

1030 Danforth Avenue - Zoning Amendment Application - Preliminary Report

Date:	April 9, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 29 – Toronto-Danforth
Reference Number:	15 120968 STE 29 OZ

SUMMARY

The application proposes to redevelop the property at 1030 Danforth Avenue with a new 8-storey mixed-use building. The proposed building will have 616 square metres of retail/commercial space at grade, 53 residential units, 42 car parking spaces and 62 bicycle parking spaces.

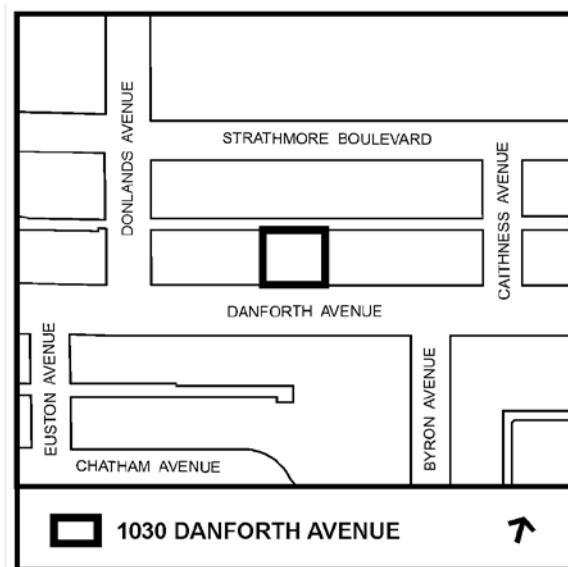
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Consultation meeting is anticipated to be held in the second quarter of 2015. The final report is targeted for the first quarter of 2016. The target date assumes that the applicant will provide 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 1030 Danforth Avenue 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 of 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 on April 2014, to identify planning issues and application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes a new 8-storey mixed-use building on the subject lands. The proposed building will have a height of 26 metres (excluding the roof top units/stair enclosure of approximately 2.5 metres), 616 square metres of retail/commercial space at grade and 53 residential units (4,558 square metres). The proposed building will have a total gross floor area of 5,174 square metres and a floor space index of 4.87 times the lot area.

Parking for 42 vehicles, including 3 visitor parking spaces and 7 spaces for the commercial use, will be provided in an underground garage with access off the public lane at the rear of the property. A loading area (type "G") for the collection of solid waste is located at the rear of the property.

The ground floor will be occupied by two retail/commercial units along Danforth Avenue, the entrance and lobby to the residential units. Electrical, mechanical and garbage storage rooms are also located at the back of the ground floor. The residential units are located on floors 2 to 8 and the roof is occupied by a mechanical penthouse and a green roof of approximately 134 square metres. An indoor amenity area of 106 square metres is located on the second floor at the back of the building. The outdoor amenity area of 84 square metres is contiguous to the indoor amenity area.

The ground floor of the proposed building is set back by 0.6 metres from the front property line along Danforth Avenue. Floors 2 to 6 extending to the front property line and floors 7 and 8 are stepped back by 2.5 metres. At the rear, the proposed building is set back approximately 6 metres from the rear property line and the upper floors are stepped back from the abutting residential area. The proposed building will be built to the east and west property lines.

For further statistical information, refer to the Application Data Sheet found on Attachment 7 of this report.

Site and Surrounding Area

The property is located on the north side of Danforth Avenue, between Donlands Avenue and Caithness Avenue. The Danforth Avenue Right-Of-Way width is 27 metres in this location. The property is currently occupied by a one-storey vehicle repair garage. The site, is approximately 32 metres deep, 33 metres wide, generally flat and has a public lane immediately north.

Land uses surrounding the site are as follows:

- North:** Immediately north of the subject property, between the public lane and Strathmore Boulevard, are two-storey houses, a one-storey Anglican Church building and a five-storey residential building.
- South:** On the south side of Danforth Avenue is a one-storey retail building, a two-storey employment centre operated by WoodGreen Community Services, a one-storey place of worship (Madinah Masjid), a surface parking lot with a truck rental facility, and a three storey mixed-use building.
- East:** Immediately east is a parking lot for the two-storey place of worship (Danforth Community Church), two to three-storey single and mixed use buildings further east.
- West:** Two to three storey single and mixed use buildings and the Donlands subway station are west of the site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014, provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities by accommodating a range and mix of uses; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 subject property is located within an *Avenue* on the Urban Structure Map (Map 2) and is designated as a *Mixed Use Area* (Map 20) in the City of Toronto Official Plan, which is consistent with the rest of the lands on Danforth Avenue. *Avenues* are “important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents”, according to Section 2.2.3 of the Plan.

