

342 – 346 Davenport Road – Zoning Amendment Application- Preliminary Report

Date:	January 28, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	15 238605 STE 20 OZ

SUMMARY

This application proposes a 10-storey, 40.5 metre high (excluding the mechanical penthouse) mixed-use building at 342-346 Davenport Road. The proposed development includes 35 residential units, approximately 771 metres of retail-commercial space and 57 parking spaces in a 4-level underground parking garage.

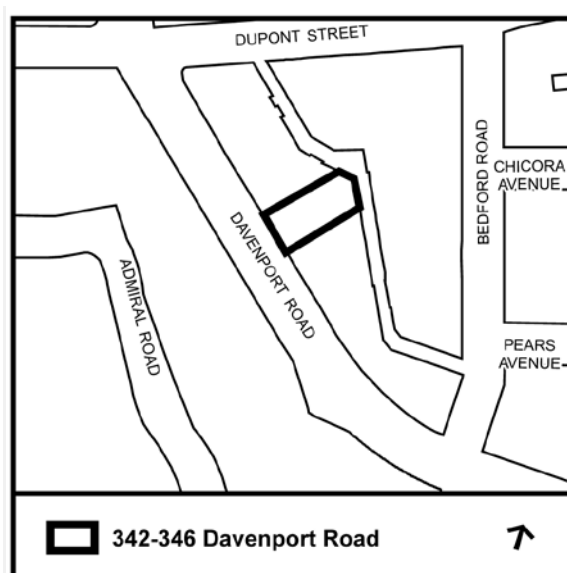
This report provides preliminary information on the application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Final Report is targeted for the third quarter of 2016 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 342 -346 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 of the Planning Act.
4. The application be reviewed concurrently with the preparation of the Davenport Triangle Urban Design and Built Form Review.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held June 12, 2015 with the applicant to discuss complete application submission requirements.

A post-application community consultation meeting was held on December 8, 2015 by the Ward Councillor to discuss the project and initial modifications to it. A number of concerns were raised at the meeting regarding building height, rear yard setbacks, shadow impact, development precedent, excessive number of residential parking spaces, impact of the proposed underground parking garage depth on the existing water table, safety issues related to increased laneway traffic and loading as well as the need for a construction management plan for the project to limit impacts on Davenport Road and Designer Walk Lane. It is anticipated that some of these concerns will be addressed in modifications to the application in the near future.

ISSUE BACKGROUND

Proposal

This is an application to amend the Zoning By-law to permit the construction of a 10-storey mixed-use building. (refer to Attachment 1: Site Plan and Attachments 2-5, Elevations and Attachment 6: Cross-Section).

The proposed height is 40.5 metres to the main roof and 45 metres to the top of the mechanical penthouse. The overall density of the proposed development is approximately 6.5 times the lot area. The proposed development has 6,281 square metres of residential space located on the second to tenth floors and approximately 771 square metres of retail space located on the main floor with a portion of the ground floor for a lobby/hallway for the residential units.

The applicant is proposing a total of 57 parking spaces for 35 residential units, in a 4-level, underground parking garage. No residential visitor or commercial parking spaces are being proposed. Access for parking is located off Designer Walk Lane. There is no loading area proposed for the building.

Site and Surrounding Area

The site is located on the northeast side of Davenport Road, between Bedford Road and Dupont Street. It is comprised of three properties at 342, 344 and 346 Davenport Road and has a total site area of 1,099 square metres. Its frontage along Davenport Road is 22.85 metres.

The site is generally rectangular in shape, with an average depth of approximately 44.75 metres. It is a through lot to Designer Walk Lane and has a V-shaped rear lot line at the laneway. Two vacant mixed-use buildings, a 2 ½-storey detached house and a 2 1/2- storey semi-detached mixed-use building are located on the site.

