

TORONTO STAFF REPORT

August 28, 2006

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Subject: Preliminary Report
Official Plan Amendment and Zoning Code Amendment
4187 Dundas Street West and
567, 569 and 571 Prince Edward Drive
File No. 06 106640 WET 05 OZ
Architect: Northgrave Architect
Owner: CIC Millwork Ltd.
Ward 5 - Etobicoke-Lakeshore

Purpose:

To report on an application for Official Plan and Zoning Code amendments to permit the development of a 7-storey, 85-unit apartment building at the southeast corner of Dundas Street West and Prince Edward Drive.

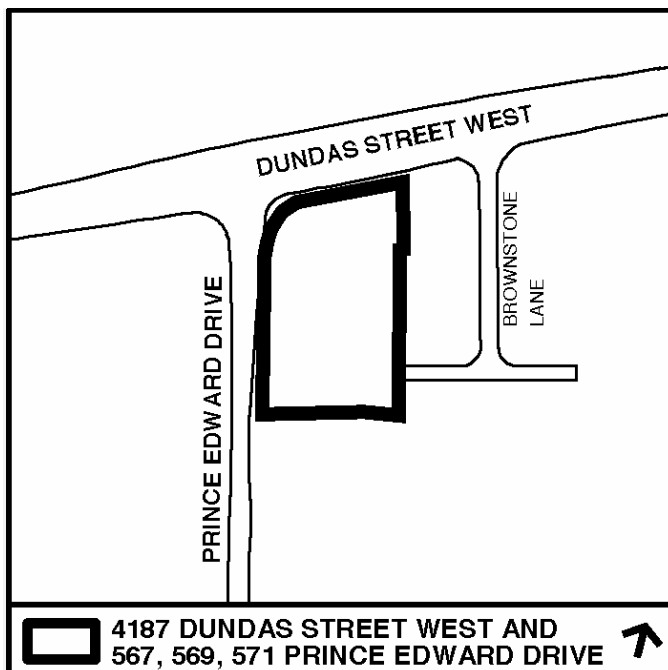
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended 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; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background:

On February 1, 2006 an application for an Official Plan Amendment and Zoning By-Law Amendment were filed for a proposed 10-storey and 118-unit residential development. On February 23, 2006, the applicant sent a letter indicating that the proposal would be revised and new plans would be forthcoming. The applicant requested City Planning to withhold reporting on the application until the revisions were submitted and reviewed.

The revised plans were submitted on June 16, 2006 and were circulated. The applicant also requested that City Planning proceed with a Preliminary Report to Community Council.

Comments:

Proposal

The revised proposal is for a 7-storey, 85-unit residential development (See Attachment 1: Site Plan). The vehicular access is from Prince Edward Drive. The lowest part of the building is the south three-storey portion on Prince Edward Drive that steps up towards Dundas Street West. The building is within a 45 degree angular plane from the property line of 565 Prince Edward Drive, except for the mechanical penthouse. (See Attachment 2, 3, 4, and 5: Elevations).

Site Statistics

Toronto Official Plan	Mixed Use and Neighbourhoods	
Etobicoke Zoning Code	General Commercial (CG) and R2	
Site Area	0.33 hectares	
Gross Floor Area	10,595 m ²	
Floor Space Index	3.18	
Number of Units	85	
Units per Hectare	224	
Number of Parking Spaces	114 for residents and 17 visitor parking spaces	
Height	7-storeys	27.5 metres
Indoor Amenity Space	170 m ²	
Landscaped Open Space	533 m ²	(16 percent of the site)

Site Description

The site comprises four properties that include a vacant lot at the southeast corner of Prince Edward Drive and Dundas Street West, and three lots fronting onto Prince Edward Drive, each with an existing single detached house. The houses are proposed to be demolished to make way for the new development.

The abutting properties consist of the following:

North: A six-storey residential condominium is under construction on the north side of Dundas Street West and other mixed residential and commercial uses along Dundas Street West

South: one and two-storey detached houses

East: 3-storey condominium townhouses

West: an office building on the southwest corner and detached houses on Prince Edward Drive

Toronto Official Plan

On July 6, 2006 the Ontario Municipal Board (OMB) issued Order No. 1928 bringing the majority of the new Official Plan into full force and effect. The Order also repealed most of the policies of the City of Etobicoke Official Plan and the Metro Plan that were previously in effect. However, the Order did not bring into force the new Plan policies related to Section 37, Housing and the flood plain “Special Policy Areas”. Policies in the City of Etobicoke and Metro Plan respecting these three policy areas remain in effect.

