

TORONTO STAFF REPORT

November 1, 2004

To: Toronto and East York Community Council

From: Director, Community Planning, South District

Subject: Final Report
Proponent and Applicant: Armstrong Goldberg Hunter
Architect: Graziani + Corrazza Architects Inc.
2575 and 2625 Danforth Avenue
Rezoning Application 03-035105 STE 32 OZ
Ward 32 - Beaches-East York

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the former City of Toronto Zoning By-law 438-86, as amended, to permit the construction of an additional 2 buildings, in the form of a 15 storey mixed-use building and a 32 storey residential building at 2575 and 2625 Danforth Avenue (Main Square). A Section 37 Agreement is recommended to secure a new childcare centre along with other benefits.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9.
- (2) amend the Zoning By-law 438-86, as amended, for 2575 and 2625 Danforth Avenue substantially in accordance with the draft Zoning By-law



Amendment attached as Attachment No. 10;

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement and have completed registration on title securing the benefits outlined in this report;
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to submit all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services;
- (6) require the owner to pay all costs associated with the City retaining a third-party peer reviewer and submit, prior to the introduction of Bills to City council for enactment, a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as a deposit towards the cost of the peer review;
- (7) require the owner to submit to the Commissioner of Works and Emergency Services, prior to the introduction of Bills to City Council for enactment, a statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that based on all necessary supporting environmental documents:
 - (i) the site is suitable for its intended use; and
 - (ii) it is unlikely that there is any off-site contamination, resulting from past land uses on the site, that has migrated from the site to the adjacent right-of-way that would exceed applicable MOE guidelines, objectives, or regulations;
- (8) require the owner to enter into an agreement with the City, prior to the introduction of Bills to City Council for enactment, should it be determined that remediation of the adjacent right-of-way is required, in which the owner, or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City;
- (9) require the owner to submit, prior to the occupancy of either of the proposed new buildings, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services with respect to the statement from the Professional Engineer submitted prior to the introduction of the Bills to City Council for enactment;
- (10) require the owner to provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;
- (11) require the owner to submit, prior to the introduction of the Bills to City Council, to the Commissioner of Works and Emergency Services, a site servicing assessment to

determine the stormwater runoff, sanitary flow and water supply demand resulting from this development; demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development;

- (12) require the owner to submit, prior to the introduction of Bills to City Council, a municipal lighting assessment for the Danforth Avenue and Main Street rights-of-way, along the boundaries of the site to the satisfaction of the Commissioner of Works and Emergency Services;
- (13) require the owner to pay all streetlighting costs associated with development of the site including any required upgrades, relocation and changes to the existing lighting as required on Danforth Avenue and Main Street;
- (14) require the owner to pay for any improvements to the municipal infrastructure in connection with Conditions (11) and (12) above, should it be determined that upgrades are required to the infrastructure to support this development, according to the site servicing review accepted by the Commissioner of Works and Emergency Services;
- (15) require the owner to submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills to City Council final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans; and
- (16) require the owner to submit a Noise Impact Statement to the Commissioner of Urban Development Services, prior to the introduction of Bills to Council.

Background:

Proposal

The proposal is to construct an additional 2 buildings within the existing Main Square complex.

The proposed building located at the northwest corner of the property adjacent to the Danforth Avenue and Main Street intersection is proposed to be 15 stories in height, with retail uses at the ground floor level. Two stories of office space and 12 residential floors containing up to 162 units are proposed.

The building to be located at the southeast corner of the property is proposed to be 32 stories in height with 341 residential units and will include a ground floor daycare centre that will accommodate a minimum of 65 children.

In addition to the proposed new construction, the project involves other substantial changes to the existing development, including the location of driveways, the 'softening' of existing

open spaces through additional landscaping, the creation of a new open space, the introduction of loading spaces for the existing buildings and the creation of a small amount of at-grade short-term parking.

Site History

In October 1968, City Council adopted By-law 328-68, which authorized the construction of 4 buildings on the property. The by-law permitted the construction of 1080 apartments and 6,733 square metres (72,474 square feet) of commercial space. A building permit was issued in 1970 and construction was completed in 1972. The original development included a swimming pool with an associated tenant amenity building, which was later operated by the City as a community centre.

In 2003 the new Main Square Community Centre was constructed at the south end of the Main Square lands, on lands leased to the City. Since this time, the old community centre located in the middle of the site has remained vacant.

In 1976, Bell Canada received approval to construct a 2-storey elevated building on a portion of the property adjacent to the east property line, behind the mixed-use building on Danforth Avenue. Bell Canada ceased use of the building and it is currently being used by a non-profit organization. This property was not originally part of the Main Square development, but was acquired in 2002, in part to allow for the proposed development.

The owner states that since 1998, they have made a significant investment in improvements to the existing buildings. These improvements have occurred in stages and have included improvements to the building facades, lobbies, halls and infrastructure (boilers, windows, elevators and roofs); improvements to the centre court and garage (reconstruction of the eastern section of the garage, repainting and additional landscaping); revitalization of the shops and services along Danforth Avenue; and conversion of vacant office and locker space into units providing better supervision of the open space around the building.

Site and Surrounding Area

The existing neighbourhood known as Main Square is located at the southeast corner of Main Street and Danforth Avenue. Main Square comprises four high-rise apartment buildings, retail stores, offices, a daycare centre and a community centre on a 3.18 hectare property.

The Main Square neighbourhood is part of a broader community that includes shops and services in the low to mid-rise mixed-use buildings that generally line both sides of Danforth Avenue. A recently reconstructed Canadian Tire store and parking lot lies to the east, self-storage warehouse buildings and the CNR mainline rail corridor are located immediately to the south.

The existing residential neighbourhoods surrounding Main Square are a mix of older homes and newer residential infill development.

Main Square has immediate access to GO Transit and TTC subway, streetcar and bus routes.

