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STAFF REPORT ACTION REQUIRED

286-294 Main Street - Zoning Amendment Application - Preliminary Report

Date:	September 29, 2017
То:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	17-190765 STE 32 OZ

SUMMARY

The applicant proposes to construct a 30-storey (93.3 metres plus a 5 metre mechanical penthouse) mixed-use building which would contain 301 residential units at 286-294 Main Street. A total of 114 vehicular parking spaces are proposed in a 3-level below grade parking garage and 377 bicycle parking spaces would be located on the first floor and mezzanine level. The proposed gross floor area is 22,444.8 square metres (20,908 square metres of residential; 110.3 square metres of retail; and 1,426.5 square metres of office). The density of the proposed development is 12.56 times the area of the lot.

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 fourth quarter 2017. A final report is targeted for the fourth quarter of 2018, assuming that the applicant provides 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 286-294 Main Street 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. City Council request the Acting Chief Planner and Executive Director, City Planning to:
 - a. initiate a study focusing on development potential, built form and public realm within proximity of the Main Street subway station and Danforth GO station, the ultimate study area to be established after further analysis with a report back to Toronto and East York Community Council in the second quarter of 2018; and
 - b. work with the Ward Councillor to establish a community consultation process for this study, which will include consultation with local landowners and the broader local community.
 - c. not complete the review of the proposal until the study is complete.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. During the meeting, staff raised issues with regard to the overall context and the proposal's built form in terms of height and scale and transition to abutting low rise neighbourhoods.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a 30-storey (93.3 metres plus a 5 metre mechanical penthouse) mixed-use building which would contain 301 residential units. A total of 114 vehicular parking spaces are proposed in a 3-level below grade parking garage and 377

bicycle parking spaces would be located on the first floor and mezzanine level. The proposed gross floor area is 22,444.8 square metres (20,908 square metres of residential; 110.3 square metres of retail; and 1,426.5 square metres of office). The density of the proposed development is 12.56 times the area of the lot.

The proposed tower setbacks are: 3 metres from the east (front) property line, facing Main Street; 7.5 metres from the north (side) property line; and 5 metres from the south (side) property line. The rear property line has varied tower setbacks on account of the irregularly shaped lot. At the rear, the property line is pinched inward at the north and south corners, resulting in tower setbacks from of 5.8 metres, 16.6 metres, and 5.5 metres. Half of the tower is setback 16.6 metres, the other half is setback 5.5 metres, and a small sliver of tower is setback 5.8 metres.

The proposed tower floor plate is approximate 703 square metres from the 4th to 5th floors, 744 square metres from the 6th to 23^{rd} floors, and 697 square metres from 24^{th} to 30^{th} floor. Balconies project on the north, west and east sides of the tower.

The base of the development is 2-storeys (12 metres). The ground floor is 7.5 metres in height and includes a mezzanine level. The ground floor, along the Main Street frontage, includes a retail store and the lobby entrance to the residential building and a separate lobby entrance to the office building. The second floor is comprised entirely of office space.

The sidewalk width along Main Street is proposed at a range of 3.3 metres to 5.9 metres. This variation is due to the fact that the existing Main Street sidewalk in this location tapers the further south one travels from Danforth Avenue and is also a result of the adjacent embankment for the Main Street bridge over the rail corridor.

unit breakdown is as follows: Unit Type Number of Units Percentage

The proposed building would consist of 301 residential units. The proposed residential

Unit Type	Number of Units	Percentage			
1-Bedroom	106	35.2%			
2-Bedroom	195	64.8%			
3-Bedroom	0	0%			
Total	301	100%			

The applicant is proposing a total of 451 square metres of indoor amenity space on the third floor and 522 square metres of outdoor amenity space also on the third floor. The proposal is less than the zoning by-law standard for indoor and outdoor amenity space, which is 2 square metres per dwelling unit or 602 square metres of indoor and 602 square metres of outdoor amenity space.

A total of 114 vehicular parking spaces would be provided in a 3-level underground parking garage accessible from a north-south public lane off Stephenson Avenue. Of those 114 vehicular parking spaces, 82 spaces would be for residential; 30 spaces would

be for visitors; and 2 spaces would be for car share. A total of 377 bicycle parking spaces would be provided in on the first and mezzanine levels. Of these 377 bicycling parking spaces, 326 spaces would be for residential; 37 spaces would be for residential visitors; 1 space would be for retail; 4 spaces would be for retail visitors; 3 spaces would be for office; and 6 spaces would be for office visitors.

Servicing vehicles would access the site via the north-south public lane. An enclosed Type G loading space is proposed.

See Attachment No. 10 for the application data sheet and Attachment Nos. 1-7 for drawings of the proposal.