The site is designated Mixed Use Areas and Neighbourhoods (the two south lots) on Land Use Map 14. Development in Mixed Use Areas will provide a gradual transition of scale and density from higher buildings to nearby lower buildings through stepping down of buildings towards, and setbacks from those neighbourhoods; maintain adequate views and privacy for residents in nearby neighbourhoods; minimize shadows and uncomfortable wind conditions on neighbouring properties, streets and open spaces, among other policies.

Neighbourhoods are physically stable areas made up of residential uses in lower scale buildings. New development will respect and reinforce the existing physical patterns in a neighbourhood with regard to patterns of streets, heights, massing and scale, prevailing building types, and prevailing patterns of rear and side yard setbacks. The prevailing building type will be the predominant form of development

Section 2.3.1 Healthy Neighbourhoods sets out policies for developments in Mixed Use Areas that are close to Neighbourhoods. They will be compatible with those Neighbourhoods; provide a gradual transition of scale and density as necessary to achieve the objectives of the Plan through stepping down of buildings towards and setbacks from those Neighbourhoods; maintaining adequate light and privacy for residents in those Neighbourhoods; and attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those Neighbourhoods.

The Official Plan identifies Avenues as areas of potential growth and intensification. The area between Royal York Road and Dundas Street West has been identified as an Avenue. The portion of the subject lands within the Mixed Use Areas designation is shown within the Avenues on Map 2 Urban Structure. Policies respecting Avenues require a study to be carried out, in consultation with local residents, businesses and other stakeholders, to act as a framework that facilitates and shapes growth. The Dundas Avenue West Avenues Study was undertaken with extensive community consultation and the Final Report on the Avenues Study and

implementing by-laws were adopted by City Council at its meeting of July 25, 26 and 27, 2006. The appeal period for the implementing Official Plan Amendment and Zoning Code Amendment ends on August 30, 2006.

The Dundas Street West Avenues Study set out a number of guiding principles including: create a safe and enjoyable pedestrian environment; encourage a diversity of uses; select an appropriate building scale a density, encourage high quality architecture and diversity of building form; enable efficient vehicle movement and ease of transit; encourage opportunities for new open space and improve access to existing open space; protect the natural environment; and transform the area with a new, distinctive identity. The application will be evaluated against these principles and the Neighbourhoods policies in the Official Plan.

The Urban Design Guidelines adopted by City Council with the Official Plan Amendment will also be reviewed to assist the evaluation of the proposal.

The proposed apartment building is not permitted in Neighbourhoods and an Official Plan Amendment is required.

Provincial Policy Statement

The current Provincial Policy Statement (PPS) came into effect on March 1, 2005 and requires decisions with respect to planning matters to be consistent with the policy statement issued under the PPS. Section 1.1.3.3 requires planning authorities to identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas. The Toronto Official Plan has identified Avenues as areas with potential for redevelopment and required further study of these areas to determine the amount of intensification. The Dundas Avenue West Avenues Study has determined that intensification is appropriate for the area.

The proposed development is in conformity with the PPS.

Zoning

The site is zoned R2 – Second Density Residential and CG – General Commercial in the Etobicoke Zoning Code. The R2 zoning does not allow the apartment use and CG zoning limits the height to 14 metres, whereas the applicant is proposing 32.0 metres to the top of the spire and 27.5 metres to the roof line.

The area is zoned CG-AV-H in the Dundas Avenues Study Zoning Code Amendment, once it is in force and effect. Apartment houses are allowed by the amendment to a height of 14 metres, (4-5 storeys) with a further height up to 18.5 metres (6 storeys) allowed in exchange for Section 37 benefits. A maximum floor space index of 2.5 is allowed with 3.0 allowed in exchange for Section 37 benefits. The proposal is over the height limit and has a floor space index of 3.18. The zoning has a holding by-law for the area until an acceptable transportation study and school capacity analysis are submitted. The applicant must also apply to lift the “H” holding provision.

The Zoning By-law sets standards for the area and works with the design guidelines attached to the Official Plan Amendment.

If the Avenues Study zoning by-law is appealed, the Etobicoke Zoning Code regulations will apply and an amendment will be required. If there is no appeal, the Avenues Study zoning by-law will be in full force and the application will still require an amendment to the Avenues Study zoning by-law because the building exceeds the height and density limits.

Site Plan Control

An application has been filed in conjunction with the Official Plan and Zoning Code Amendments.