Uses and structures near the site include:

North: A 4-storey commercial building at 348 Davenport Road that has a blank wall facing south toward the proposed building. Further north at 350 Davenport Road is a 2 1/2-storey house converted to an office building. The property is subject to an application to the Committee of Adjustment for minor variances to permit an 8-storey residential building. Fronting on the northeast side of the Designer Walk Lane at 113 Dupont Street is a 3-storey building converted from 7 industrial loft unit to a 7-unit residential building. Further north is a vacant site (115 Dupont Street) which also fronts on Designer Walk Lane and is subject to a Site Plan Application for a 5-storey (19 metres) office building.

South: A 4-storey residential building immediately south of the site, on the east side of Davenport Road, at 330-338 Davenport Road, with rear access from Designer Walk Lane. Further south is a 2 ½-storey commercial/office building (Designer Walk 2) at 314-326 Davenport Road that is subject to a Zoning Amendment application for a 10-storey mixed-use building. Further south is a 2-storey commercial/office building at 310 Davenport and a 3-storey mixed-use building at 306 Davenport Road.

East: A 5-storey mixed commercial-residential building at 160-168 Bedford Road, fronting on the west side of Bedford Road, (Designer Walk 3) with 1 restaurant and 2 commercial units and 8 residential units. Further north at 170 Bedford Road, a 2 ½-storey commercial building (Designer Walk 4), and at 174 Bedford Road, is a 2 ½-storey commercial building, and then a row of townhouses at 178 to 224 Bedford Road. At the rear of 204-224 Bedford Road is 113 Dupont Street, a 3-storey, 7 unit industrial loft conversion, backing directly on to Designer Walk Lane.

West: A 1-storey car wash at 333 Davenport Road, fronting on the west side of Davenport Road. Further south, on the west side of the road is a pair of 2 ½-storey residential building at 323-325 Davenport Road, a 2-storey commercial building at 321 Davenport Road and three 2 1/2 to 3 1/2-storey converted building used for commercial/office purposes at 301-305 Davenport Road. At the

southwest corner of Davenport and Bedford Roads is a 3-storey residential conversion of the former Creed warehouse building.

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; 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 site is within the Downtown and Central Waterfront Area on the Urban Structure map (Map 2) of the Official Plan.

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 is to improve the public realm, be organized to provide access to the underground parking garage from the laneway, and be 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 site is designated *Mixed Use Areas* in the Official Plan. This designation 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 including the Development Criteria found in Policy 2, a) - k). 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 and 2 i) with respect to adequate parking supply for residents and visitors.

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, currently under appeal at the Ontario Municipal Board. Both Zoning By-law 569-2013 and the former City of Toronto Zoning By-law 438-86 apply to the site.

In Zoning By-law 569-2013, the site is zoned CR 2.0 (c2.0; r1.5) SS2 (x2357), with a height limit of 14.0 metres, and maximum density of 2 times the area of the lot.

In Zoning By-law 438-86, as amended, the site is zoned CR T2.0 C2.0 R1.5, which permits a wide range of commercial and residential uses. The residential uses include apartment buildings and townhouses. The non-residential uses include retail, restaurants, offices and personal service shops. The zoning permits an overall density of 2.0 times the lot area and a maximum building height of 14.0 metres.

Site Plan Control

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

Tall Building Design Guidelines

In May 2013, City Council adopted updated city-wide Tall Building Design Guidelines and directed Planning staff to use them in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for tall buildings to ensure they fit within their context and minimize their local impacts. The Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals.

This section of Davenport Road is not identified as a High Street on the High Street Map of the Downtown Vision and Supplementary Guidelines.

The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

Tree Preservation

The applicant has submitted a tree inventory, including plans for preservation and requests for removal. Three city-owned trees and one privately owned tree will require a permit for removal. The applicant's tree plans will be reviewed by Urban Forestry.

TOcore: Planning Toronto's Downtown

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies. A report back to Toronto and East York Community Council is targeted by the end of 2016 on the results of the second phase and the next steps on implementation. The issues considered under TOcore will inform the review of this application. The TOcore website is www.toronto.ca/tocore.

