

**277 Davenport Rd - Rezoning - Preliminary Report**

<b>Date:</b>	June 10, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	08 159688 STE 20 OZ

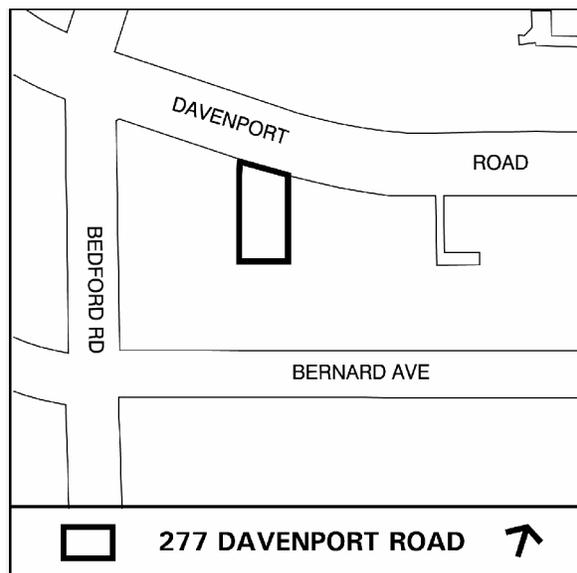
**SUMMARY**

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend Zoning By-law (By-law 438-86) to permit the construction of a 6-storey mixed-use building, one property east of the south-east corner of Davenport Road and Bedford Road at 277 Davenport Road.

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 statutory public meeting is targeted for the fourth quarter of 2008. This target date assumes that applicant will provide all required information in a timely manner.



## **RECOMMENDATIONS**

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

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes the replacement of a vacant, one-storey commercial building with a 6 storey mixed-use building with eight dwelling units and 1 retail unit. The building is proposed to have a total of 16 parking spaces, located partially below grade at the rear. (Refer to Attachment 7, Application Data Sheet, for further project details.)

### **Site and Surrounding Area**

The site is located on the south side of Davenport Road, one property east of Bedford Road. The site contains a vacant, one storey commercial building.

The following uses abut the site:

North: 250 Davenport Road, a high rise apartment building site with a large landscaped open space area on the north-side of Davenport Road

South: 44 to 46 Bernard Avenue a pair of semi-detached 2 storey houses with a rear coach house, and 48 Bernard Avenue, a detached 2 storey house

East: 267 Davenport Road, a retail one-story store

West: 137/139 Bedford Road a pair of 2 ½ storey semi-detached houses, 141 – 145 Bedford Road, three detached 2 ½ storey houses and one storey retail building at 287 Davenport Road that includes four retail businesses

## 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 designated *Mixed Use Area* in the City of Toronto Plan, which designation extends east to Avenue Road and west to the intersection of Dupont Street and Davenport Road, on both sides of the street. The exception is 250 Davenport Road, a Toronto Community Housing Authority apartment site which is designated *Apartment Neighbourhoods*.

The Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within *Mixed Use Areas*. The proposed development will be evaluated with respect to the full list of criteria found in Section 4.5, (Policies 2. a to k) of the Official Plan. The development criteria includes the following:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown, Central Waterfront, Centres, Avenue* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;

- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- 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 an 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 impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development

## **Zoning**

The Zoning By-law designates the site CR T2.0 C2.0 R1.5. This zone permits a mix of commercial and residential uses to a total density of 2.0 times the area of the lot. The density limits are 2.0 times the lot area for commercial uses and 1.5 times for residential uses. The maximum permitted building height is 14.0 metres. The redevelopment of this site would also be subject to various development standards established by the Zoning By-law respecting setbacks, parking loading and amenity space (refer to Attachment 6 - Zoning Map).

## **Site Plan Control**

The proposed development is subject to site plan control. An application for site plan approval will be required, but has not yet been received. The owner will be encouraged to design the building to meet the City's 'Green Development Standards'.

## **Tree Preservation**

The applicant's consultant has submitted a Tree Preservation Plan, which is an arborist report that identifies four private trees that are either on-site or on edge of abutting properties to the south and west that will be impacted by the proposed building construction. The consultant has recommended three of the trees be removed and replaced rather than trying to attempt to preserve them during construction. The report has been circulated to Urban Forestry Services for review and recommendations. The

applicant advises that he is in discussions with the adjacent neighbours about the impacted trees.