Reasons for the Application

Amendments to the Neighbourhoods policies of the Toronto Official Plan and the Etobicoke Zoning Code are required. The applicant must also apply to lift the Holding “H” provision in the new CG-AV-H zone established in the Dundas Street West Avenues Zoning By-law. The “H” will be lifted when Council is satisfied as to the availability of all road improvements, infrastructure, servicing and school capacity, to accommodate the proposed development.

Issues to be Resolved:

The following preliminary list of issues arises as a result of the development proposal. Other issues may arise as a result of staff review, the application circulation and community consultation.

(a) The proposed building extends into a Neighbourhoods Area

The applicant has pulled back the south wall of the building but it is still partially in the Neighbourhoods Area as is the vehicular access to the site. Neighbourhoods are considered stable areas made up of lower scale buildings. The Final Report will consider whether the proposal is a destabilizing influence on the Neighbourhood Area and whether it meets the development criteria established in the Official Plan.

(b) Height

The newly completed Dundas Street West Avenues Study and implementing Zoning By-law recommends a maximum height of 6 storeys (in exchange for Section 37 benefits). The applicant is proposing 7 storeys.

(c) Density

The density is over the density in the CG-AV-H zone in the Dundas Street West Avenues Zoning By-law. If the seventh storey were removed, the density would be within the 3.0 floor space index allowed by the CG-AV-H regulations in exchange for Section 37 benefits.

(d) Setbacks from detached houses and townhouses

The east façade on the north part of the building (See Attachments 2, 3, 4, and 5: Elevations) is very close to the rear yards of the adjacent townhouses. Residents of the townhouses have advised staff that they are concerned about the height and location of this wall.

(e) Impact of the development on the surrounding neighbourhood

The proposed building is larger than what was recommended as a maximum height in the area study. The applicant should consider revisions to the proposal to meet the new policies and regulations that have been developed through the Dundas Street West Avenues Study.

(f) Holding Symbol

The applicant must apply to lift the Holding Symbol. Appropriate studies that show the availability of all road improvements, infrastructure, servicing and school capacity, to accommodate the development proposal are required to address the “H”.

(g) Section 37

If the development is approved by Council, a Section 37 Agreement will be required, and a cash contribution amount established for the community benefits. The money will be used for parkland and streetscape improvements abutting and beyond the development site including: trees, planters, benches, pedestrian level street lighting, walkways, landscaped medians, public art, among other potential improvements.

Conclusions:

The proposal does not meet the development standards in the Dundas Street West Avenues Study implementing zoning by-law and extends into the Neighbourhoods Area identified in the City of Toronto Official Plan. A number of urban design issues must also be addressed. A Community Information Meeting will be held in the Fall of 2006 to discuss the proposed development with the community.

Contact:

