:	Owner:
PETER SMITH			4208 DUNDAS DEVELOPMENTS GP

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 277
Zoning:	CG-AV-H and CG, ZBL 717-2006	Historical Status:	
Height Limit (m):	6 storeys	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	19146	Height:	Storeys:	24
Frontage (m):	0		Metres:	76
Depth (m):	0			
Total Ground Floor Area (sq. m):	6732			Total
Total Residential GFA (sq. m):	44686		Parking Spaces:	757
Total Non-Residential GFA (sq. m):	3331		Loading Docks	4
Total GFA (sq. m):	48017			
Lot Coverage Ratio (%):	35.1			
Floor Space Index:	2.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	44686	0
Bachelor:	0	Retail GFA (sq. m):	3331	0
1 Bedroom:	428	Office GFA (sq. m):	0	0
2 Bedroom:	200	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	628			

CONTACT:	PLANNER NAME:	Luisa Galli, Planner
	TELEPHONE:	(416) 394-6007