

**321 Davenport Road - Zoning Amendment Application - Preliminary Report**

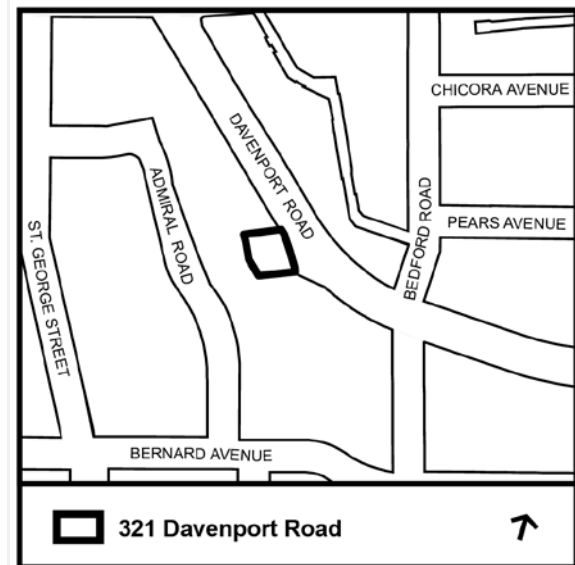
<b>Date:</b>	October 19, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	16 145386 STE 20 OZ

**SUMMARY**

This application proposes an 8-storey (29.4 metres, excluding mechanical penthouse) residential building at 321 Davenport Road. The proposed development includes 21 units within 4,121 square metres of residential gross floor area. A total of 31 vehicular parking spaces will be provided in a two-level parking garage located at the ground floor and basement.

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 Final Report is targeted for the second quarter of 2017 provided the applicant submits 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 for the lands at 321 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.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

Initial pre-application consultation meetings were held with staff on August 7, 2013 and November 26, 2013 to discuss the proposal and complete application submission requirements. There was no further contact until 2015, when meetings were held with the Ward Councillor and the Annex Residents' Association to review the project design. Three additional meetings were held in 2016 with staff and the Ward Councillor to discuss revisions to the proposal. A number of concerns were raised at these meetings regarding the proposed building height, adequacy of the front building setbacks, as well as overlook and shadow impacts onto the adjacent neighbourhood. It is anticipated that some of these concerns will be addressed in revisions to the application through the review process based on discussions with the applicant.

## **ISSUE BACKGROUND**

### **Proposal**

This application is a Zoning By-law amendment to permit a new 8-storey (32.8 metres, including 3.45-metre mechanical penthouse) residential building with 21 units and a total gross floor area of 4,121 square metres. The overall density proposed is 4.79 times the area of the site (see Attachment No. 8: Application Data Sheet).

The proposed building is situated on a lot that is generally rectangular in shape, with a somewhat irregular west lot line, and an east lot line which curves along the Davenport Road frontage. The building footprint is largely configured to follow the property lines (see Attachment No. 1 – Site Plan). The ground floor is set back 0.9 metres to 1.7 metres from the east (front) lot line along Davenport Road, 1.2 metres from the north and south lot lines, and 0.375 metres to 2.5 metres from the west (rear) lot line.

Along Davenport Road, a 7-storey streetwall is proposed, which curves along the property line and cantilevers 0.6 metres over the ground floor. A setback of 3.4 metres is proposed at the

eighth floor. At the rear of the building, the west façade includes a 7.4 metre stepback above the ground floor. A 0.9 metre setback is provided above the seventh floor, with an additional 3.9 metre stepback above the eighth floor.

The proposed balconies fronting Davenport Road are recessed on the third to sixth floors, while balconies on the rear façade will project beyond the building face on the third to seventh floors. The roof will contain private rooftop terraces for the residential units located at the eighth floor.

The proposed residential unit breakdown includes 8 one-bedroom and one-bedroom plus den units, and 13 two-bedroom and two-bedroom plus den units.

The residential lobby is located on the ground floor in the east portion of the site, with access directly from Davenport Road. The remainder of the ground floor consists of servicing rooms and parking. The application includes 55 square metres of indoor amenity space, which is proposed as a gym at the basement level. No outdoor amenity space is proposed.

The building includes 31 vehicular parking spaces (30 resident and 1 visitor) in a 2-level garage located at the ground floor and basement. To accommodate the proposed number of parking spaces, vertical parking stackers will be utilized. Access to the parking garage will be provided from Davenport Road near the south boundary of the site. A total of 27 bicycle parking spaces (24 resident and 3 visitor) is proposed, of which 24 spaces are in the basement and 3 spaces are at grade. The building will not include any on-site loading space.

## **Site and Surrounding Area**

The subject site is located on the west side of Davenport Road, just south of Dupont Street. The site is 859.8 square metres in area, with a frontage of approximately 32.2 metres along Davenport Road. Due to its irregular rear lot line, the depth of the site varies from 26.4 metres to 29.3 metres. The property currently contains a 2-storey commercial building with surface parking along the side lot lines.