Site and Surrounding Area

The subject site is located midblock on the west side of Main Street, one property south of Danforth Avenue. The site is irregularly shaped and is approximately 1,785 square metres. Four existing buildings occupy the site: a 1-storey building with retail at grade at 286 Main Street; a 2-storey building with retail at grade and a residential unit above at 288-290 Main Street; a 2-storey building with a medical office at 292 Main Street; and a 5-storey medical office building with retail at grade at 294 Main Street. Surface parking is also present on-site and a public laneway is located at the rear.

Uses surrounding the site include:

- North: Immediately to the north are 2-3 storey mixed-use buildings fronting on Danforth Avenue. The building immediately north of the subject site, currently occupied by Hakim Optical, is a building with potential heritage value and is currently being reviewed through the Danforth Avenue Planning Study. This building contributes to the character of Danforth and Main. On the north side of Danforth Avenue is the Hope United Church and a 7-storey seniors' residence. Further northeast is the TTC Main Street subway station (approximately 150 metres apart).
- South: Immediately to the south is a 1-storey building with a partial second floor addition. To the rear of this building is a surface parking lot. Further south is Stephenson Avenue, on the south side of which is a 1-storey non-residential building, a 2-storey detached house, a 2-storey Toronto Community Housing townhouse complex, and a hydro transformer station.
- East: Immediately to the east is the embankment of the Main Street bridge over the rail corridor. Across Main Street is the Main Square complex comprising the following buildings: a 29-storey apartment building with retail at grade; a 22-storey apartment building with retail at grade; a 24-storey apartment building; and a 9-storey apartment building. To the south of the complex is a 2-storey Main Square Community Recreation Centre. In addition, two new buildings (a 15-storey building at the corner of Main and Danforth and a 32-storey building at the southeast corner of the site), previously approved in 2006, are undergoing

site plan approval (file no. 06 157044 STE 32 SA). Danforth GO station is also located to the southeast, on the east side of Main Street and south of Stephenson Avenue. Currently Metrolinx is undertaking a connectivity study which is examining how to improve the station's functionality from a user perspective to connect more easily with the wider community.

West: Immediately to the west is a public laneway. Across the laneway, on the southwest side are 1-2-storey residential homes fronting on Stephenson Avenue. To the northwest side are 1-3-storey mixed-use buildings fronting on Danforth Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) (the "PPS") provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure, such as rapid transit, to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

The Official Plan designates the property as *Mixed Use Areas*, which are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Plan provides development criteria for Mixed Use Areas that include:

- 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 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.

Section 3.1.2 – "Built Form" indicates that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

Adjacent Land Use Designations

The properties directly to the north front on Danforth Avenue, which is also a *Mixed Use Areas* designation and within an Avenue in Map 2 – Urban Structure of the Official Plan. 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 properties directly to the west are designated *Neighbourhoods* in the Official Plan, which are considered to be physically stable areas. Policy 2 of Section 2.3.1 – "Healthy Neighbourhoods" states that developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will:

- Be compatible with those *Neighbourhoods*;
- Provide a gradual transition of scale and density through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- Maintain adequate light and privacy for residents in those *Neighbourhoods*; and

- Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*;

As part of the ongoing Official Plan Review, City Council approved Official Plan Amendment 320 on December 10, 2015 to revise the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies of the Plan. The intent of these revisions is to clarify, strengthen, and refine the policies within these sections to support the Plan's goals to protect and enhance existing neighbourhoods. The Minister of Municipal Affairs approved Official Plan Amendment 320 on July 4, 2016 with a minor modification. Official Plan Amendment 320 is currently under appeal at the Ontario Municipal Board. For more information, please see Council's decision below: http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG8.5

The Official Plan must be read as a whole. Staff will review the proposed development for consistency with the City of Toronto Official Plan with respect the policies noted above and all other pertinent policies.

Danforth Avenue Planning Study

In July 2014, City Council requested the City Planning Division to undertake a study of Danforth Avenue, in two segments, between the Don River and Coxwell Avenue and Victoria Park Avenue.

The Danforth Avenue Planning Study is a multi-disciplinary review conducted as a comprehensive and integrated planning study. The study is underway and is reviewing the character, placemaking, built form, public realm, retail vitality, community services and facilities, heritage and historic character of Danforth Avenue in the context of the various surrounding neighbourhoods.

The subject site is adjacent to but not part of the Danforth Avenue Planning Study. Given the adjacency, findings in the Planning Study will help inform the review of this development application.

For more information on the Danforth Avenue Planning Study, please see the study's website at: http://www.toronto.ca/danforthstudy.