The Official Plan also notes that not all *Avenues* are the same. "Each *Avenue* is different in terms of lot sizes and configurations, street width, existing uses, neighbouring uses, transit service and streetscape potential. There is no "one size fits all" program for reurbanizing the *Avenues*". The *Avenues* will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each *Avenue* will be established through an *Avenue Study*, resulting in appropriate zoning and/or design guidelines created in consultation with the local community. The Official Plan states that development in *Mixed Use Areas* on an *Avenue*, prior to an *Avenue Study* has the potential to set a precedent for the form and scale of reurbanization along the *Avenues*. In addition to the policies of the Plan for *Mixed Use Areas*, proponents of such proposals will also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

Policy 2.2.3 (b) states that the review of the segment will:

- include an assessment of the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire *Avenue* segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods* or *Apartment Neighbourhoods*;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Development applications on the *Avenues* prior to an *Avenue Study* are required to be accompanied by an *Avenue Segment Study*, which discusses the implications for the portion of the *Avenue* resulting from the proposed development and whether the proposed development would set a positive precedent for future development of the remainder of the *Avenue*.

The applicant has provided an Avenue Segment Study in support of the proposed development. The segment study area extends along Danforth Avenue, between Langford Avenue and Jones Avenue on the west, and Greenwood Avenue on the east. City staff will evaluate the segment study and discuss it with the community.

The *Mixed Use Area* designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale. The development criteria in “*Mixed Use Areas*” include, but are not limited to:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Toronto Official Plan is available on the City’s website at:
www.toronto.ca/planning/official_plan/introduction.htm

Avenues & Mid-rise Buildings Guidelines

Toronto City Council at its meeting of July 8, 2010 adopted the recommendations contained in the staff report prepared by City Planning entitled Avenues and Mid-Rise Buildings Study and Action Plan, with modifications. The main objective of this study is to encourage future intensification along Toronto's "Avenues" that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings.

The Avenues and Mid-rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan’s *Avenues* and *Neighbourhoods* policies, maintaining a balance between reurbanization and stability. The Performance Standards provide guidance pertaining to size, shape and quality of mid-rise buildings and are intended to implement Section 2.3.1 of the Official Plan. The Mid-rise Guidelines apply to this development.

Danforth Avenue Planning Study

In July 2014, City Council directed Planning staff to undertake a planning study of Danforth Avenue in two segments, from the Don River to Coxwell Avenue and from Coxwell Avenue to Victoria Park Avenue. The study will commence in the Fall of 2015. The subject property is located in the study area.

Zoning

The site is zoned Mixed Commercial residential (MCR T2.0 C2.0 R2.5) by the former City of Toronto Zoning By-law 438-86, as amended and Commercial Residential [CR 3.0 C2.0 R2.5] SS2(x2219)], by new City-wide Zoning By-law 569-2013, enacted by City Council on May 9, 2013 and currently under appeal to the Ontario Municipal Board. Both Zoning By-laws permit a wide range of commercial and residential uses with a maximum density of 3.0 times the lot area, of which a maximum of 2.0 times may be non-residential and a maximum of 2.5 times may be residential. The Zoning By-law permits a maximum building height of 14.0 metres on the site.

Site Plan Control

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

Reasons for the Application

A Zoning Amendment application is required to permit the height and density proposed by the applicant. The reasons for the application include but are not limited to:

- an increase in the permitted height from 14 to 26 metres;
- an increase in total density from 2.0 to 4.87 times the lot area.

Toronto Building staff are undertaking a full review to determine whether there are other areas where the proposal does not meet the Zoning By-law.

COMMENTS

Application Submission

The following plans and reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations and Sections
- Arborist Report/Tree Declaration
- Sun/Shadow Study
- Planning Rationale
- Avenue Segment Study
- Stormwater Management Report/ Grading and Servicing Plan
- Traffic Impact Study

- Draft Zoning By-law
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on March 24, 2015.

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.

