

## 5485-5487 Dundas Street West - Rezoning Application - Preliminary Report

<b>Date:</b>	January 27, 2011
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	11 107405 WET 05 OZ

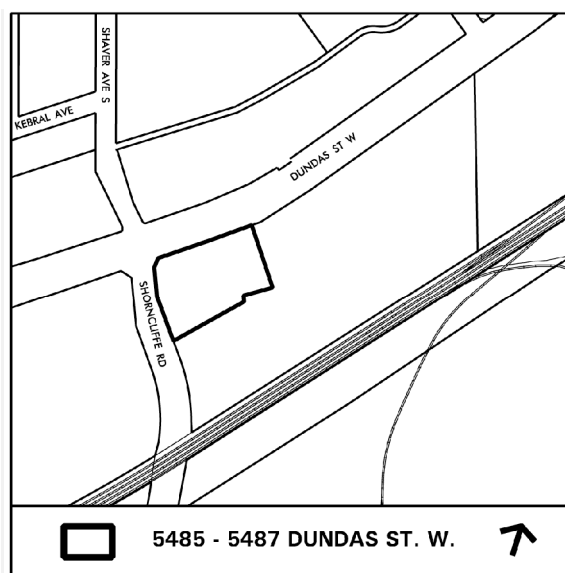
### SUMMARY

This application was made on December 20, 2010, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the Zoning By-law to permit the construction of one mixed-use building at 5485-5487 Dundas Street West. The building would consist of a 9 storey condominium apartment section facing Dundas Street West with commercial uses on the ground floor. Rising from the rear of this structure would be a 25 storey (total) condominium apartment tower. The 9 storey and 25 storey components would contain 382 residential units in all. In addition, the south face of the building would have 11 townhouse-style units facing a private road to be constructed on the abutting property to the south.

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.

Planning staff propose to host a Community Consultation meeting in March 2011 to allow the applicant to present the project to and to receive comment from the public. This meeting will be combined



with a community consultation meeting regarding the application for a zone change for the abutting properties at 5415-5481 Dundas Street West.

Provided the applicant provides all required information in a timely manner, staff estimate that a Final Report on the application can be completed by the fall of 2011.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 5485-5487 Dundas Street West together with the Ward Councillor and in combination with a community consultation meeting for the zoning application on the abutting properties at 5415-5481 Dundas Street West.
2. Notice for the combined community consultation meeting be given to landowners and residents within the area bounded by The East Mall, the Canadian Pacific Railway, Aukland Road and Bloor Street West and the applicant is to pay 50% of the cost of the difference between the standard and expanded notification area.
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**

Preliminary discussions with the property owners were started in 2008 relating to all of the property bounded by Dundas Street West, Shorncliffe Road, the CPR railway and the Canadian Tire property at 5365 Dundas Street West. At that time the group of six property owners in that area were attempting to form a consortium that would submit an application for zone change. (Attachment 1)

However, the owners of the property at 5485-5487 Dundas Street West ultimately decided not to participate in the consortium. The remaining property owners have submitted an application for zone change for the properties at 5415-5481 Dundas Street West under the name of Dunshorn Holdings Inc. (Attachment 3) That application was received on October 14, 2010 and is in circulation under file 10 272799 WET 05 OZ.

Pre-application consultation meetings were held with this applicant separately in 2010 to discuss their proposal and complete application submission requirements.

It is staff's intention to review and report to Community Council on both proposals concurrently, if practicable. In this way any issues affecting both can be more efficiently resolved.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal consists of a mixed-use building ranging in height from 9 storeys fronting on Dundas Street West to 25 storeys behind and eleven 2 storey townhouses at the rear of the property. (Attachments 2, 4 and 5)  
The total proposed Gross Floor Area of the development is 33,480 square metres with a density of 4.2 FSI.

Approximately 1,480 square metres Gross Floor Area (GFA) of retail/commercial space is proposed on the ground floor facing Dundas Street West.

A total of 32,000 square metres of residential GFA is proposed, in approximately 393 dwelling units of which 11 units would be townhouses. The condominium building would have 1 and 2-bedroom units and 3-bedroom units would be provided in the townhouses. 346 underground parking spaces would be provided.

### **Site and Surrounding Area**

The site is located at the south-east corner of Dundas Street West and Shorncliffe Road. It is just under 0.8 hectares in area and generally rectangular. It has approximately 98 metres of frontage on Dundas Street West and 83 metres on Shorncliffe Road. The site is relatively flat but does slope down to the rear and more sharply to Shorncliffe Road. (Attachment 1)

Current uses on the site include a Swiss Chalet and Harvey's restaurant and a variety of commercial, storefront operations in the three existing, single storey buildings. Surface parking is provided to the rear of the buildings. Access is from Shorncliffe Road and Dundas Street West. There are no residential units on the site.