Uses and structures near the site include:

North: is a 3-storey semi-detached dwelling at 323-325 Davenport Road, and a car wash in a one-storey building at 333 Davenport Road. Further north towards Dupont Street is a 3.5-storey apartment building located at 359 Davenport Road, and a one-storey commercial building adjacent to a surface parking lot at 365 Davenport Road.

South: is the rear yard of 113 Admiral Road, a residential property which extends along the south boundary of the subject site through to Davenport Road. Further south are commercial uses within converted 2.5 to 3.5-storey residential buildings, including retail stores and a veterinary hospital. Continuing towards Bedford Road is the Creed Building, a 3-storey listed heritage building at 295-299 Davenport Road that was historically a fur warehouse and has been converted into a residential condominium.

East: is a 2.5-storey commercial building at 314-326 Davenport Road, which is part of the Designer Walk complex, a series of showrooms and offices for the interior design industry.

Northeast of the site is a 4-storey stacked townhouse building at 330-338 Davenport Road, and converted dwellings containing a sales office for a proposed 10-storey mixed use building at 342-346 Davenport Road.

Southeast of the site are 2 to 3-storey commercial and mixed-use buildings, as well as a 25-storey Toronto Community Housing rental apartment building at 250 Davenport Road, located northeast of Davenport Road and Bedford Road.

West: are three residential properties at 121, 123 and 131 Admiral Road that contain 2.5-storey detached dwellings whose rear yards abut the west lot line of the subject site. The residential area to the west, known as the Annex neighbourhood, is generally comprised of single and semi-detached dwellings, with some interspersed apartment buildings.

### **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, by the *Planning Act*, 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, as the case may be, 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 City of Toronto Official Plan designates the subject site as *Mixed Use Areas*, and locates the site within the *Downtown* and *Central Waterfront*, as shown on Map 2 of the Official Plan's Urban Structure map. Growth is anticipated in the *Downtown*, however, due to the diversity of built form, such growth will not occur uniformly across the *Downtown*.

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single or mixed-use buildings, as well as parks and open spaces and utilities. Although *Mixed Use Areas* are a designation for growth, the Plan recognizes that not all *Mixed Use Areas* will experience the same scale or intensity of development.

The Official 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 in Section 4.5 of the Plan (Policy 2, subsections a to k).

In *Mixed Use Areas*, development will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or 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; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; 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 site is zoned CR T2.0 C2.0 R1.5 in Zoning By-law 438-86, as amended and CR 2.0 (c2.0, r1.5) ss2 (x2357) under Zoning By-law 569-2013. The Commercial Residential (CR) zoning classification permits residential and commercial uses including apartment buildings, retail, office and other commercial uses. 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 proposal is subject to Site Plan Control. An application has not yet been submitted.

## **Tree Preservation**

The applicant has submitted an arborist report and tree preservation plan in support of the proposal. Two City-owned trees and five privately owned trees will require permits for removal. The report has been circulated to Urban Forestry for review and comments.

## **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. Staff is reporting to Toronto and East York Community Council in November 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](http://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.

Planning staff, in consultation with Transportation Services staff, expect to report back on a work program for the Davenport Triangle review in 2017. 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.

A website has been created with information related to the Davenport Triangle review and development applications.

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

The subject site is located directly across Davenport Road from the Davenport Triangle. The issues of the Davenport Triangle study will inform the review of this application.

## **Reasons for the Application**

An amendment to the Zoning By-law is necessary to permit the height and density proposed by the applicant. Additional areas of non-compliance with the Zoning By-law may be identified through the review process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Architectural and Landscape Plans
- Building Mass Model
- Planning and Urban Design Rationale, including Community Service and Facilities Study
- Shadow Study
- Functional Servicing and Stormwater Management Report
- Site Servicing Plan
- Preliminary Geotechnical Report
- Arborist Report and Tree Preservation Plan
- Urban Transportation Considerations Study
- Draft Zoning By-law Amendment

- Toronto Green Standard Checklist

A Notification of Complete Application was issued on May 24, 2016.

### **Issues to be Resolved**

Prior to submitting a Final Report to Toronto and East York Community Council, the following issues will need to be reviewed and addressed satisfactorily by the applicant:

1. Compliance with Official Plan policies and appropriateness of the proposed building height and massing in terms of its transition and compatibility with areas designated *Neighbourhoods* to the west and south;
2. Proposed height, setbacks and stepbacks of the building, in fitting within the existing/future built form context and limiting overlook issues and shadow impacts on the residential properties to the west;
3. Built form relationship with the immediate context on Davenport Road, in providing adequate front setbacks and stepbacks to ensure a consistent streetwall;
4. Impact on the streetscape along Davenport Road, with regard to the unique character and amenity of the 'Davenport Triangle' (bounded by Davenport Road, Dupont Street and Bedford Road);
5. Impacts on surrounding trees, servicing and traffic access from Davenport Road; and
6. Consideration of public realm issues, including adequate sidewalk widths, landscaping and streetscape improvements.