Zoning

Former City of Toronto Zoning By-law 438-86

The site is split into two zoning categories. The properties at 292-294 Main Street are zoned MCR T3.0 C2.0 R2.5, which permits a maximum density of 3 times the area of the lot and a maximum height of 14 metres. The properties at 286-290 Main Street are zoned CR T2.0 C1.0 R2.0, which permits a maximum density of 2 times the area of the lot and a maximum height of 14 metres. Both zoning categories permit a wide range of residential and non-residential uses including apartment buildings, triplexes, row houses, live-work units, retail stores, restaurants, offices, and institutional and community services.

Citywide Zoning By-law 569-2013

As with zoning by-law 438-86, the site is split into two zoning categories. The properties at 292-294 Main Street are zoned CR 3.0 (c2.0; r2.5) SS2 (x2219), which permits a maximum density of 3 times the area of the lot and a maximum height of 14 metres. The properties at 286-290 Main Street are zoned CR 2.0 (c1.0; r2.0) SS2 (x1160), which permits a maximum density of 2 times the area of the lot and a maximum height of 14 metres. Both zoning categories permit a wide range of residential and non-residential uses including apartment buildings, triplexes, row houses, live-work units, retail stores, restaurants, offices, and institutional and community services. Additionally, both zoning categories apply Development Standard Set 2, which sets out provisions with regard to building setbacks, encroachments, landscaping, and parking, among others.

Site Plan Control

The proposal is subject to Site Plan Control. An application (file no. 17 10-775 STE 32 SA) for Site Plan Control has been submitted in conjunction with the zoning bylaw amendment application.

City-Wide Tall Building Design Guidelines

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

Tree Preservation

The application's tree assessment and removal plan identifies six trees on site which are proposed to be removed to facilitate the development of the proposal. One tree is located on an adjacent property and is also proposed to be removed. Urban Forestry staff will review the appropriateness of the proposed tree removal and may require new tree planting.

Reasons for the Application

The proposed 30-storey mixed-use building is situated into two zoning categories. The properties at 292-294 Main Street are within a commercial-residential zone with a maximum permitted density of 3 times the area of the lot and a height limit of 14 metres. The properties at 286-290 Main Street are within a commercial-residential zone with a maximum permitted density of 2 times the area of the lot and a height limit of 14 metres.

The proposed density is 12.57 times the area of the lot and the proposed height is 93.3 metres (excluding mechanical). The proposed density and height exceed the maximum permitted density and height in both Zoning By-law 438-86 and 569-2013. A zoning by-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the zoning by-law(s).

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Survey
- Architectural Plans
- Engineering Plans
- Landscape Plans
- Tree Assessment and Removal Plan
- Planning Rationale Report
- Urban Design Rationale Report
- Pedestrian Level Wind Study
- Shadow Studies
- Noise and Vibration Study
- Transportation Impact Study
- Functional Servicing and Stormwater Management Report
- Geotechnical Study
- Hydrogeological Study
- Energy Strategy Report
- Energy Modelling Report
- Public Consultation Plan
- Toronto Green Standards Checklist

A Notification of Incomplete Application issued on July 25, 2017 identifies the outstanding material required for a complete application submission as follows:

- Tree Protection Plan.

The applicant submitted the outstanding tree protection plan on August 15, 2017. The plan has been circulated and the application was deemed complete on August 18, 2017.

Issues to be Resolved

A preliminary review of the application presents significant concerns with the proposed built form. At this time, the proposed height and density in its current form is inappropriate for this site given the existing policy context, the proposal's existing and planned context, particularly with respect to transition in scale and built form with adjacent low rise neighbourhoods, as well as to the potential future midrise development as part of the Danforth Avenue Planning Study. These concerns were raised with the applicant at the pre-application consultation.

A development proposal in this location poses challenges with regard to an appropriate fit and balance between transition and scale with the low rise neighbourhoods, while taking advantage of the opportunity to plan for and make use of transit-oriented mixed-use development. Development interest has recently been seen within the proximity of the Main Street subway station and the Danforth GO station, which is partially outside the scope of the Danforth Avenue Planning Study. This interest is due, in part, to the Main Square complex, which has a form and context that is uncommon along Danforth Avenue, and the close proximity to rapid transit infrastructure (Main Street TTC Station and GO Danforth Station). However, it is staff's opinion that the sites in and around this area may not be able to support heights and densities of the scale and intensity as proposed at 286-294 Main Street. Therefore, staff recommend a study be undertaken to look at the properties within proximity to Main Street subway station and the Danforth GO station and consider what heights and densities may be appropriate. The completion of this study will inform the final recommendations on this application.

The proposal will be reviewed with respect to the following issues:

Provincial Plans

On July 1, 2017, the Growth Plan for the Greater Golden Horseshoe (2017) came into effect. A key section of the Growth Plan speaks to transit corridors and station areas. According to the Growth Plan (Policy 2.2.4.1), the intersection of Main and Danforth is considered a major transit station area because of both the Main Street TTC Station and Danforth GO Station.