The surrounding uses are as follows (Attachments 1 and 2):

North: Across Dundas Street West are additional small to medium sized properties containing auto-oriented, low-rise commercial uses, including car dealerships, retail shops, and a 4-storey office building. Behind the properties fronting on Dundas Street West are Cloverdale Park and low-rise, low density neighbourhoods.

South: The site is bordered on the south by two industrial operations and surface parking. South of these establishments is a major Canadian Pacific and

GO Transit rail corridor. South of the tracks is a Hydro One high-tension tower corridor and industrial lands.

There is a significant grade differential between the subject property and the properties to the south and east, especially at the south-east corner of the property where a 2-3 metre retaining wall exists.

East: Abutting the site on the east is a mix of auto-oriented, single-storey strip malls, including a bowling alley, fast-food operations, car rental offices and repair facilities and low-rise office buildings, all provided with surface parking. There are numerous vehicle accesses onto Dundas Street West.

These properties and those to the south are the subject of a current application for zone change to permit a high-rise, mixed use development with heights up to 35 stories at the rear and an FSI of 4.2. (Attachment 3)

East of these properties is an existing Canadian Tire store with associated gas station and surface parking. This site is zoned for a residential condominium development consisting of 4 buildings up to 25 storeys in height and a density of 4.3 FSI. Further east along Dundas Street West are an office building and a high-rise apartment building (25 storeys in height). The pedestrian entrance to the Kipling Subway Station is an approximately 870 metre walk from the east end of the subject site.

West: Across Shorncliffe Road is an industrial/commercial area and Honeydale Mall. This area is not part of the Etobicoke Centre. A planning process to determine appropriate uses and development standards for the redevelopment of the Dundas/Highway 427 area, which includes the area to the west of the site, is currently underway.

## **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 site is in the Etobicoke Centre Secondary Plan area and is designated *Mixed Use Area A*. High-rise, high-density residential and mixed use development of the type proposed is permitted under the *Mixed Use Area A* designation. Staff will review the proposed development for consistency with the Official Plan, including development criteria in the *Mixed Use Areas* designation, built-form policies and other relevant policies.

## **Zoning**

As the site is in the Etobicoke Centre it is excluded from the new City-Wide Zoning By-law 1156-2010.

The site is zoned EC2 (Etobicoke Centre 2). (Attachment 6) The EC2 zone permits residential uses above the ground floor and a wide range of commercial, service, retail, food-service, educational, religious and office uses. The maximum density permitted on the site is 3.5 FSI. The maximum permitted height is 24 metres (approximately 8 storeys) along the Dundas Street West frontage to a depth of 50 metres (the site is 83 metres deep). Beyond the 50 metres depth from Dundas Street West the height limit is 60 metres (approximately 20 storeys).

The maximum front yard setback is 3.0 metres and buildings in the EC2 zone are required to “build-to” the lot line for at least 60% of the frontage of the lot. Restrictions to floor plate size also apply.

## **Site Plan Control**

The project is subject to Site Plan Control. An application has not yet been submitted.

## **Tree Preservation**

The applicant has submitted an Arborist Report. Thirteen City trees close to the site are protected by City tree by-laws. Eleven trees along Dundas Street West would require removal as they are located in the area to be developed. Two trees on Shorncliffe Road would be preserved. The other trees on or near the site are too small to be protected by City by-laws.

Forestry staff will evaluate the proposal and the necessary applications for tree removal permits.

## **Reasons for the Application**

The development proposed exceeds the maximum density and height restrictions in the applicable zoning by-law. It also does not provide the minimum parking requirement (by 9 spaces).

Additional areas of non-conformity with the existing zoning may be identified by Toronto Building staff during the review process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

Boundary and Topographic Plan of Survey  
Context Plan and Statistics  
Site Plan and Landscape Concept Plans  
Site Grading Plan  
Floor Plans, Roof Plan, Sections and Elevations  
Underground Garage Plans  
Perspective  
Tree Preservation Report and Tree Preservation Plan  
Planning Rationale  
Toronto Green Standard Statistics Template and Checklist  
Design Criteria for Tall Buildings Statement  
Loading, Parking and Transportation Impact Study  
Functional Servicing Report (including Storm Water Management Report)  
Pedestrian Wind Study  
Sun/Shadow Study  
Environmental Noise Study

A Notification of Complete Application was issued on January 24, 2011.