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

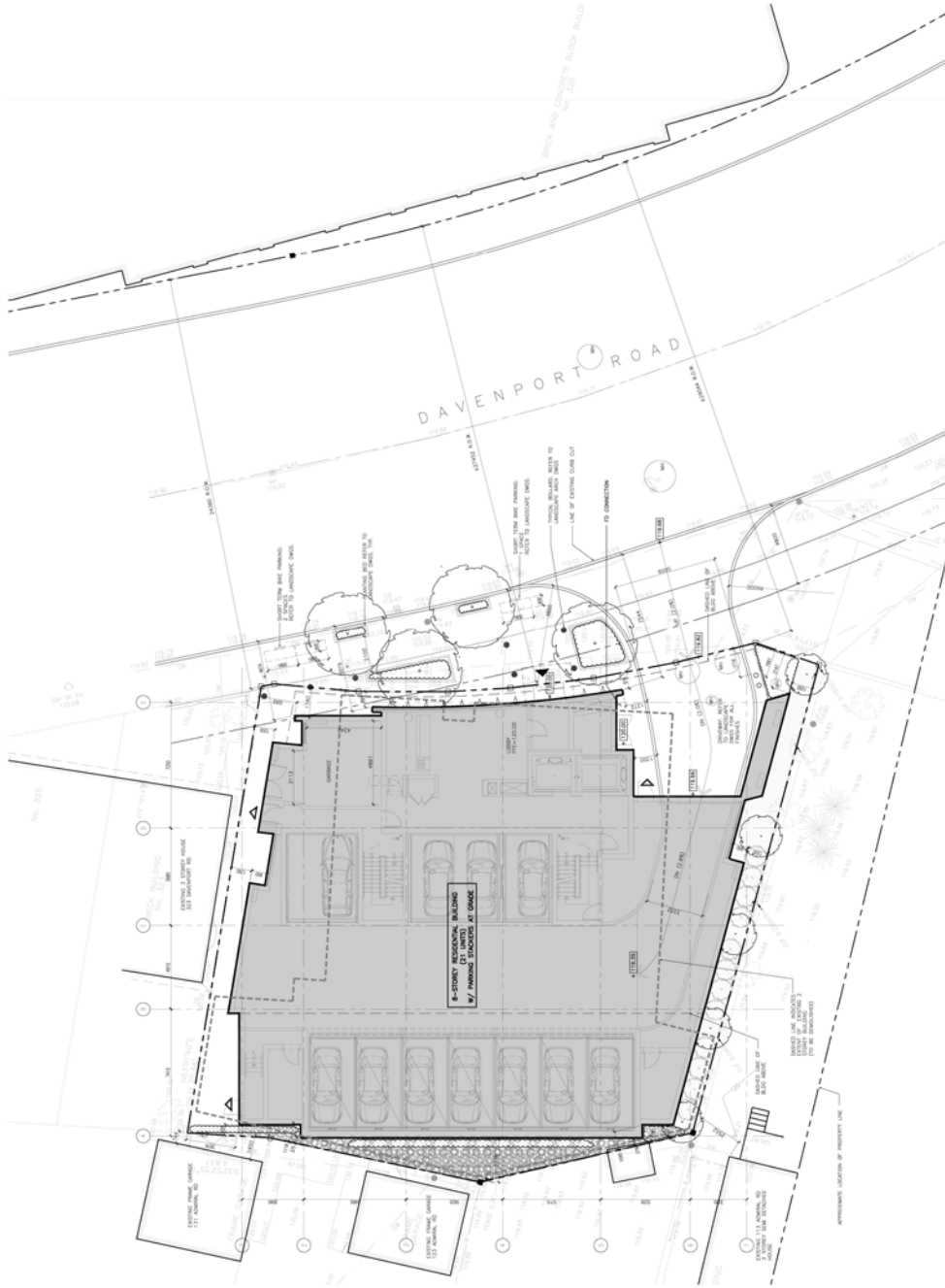
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## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: East (Front) Elevation
- Attachment 3: West (Rear) Elevation
- Attachment 4: South Elevation
- Attachment 5: North Elevation
- Attachment 6: Building Cross Section
- Attachment 7: Zoning
- Attachment 8: Application Data Sheet