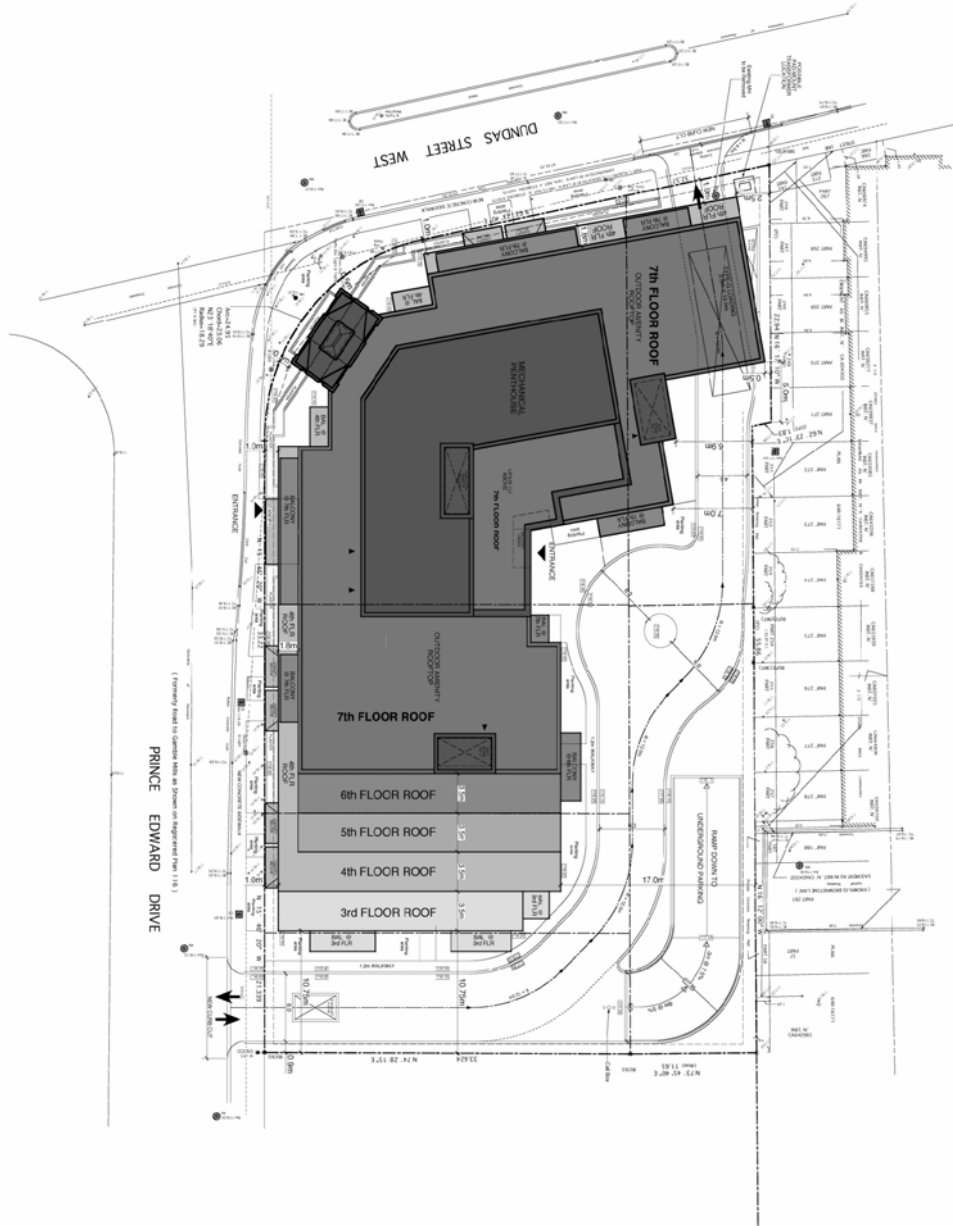
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Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke and York District

List of Attachments:

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Elevations
- Attachment 4: Elevations
- Attachment 5: Elevations
- Attachment 6: Official Plan
- Attachment 7: Zoning
- Application 8: Application Data Sheet

