

**314, 320 and 326 Davenport Rd - Zoning Amendment  
Application - Preliminary Report**

<b>Date:</b>	August 1, 2013
<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>	13 191712 STE 20 OZ

**SUMMARY**

This application proposes to redevelop the site at 314 - 326 Davenport Road to construct a 10-storey, 39.15 metre (including the mechanical penthouse) mixed-use development. The proposed development includes 84 residential units, approximately 1,120 square metres of retail commercial space and 48 parking spaces in a 2-level underground parking garage. The proposed density is approximately 7.43 times the lot area.

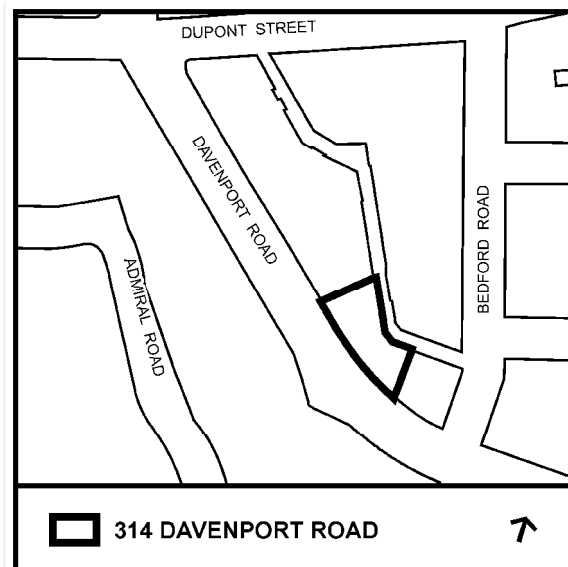
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Final Report is targeted for the second quarter of 2014 provided the applicant submits all required information in a timely manner.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 314, 320 and 326 Davenport Road 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.

## **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

A pre-application community consultation meeting was held by Councillor Vaughan on November 2, 2011. The proposal was presented by the owner's project architect and planner.

## **ISSUE BACKGROUND**

### **Proposal**

This is a rezoning application to permit the construction of a 10-storey mixed-use mid-rise building (Refer to Attachment 1: Ground Level Plan, and Attachments 2, 3, 4 and 5: Elevations).

The proposed height is 33.65 metres to the top of the main roof and 39.15 metres to the top of the mechanical penthouse. The overall density of the proposed is approximately 7.43 times the lot area. The development has a proposed gross floor area of approximately 8,230 square metres of residential space located on second to tenth floor and approximately 1,120 square of retail and restaurant space located on the main floor, mezzanine level and at the lower level. (Refer to Attachment 6: Application Date Sheet for the complete list of project statistics).

The applicant is proposing a total of 48 parking spaces (for 84 residential units) in a 2-level, underground parking garage. No visitor or commercial parking spaces are being proposed. Loading is being proposed from the rear laneway of 314- 326 Davenport Road, which is named Designers Walk Lane.

### **Site and Surrounding Area**

The site is located on the north side of Davenport Road, two properties west of Bedford Road. The site currently contains a 2.5 storey commercial/office building, currently being used as a showroom for the interior and fashion design industry.

The following uses abut the site:

North: 160-168 Bedford Road, Designer Walk 3, five-storey commercial/residential building, containing the Resource Centre, Le Paradis Bistro, and 8 condominium lofts (DW Lofts)

South: from east to west, 301, 303 and 305 Davenport Road, two and one half to three and one half storey converted commercial buildings, 321 Davenport Road, commercial building, two storeys, 323-325 Davenport Road, a residential double triplex, two and one half storeys

East: 310 Davenport Road, abutting the subject site, is a two-storey commercial/office building, Creative Custom Furnishings, 306 Davenport Road, further east, is a three storey, mixed-use residential/commercial building surrounded by an L-shaped surface parking area

West: 330-338 Davenport Road, located to the immediate west, is a four-storey residential building, and a number of converted commercial buildings ranging in height from two and half to three and half storeys, including 354 Davenport Road, Designer Walk Building 1

## **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 a *Mixed-Use Area* in the Official Plan's Land Use Plan (Map 18). Within the City's Urban Structure Map 2, the site is within the *Downtown and Central Waterfront Area*.