# Attachment 1: Site Plan



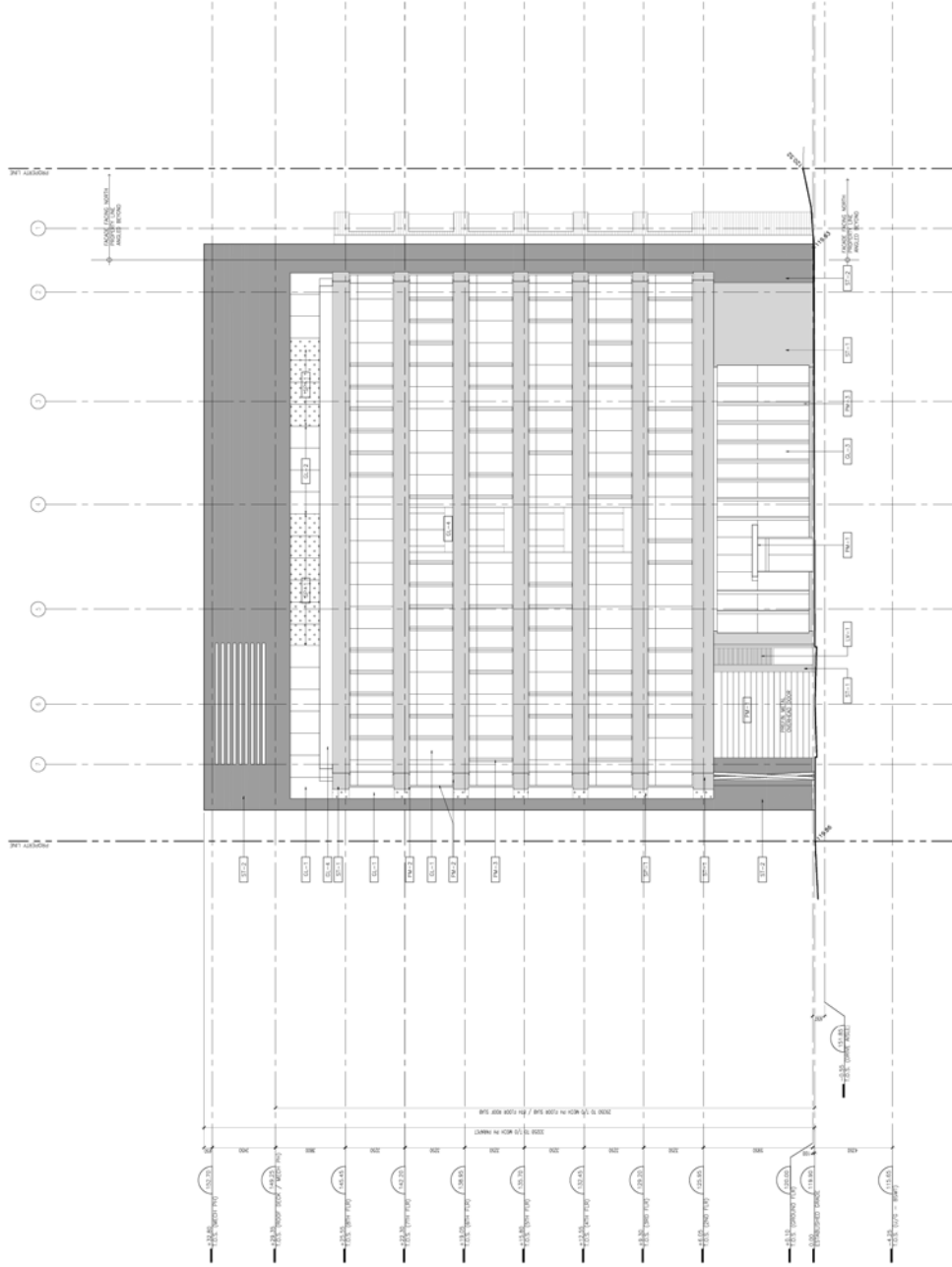
321 Davenport Road

Site Plan  
Applicant's Submitted Drawing

Not to Scale  
10/06/2016

File # 16 145386 STE 20 0Z

### Attachment 2: East (Front) Elevation



321 Davenport Road