### **Issues to be Resolved**

Community Planning staff have reviewed the submission and have circulated the plans and studies to other City divisions and agencies. Staff will continue to review and discuss with the applicant the issues as summarized below, plus any others that may be identified through further review, agency comments and the community consultation process.

The application will also be reviewed in conjunction with the application for zone change which has been submitted on the abutting properties (5415-5481 Dundas Street West). Although these applications are stand alone and may proceed independently of each other, there may be areas where co-ordination would result in better implementation of City policy, should Council approve one or both of the applications.

#### **Access, Roads, Traffic and Parking**

Impacts on the existing road network and the appropriateness of the proposed accesses will be evaluated. Staff will review the proposed automobile and bicycle parking supply and demand generated by the new development. Mitigation measures or changes to the proposal, if necessary, will be discussed with the applicant.

A private road is proposed as part of the rezoning application for the adjacent lands at 5415-5481 Dundas Street West. This road would run immediately south of the subject site and connect to the private road planned for the Canadian Tire property and to Shorncliffe Road. The intersection at Shorncliffe Road would be right-in, right-out only.

This application proposes to access the private road in order to avoid having two adjacent entrances on Shorncliffe Road just south of Dundas Street West. A second access is proposed from Dundas Street West at the east limit of the property.

Staff will review access for both applications concurrently in order to achieve appropriate and coherent connections through the larger development block, including the Canadian Tire lands as well as to the existing public street network. Site specific zoning provisions, development agreements and/or private agreements between the two landowners may be required to ensure the achievement of appropriate access and connections.

#### **Height, Density, Built Form and Public Realm**

Community Planning staff will review and evaluate the proposal for conformity with Official Plan and Etobicoke Centre Secondary Plan policies and the Tall Building Guidelines in order to assess the appropriateness of the proposed height, density and built form for the site.

Staff will assess the impacts of the proposed density, heights, building configuration and site layout on the pedestrian environment, streetscape, wind, light, view, privacy, and the creation of shadows on parks and residential areas, existing and proposed. Possible mitigation measures or changes to the proposal will be reviewed, where necessary. For example, it may be possible to preserve the Dundas Street West City trees (see Tree Preservation above) by setting the proposed building back from the property line.

The proposal will also be evaluated on how it addresses and contributes to the evolving built form in the western portion of the Etobicoke Centre and whether it supports the urban form goals enunciated in the Etobicoke Centre Secondary Plan. Of particular interest is how the Dundas Street and Shorncliffe Drive frontages address the street and public realm.

The City Planning Division is currently undertaking a Public Space/Streetscape Plan for the Etobicoke Centre.

<http://www.toronto.ca/legdocs/mmis/2010/ey/bgrd/backgroundfile-29922.pdf>

This project will identify streetscaping measures designed to provide a consistent approach to streetscaping throughout the Centre. This will serve to unify the diverse areas that make up the Centre. The streetscaping elements that will come out of this process will be applied to this development and the developer will be

required to implement them on the Dundas Street West and Shorncliffe Road frontages.

The adequacy of landscaped and outdoor amenity space and measures to ensure its maximum usefulness will be reviewed.

### **Infrastructure**

The applicant has submitted a Functional Servicing Report which includes material on Stormwater Management. City staff will review this study to ensure that adequate water and sewer capacity to support the proposed development are provided and that wet weather flows are managed in keeping with the City's policies.

### **Parkland**

Parks, Forestry and Recreation Division staff will review the proposal to provide cash-in-lieu to satisfy the parkland dedication requirements of the site.

### **Solid Waste Collection**

Planning and Development Engineering staff will review how solid waste and recyclables would be stored and picked up to ensure a practical, well-designed and visually appealing arrangement would be provided.

### **Noise and Vibration**

The Environmental Noise Study will be reviewed to ensure its recommendations for achieving acceptable indoor and outdoor noise levels are included in the project.

### **Canadian Pacific Railway**

The CPR will be asked to provide comment on measures needed to protect future residents of the development from rail-related impacts, if any.

### **Site Remediation**

The applicant will be required to report on environmental (soil and groundwater) contamination issues, especially with regard to the land to be dedicated to the City for the widening of Shorncliffe Road, and to propose appropriate remediation measures, if required.

### **Section 37**

The Etobicoke Centre Secondary Plan contains policies pertaining to the provision of public benefits should Council grant increased height and density for new development, pursuant to Section 37 of the Planning Act. City Planning staff will discuss with the applicant and the local councillor how these policies will be applied and identify possible community benefits.