Attachment 1: Site Plan



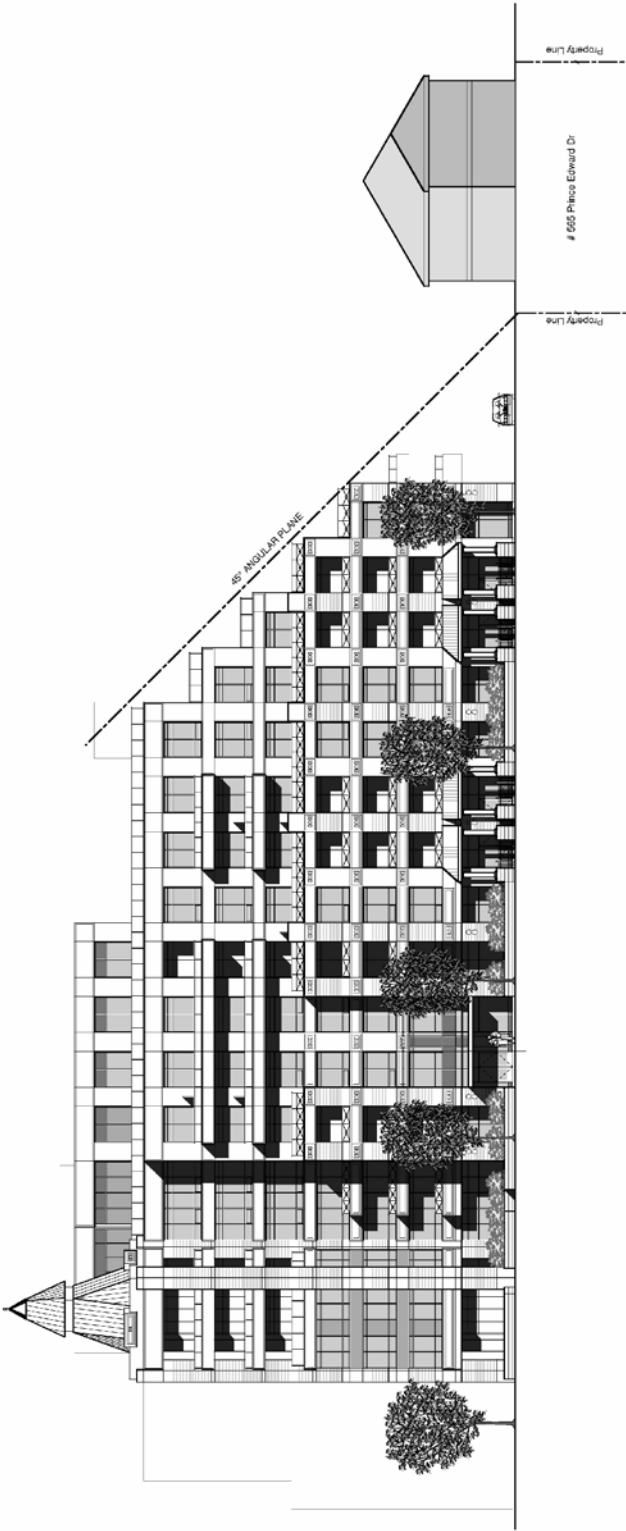
Site Plan

Applicant's Submitted Drawing

Not to Scale
07/19/064187 Dundas Street West and
567, 569, 571 Prince Edward Drive