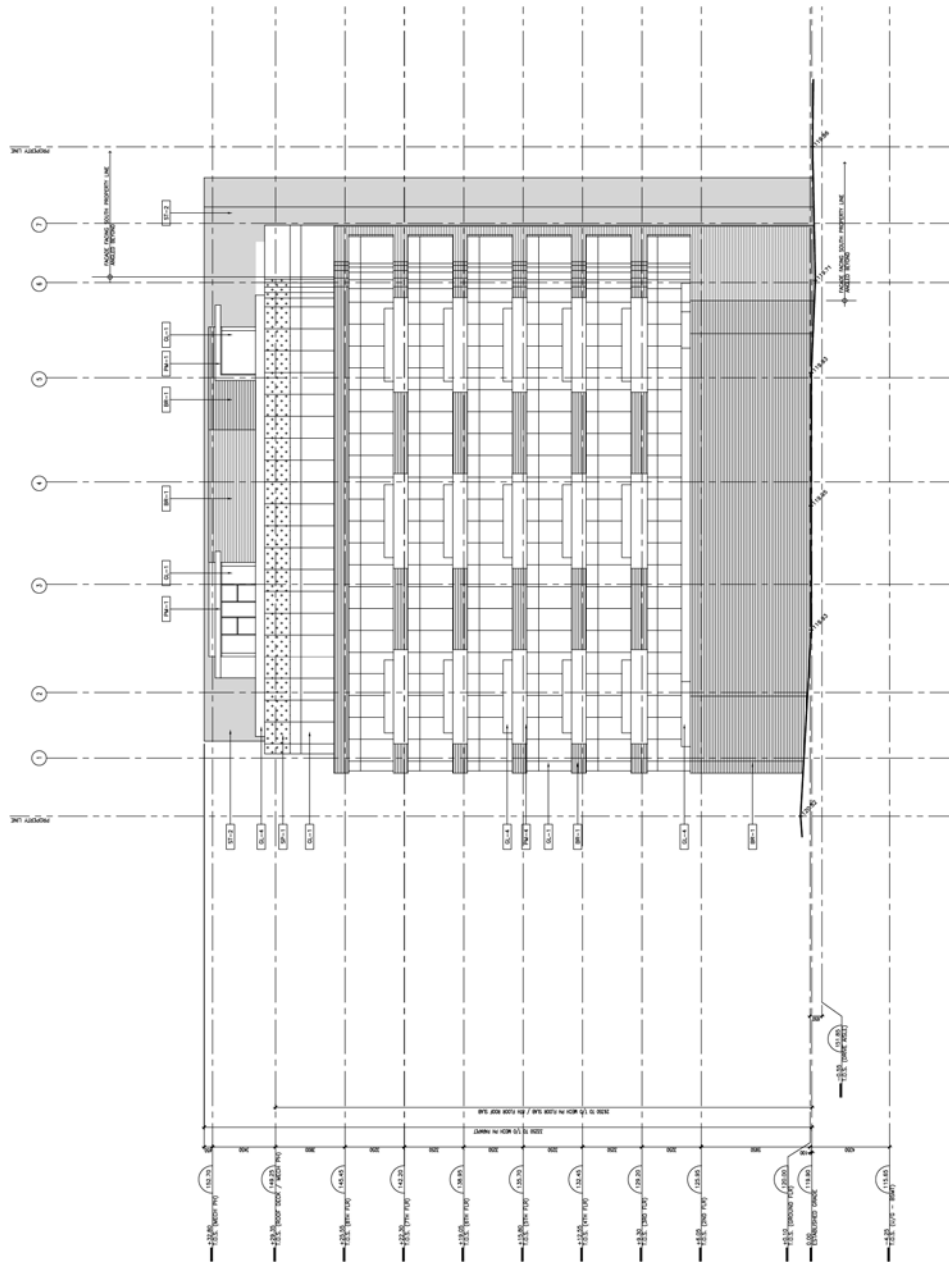
File # 16 145386 STE 20 0Z

East Elevation

Applicant's Submitted Drawing

Not to Scale  
10/06/2016

### Attachment 3: West (Rear) Elevation

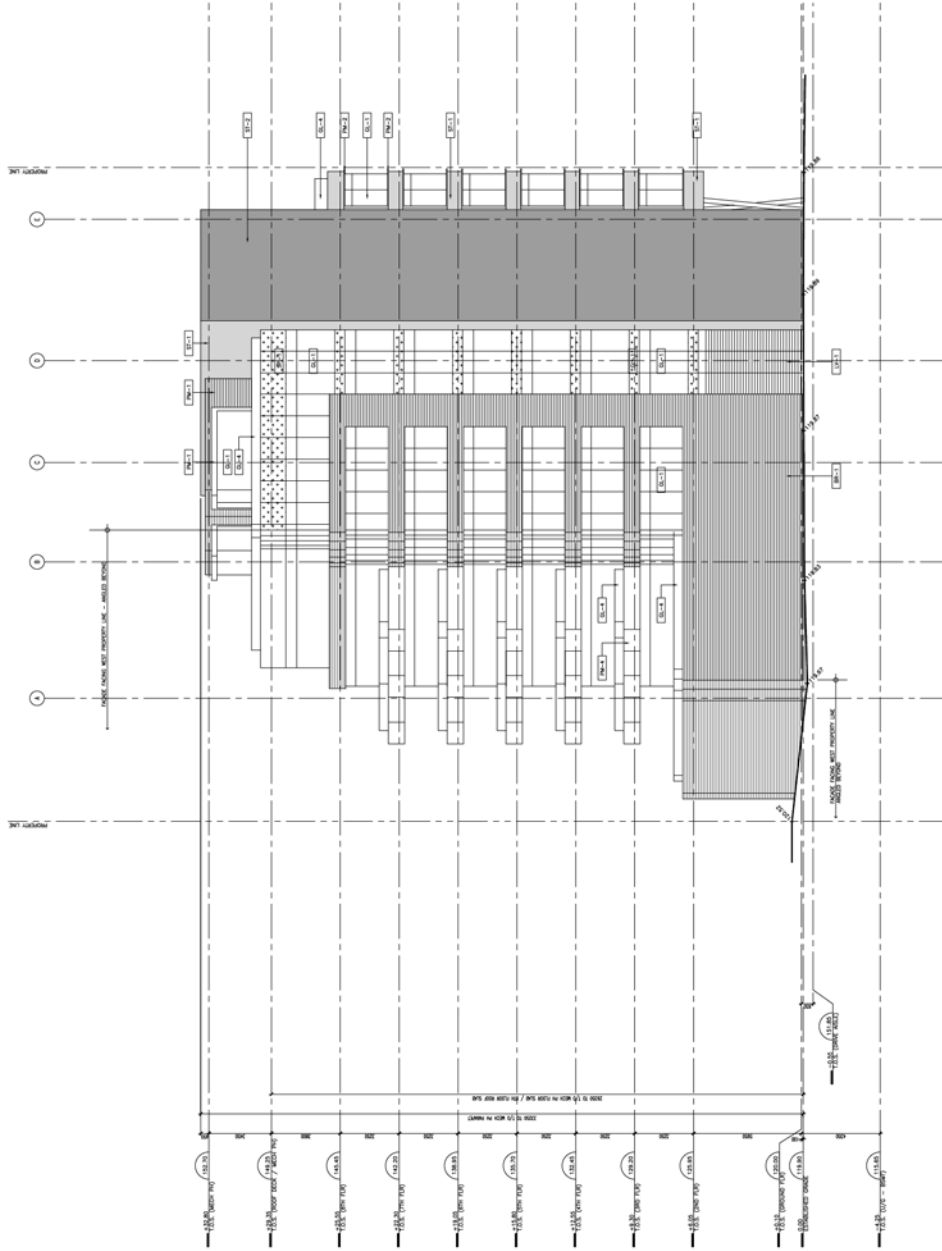