## **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**

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E-mail: bgallau@toronto.ca

## **SIGNATURE**

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Thomas C. Keefe  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Context Plan  
Attachment 2: Site Plan  
Attachment 3: Site Plan of Abutting Application (5415-5481 Dundas Street West)  
Attachment 4: Elevations [as provided by applicant]  
Attachment 5: Perspectives [as provided by that applicant]  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet

## Attachment 1: Context Plan



Context



Subject Property - 5485 - 5487 Dundas Street W.



Abutting Property - 5415 - 5481 Dundas Street W.

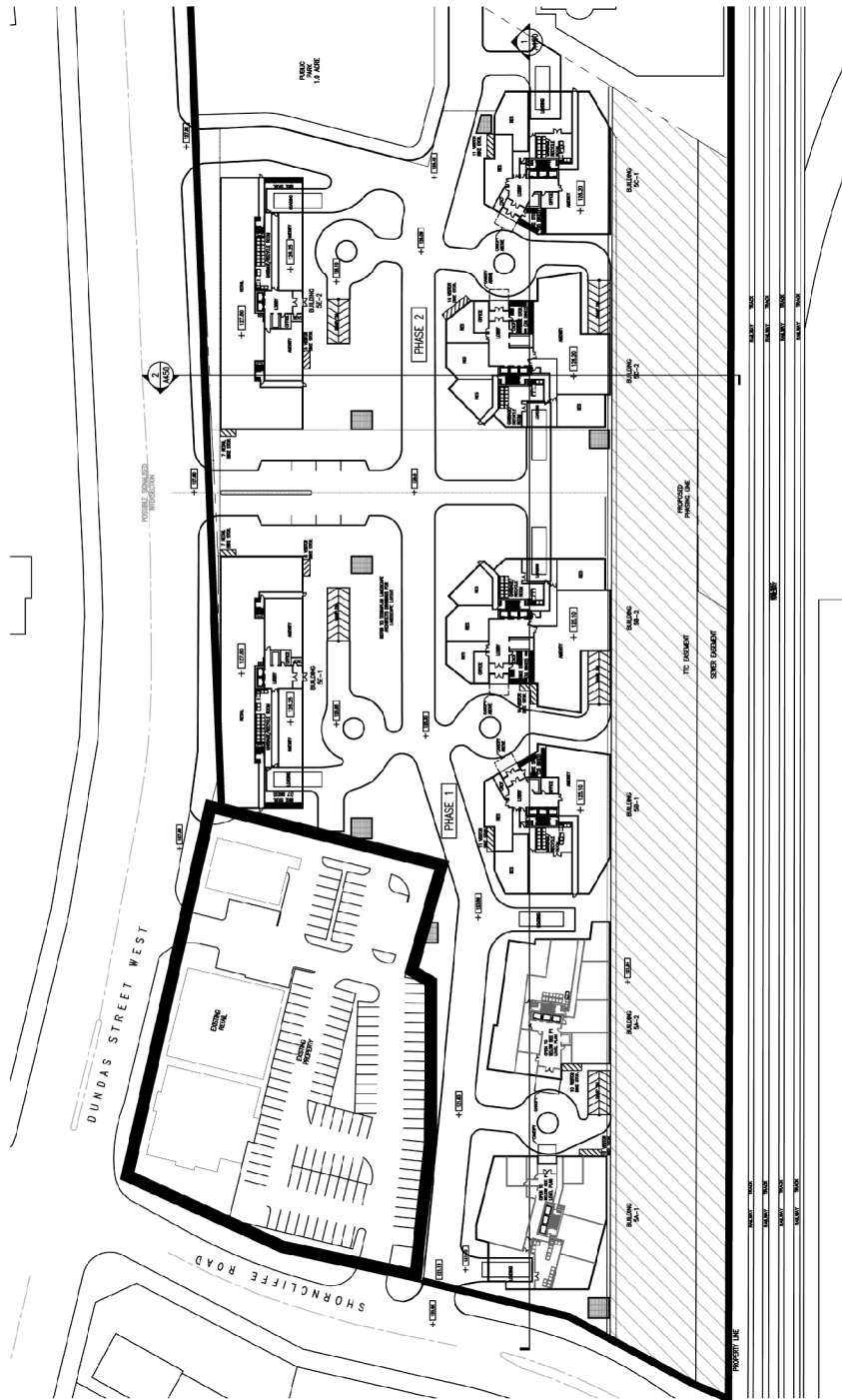
North Arrow  
Scale  
01/24/11

5485 - 5487 Dundas Street West

File # 11 107405 WET 05 0Z



# Attachment 3: Site Plan of Abutting Application (5415-5481 Dundas Street West)



Site Plan and  
Abutting Property

Not to Scale  
01/24/11



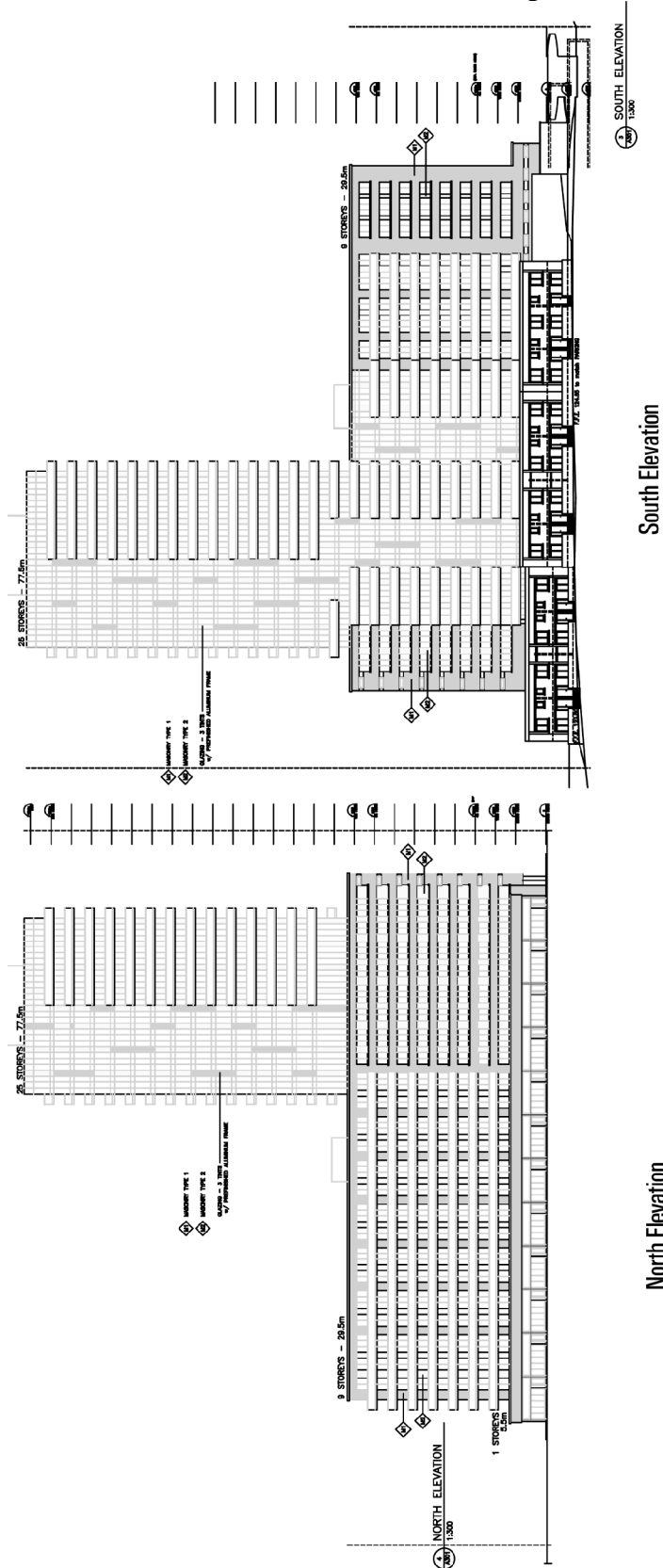
Subject Property - 5485 - 5487 Dundas Street W.

Abutting Property - 5415 - 5481 Dundas Street W.