Davenport Triangle Urban Design and Built Form Review

On November 3 and 4, 2015, City Council requested the Director, Community Planning, Toronto and East York District to conduct a review of development on Davenport Road, between Dupont Street and Bedford Road, including all properties that back onto Designer's Walk Lane (the "Davenport Triangle"), including an inventory of current applications and current development pressure in the area, and work with the Director, Transportation Services to review the capacity of the Designer's Walk Lane in the context of current and future development proposals.

City Council also requested the Director of Community Planning to assess the applicable policy framework in the area and consider additional urban design and built form guidelines to be used to inform the review of current and future development proposals. Further, City Council requested the Director of Community Planning to report to the February 23, 2016 meeting of Toronto and East York Community Council on the status of this work.

Planning staff, in consultation with Transportation Services staff, will develop a work program for the Davenport Triangle review as requested by City Council and expect to report back in 2017. Due to work programming resource constraints and development pressures in the Davenport Triangle, staff will continue to meet with the ward Councillor, local residents' association and applicants to review plans and development proposals while the review is underway. The Davenport Triangle Urban Design and Built Form

review process will assist in informing the recommendations for further modifications to 342 to 346 Davenport Road proposal.

A website has been created with information related to the review and development applications. The link is below:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=5cfb49a8f1de0510VgnVCM10000071d60f89RCRD&vgnextchannel=4b4452cc66061410VgnVCM10000071d60f89RCRD>

Reasons for the Application

The applicant is requesting amendments to By-law 569-2013, as well as By-law 438-86, as amended, to permit the proposed building height of approximately 45 metres and density of 6.5 times the area of the lot. Other areas of non-compliance (include visitor parking spaces, loading spaces, bicycle parking spaces, lack of amenity space, proposed front wall building platforms located too close to grade, front wall setback and penetration of the street right-of-way front angular plane as determined by Toronto Building through its review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans including Landscape Plan and Survey
- Tree Protection Plan
- Arborist Report
- Sun/Shadow Study
- Planning and Urban Design Rationale Report
- Draft Zoning By-law Amendment (By-law 569-2013)
- Pedestrian Wind Study
- Toronto Green Standard Checklist
- Traffic Impact, Parking and Loading Study
- Stormwater Management and Service Report
- Waste Management Report

- 3D computer Generated Model

A Notification of Complete Application was issued on November 18, 2015.

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:

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan policies, including the Built Form policies and development criteria for Mixed-Use Areas;
- Total height and scale of the proposed building;
- Need for increase in all building setbacks and step backs;
- Need for greater indoor and outdoor amenity space;
- Impact on the adjacent mixed-use residentially converted industrial building units and residentially occupied townhouses on the west side of Bedford Road;
- Impact on streetscape character along Davenport Road;
- Impact on the traffic and loading operation of the existing Designer Walk Lane and Davenport Road;
- Impact on the unique character and amenity of the 'Davenport Triangle' bounded by Davenport Road, Dupont Street and Bedford Road;
- Need for Type 'G' and 'B' loading spaces based on the number of dwelling units and retail space.

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

Section 37

Section 37 of the Planning Act allows the City to grant a height and / or density increase that is greater than what the zoning by-law would otherwise permit in return for community benefits. The proposed gross floor area is 7,052 square metres. Notwithstanding the size of the proposal, the Official Plan policies do allow for the use of Section 37 when agreed upon by the owner.

The details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

Toronto Green Standards

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.

CONTACT

Barry Brooks, Senior Planner
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SIGNATURE