Issues to be Resolved

Further processing of the application and a public consultation process are recommended. Planning staff will address the following in their review of the proposal:

1. Conformity with applicable Official Plan policies;
2. An assessment of the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity;
3. The issues to be examined in the Danforth Avenue Planning study will be considered in the review of this application;
4. Consistency with applicable mid rise performance standards;
5. The appropriateness of the proposed density;
6. The siting and massing of the proposed building and its relationship with adjacent properties;
7. The treatment of the ground floor of the building and its relationship to Danforth Avenue;
8. Adequacy of indoor and outdoor amenity space, including the location and size;
9. Amount of vehicular parking and its location;
10. Access and the location of bicycle parking;
11. Access and the location of loading on site;
12. Traffic impacts; and

13. Provision of landscaped open space.

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

CONTACT

Francis Kwashie, Planner
Tel. No. 416-392-1306
Fax No. 416-392-1330
E-mail: fkwashi@toronto.ca

SIGNATURE

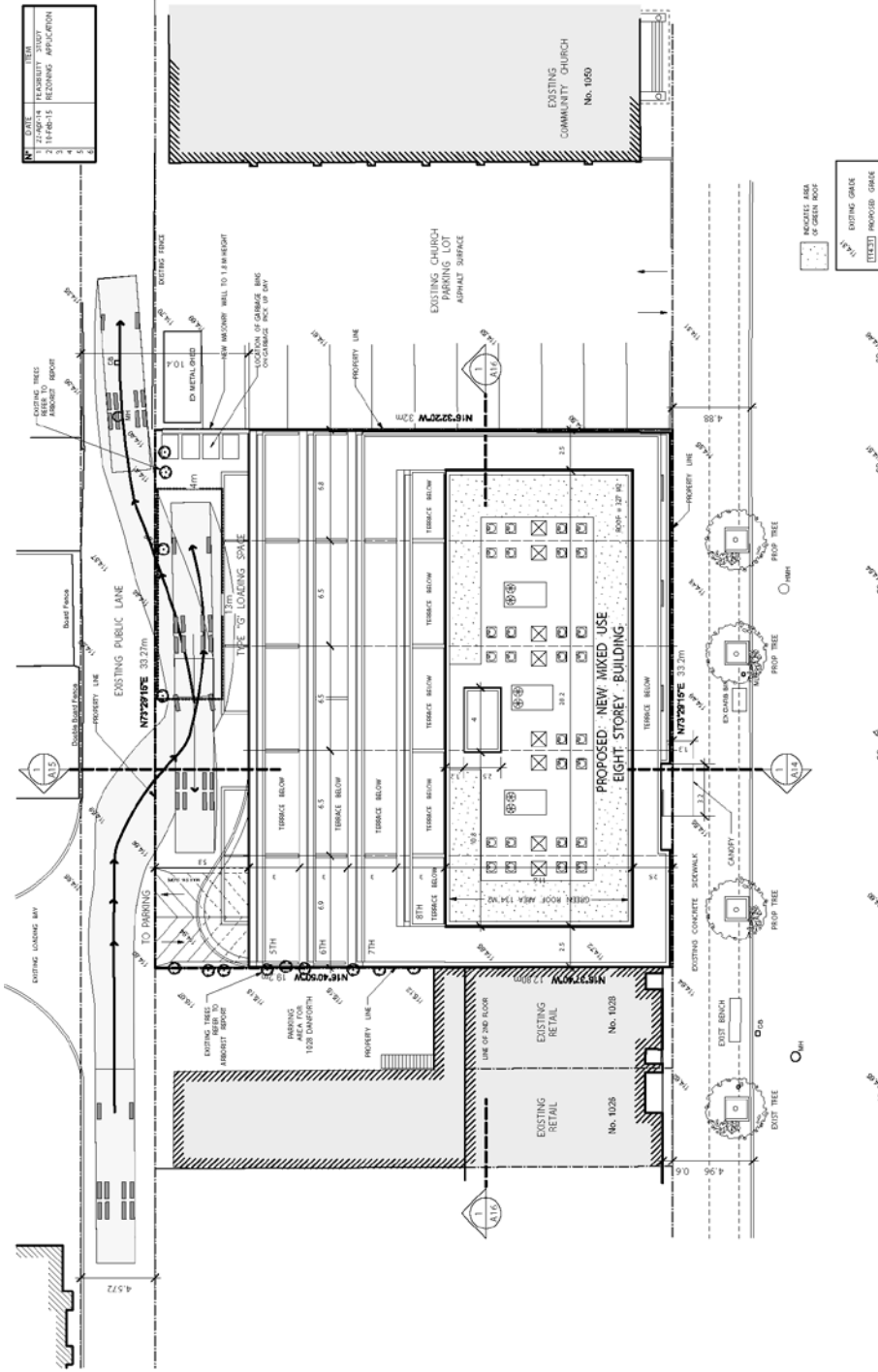
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