5485 - 5487 Dundas Street West

File # 11 107405 WET 05 02

## Attachment 4: Elevations [as provided by applicant]



### Elevations

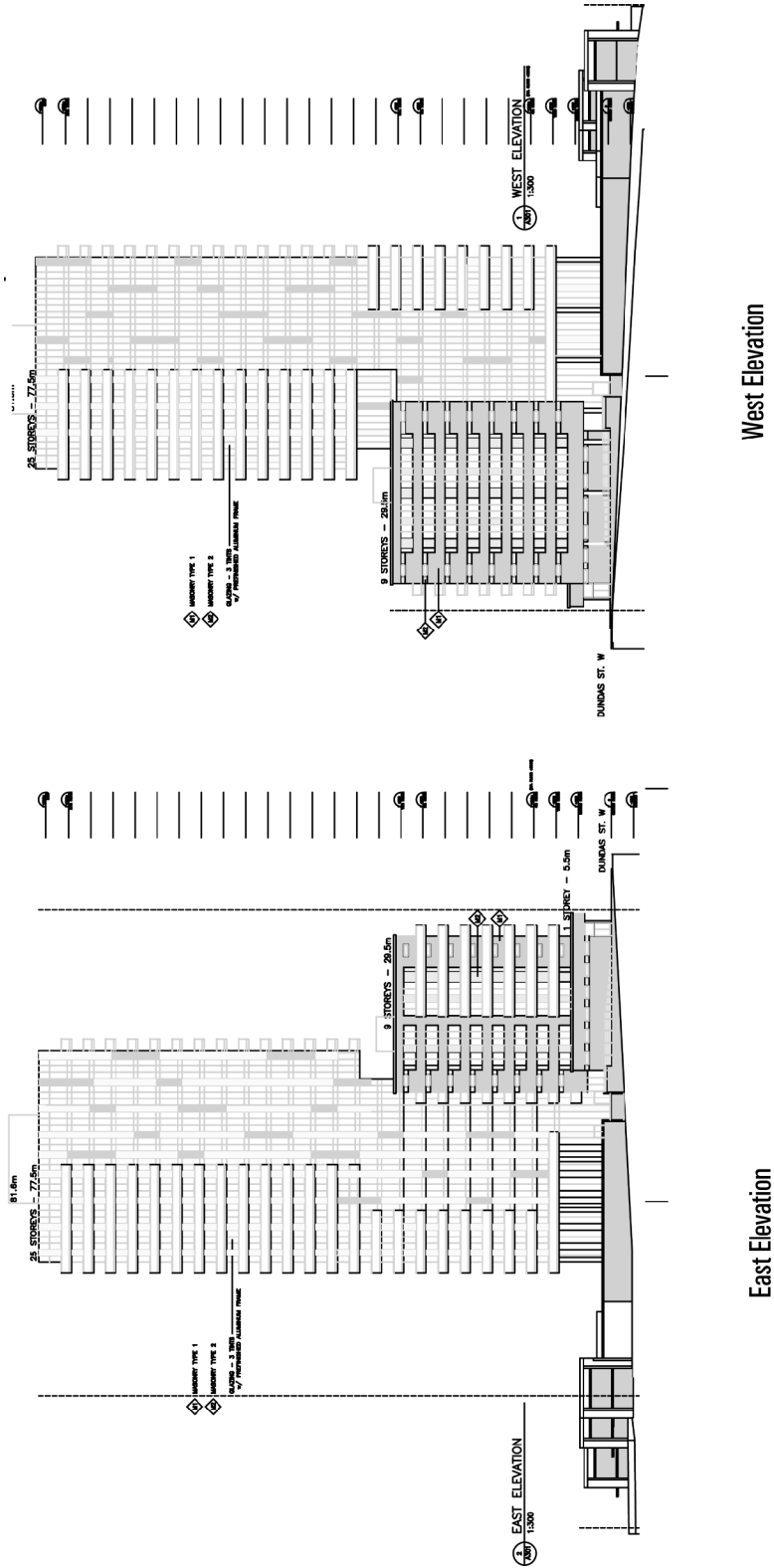
Applicant's Submitted Drawing

Not to Scale  
01/24/11