Official Plan

The current in-force Official Plan designated the majority of the property as High Density Residence Area, which permits a range of residential uses at a density of up to 2.0 times the area of the lot. The portion of the property fronting onto Danforth Avenue is designated Low Density Mixed Commercial Residential Area which permits mixed use buildings with a density of up to 3.0 times the area of the lot.

The Plan encourages residential intensification to accommodate future housing demands in the City as well as the preservation of the existing housing stock. The Plan also encourages development in locations that are well served by public transit to avoid undue reliance on transportation by private automobile.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. The next hearing date is scheduled for December.

Once the Plan comes into full force and effect it will designate the property as a Mixed Use Area. The Plan contains development criteria that direct the appropriate development of new buildings in Mixed Use Areas. They include: locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; provide attractive, comfortable and safe pedestrian environment; have access to schools, parks, community centres, libraries, and childcare; take advantage of nearby transit services; provide good site access and circulation and an adequate supply of parking for residents and visitors; locate and screen service areas, ramps and garbage storage to minimize the impacts on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents. The proposal has been reviewed for compliance with the criteria and no amendment to the new Official Plan is required.

The Plan encourages the provision and maintenance of a full range of housing, in terms of form, tenure and affordability, including affordable and mid-range rental housing. Policy 3.2.1.5 states that when significant new development is proposed on sites with 6 or more rental units where the existing rental units will be kept, the City will secure the existing rental housing units, with either affordable or mid-range rents for as long as possible. The City will also secure any needed improvements and renovations to the existing rental housing with no pass-through of such costs in the rents to the tenants.

The Plan also provides for the use of Section 37 of the Planning Act to secure the provision of community benefits, including the conservation of rental housing, in return for an increase

in height and/or density of development. The City may require the owner to enter into an agreement to secure these matters.

Zoning

The property is split zoned under the City's Zoning by-law 438-86 with the majority of the property zoned R4 Z2.0 which permits a wide range of residential uses, including apartment buildings up to a density of 2 times the area of the lot. The Danforth Avenue frontage of the property is zoned MCR T3.0 C2.0 R2.5, which allows for mixed-use development up to a total of 3 times the area of the lot.

The original Main Square development received site specific zoning under by-law 328-68, which sets out the site-specific zoning standards, including gross floor area, height, parking and landscaped open space requirement.

Site Plan Control

The project requires Site Plan Approval under Section 41 of the Planning Act. To date, an application for Site Plan Approval has not been submitted.

Reasons for the Application

The existing in force Official Plan permits a maximum density of 3.0 times the area of the lot for the portion of the property fronting onto Danforth Avenue and 2.0 times the area of the lot for the balance of the site. The proposed overall density of the site is 4.5 times the area of the lot. The densities permitted by the Official Plan in both the Low Density Mixed Commercial Residential Area and the High Density Residence Area are being exceeded.

Site specific Zoning By-law 328-68, which governs the development permissions for the property assigns maximum heights and densities to specific buildings on the site. The development permitted by By-law 328-68 was built. As such, the proposed 2 new buildings would exceed the density permitted on the site. The proposed buildings will also exceed the permitted height limit, as By-law 328-68 did not include buildings in these locations.

Other areas of non-compliance with the Zoning By-law are parking, residential amenity space, bicycle parking, landscaped open space and permitted uses within the existing mixed-use building.

Community Consultation

A Community Consultation Meeting was held on March 30, 2004. There were approximately 90 members of the public in attendance. Questions and comments made at the meeting related primarily to: the obstruction of views from the existing buildings; the lack of adequate outdoor amenity space for all age groups; the lack of space in existing schools; increases in traffic; existing outdoor noise levels relating to vehicular traffic; wind and shadow conditions; and safety and security concerns.

At the conclusion of the Community Consultation Meeting, a Working Committee was formed. The Working Committee consisted of 10 members, approximately half of whom live in Main Square and half from the surrounding community. Both Councillor Bussin and Councillor Davis attended the Working Committee meetings. The Working Committee met 6 times. Working Committee meetings were broken down into themes, being: Detailed Review of Development; Urban Design, including review of the sun/shade study, wind study and landscaping details; Transportation and Community Services; Discussion of Development based on previous meetings. The last 2 meetings involved discussions resulting from the revisions made to the plans to reflect the comments of the Working Committee members.

Significant changes were made to the proposed development based on the questions raised and comments made at the Working Committee meetings. The overall height of both buildings was reduced, the massing was altered to be more compatible with the existing development, the location of one of the vehicular access points to the development was relocated to make the new scheme more pedestrian friendly and the proposed landscape plans were eliminated to allow for the Working Committee and applicant rethink the elements that should be incorporated into the overall landscaping of the site through Site Plan review.

At this point it is reasonable to allow for the Official Plan amendment and Rezoning components to move forward as the remaining issues of significance deal directly with Site Plan Approval matters. The applicant has agreed to continue to meet with the Working Committee through the Site Plan Approval process. Remaining issues deal with landscaping and programming of the open space areas and the engagement of the Working Committee in a community safety audit of the development.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

Land Use

The site is well situated at the corner of Main Street and Danforth Avenue adjacent to the Danforth GO Station and the Main Street Subway station. The increase in density at this location supports the residential intensification policies in the former City of Toronto Official Plan and similar policies in the new Official Plan. The proposal is also consistent with the mixed-use policies of the new Plan.

Density, Height, Massing

There are 4 existing buildings within the Main Square development. The proposed buildings are of comparable heights with those existing buildings. The existing building heights are

38, 72, 72 and 87 metres. The heights of the proposed buildings are 45 and 88.5 metres. The proposed building design with setbacks at the fourth storey is appropriate for this location and is consistent with the Built Form policies in Sections 3.13 and 3.14 of the former City of Toronto Official Plan. The proposed building at the Danforth Avenue/Main Street corner frames the adjacent street, has accessible and visible main entrances, and allows for views onto the street from ground floor uses.