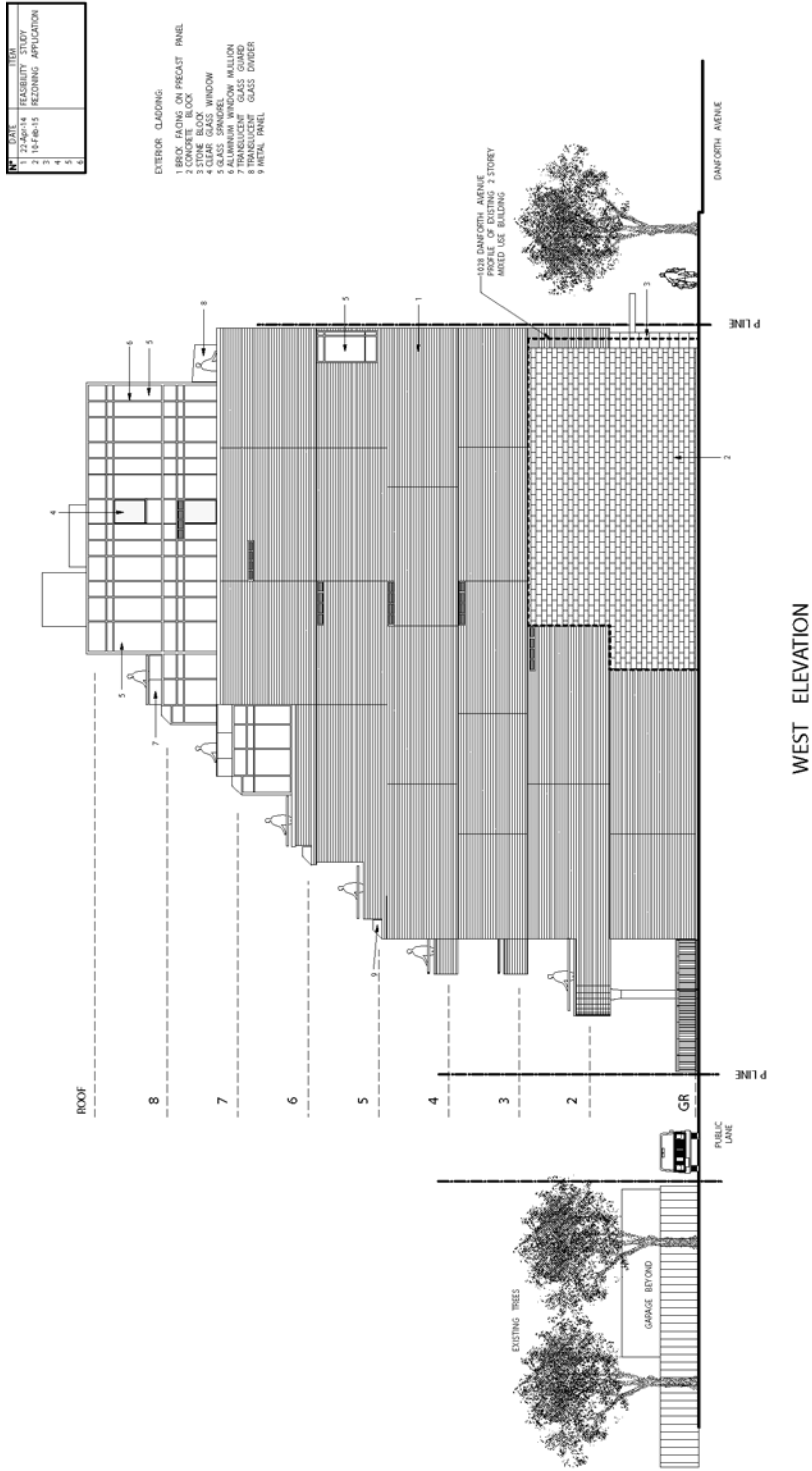
1030 Danforth Avenue

Site Plan
 Applicant's Submitted Drawing

File # 15_120968_STE 29.0Z

Not to Scale
 05/15/2014

Attachment 2: West Elevation



1030 Danforth Avenue

West Elevations