## **Reasons for the Application**

An amendment to the Zoning By-law would be necessary because the proposed development exceeds permitted maximum density and height limits. The proposed density of 4.23 times the lot area exceeds the permitted maximum density of 2.0 by 2.23 times coverage.

The proposal is for a 6-storey building with a maximum height of 23.1 metres to the top of the sixth floor roof and 25.4 metres to the upper roof, whereas the Zoning By-law limits building height to a maximum of 14.0 metres. Other areas of non-compliance may be identified through the review process.

## **COMMENTS**

### **Issues to be Resolved**

1. Massing of the building toward the *Neighbourhood* to the south that is part of East Annex Heritage Conservation District to provide a transition in scale and intensity and to mitigate overlook
2. Height and Massing of the proposed building to limit shadow impacts on the residential properties to the west.
3. Impacts on surrounding trees, traffic access and servicing will be examined and mitigated.

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

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

## **CONTACT**

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## **SIGNATURE**

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Raymond David, Acting Director  
Community Planning, Toronto and East York District

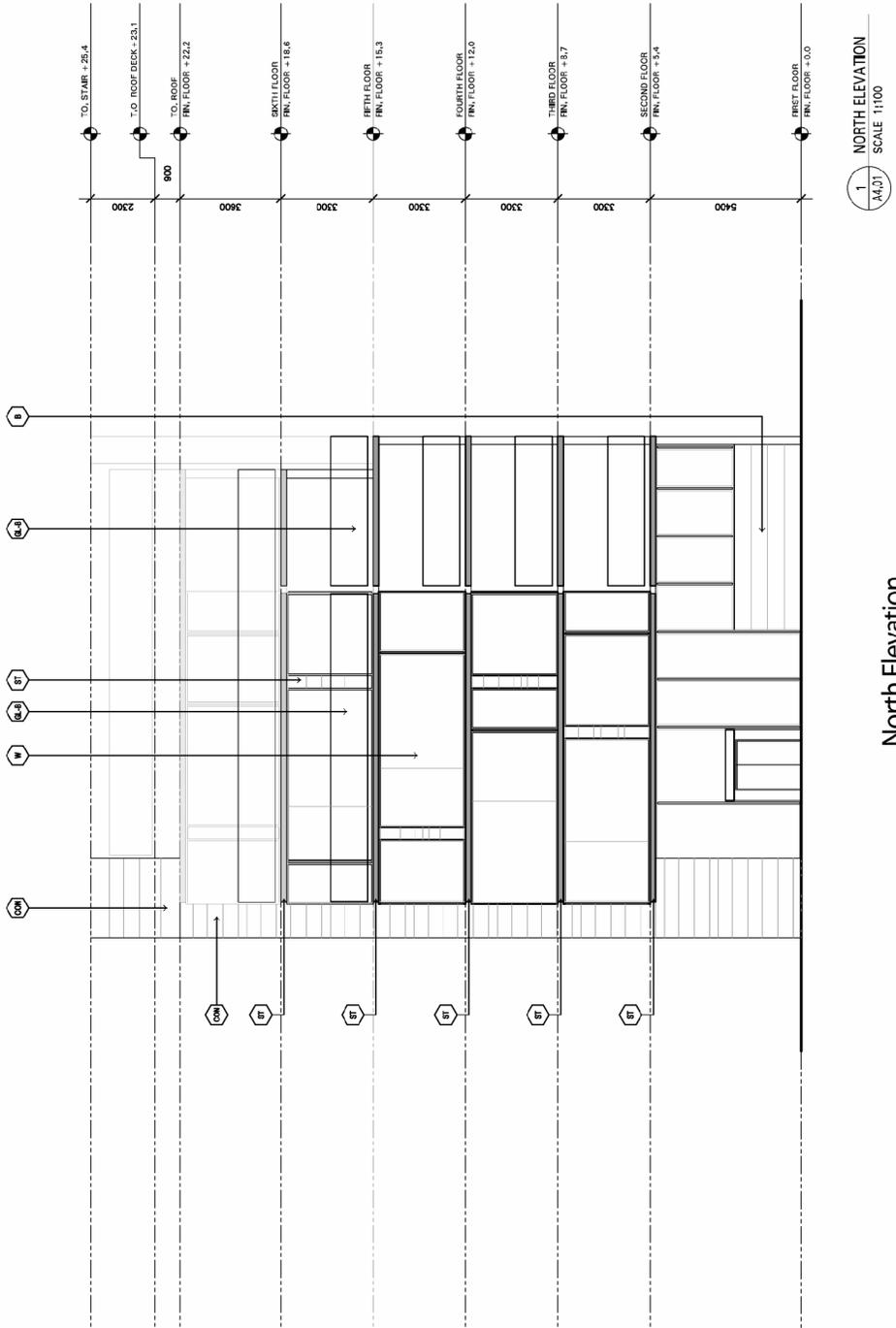
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## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: North Elevation
- Attachment 3: South Elevation
- Attachment 4: East Elevation
- Attachment 5: West Elevation
- Attachment 6: Zoning
- Attachment 7: Application Data Sheet