Sun, Shadow, Wind

Light, views and privacy were considered in evaluating the effect of the proposed buildings on the existing buildings on the site, the landscaped open spaces and the neighbouring buildings and streets. City of Toronto policies require a minimum 11 metre facing distance between residential towers to retain adequate light, views and privacy. The 11-metre requirement is being met.

A study has been submitted regarding wind conditions in relation to the proposed development. The study indicates that there are areas within the site that will continue to have excessive wind conditions on windy days, however, the existing wind conditions will generally improve with the development of the 2 buildings. Through the Site Plan Approval process, landscaping and other wind minimizing elements will be included in the approved plans to ensure that the wind situation is mitigated to the fullest extent possible.

The submitted sun/shade analysis shows narrow shafts of shade in the early morning, midday, and evening hours and these shadows are relatively spread out or lost to shade cast by existing buildings. The analysis concludes that the proposed project does not pose significant shadow impact upon the the site or its surroundings. Staff concur with this assessment.

Traffic Impact, Access and Parking

The traffic study, outlining incremental traffic impacts on the local area related to the proposed development, has been reviewed. Incremental traffic impacts are considered acceptable. The applicant has worked closely with the Commissioner of Works and Emergency Services to look at ways to improve the existing traffic situation at the Danforth Avenue and Main Street intersection. The traffic study proposes to alter the timing of the lights at the intersection to improve traffic movements and reduce back-ups at the intersection.

The proposal alters the existing traffic flows and one of the access points to the development and the underground garage. Currently there are 3 access points. The main access provides access to the underground garage located off Main Street towards the south end of the property. A secondary access off Danforth Avenue east of Main Street is also well used. The third access is by means of a mutual driveway along the east property line shared with the Canadian Tire development. It is not currently used as much as the other two.

The proposal will eliminate the existing driveway off Danforth Avenue, east of Main Street and create a pedestrian area. This access driveway currently experiences a high rate of illegal stopping, parking and disregard of the one-way movement. The reorientation of the building lobby for the existing mixed-use building fronting onto Danforth, along with the construction of the new mixed use building at the corner of Danforth Avenue and Main Street will result in more people using the common access point with Canadian Tire. The remainder will continue to use the Main Street access to the parking.

The Main Square development currently has 932 parking spaces. With the development of the 2 new buildings, the applicant proposes to increase the number of parking spaces by 75 to 1007 spaces in total. The owner has indicated that there is a significant amount of underutilized parking within the development. Currently one of the three floors of parking has been closed due to underutilization of the existing parking.

Works and Emergency Services staff have reviewed the applicant's proposal for parking and have concurred with the applicant's revised traffic study.

Servicing

A Functional Servicing and Stormwater Management Report was prepared and identifies how the lands would be serviced with sanitary, water and storm drainage systems. This report has been accepted by Works and Emergency Services.

Open Space

For the purposes of the 1968 by-law, all areas of the site that were not encumbered by a building were included in the open space calculation. This included roads, garbage storage areas, parking areas and walkways; areas which would not be considered "open space" in today's by-law definitions.

There are currently two areas on the site that would meet current standards for open space. One is at the centre of the site and the second is located adjacent to the Danforth/Main intersection. Although heavily used at the current time, both open space areas are in need of transformation to include softer landscaping and modifications to allow for greater flexibility of uses.

The open space that currently exists at the centre of the site will be maintained and transformed to a more useable space. It will be accessed by a system of walkways that are free of vehicles. The owner has agreed to work with the Working Committee through the Site Plan Approval process to determine the appropriate elements for the open space to ensure that the varying needs of the community are being met.

The open space at the Danforth/Main intersection will be eliminated with the construction of the 15-storey building at this location.

A new open space will be added at the east end of the site, where the 2 storey raised building currently exists. Given its location adjacent to the Canadian Tire parking lot and surrounding driveways, it is expected that this open space will be more passive in nature. The specific details for this open space will also be dealt with through the Site Plan Approval process, with input from the Working Committee.

Community Services

An audit of the community services and facilities presently serving the subject site indicates that there is sufficient capacity in existing facilities directly within the area, or within reasonable proximity, to accommodate the estimated additional demand generated by the proposed new residential units.

Schools

The Toronto District School Board advises that there is insufficient space at the local middle and secondary schools to accommodate students anticipated from this proposed development and others in the area. At this time the schools anticipated to serve the development are unknown. The Board requests that as a condition of approval the owner enter into an agreement to erect and maintain signs at points of egress and ingress of the development site, advising of issues related to student accommodation and busing.

Section 37 Agreement

The applicant has agreed to enter into a Section 37 agreement with the City to secure public benefits arising from the proposed development. City staff and the applicant are finalizing the Agreement which will secure:

- the rental status of the units in the four existing buildings;
- the rental status of the units in the proposed buildings;
- improvements to the existing amenity space and the provision of additional amenity space in the new buildings;
- a relocated and rebuilt day care centre accommodating a minimum of 65 spaces;
- improvements to the condition of the existing buildings; and
- contributions toward physical improvements and new equipment in the Main Square and Secord Community Centres.

Once the Agreement is finalized, staff will report directly to the Community Council meeting of November 16.

Conclusions:

The proposed addition of two apartment buildings containing approximately 500 new rental housing units to the existing Main Square development provides for appropriate residential intensification at a highly transit-accessible. The increased height and density on this site are recommended based on a design that meets the Built Form policies of the in-force Official Plan as well as the guidelines of the new Official Plan. Both the existing and new rental buildings will be secured as rental housing, along with the improvements to the existing buildings, the provision of new and refurbished amenity spaces and improved landscaped areas. The proposed development will also secure significant community benefits through a negotiated agreement under Section 37 of the Planning Act.