321 Davenport Road

West Elevation  
 Applicant's Submitted Drawing  
 Not to Scale  
 10/06/2016

File # 16 145386 STE 20 0Z

# Attachment 4: South Elevation



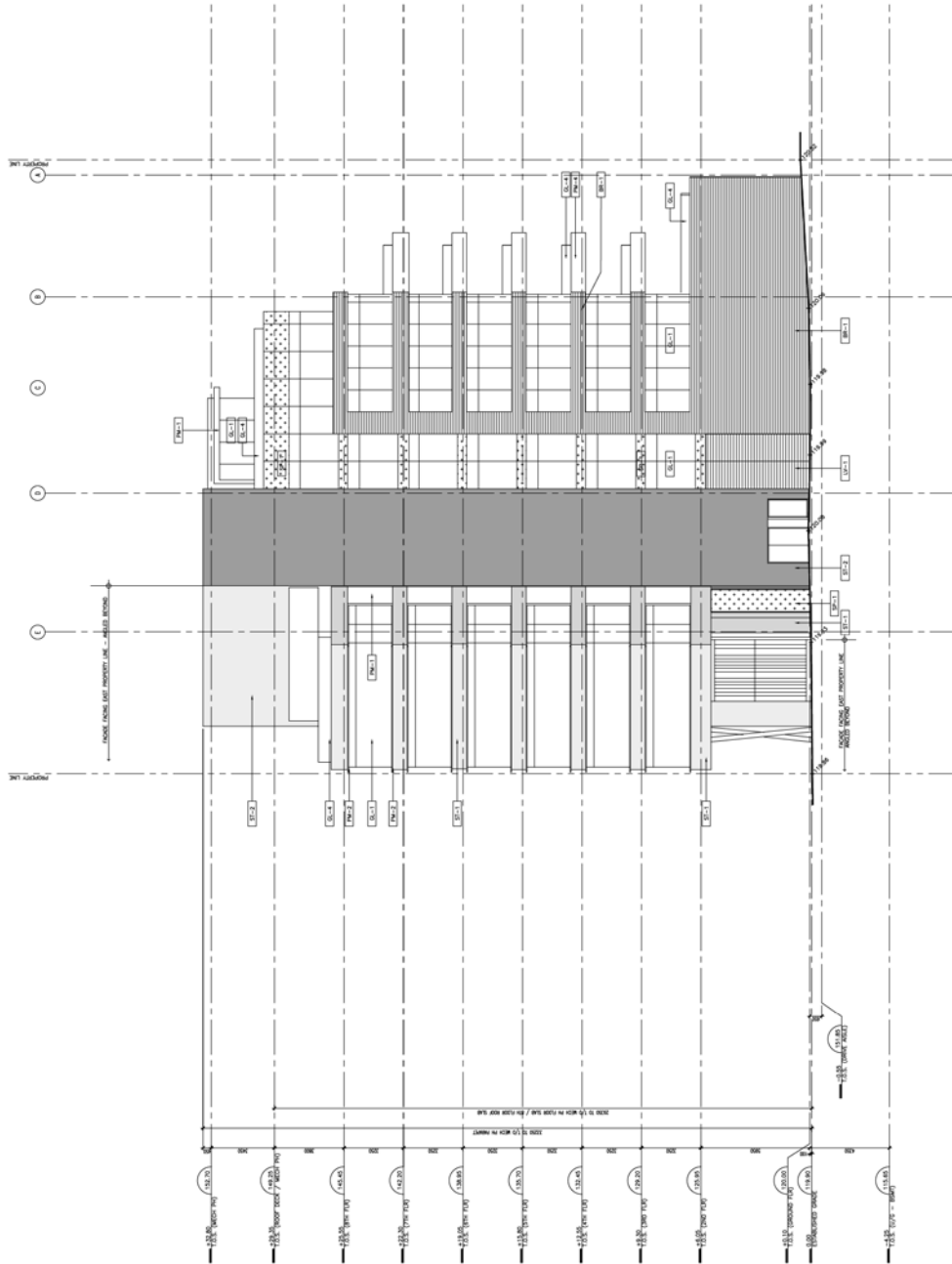
321 Davenport Road

File # 16 145386 STE 20 0Z