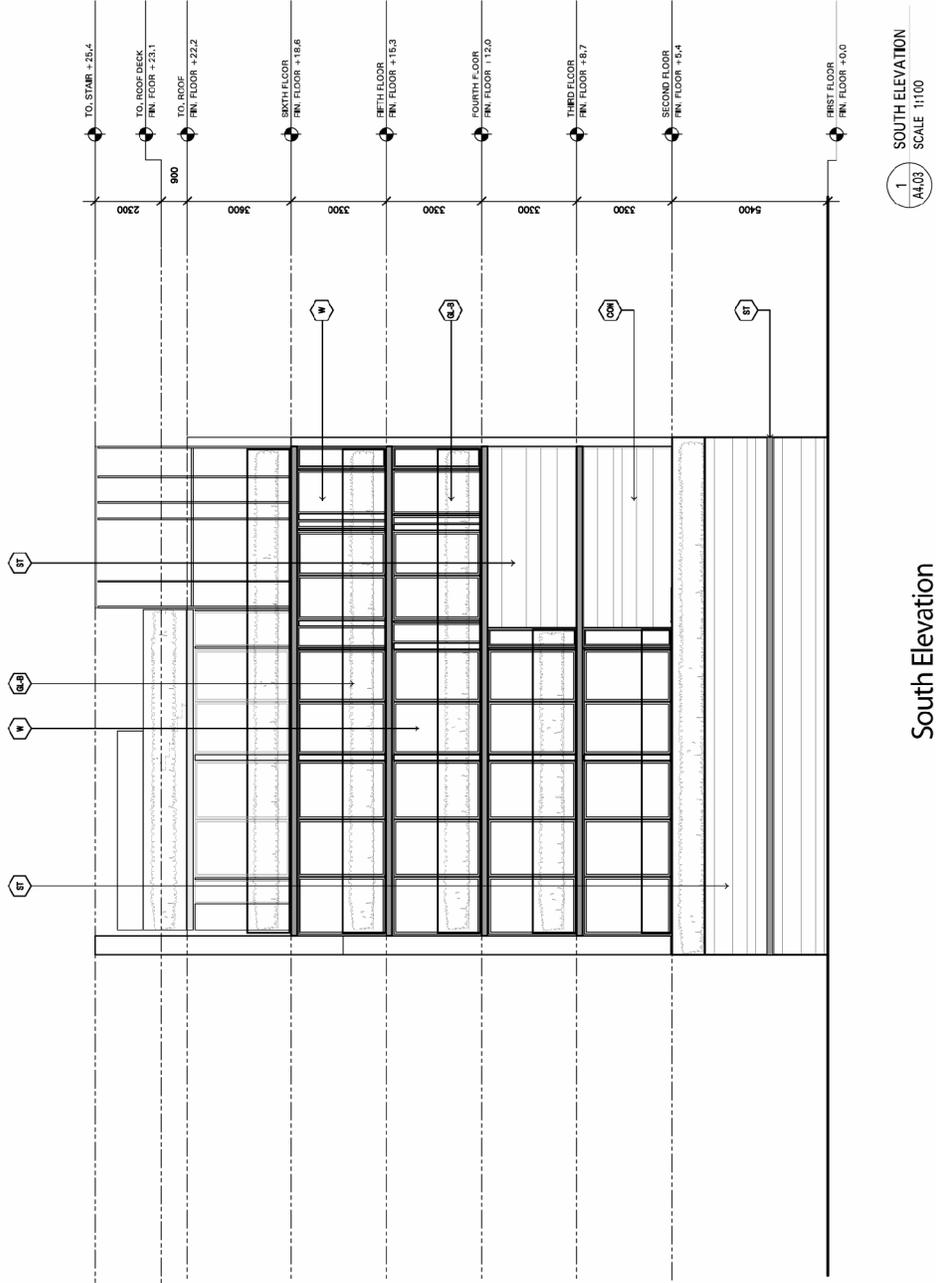
# Attachment 2: North Elevation



277 Davenport Road

File # 08\_159688

# Attachment 3: South Elevation



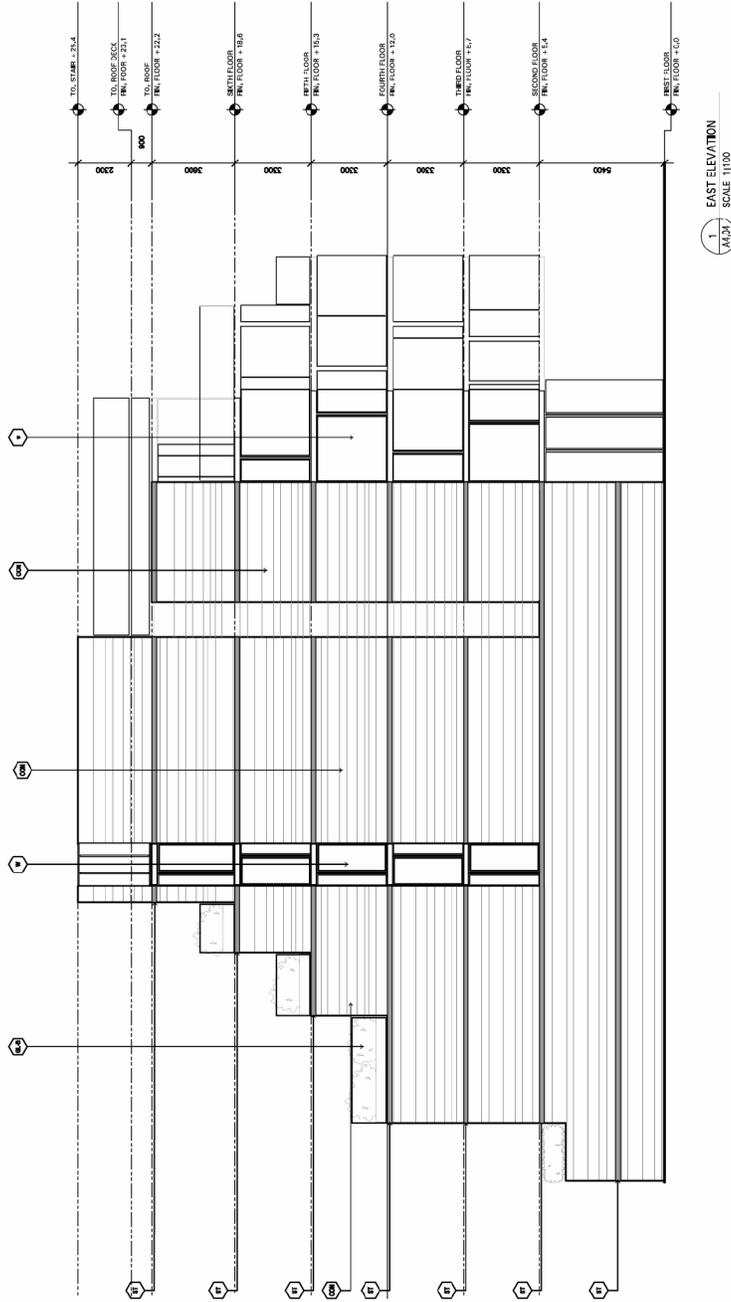
277 Davenport Road

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 06/05/08

File # 08\_159688

# Attachment 4: East Elevation



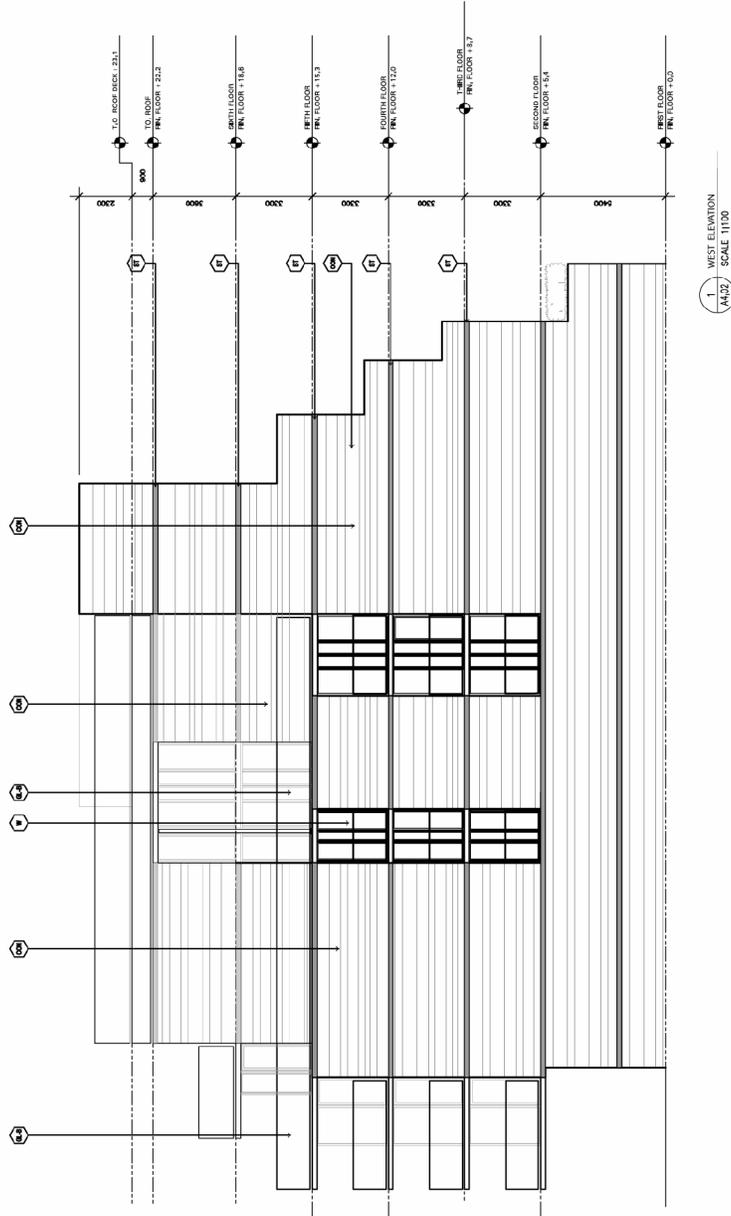
East Elevation

277 Davenport Road

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 06/05/08

File # 08\_159688

# Attachment 5: West Elevation



West Elevation

277 Davenport Road

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 06/05/08

File # 08\_159688



## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	08 159688 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 16, 2008

Municipal Address: 277 DAVENPORT RD  
 Location Description: PL E695 LTS 14 & 15 \*\*GRID S2003  
 Project Description: Rezoning application for a new six storey condominium building with a retail component and parking at the ground floor and mezzanine level and eight residential units at floors two to six. Proposed overall height is 25.4 metres, 2840 square meters

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BURNAC ENTERPRISES INC.		HARIRI PONTARINI ARCHITECTS	BURNAC ENTERPRISES INC.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T2.0 C2.0 R1.5	Historical Status:
Height Limit (m):	14	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	673.3	Height:	Storeys:	6
Frontage (m):	19.36		Metres:	23.1
Depth (m):	37.27			
Total Ground Floor Area (sq. m):	516			<b>Total</b>
Total Residential GFA (sq. m):	2421		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	424		Loading Docks	0
Total GFA (sq. m):	2845			
Lot Coverage Ratio (%):	88			
Floor Space Index:	4.23			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	7
3 + Bedroom:	1
Total Units:	8

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2421	0
Retail GFA (sq. m):	136	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	288	0

**CONTACT: PLANNER NAME: Barry Brooks, Senior Planner**  
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