Contact:

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Fax: (416) 392-1330

E-mail: lmajor@toronto.ca

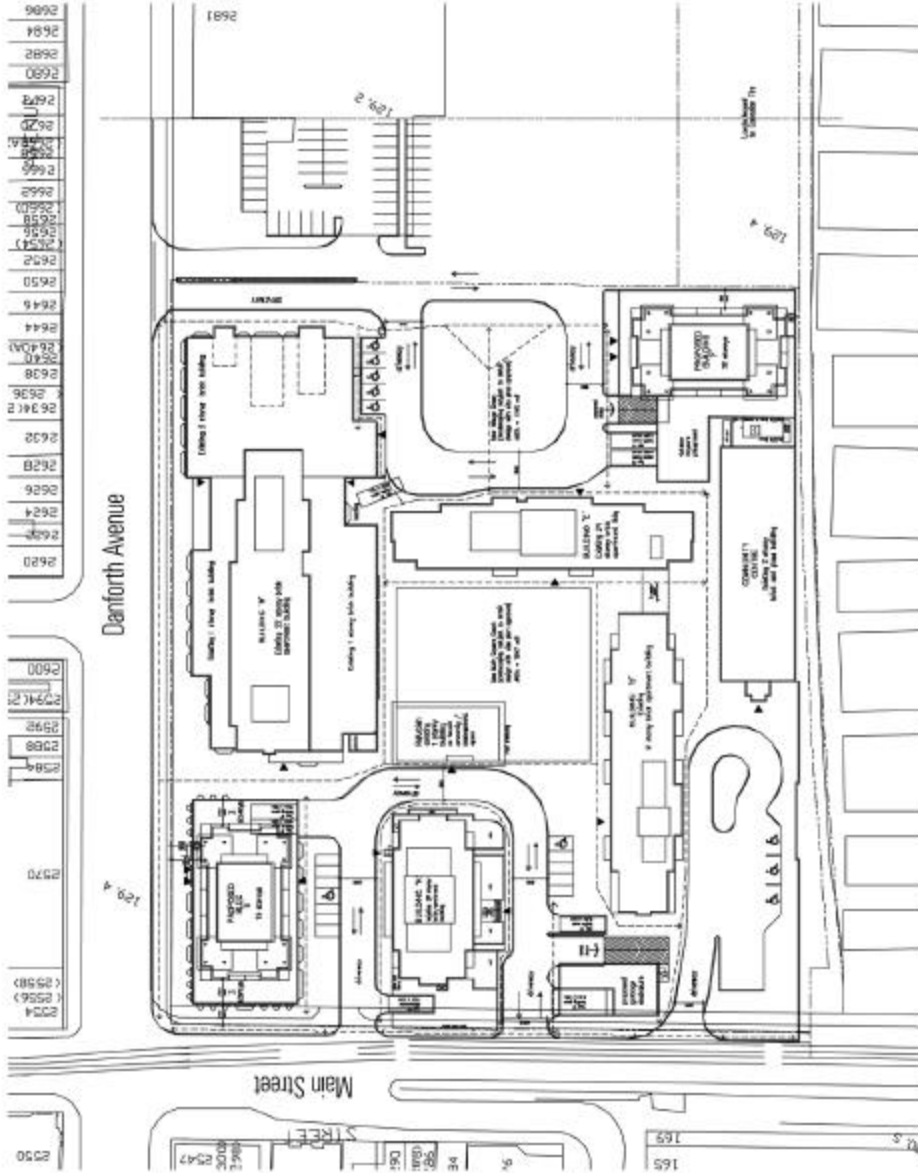
Ted Tyndorf
Director, Community Planning, South District

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List of Attachments:

- Attachment 1: Site Plan
- Attachment 2: Building “E” Elevations
- Attachment 3: Building “E” Elevations
- Attachment 4: Building “F” Elevations
- Attachment 5: Building “F” Elevations
- Attachment 6: Official Plan
- Attachment 7: Zoning
- Attachment 8: Application Data Sheet
- Attachment 9: Draft Official Plan Amendment
- Attachment 10: Draft Zoning By-law Amendment