File # 06_106640

Attachment 2: Elevation 1



WEST FACING ELEVATION

Elevations

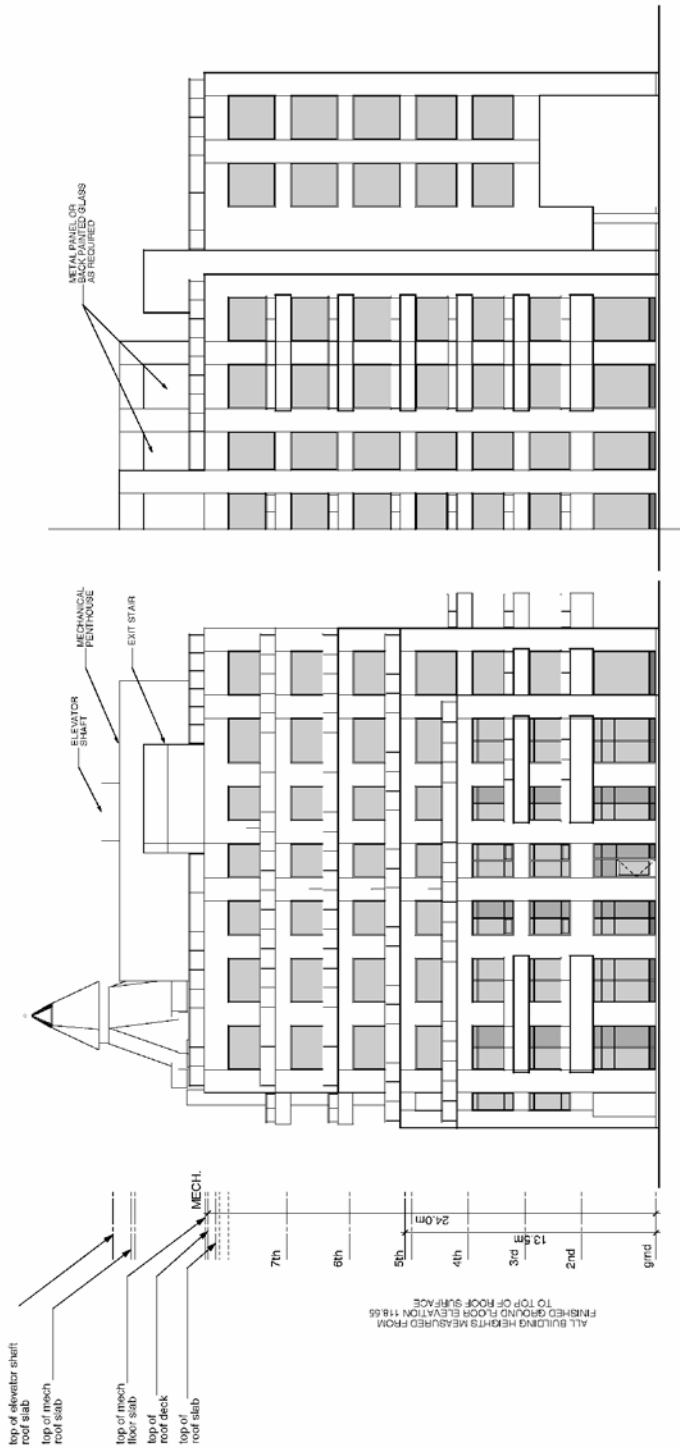
Applicant's Submitted Drawing

Not to Scale
07/19/06

4187 Dundas Street West and
567, 569, 571 Prince Edward Drive

File # 06_106640

Attachment 3: Elevation 2



SOUTH FACING ELEVATION

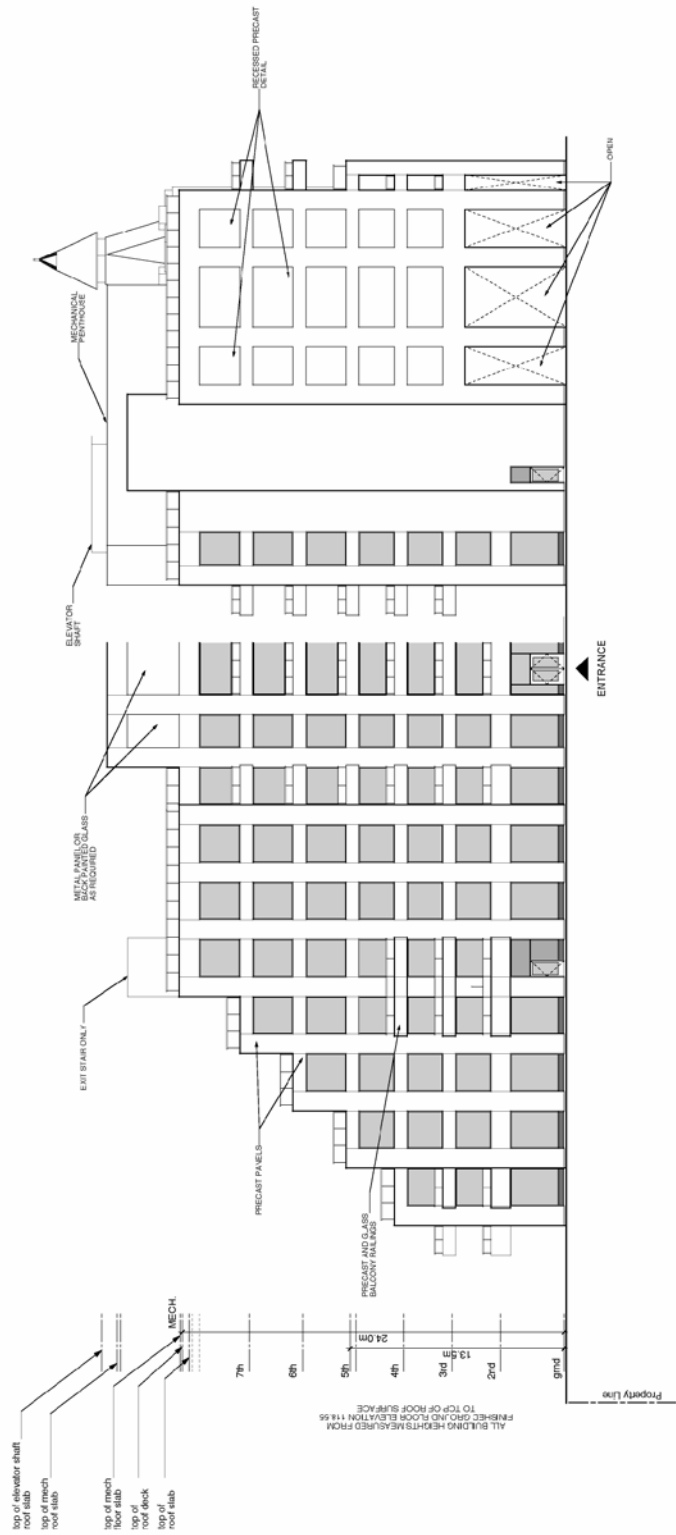
4187 Dundas Street West and
567, 569, 571 Prince Edward Drive