5485 · 5487 Dundas Street West

File # 11 107405 WET 05 0Z

# Attachment 4: Elevations [as provided by applicant]



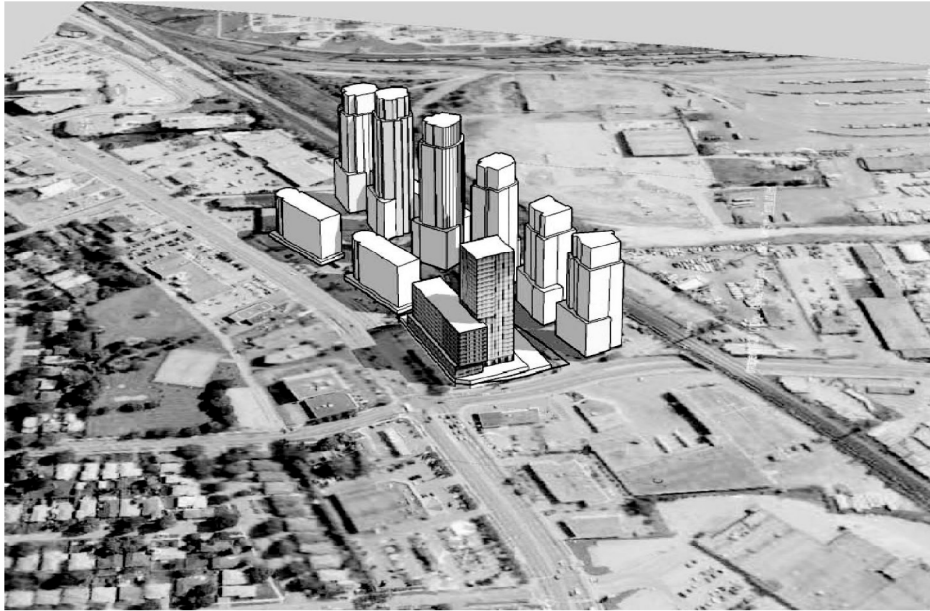
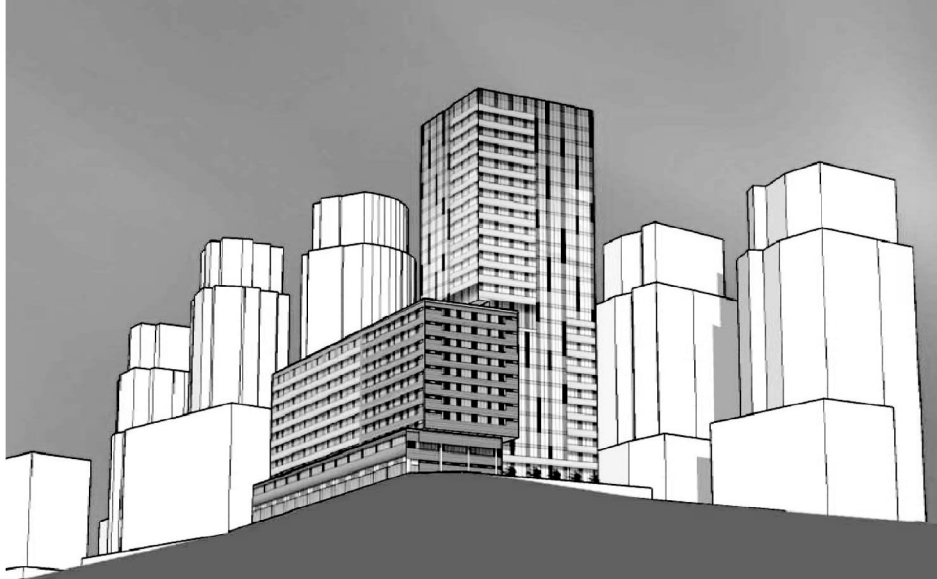
5485 - 5487 Dundas Street West