Attachment 1: Site Plan

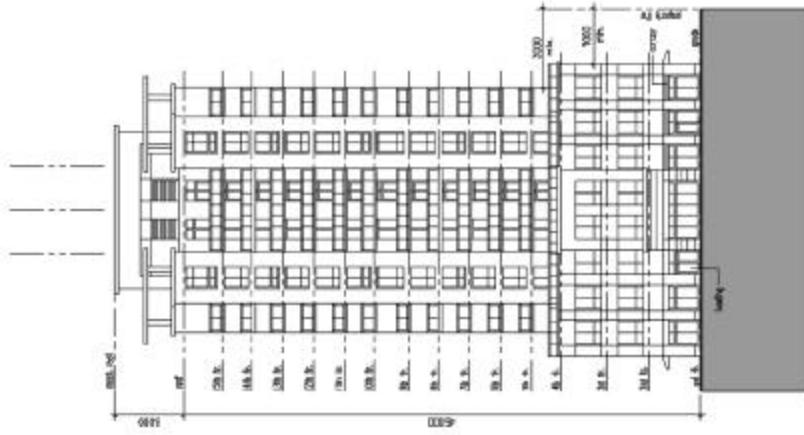


2575 and 2625 Danforth Avenue

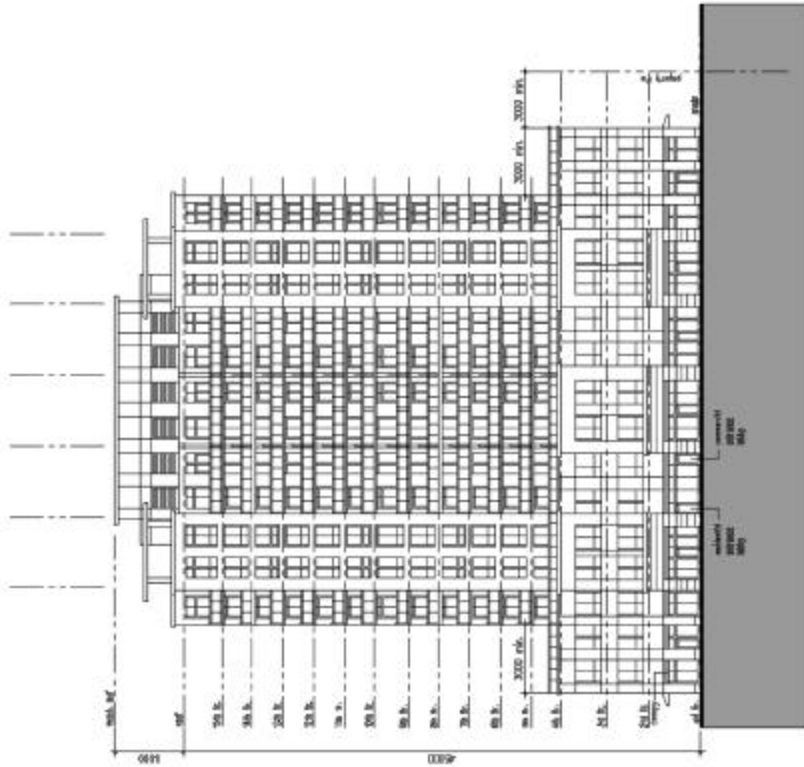
Site Plan
Applicant's Submitted Drawing
Not to Scale
08/28/04