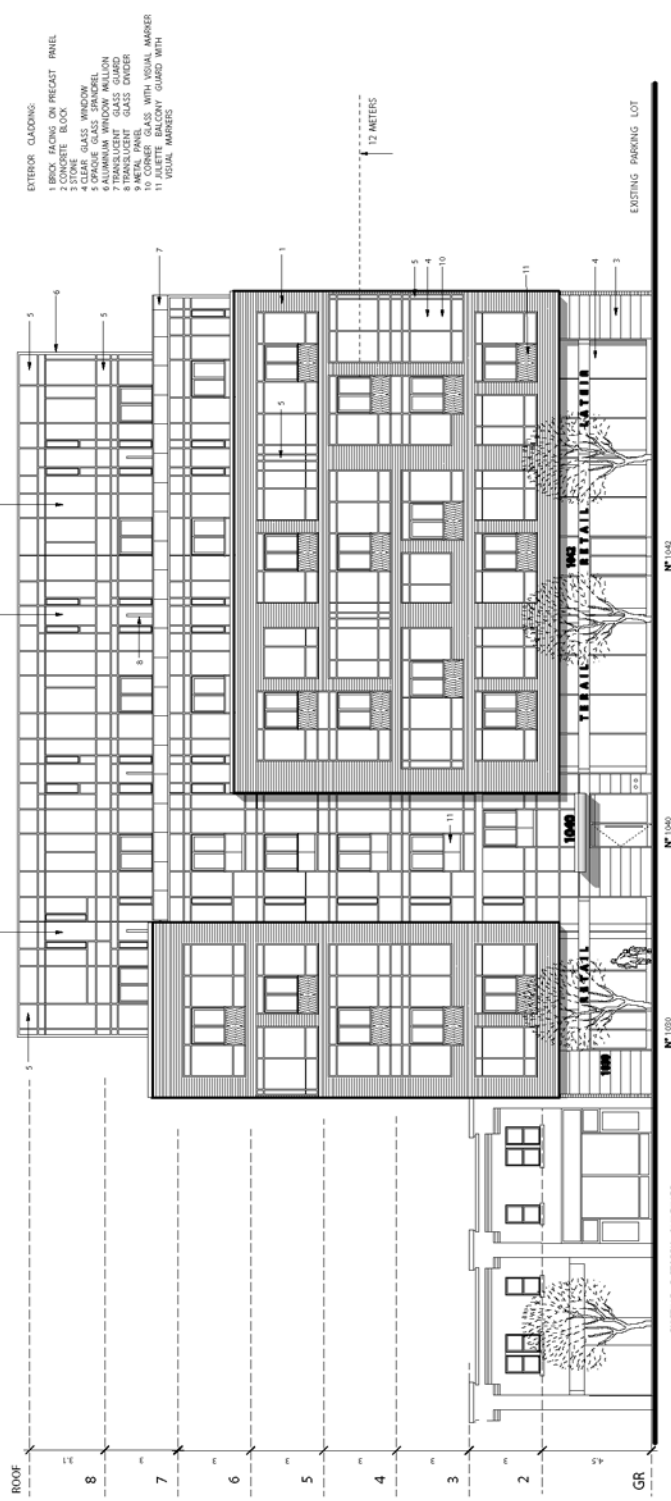
Applicant's Submitted Drawing

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05/15/2014

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Attachment 3: South Elevation