The policies in Chapter 3 of the Plan complement and support the City's growth strategy by integrating social, economic and environmental perspectives in decision-making to create an attractive City, with a strong economy and liveable communities.

The application will be evaluated using the built form policies of Section 3.1.2 of the Plan which address how the development improves the public realm, is organized to provide joint access and underground parking, and is massed to fit harmoniously into the planned context of the neighbourhood and the City. New development will be massed to define the edges of streets, parks and open spaces at good proportions. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas.

The *Mixed-Use Areas* designation applied to this site provides for a broad array of residential uses, offices, retail and services, institutional, entertainment, recreation and cultural activities as well as park and open spaces.

The application will be evaluated under Section 4.5 *Mixed-Use Areas*, Policy 2. The Development Criteria found in Policy 2, a)- k) will be applied in this review. City planning staff will be focusing specifically on development criteria policies 2. c) to 2 f) with respect to the massing and transition of the proposed building.

## **Zoning**

The site is zoned CR T2.0 C2.0 R1.5 pursuant to Zoning By-law 438-86, as amended and CR 2.0 (c2.0, r1.5) ss2 (x2357) by the new Zoning By-law 569-2013. These CR zoning classifications both permit a wide range of commercial and residential uses. The residential uses include: apartment buildings and townhouses and non-residential uses, include: retail, restaurants, offices, and personal service shops. The zoning permits a total overall density of 2.0 times the lot area. The maximum height permitted is 14 metres.

## **Site Plan Control**

The application is subject to site plan control. An application has not been submitted but is expected in the near future.

## **Tree Preservation**

The applicant has submitted a tree inventory, including plans for preservation. The applicant's tree plans are subject to revisions as may be required by commenting Divisions (including Urban Forestry).

## **Reasons for the Application**

The applicant is requesting amendments to By-laws 438-86 and 569-2013 to permit the proposed building height of 39.15 metres (to the top of the mechanical penthouse) and a density of approximately 7.43 times the lot area. Other areas of non-compliance (i.e. parking, setbacks, landscape open space) will be determined by Toronto Building through their zoning review of the application.

The proposed development's compliance with the Official Plan will be determined in the initial stages of the review of this application.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- architectural plans and landscape drawings;
- planning rationale report;
- transportation impact study and parking study;
- functional services report;
- stormwater management report
- Tree Survey;
- Shadow Study;
- Massing Study;
- green development standards checklist; and
- phase 1 environmental site assessment update.

A Notification of Incomplete Application issued on August 7, 2013 identifies the outstanding material required for a complete application submission as follows:

- Wind Study.

### **Issues to be Resolved**

Prior to submitting a Final Report to Toronto and East York Community Council, the following issues as well as any others which may be identified through the application review, agency circulation and public process will need to be reviewed and satisfactorily addressed by the applicant:

- The overall proposed height and density of the building and its relationship towards the adjacent mixed use properties on this section of Davenport Road;
- Front and rear setbacks related to the sidewalk width on Davenport Road as well as the abutting rear laneway;
- Wind impact on streetscape setbacks and balconies; and
- Overall built form and scale of the building base related to the character of the surrounding neighbourhood.

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**

Barry Brooks, Senior Planner  
Tel. No. (416) 392-1316  
Fax No. (416) 392-1330  
E-mail: bbrooks@toronto.ca