File # 03_035105

Attachment 2: Building "E" Elevations



North Elevation



East Elevation

2575 and 2625 Danforth Avenue

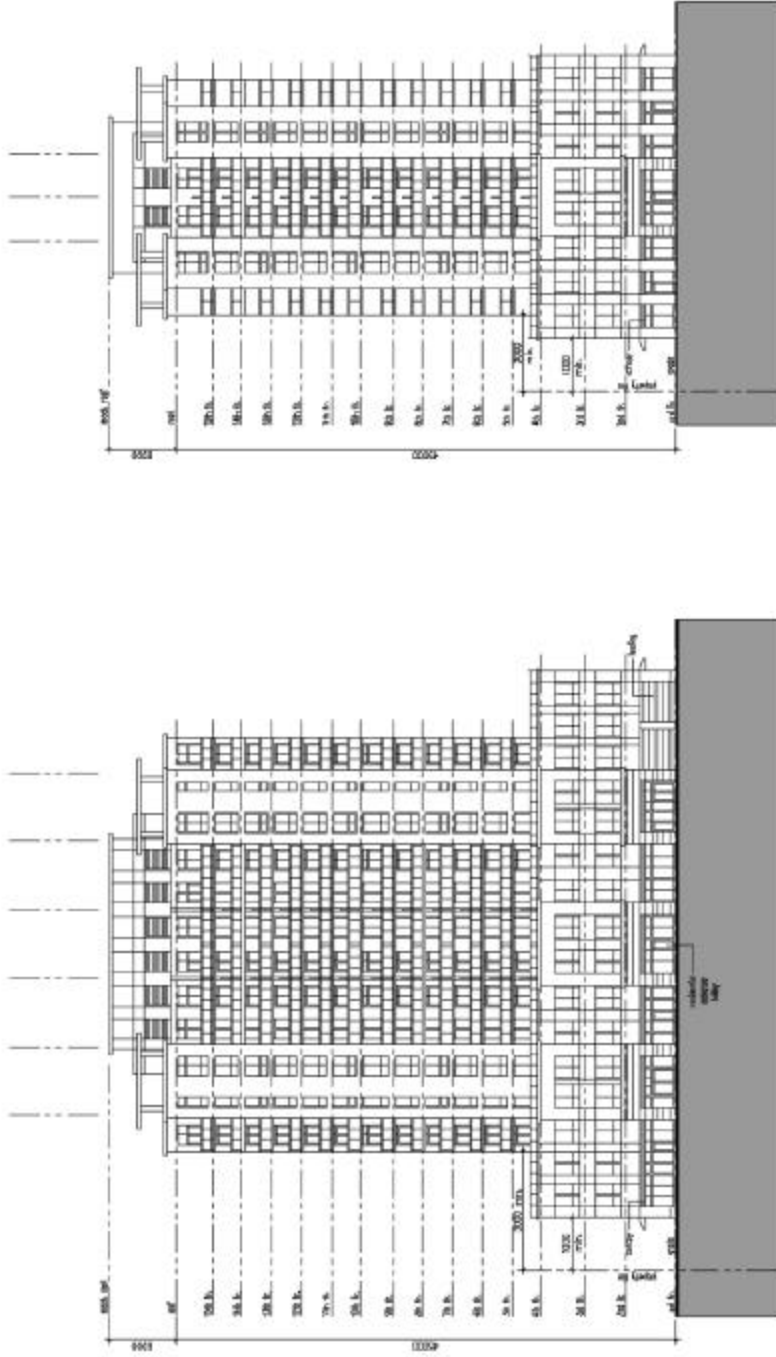
Building "E" Elevations

Applicant's Submitted Drawing

Not to Scale
09/29/04

File # 03_035105

Attachment 3: Building "E" Elevations



West Elevation

South Elevation

2575 and 2625 Danforth Avenue

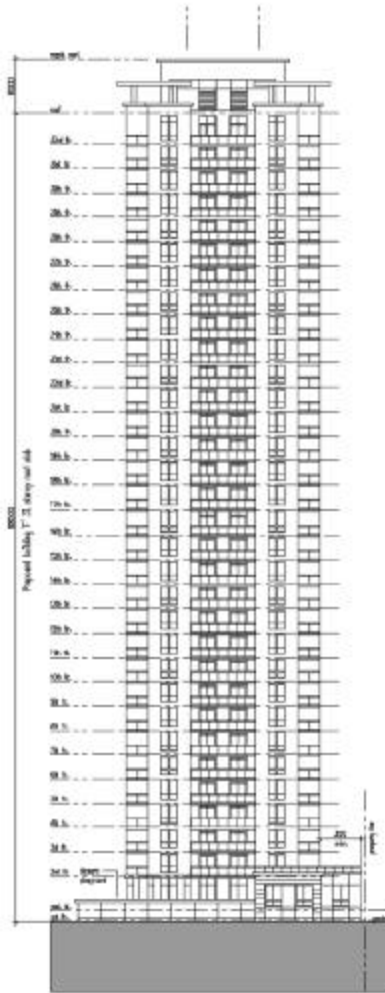
Building "E" Elevations

Applicant's Submitted Drawing

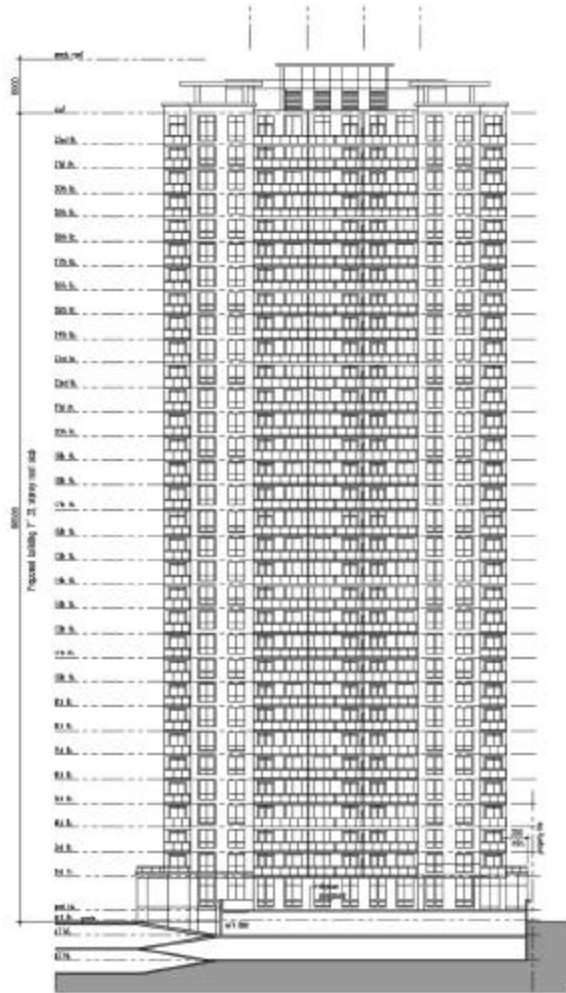
Not to Scale
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File # 03_035105