NO.	DATE	ITEM
1	22-Apr-14	FEASIBILITY STUDY
2	10-Feb-15	REVISION APPLICATION
3		
4		
5		



SOUTH ELEVATION - Facing Danforth Avenue

1030 Danforth Avenue

South Elevation

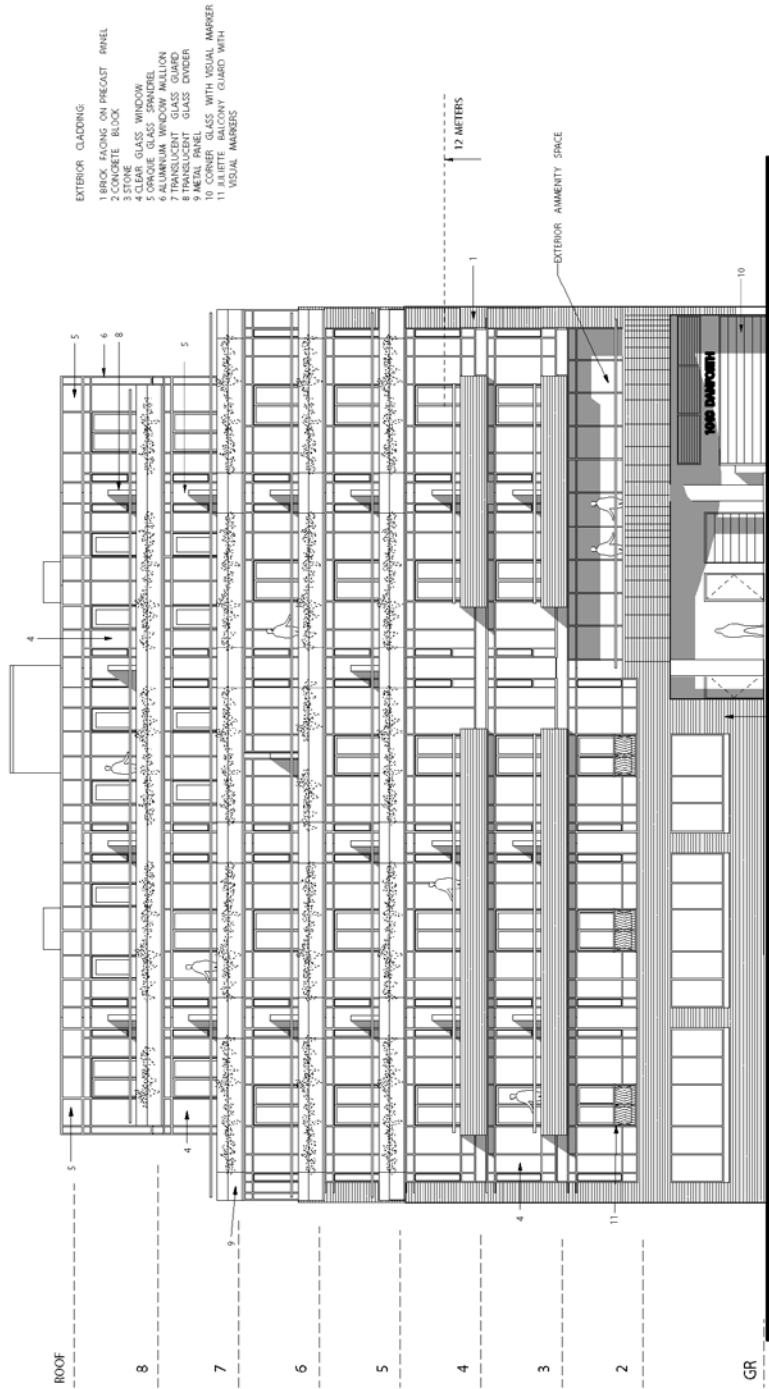
Applicant's Submitted Drawing

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05/15/2014

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Attachment 4: North Elevation