## **SIGNATURE**

---

Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

(p:\2013\Cluster B\pln\te20172247061.doc) - es

## **ATTACHMENTS**

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



## Attachment 2: South Elevation



---

### South Elevations

Applicant's Submitted Drawing

Not to Scale  
07/30/2013

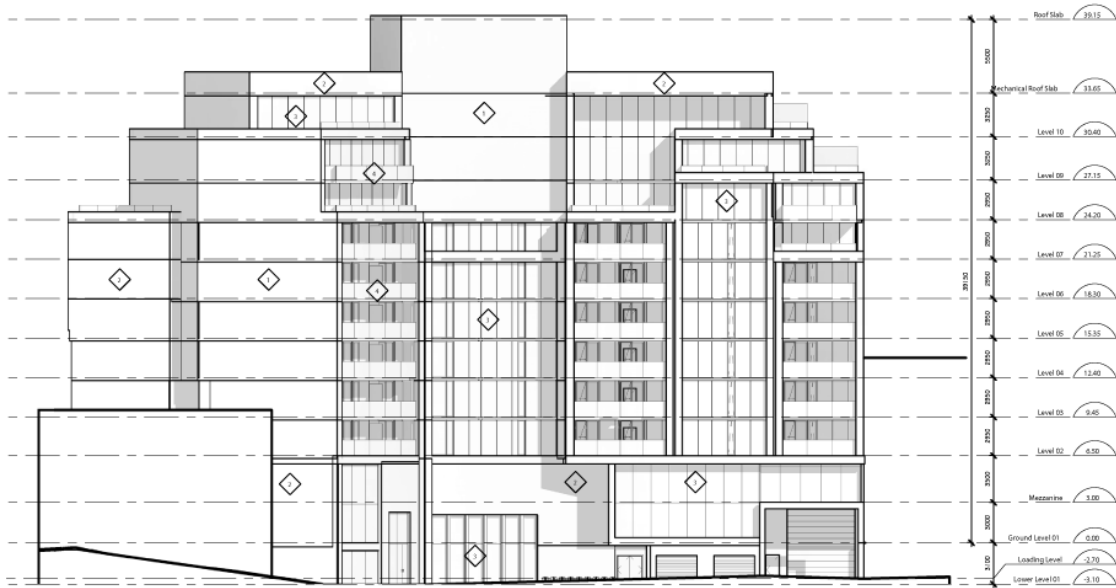
314 Davenport Road

File # 13\_191712

---



### Attachment 3: North Elevation

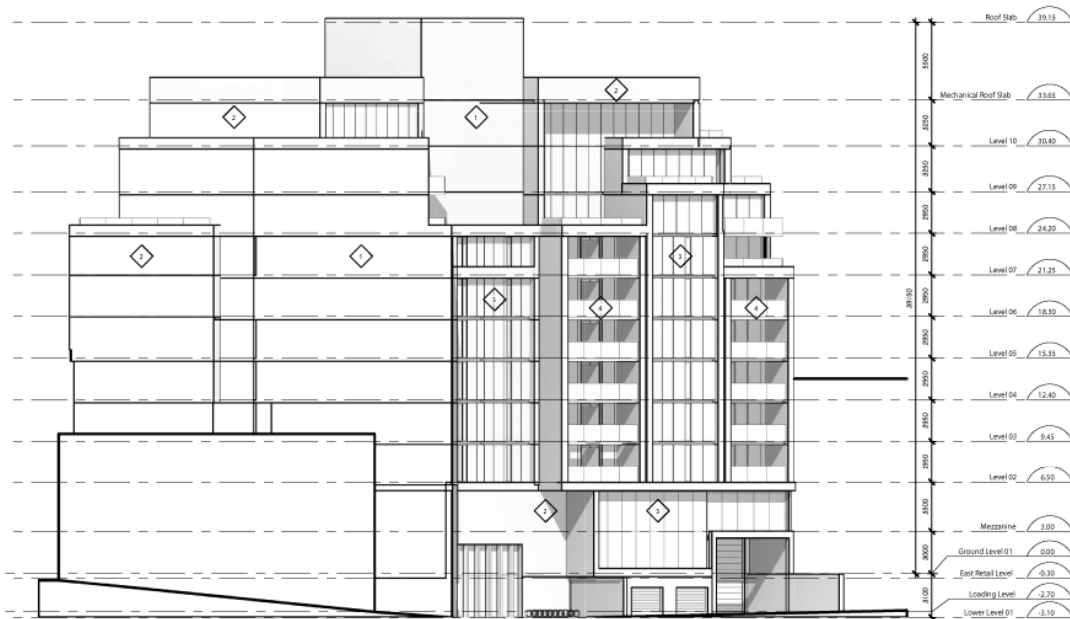


**North Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
07/30/2013

**314 Davenport Road**

File # 13\_191712

# Attachment4: East Elevation



## East Elevations

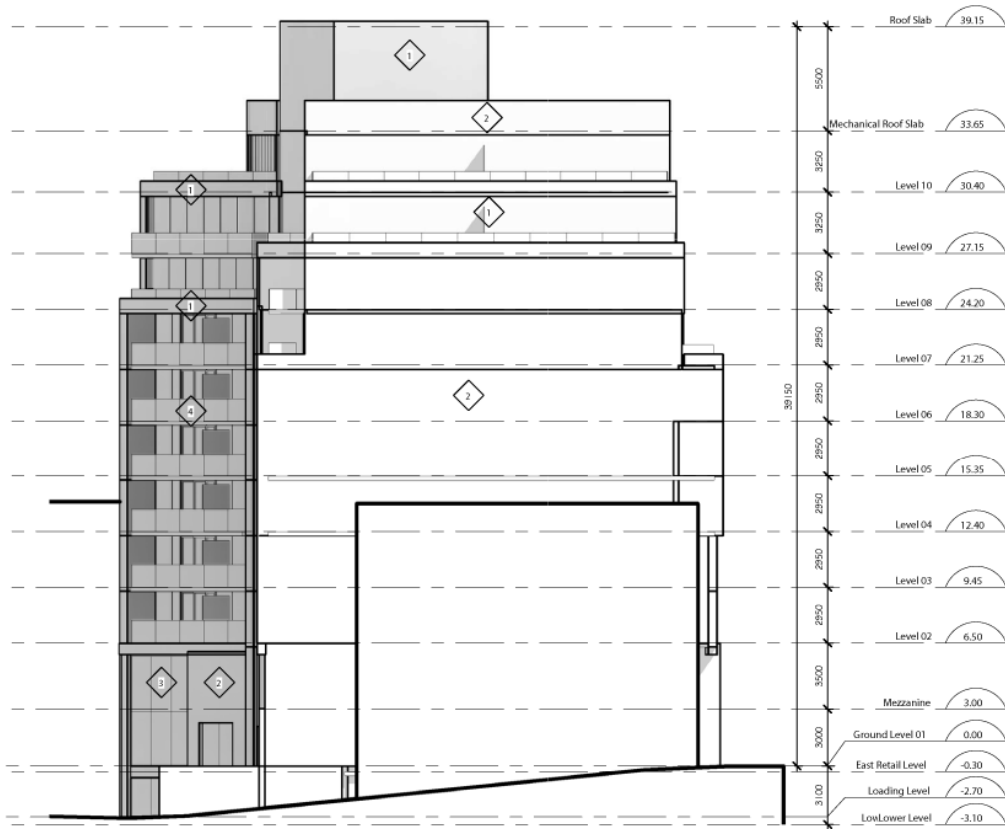
Applicant's Submitted Drawing

Not to Scale  
07/30/2013

314 Davenport Road

File # 13\_191712

## Attachment 5: West Elevation



### West Elevations

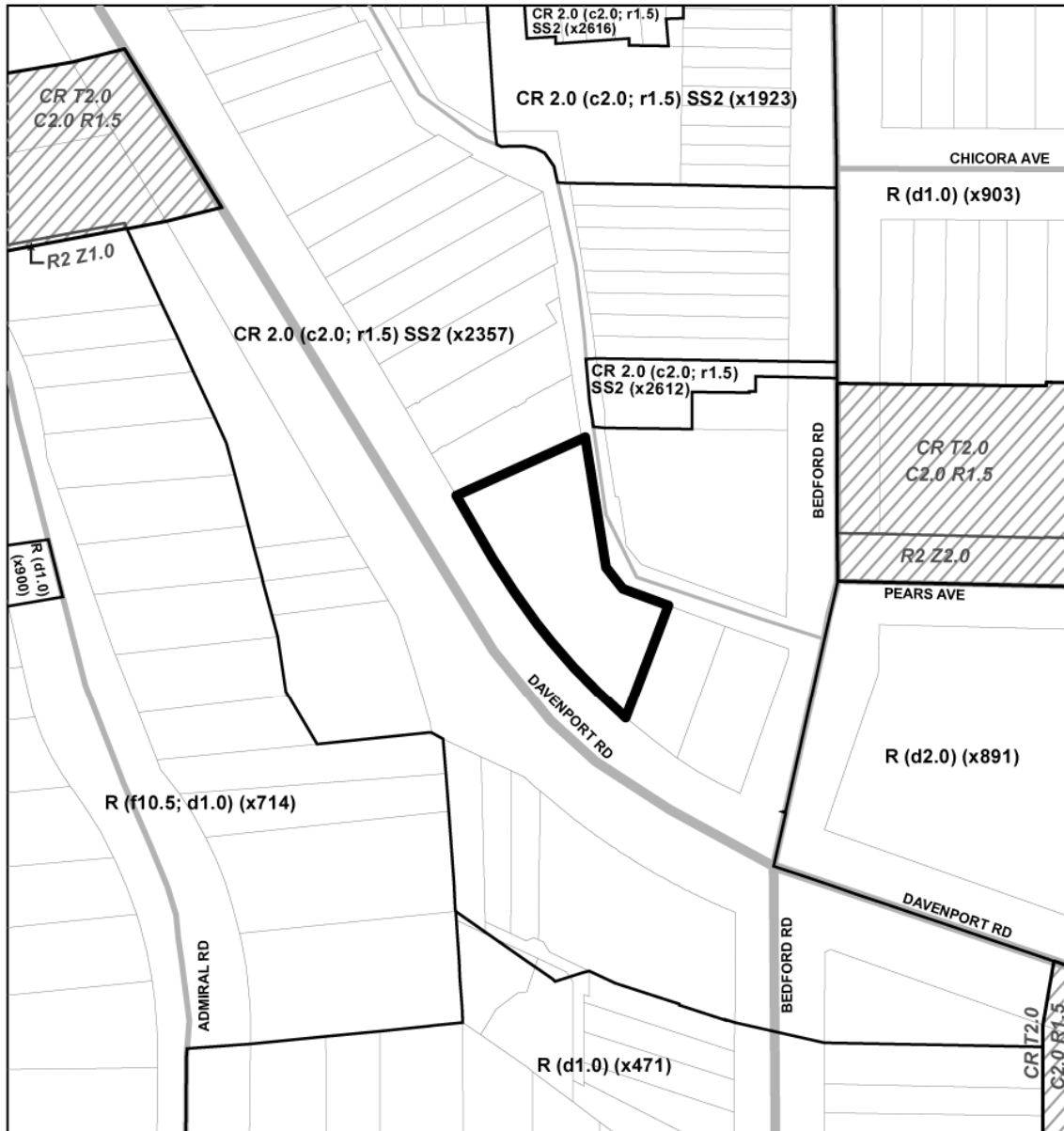
Applicant's Submitted Drawing

Not to Scale  
07/30/2013