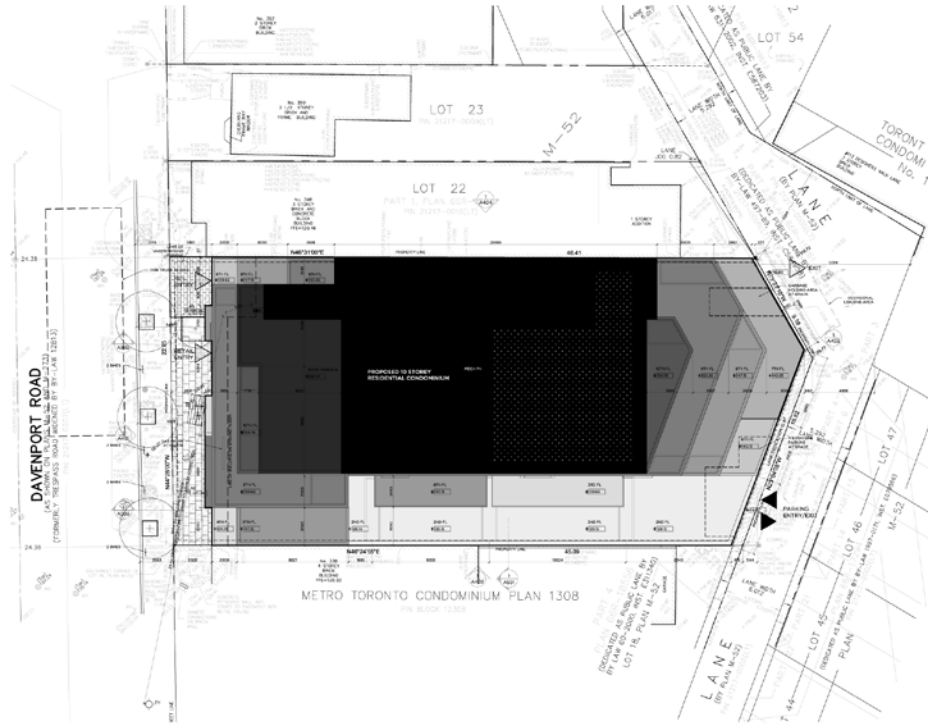
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
11/26/15