NO.	DATE	ITEM
1	22-AP-14	FEASIBILITY STUDY
2	10-FEB-15	REVISION APPLICATION
3		
4		
5		
6		



NORTH ELEVATION Facing Public Lane

North Elevation

Applicant's Submitted Drawing

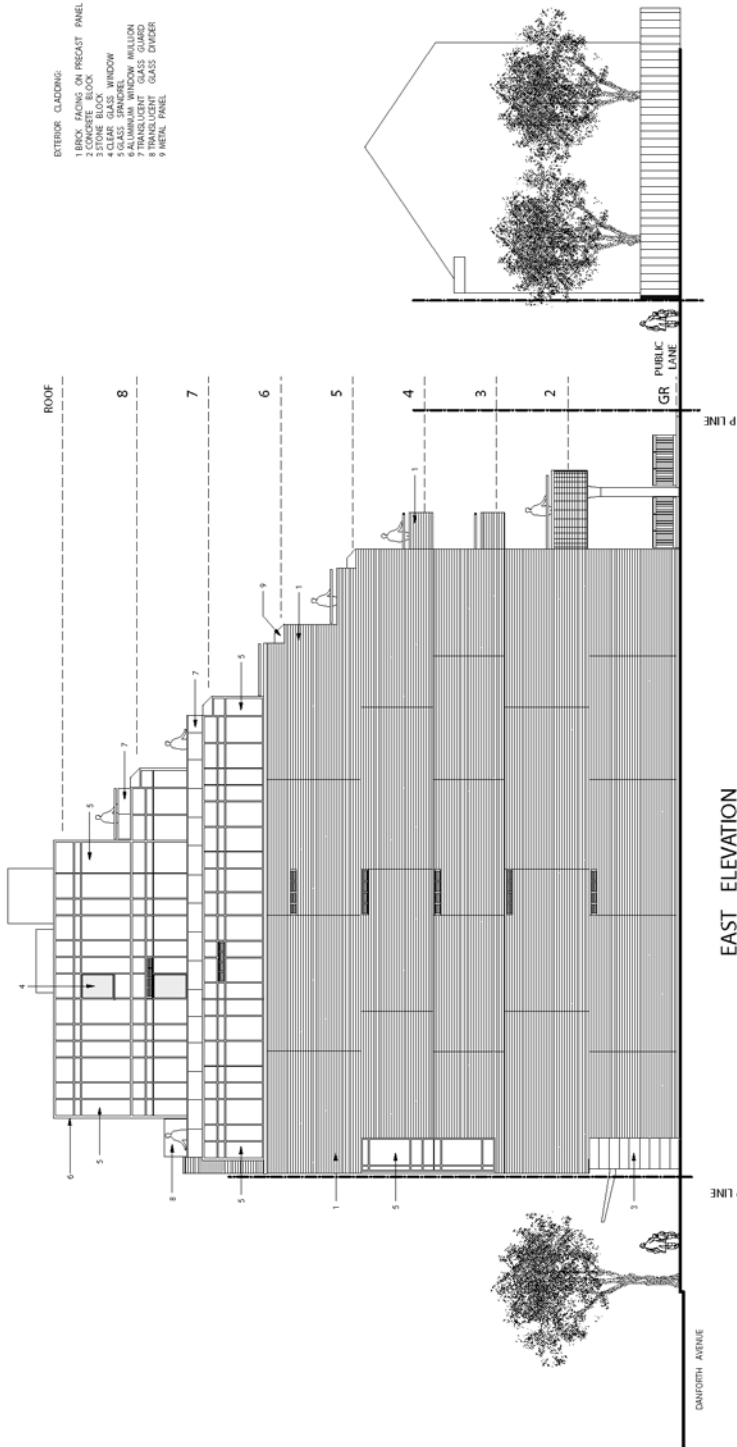
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1030 Danforth Avenue

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Attachment 5: East Elevation