### 314 Davenport Road

File # 13\_191712


## Attachment 6: Zoning




**TORONTO** City Planning  
**Zoning By-law 569-2013**

**314 Davenport Road**  
 File # 13 191712

 Location of Application  
 R Residential  
 CR Commercial Residential

 See Former City of Toronto Bylaw No. 438-86  
 R2 Residential District  
 CR Mixed-Use District

  
 Not to Scale  
 Extracted 08/30/2013

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 191712 STE 20 OZ
Details	Rezoning, Standard	Application Date:	June 20, 2013

Municipal Address: 314 DAVENPORT RD  
 Location Description: PLAN M535 LOT 3 TO 4 PT LOTS 1, 2 & 5 \*\*GRID S2003  
 Project Description: Rezoning application to permit the redevelopment of the lands for the purposes of a new mixed development consisting of a 10 storey building complete with 84 dwelling units, ground floor retail uses, and two levels of below grade parking containing 48 parking spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
AIRD & BERLIS LLP			DESIGNERS WALK INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	438-86; 569-2013
Zoning:	CR T2.0 C2.0 R1.5	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	

### PROJECT INFORMATION

Site Area (sq. m):	1260.35	Height:	Storeys:	10	
Frontage (m):	61.5		Metres:	39.15	
Depth (m):	28.4				
Total Ground Floor Area (sq. m):	807				<b>Total</b>
Total Residential GFA (sq. m):	8230		Parking Spaces:	48	
Total Non-Residential GFA (sq. m):	1119		Loading Docks	1	
Total GFA (sq. m):	1119				
Lot Coverage Ratio (%):	64				
Floor Space Index:	7.4				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	51
2 Bedroom:	29
3 + Bedroom:	4
Total Units:	84

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	8052	178	
Retail GFA (sq. m):	1003	116	
Office GFA (sq. m):	0	0	
Industrial GFA (sq. m):	0	0	
Institutional/Other GFA (sq. m):	0	0	

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Barry Brooks, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-1316</b>