South Elevation  
Applicant's Submitted Drawing

Not to Scale  
10/06/2016

# Attachment 5: North Elevation



321 Davenport Road

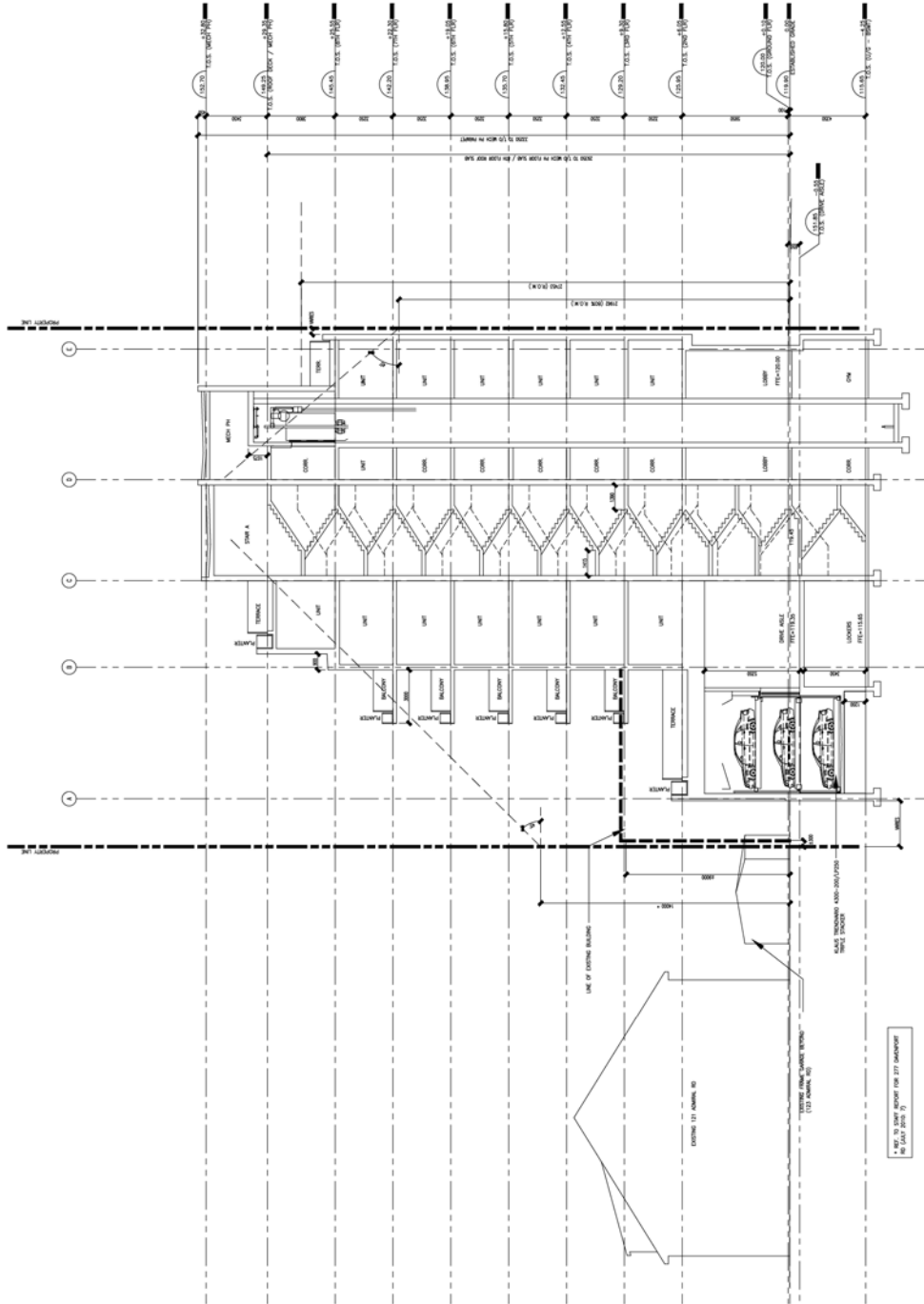
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North Elevation