Attachment 4: Building "F" Elevations



South Elevation



West Elevation

Building "F" Elevations

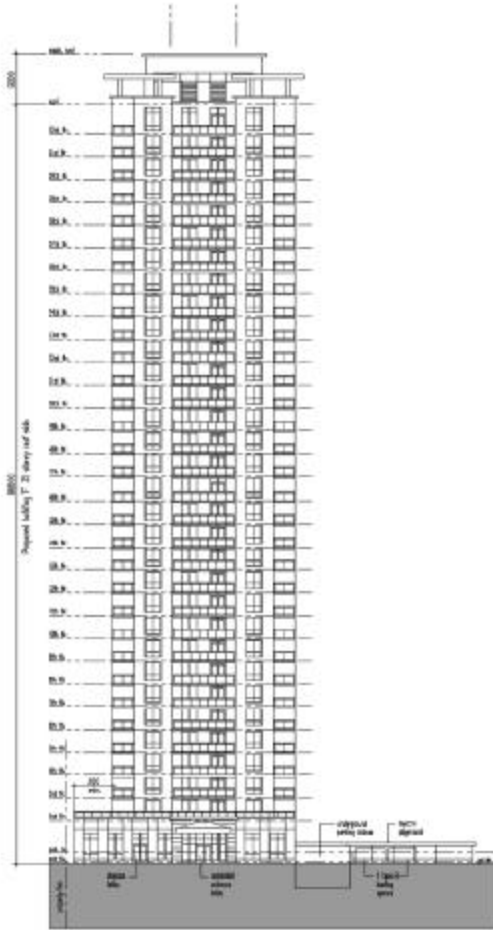
Applicant's Submitted Drawing

Not to Scale
09/28/04

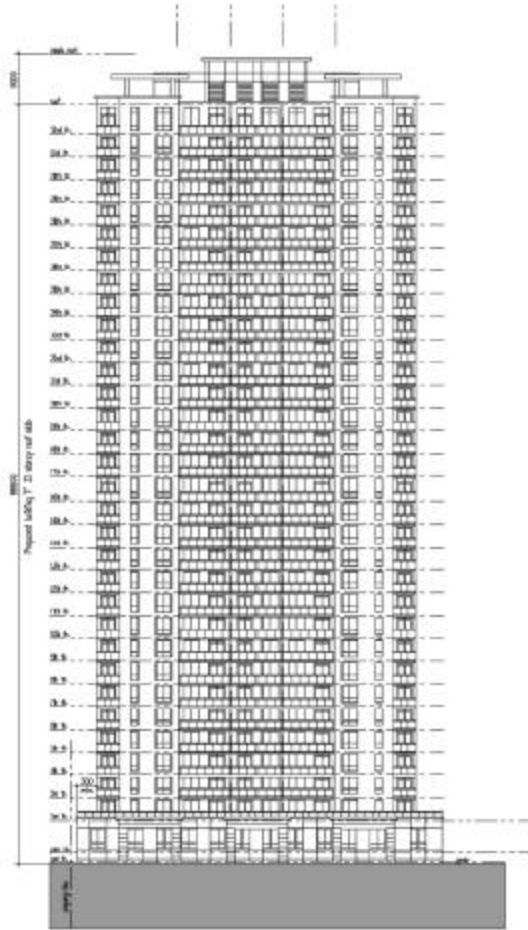
2575 and 2625 Danforth Avenue

File # 03_035105

Attachment 5: Building "F" Elevations



North Elevation



East Elevation

Building "F" Elevations

Applicant's Submitted Drawing

Not to Scale
09/28/04

2575 and 2625 Danforth Avenue

File # 03_035105

Attachment 6: Official Plan



 **TORONTO** Urban Development Services
Official Plan

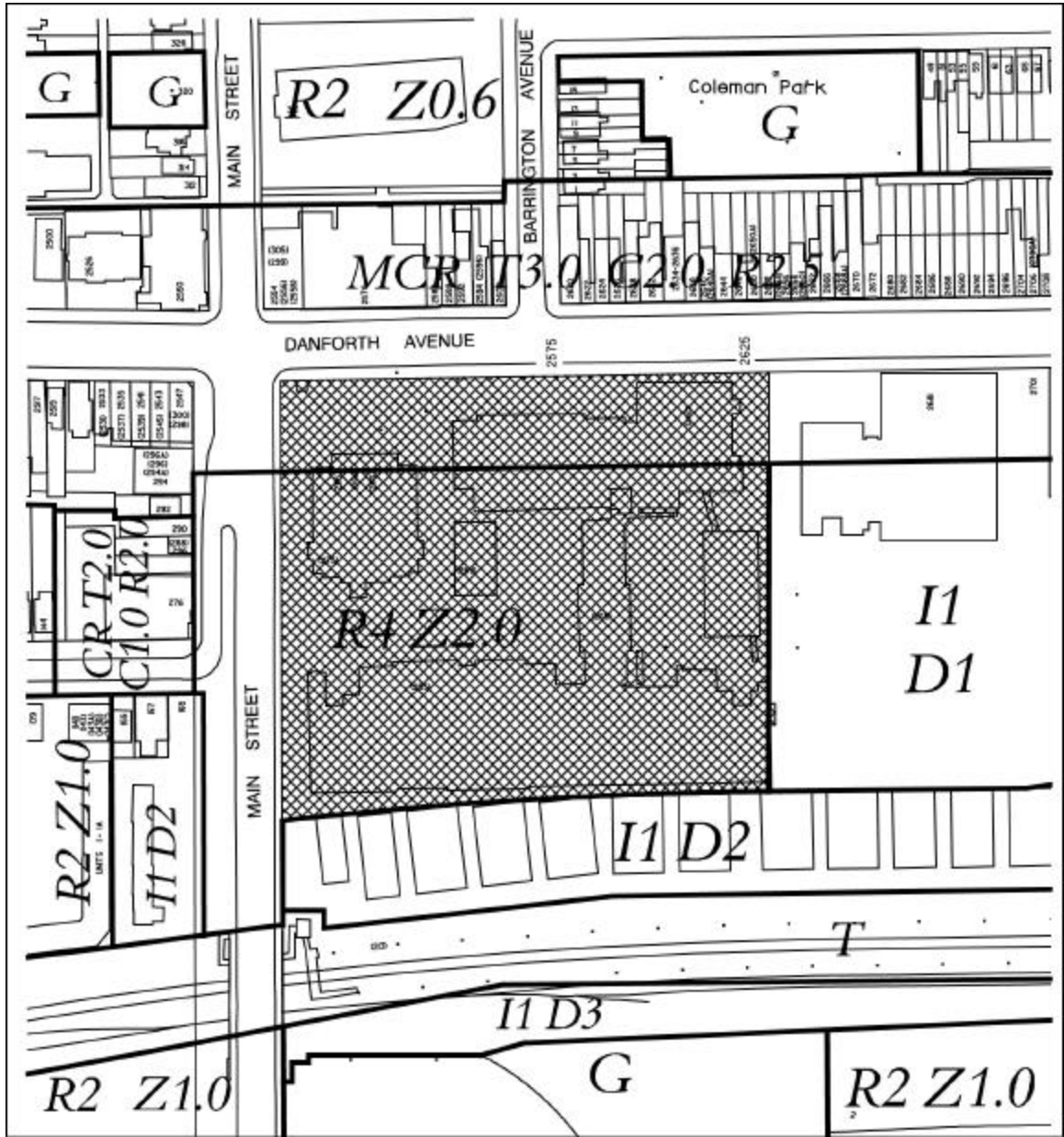
2575 & 2625 Danforth Avenue

File # 03_035105

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|--|--|---|
|  Site |  High Density Residence Areas |  Restricted Industrial Areas |
|  Low Density Residence Areas |  Low Density Mixed Commercial-Residential Areas |  Open Space |
|  Medium Density Residence Areas |  Mixed Industrial Residential Areas | |


Not to Scale
09/30/04


Attachment 7: Zoning



 **TORONTO** Urban Development Services
Zoning

2575 & 2625 Danforth Avenue
File # 03_035105

- | | | | |
|-----|----------------------|----|---------------------|
| G | Parks District | I1 | Industrial District |
| R2 | Residential District | T | Industrial District |
| R4 | Residential District | | |
| CR | Mixed-Use District | | |
| MCR | Mixed-Use District | | |


Not to Scale
Zoning By-law 438-86 as amended
Extracted 09/29/04 - EM

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	03 035105 STE 32 OZ
Details	Rezoning, Standard	Application Date:	April 17, 2003

Municipal Address: 2575 DANFORTH AVE, Toronto ON
 Location Description: 2575 DANFORTH AVE **GRID S3203
 Project Description: "Main Square" - 4 apartment bldgs, with commercial/retail and office uses.
 Proposed residential infill addition to the complex.

Applicant:	Agent:	Architect:	Owner:
ARMSTRONG			JACOBS TENT
GOLDBERG HUNTER			INVESTMENTS INC.