File # 06_106640

Elevations
Applicant's Submitted Drawing

Not to Scale
07/19/06

Attachment 4: Elevation 3



EAST FACING ELEVATION

Elevations

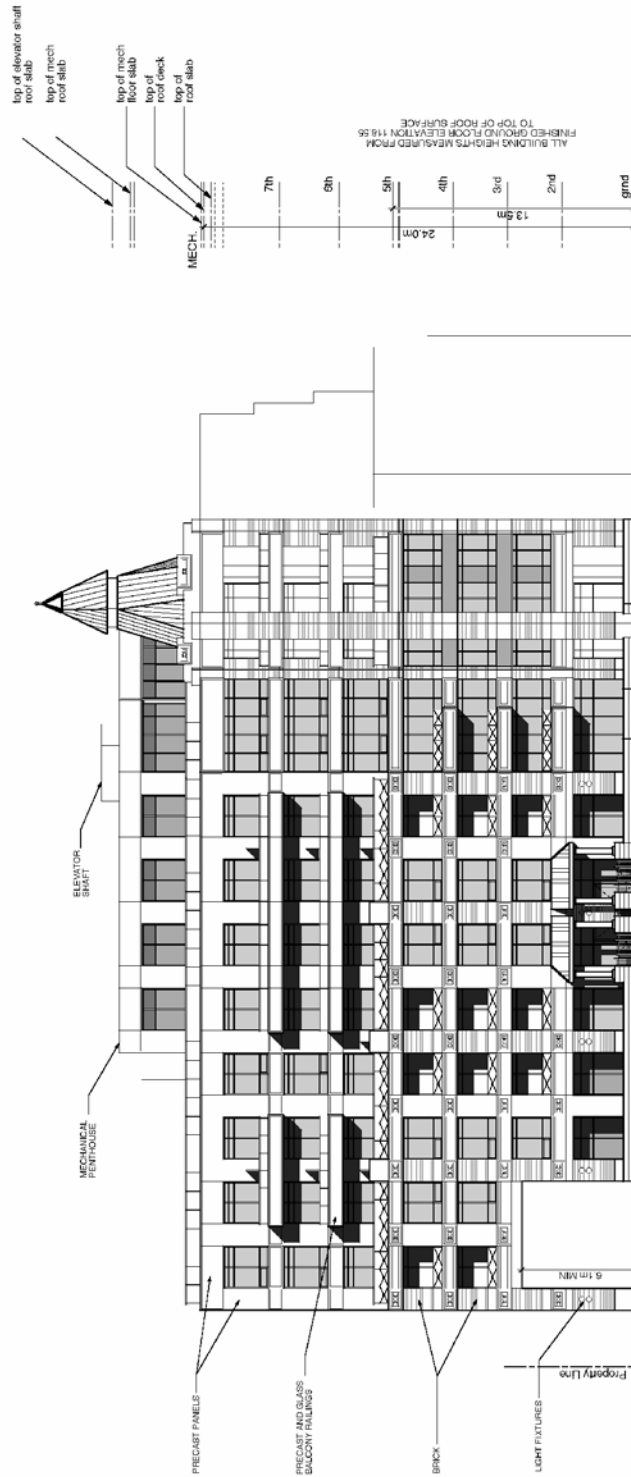
Applicant's Submitted Drawing

Not to Scale
07/19/06

4187 Dundas Street West and
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File # 06_106640

Attachment 5: Elevation 4



NORTH FACING ELEVATION

Elevations

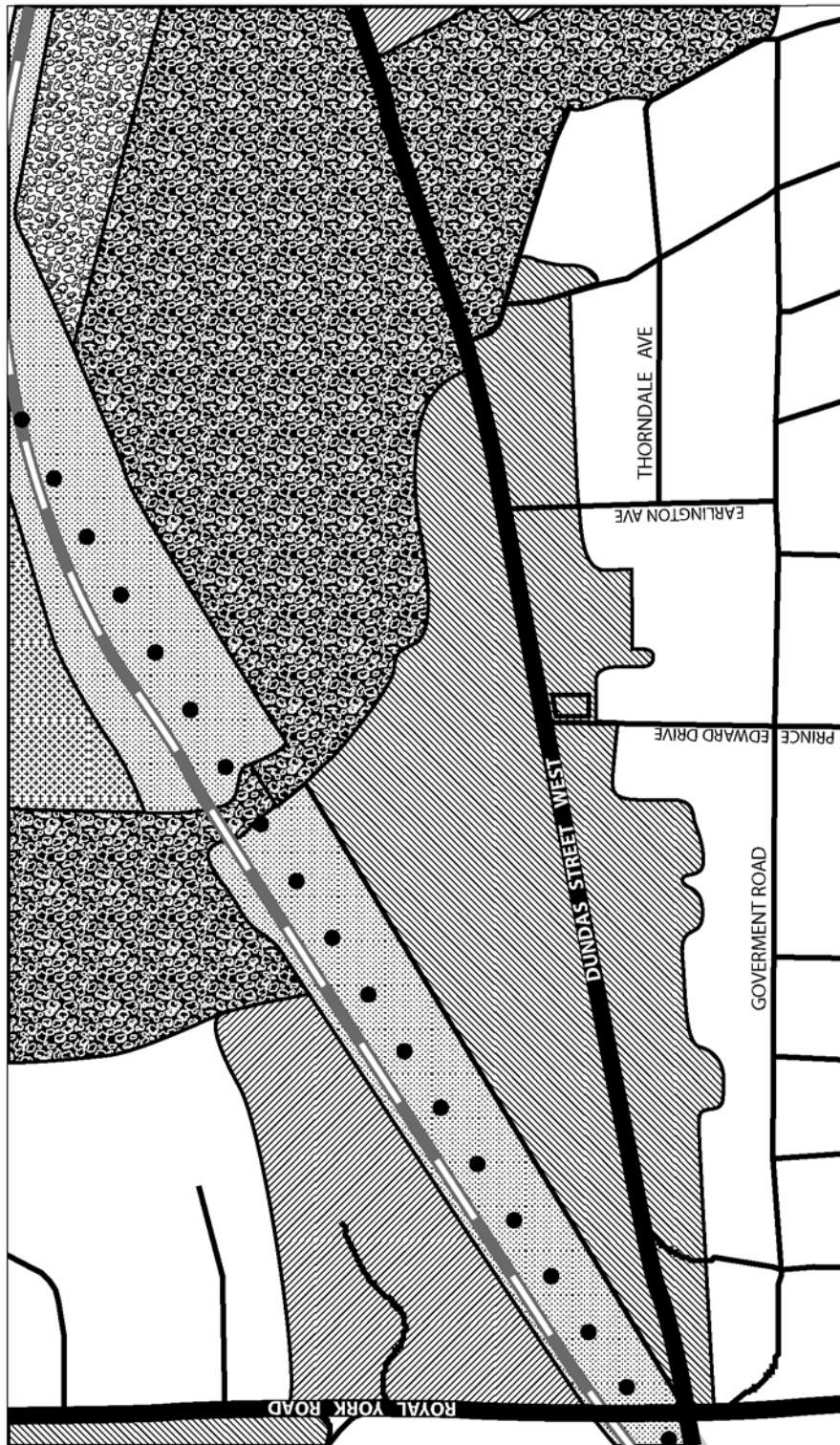
Applicant's Submitted Drawing

Not to Scale
07/19/06

4187 Dundas Street West and
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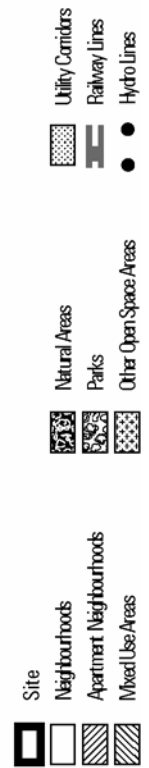
File # 06_106640

Attachment 6: Official Plan Map



4187 Dundas Street West and
567, 569, 571 Prince Edward Drive
File# 06_106640

Toronto City Planning
Official Plan - Map13 Land Use Plan



Not to Scale
02/09/06



4187 Dundas Street West &
567, 569, 571 Prince Edward Drive
File # 06 106640

G Park
U Utilities



Not to Scale
Zoning By-law 11,737 as amended
Extracted 02/08/06 - RZ

Attachment 8: Application Data Sheet**APPLICATION DATA SHEET**

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 106640 WET 05 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 1, 2006