342-346 Davenport Road

File # 15 238605 STE 20 02

Attachment 2: Elevation



Attachment 3: Elevation



Elevations

Applicant's Submitted Drawing

Not to Scale
11/26/15

342-346 Davenport Road

File # 15 238605 STE 20 0Z

Attachment 4: Elevation



Elevations

Applicant's Submitted Drawing

Not to Scale
11/26/15

342-346 Davenport Road

File # 15 238605 STE 20 02

Attachment 5: Cross Section



Cross-Section

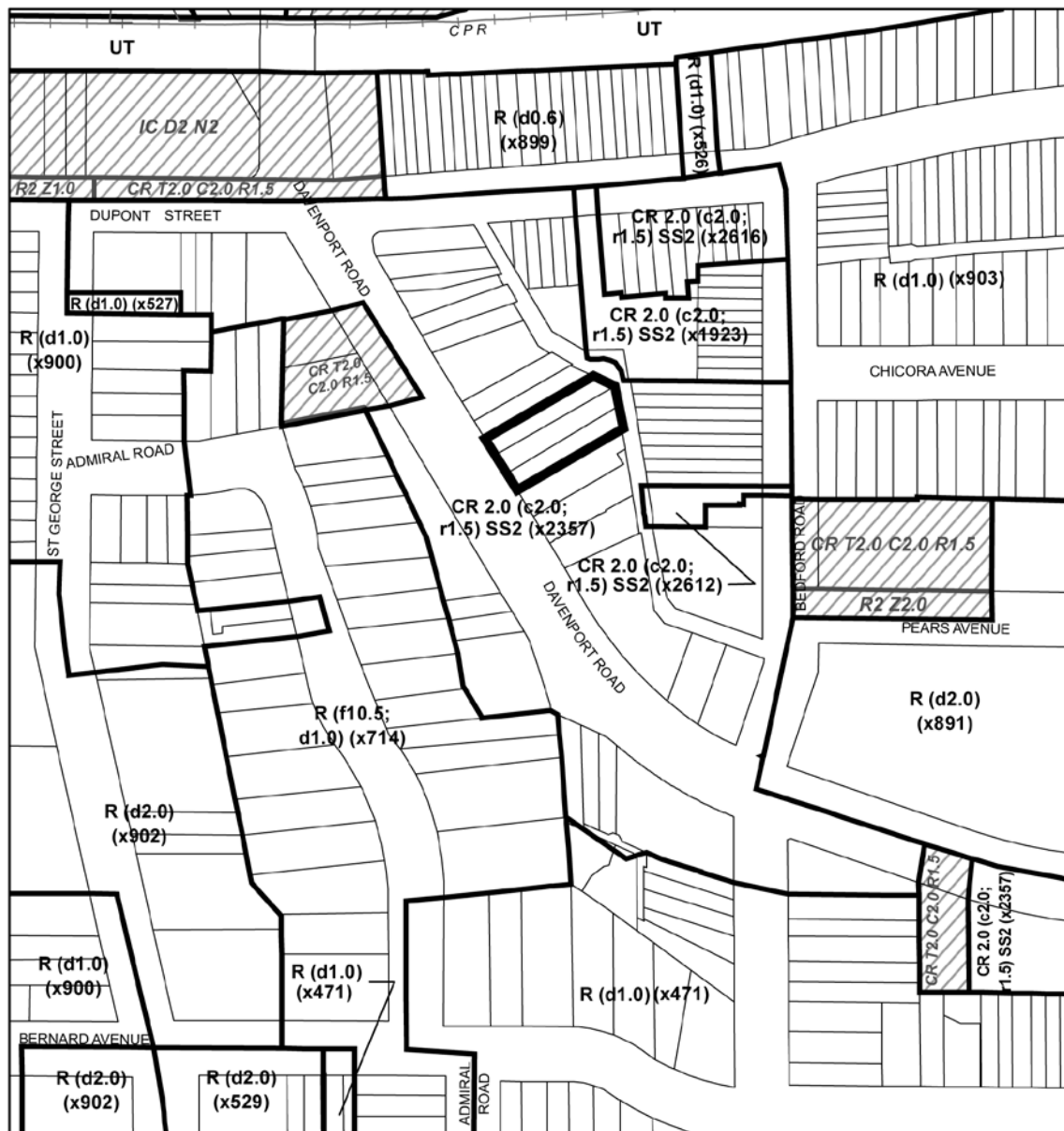
Applicant's Submitted Drawing

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342-346 Davenport Road

File # 15 238605 STE 20 02

Attachment 6: Zoning



Zoning By-Law No. 569-2013

342-346 Davenport Road

File # 15 238605 STE 20 02



R Residential
CR Commercial Residential

EL Employment Light Industrial
UT Utility and Transportation



See Former City of Toronto By-Law No. 438-86

R2 Residential District
CR Mixed-Use District
I1 Industrial District
IC Industrial District



Not to Scale
Extracted: 11/25/2015

Attachment 7: Applicant Data Sheet

Application Type	Rezoning	Application Number:	15 238605 STE 20 OZ
Details	Rezoning, Standard	Application Date:	October 16, 2015
Municipal Address:	342 DAVENPORT RD		
Location Description:	PLAN M52 LOT 19 **GRID S2003		
Project Description:	A 10-storey mixed-use building consisting of 35 residential units (2 one-bedroom, 31 two-bedroom, 2 three-bedroom) with a total residential gfa of 6,281 square metres, and 771 square metres of commercial retail space on the ground floor. A total of 57 parking spaces are proposed in a below grade garage.		

Applicant:	Agent:	Architect:	Owner:
346 DAVENPORT (YORKVILLE) DEVELOPMENTS LIMITED		RAW DESIGN	346 DAVENPORT (YORKVILLE) DEVELOPMENTS LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	No
Zoning:	CR 2.0 (c2.0; r1.5) SS2 (x2357)	Historical Status:	No
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1099	Height:	Storeys:	10
Frontage (m):	22.85		Metres:	45
Depth (m):	46.41			
Total Ground Floor Area (sq. m):	970			Total
Total Residential GFA (sq. m):	6281		Parking Spaces:	57
Total Non-Residential GFA (sq. m):	771		Loading Docks	0
Total GFA (sq. m):	7052			
Lot Coverage Ratio (%):	88			
Floor Space Index:	6.4			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	2
2 Bedroom:	31
3 + Bedroom:	2
Total Units:	35

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	6281		0
Retail GFA (sq. m):	771		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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