Elevations  
Applicant's Submitted Drawing

Not to Scale  
01/24/11

File # 11 107405 WET 05 0Z

## Attachment 5: Perspectives [as provided by applicant]



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### Perspectives

Applicant's Submitted Drawing

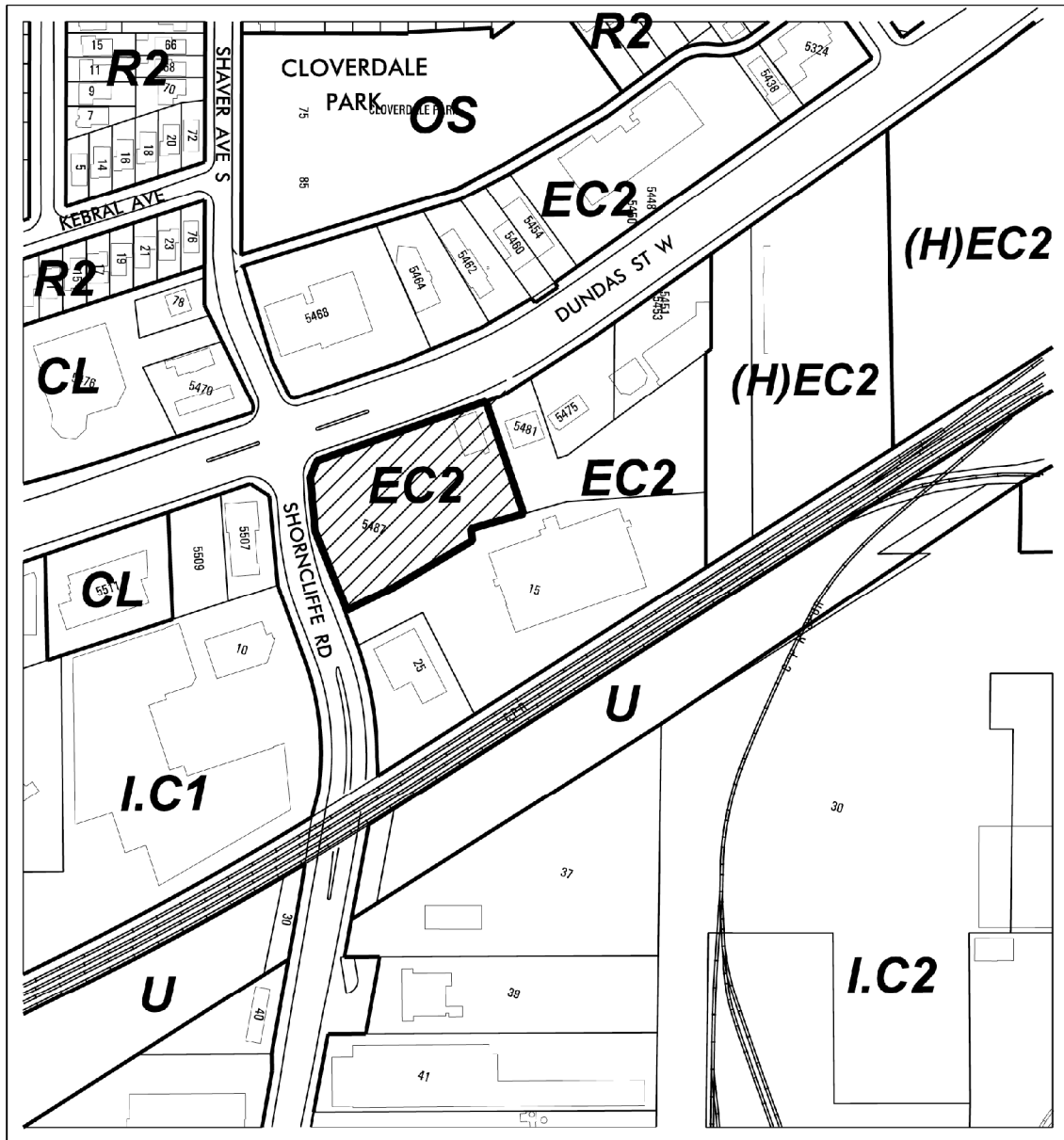
Not to Scale  
01/24/11

5485 - 5487 Dundas Street West

File # 11 107405 WET 05 02

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## Attachment 6: Zoning



**Toronto** City Planning  
Zoning

5485 - 5487 Dundas Street West

File # 11 107405 WET 05 02

R2 Residential Second Density  
I.C2 Industrial Class 2  
I.C1 Industrial Class 1

OS Public Open Space  
EC2 Etobicoke Centre Two  
CL Commercial Limited

EC2 Etobicoke Centre Two (Holding)



Not to Scale  
Zoning By-law 11,737 as amended  
Extracted 01-24-11- KP



## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 107405 WET 05 OZ
Details	Rezoning, Standard	Application Date:	January 14, 2011
Municipal Address: 5485-5487 DUNDAS ST W			
Location Description: PLAN 2104 PT LOTS 8-12 AND 20 RP 66R18286 PARTS 1,6 AND 7 **GRID W0504			
Project Description: Proposal to develop 25 storey residential apartment building with nine storey section facing Dundas Street West, including a one-storey commercial podium and eleven (11) two storey residential townhouses.			

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
WESTON CONSULTING GROUP INC. TED CYMBALY			2019579 ONTARIO INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	EC 2	Historical Status:	N/A
Height Limit (m):	24 m and 60 m	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	7963	Height:	Storeys:	25
Frontage (m):	98.1		Metres:	29.5
Depth (m):	83			
Total Ground Floor Area (sq. m):	3103			<b>Total</b>
Total Residential GFA (sq. m):	32009		Parking Spaces:	346
Total Non-Residential GFA (sq. m):	1479		Loading Docks	2
Total GFA (sq. m):	33488			
Lot Coverage Ratio (%):	38.9			
Floor Space Index:	4.2			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	32009	0
Bachelor:	0	Retail GFA (sq. m):	1479	0
1 Bedroom:	267	Office GFA (sq. m):	0	0
2 Bedroom:	115	Industrial GFA (sq. m):	0	0
3 + Bedroom:	11	Institutional/Other GFA (sq. m):	0	0
Total Units:	393			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Brian Gallaughier, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-8230</b>