NO.	DATE	ITEM
1	22-APR-14	FEASIBILITY STUDY
2	19-FEB-15	REZONING APPLICATION
3		
4		
5		



1030 Danforth Avenue

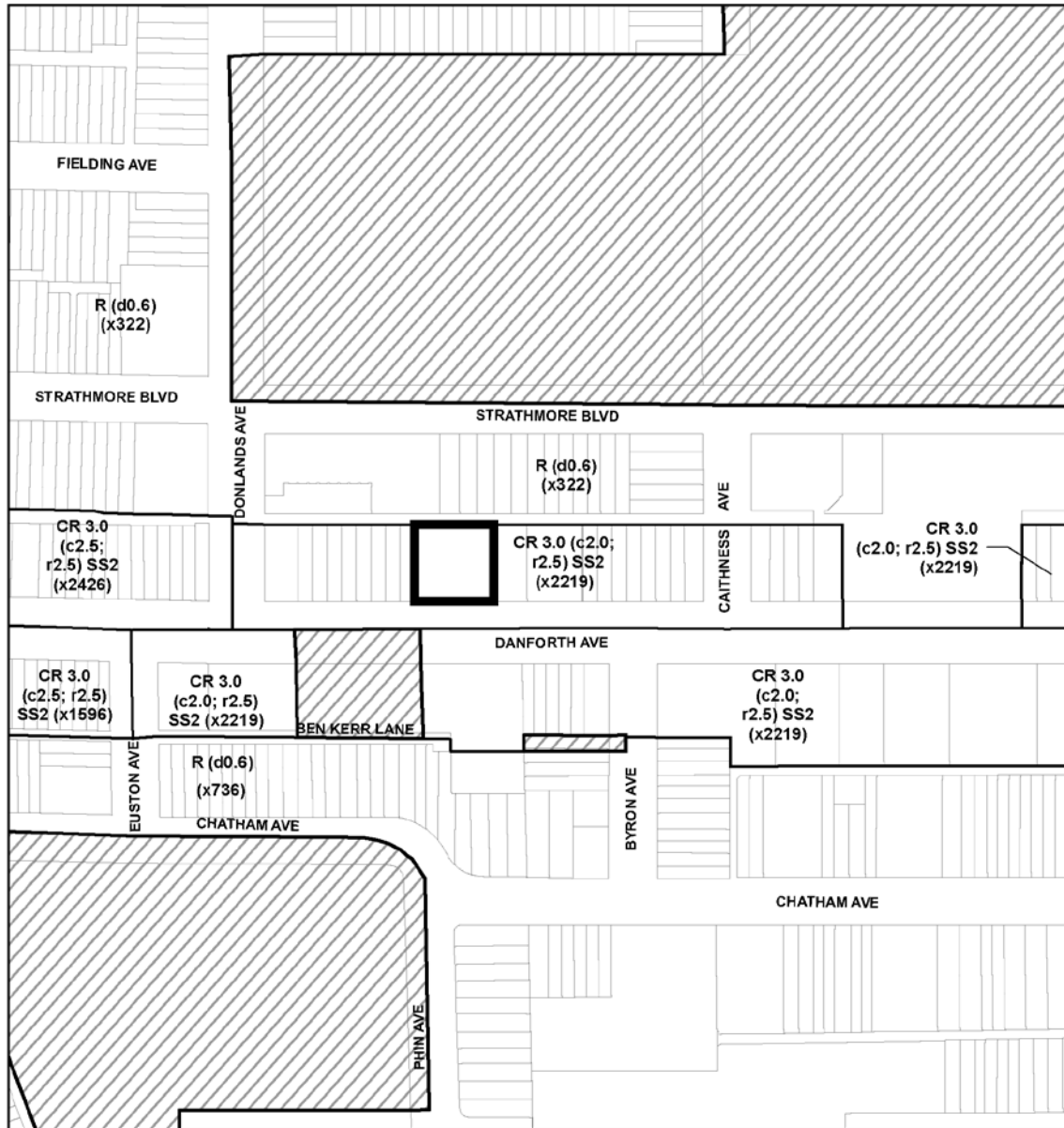
East Elevation

Applicant's Submitted Drawing

Not to Scale
05/15/2014

File # 15_120968_STE 29 0Z

Attachment 6: Zoning



Zoning By-law 569-2013

1030 Danforth Avenue

File # 15 120968 STE29 0Z



Location of Application



See Former City of Toronto Bylaw No. 438-86

R

Residential

CR

Commercial Residential

MCR

Mixed-Use District

R2

Residential District



Not to Scale
Extracted: 03/18/2015

Attachment 7: Application Data Sheet

Application Type Rezoning Application Number: 15 120968 STE 29 OZ
 Details Rezoning, Standard Application Date: February 24, 2015
 Municipal Address: 1030 DANFORTH AVE
 Location Description: PLAN 551 LOT 12 TO 16 PT LOT 11 PT LOT 1 **GRID S2908
 Project Description: Proposed development of an 8-storey mixed-use building comprising residential uses and retail uses at grade. The proposed development consists of 53 residential units and 616.3 square metres of non-residential gross floor area for a total gross floor area of 5,174.7 square metres and a density of 4.87. A total of 42 vehicular parking spaces are proposed.

Applicant: Bernard H. Watt Architect **Agent:** Bernard H. Watt Architect **Architect:** Bernard H. Watt Architect **Owner:** Toronto Honda Automobile

PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: No
 Zoning: CR 3.0 (c2.0; r2.5) SS2 (x2219) Historical Status: No
 Height Limit (m): 14 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m): 1,063 Height: Storeys: 8
 Frontage (m): 33.2 Metres: 26
 Depth (m): 32
 Total Ground Floor Area (sq. m): 774 **Total**
 Total Residential GFA (sq. m): 4,558.4 Parking Spaces: 42
 Total Non-Residential GFA (sq. m): 616.3 Loading Docks 1
 Total GFA (sq. m): 5,174.7
 Lot Coverage Ratio (%): 73
 Floor Space Index: 4.87

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4,558.4	0
Bachelor:	0	Retail GFA (sq. m):	616.3	0
1 Bedroom:	30	Office GFA (sq. m):	0	0
2 Bedroom:	19	Industrial GFA (sq. m):	0	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	0	0
Total Units:	53			

CONTACT: PLANNER NAME: Francis Kwashie, Planner
TELEPHONE: 416-392-1306