Applicant's Submitted Drawing

Not to Scale  
10/06/2016

# Attachment 6: Building Cross Section



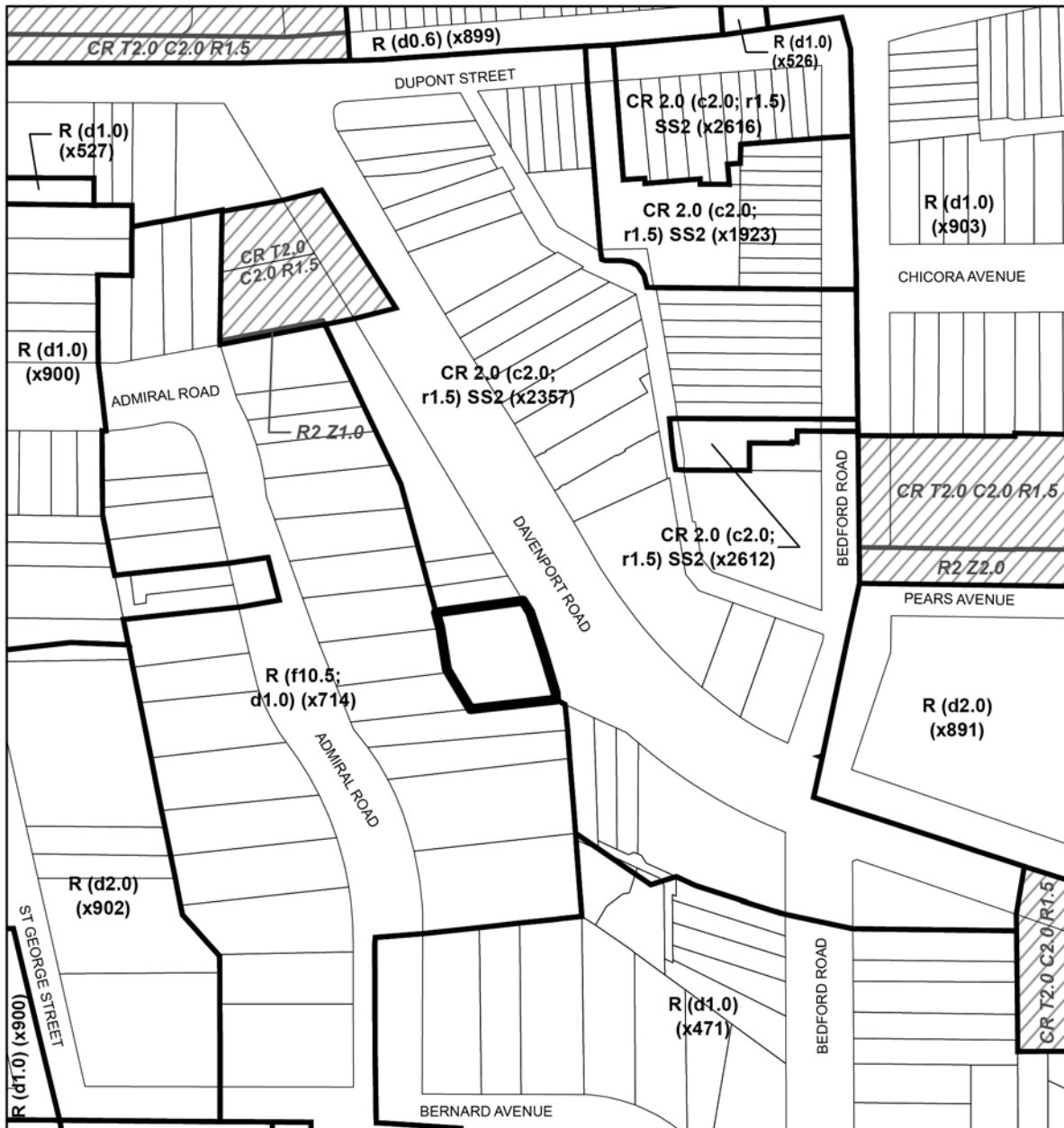
321 Davenport Road

**Building Cross-Section**  
 Applicant's Submitted Drawing

Not to Scale  
 10/06/2016

File # 16 145386 STE 20 0Z

## Attachment 7: Zoning



**Zoning By-Law No. 569-2013**

**321 Davenport Road**

**File # 16 145386 STE 20 OZ**

Location of Application

R Residential

CR Commercial Residential



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

R2 Residential District  
CR Mixed-Use District



Not to Scale  
Extracted: 10/06/2016

## Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	16 145386 STE 20 OZ
Details	Rezoning, Standard	Application Date:	April 25, 2016
Municipal Address:	321 DAVENPORT RD		
Location Description:	PLAN E333 LOTS 13 TO 15 **GRID S2003		
Project Description:	8-storey residential building with 21 units.		

<b>Applicant:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC. 3 Church Street, Suite 200 Toronto, ON M5E 1M2	GIANNONE PETRICONE ASSOCIATES INC. 462 Wellington St W, Suite 501 Toronto, ON M5V 1E3	ALTERRA (321 DAVENPORT ROAD) LTD 920 Yonge Street, Suite 1000 Toronto, ON M4W 3C7

### 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):	860	Height:	Storeys:	8
Frontage (m):	32.2		Metres:	29.4 (excluding mechanical penthouse)
Depth (m):	26.4 - 29.3			
Total Ground Floor Area (sq. m):	612			<b>Total</b>
Total Residential GFA (sq. m):	4121		Parking Spaces:	31
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4121			
Lot Coverage Ratio (%):	71			
Floor Space Index:	4.79			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	4121
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	8	Office GFA (sq. m):	0
2 Bedroom:	13	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	21		

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