PLANNING CONTROLS

Official Plan Designation:	High Density Residence Area	Site Specific Provision:	333-02; 328-68; 249-00
Zoning:	R4 Z2.0; MCR T3.0 C2.0 R2.5	Historical Status:	
Height Limit (m):	14, 12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	31754	Height:	Storeys:	32
Frontage (m):	179		Metres:	88
Depth (m):	150			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	114701		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	12236		Loading Docks	0
Total GFA (sq. m):	126937			
Lot Coverage Ratio (%):	0			
Floor Space Index:	4			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	334
1 Bedroom:	805
2 Bedroom:	444
3 + Bedroom:	50
Total Units:	1633

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	114701	0
Retail GFA (sq. m):	4645	0
Office GFA (sq. m):	2785	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	4806	0

CONTACT:	PLANNER NAME:	Leontine Major, Planner
	TELEPHONE:	(416) 397-4079

Attachment 9: Draft Official Plan Amendment

Authority: Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2004
Enacted by Council: ~, 2004

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2004

**To adopt an amendment to the Official Plan
for the former City of Toronto
respecting the lands municipally known as,
2575 and 2625 Danforth Avenue**

WHEREAS authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and maps below are hereby adopted as an amendment to the Official Plan of the former City of Toronto.
2. This is Official Plan Amendment No. 319.
3. Section 18 of the Official Plan for the former City of Toronto is amended by adding Section 18.645 as follows:

“18.645 Lands known municipally in the year 2004 as 2575 and 2625 Danforth Avenue.

Notwithstanding any of the provisions of this Plan, as amended, Council may pass by-laws respecting the lands shown by heavy lines on Map 18.645 to permit the erection and use of a mixed-use building and a residential building, in addition to the buildings already existing at the time of passing of this by-law, provided that:

- (a) the combined residential gross floor area and non-residential gross floor area of such mixed-use building and residential do not exceed 12,550 square metres and 23,350 square metres, respectively, of which the total non-residential gross floor area shall not exceed 3,700 square metres;

- (b) the Owner of the lands has entered into an agreement pursuant to Section 37 of the Planning Act to secure the following facilities, services and matters:
- (i) the rental status of the units in the four existing buildings;
 - (ii) the rental status of the units in the proposed buildings;
 - (iii) improvements to the existing amenity space and the provision of additional amenity space in the new buildings;
 - (iv) a relocated and rebuilt day care centre accommodating a minimum of 65 spaces;
 - (v) improvements to the condition of the existing buildings; and
 - (vi) contributions toward physical improvements and new equipment in the Main Square and Secord Community Centres.

ENACTED AND PASSED this ~ day of ~, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Attachment 10: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Report No. ~, Clause No. ~, as adopted by City of Toronto Council on ~, 2004

Enacted by Council: ~, 2004

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2004

To amend By-law No. 438-86, as amended, of the former City of Toronto with respect to the lands municipally known as,
2575 and 2625 Danforth Avenue

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Replace the existing Section 12(1)396 with the following:

None of the provisions of Sections 4(2), 4(3), 4(4), 4(12), 6(1), 6(3) Part I, 6(3) Part II and 6(3) Part III of Zoning By-law 438-86, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of a *mixed-use building* and a *residential building* on the *lot*, provided:

- (a) the *lot* comprises those lands delineated by heavy lines on Map 1 attached hereto;
- (b) the combined residential *gross floor area* and *non-residential gross floor area* and *total floor area* shall not exceed:

Building	Residential Gross Floor Area	Non- Residential Gross Floor Area	Total Gross Floor Area
A	20,926 m ²	3,730 m ²	20,926 m ²
B	25,901 m ²	3,370 m ²	29,631 m ²
C	25,443 m ²	0	25,443 m ²
D	10,231 m ²	0	10,231 m ²
E	11,635 m ²	3,700 m ²	12,550 m ²
F	23,350 m ²	0	23,350 m ²
Community Centre	4,475 m ²	0	4,475 m ²

- (c) buildings A, C, D and F will be used exclusively as residential buildings;
- (d) the gross floor area of the pre-existing community centre shall not be subject to the requirements of *residential gross floor area* and despite the definition of *landscaped open space* in Section (2) of By-law 438-86 shall be considered *landscaped open space*;
- (e) no portion of the building above grade is located otherwise than wholly within the areas delineated by heavy lines as shown on Map 2;
- (f) the “height” of the building to the top of the roof slab shall not exceed those heights, in metres above grade, following the symbol “H” shown on Map 2, but this paragraph does not prevent the erection or use of roof mechanical penthouses to a maximum “height” of 6.0 metres and the mechanical penthouses may have an aggregate horizontal area that does not exceed 40% of the area of the roof of the building;
- (g) parking is provided in accordance with the following tables:

Office:	1 space/93 m2 of net floor area
Retail:	1 space/100 m2 of net floor area
Existing Residential:	
Bachelor Unit	0.3 spaces/unit
One or More Bedroom Unit	0.5 spaces/unit
Visitors	0.06 spaces/unit
New Residential:	
Bachelor Unit	0.3 spaces/unit
One Bedroom Unit	0.5 spaces/unit
Two Bedroom Unit	0.75 spaces/unit
Three or More Bedroom Unit	1.2 spaces/unit
Visitors	0.12 spaces/unit

Type of Use	Morning Demand	Afternoon Demand	Evening Demand
Residential Visitor	0%	35%	100%
Office	100%	60%	0%
Retail	20%	100%	100%

- (h) the bicycle parking, as required by 4(13)(a) shall be provided in accordance with By-law 438-86 solely for the non-residential and visitor's components;
 - (i) 35% of the lot shall be used as *landscaped open space*;
 - (j) the Owner of the lot enters into an agreement pursuant to Section 37 of the Planning Act to secure the following facilities, services and matters:
 - (i) the rental status of the units in the four existing buildings;
 - (ii) the rental status of the units in the proposed buildings;
 - (iii) improvements to the existing amenity space and the provision of additional amenity space in the new buildings;
 - (iv) a relocated and rebuilt day care centre accommodating a minimum of 65 spaces;
 - (v) improvements to the condition of the existing buildings; and
 - (vi) contributions toward physical improvements and new equipment in the Main Square and Secord Community Centres.
2. For the purposes of this By-law each word or expression which is italicized has the same meaning as each word or expression contained in By-law 438-86, as amended.
3. For the purposes of this By-law the word "height" shall be measured from the existing grade as measured from the point of intersection of the south limit of Danforth Avenue and the east limit of Main Street.
4. Upon the coming into force of this by-law, By-law 328-68, and any amendments thereto, is repealed.

ENACTED AND PASSED this ~ day of ~, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)