Municipal Address: 4187 DUNDAS ST W, 567, 569 and 571 PRINCE EDWARD DR.,TORONTO ON

Location Description: CON C FTH PT LT10 **GRID W0503

Project Description: Official Plan Amendment and Zoning By-Law Amendment for a proposed 7 storey and 85 unit residential development.

Applicant:	Agent:	Architect:	Owner:
CIC MILLWORK LTD TOM GIANCOS			CIC MILLWORK LIMITED IN TRUST

PLANNING CONTROLS

Official Plan Designation:	Mixed Use and Neighbourhoods	Site Specific Provision:
Zoning:	CG and R2	Historical Status:
Height Limit (m):		Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	3332	Height:	Storeys:	7
Frontage (m):	45		Metres:	33.75
Depth (m):	67.5			
Total Ground Floor Area (sq. m):	1932			Total
Total Residential GFA (sq. m):	10595		Parking Spaces:	131
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	10595			
Lot Coverage Ratio (%):	58			
Floor Space Index:	3.18			

DWELLING UNITS**FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	10595	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	27	Office GFA (sq. m):	0	0
2 Bedroom:	48	Industrial GFA (sq. m):	0	0
3 + Bedroom:	10	Institutional/Other GFA (sq. m):	0	0
Total Units:	85			

CONTACT:	PLANNER NAME:	Wendy Johncox, Senior Planner
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