Major transit station areas are defined in the Growth Plan (2017) as areas including and around any existing or planned high order transit stations or stops. Major transit station areas are generally defined as the area within an approximate 500 metre radius of a transit station, representing about a 10 minute walk.

Policy 2.2.4.3 of the Growth Plan (2017) establishes specific minimum density targets for major transit station areas on priority transit corridors and subway lines, scaled to reflect transit service types. The minimum density targets align with the Ministry of Transportation Ontario's Transit-Supportive Guidelines and are intended to support municipalities in planning for transit-supportive densities to optimize transit investments. Major transit station areas on priority transit corridors or subway lines are to be planned for a minimum density target of:

- 200 residents and jobs combined per hectare for those that are served by subways;
- 160 residents and jobs combined per hectare for those that are served by light rail transit or bus rapid transit; and
- 150 residents and jobs combined per hectare for those that are served by the GO Transit rail network.

The City is required to conform to the Growth Plan by 2022. According to Policy 2.2.4.1, planning for major transit station areas, such as Danforth and Main, will be prioritized and will include zoning standards in a manner that implements the policies of the Growth Plan.

The Growth Plan defines complete communities as: "Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access more of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts". Policy 2.2.1.4 of the Growth Plan (2017) speaks to applying the policies of the Plan to support the achievement of *complete communities* that:

- Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- Provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- Expand convenient access to:
 - a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - public service facilities, co-located and integrated in community hubs;
 - an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - healthy, local, and affordable food options, including through urban agriculture;
- Ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;
- Mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- Integrate green infrastructure and low impact development.

Given these policies in the Growth Plan, the proposal must demonstrate how it contributes to building a complete community. Further assessment and discussions with the applicant will be required.

Land Use

The subject property is designated *Mixed Use Areas* in the Official Plan, which allows for a broad range of uses. The zoning by-law also allows for both residential and non-residential uses. The proposal is for a mixed-use building with residential, office, and retail. Staff will review the proposed land uses for appropriateness and conformity with the Official Plan and the zoning by-law(s).

The proposed 30-storey mixed-use building is situated in two zoning categories. The properties at 292-294 Main Street are within a commercial-residential zone with a maximum permitted density of 3 times the area of the lot and a height limit of 14 metres. The properties at 286-290 Main Street are within a commercial-residential zone with a maximum permitted density of 2 times the area of the lot and a height limit of 14 metres.

Density

The Zoning By-law permits a density of 3 times the area of the lot on 292-294 Main Street and a density of 2 times the area of the lot on 286-290 Main Street. The applicant proposes a density of 12.56 times the area of the lots comprising 286-294 Main Street. By comparison, the Main Square building complex to the east of the subject site, which has six approved tall buildings, has a an approved density of 4.5 times the area of the lot. Staff will assess the densities proposed and the proposal's conformity with Policy 2 of Section 2.3.1 – Healthy Neighbourhoods of the Official Plan as it relates to new development in *Mixed Use Areas* providing a gradual transition of scale and density to adjacent properties in *Neighbourhoods*.

The high density indicates that this single proposed tower on a single site is too small to accommodate a tall building. The area's immediate context of high and low rise buildings, surrounding Official Plan land use designations, parcel fabric, and proximity to rapid transit impresses upon staff the need to conduct a comprehensive review to determine how intensification should manifest in this area.

Built Form

Staff will assess the proposed 30-storey tall building in terms of height, scale, tower setback, massing, siting, density, architectural design and overall fit within the Danforth and Main neighbourhood and in the immediate context. The tower's siting will be assessed to ensure proper separation and appropriate transition. Of particular concern is the proposed tower's ability to fit harmoniously within the existing and planned context of the immediate surroundings, particularly as it relates to the low rise residential neighbourhood to the west.

Of significant concern is the subject site's ability to accommodate a tall building. The tower portion of the tall building does not meet the separation distances from the property lines as recommended in the Tall Building Design Guidelines with respect to the north and south (side) property lines and a portion of the west (rear) property line. The tower setbacks recommended in the Tall Building Design Guidelines is 12.5 metres whereas the development proposes a 7.5 metre tower setback from the north, 5 metre tower setback from the south, and a varied west tower setback of 5.8, 5.5 and 16.6 metres. With the exception of the 16.6 metre tower setback, which is only half of the tower from the west property line, the tall building is generally less than half the recommended 12.5 metres. These inadequate separation distances are an indication that the site is too small to accommodate a tall building and the result is a density of 12.57 times the area of the lot and impacts to light, view and privacy.

The Tall Building Design Guidelines state that: "Appropriate minimum dimensions for a proposed tall building site may be determined by applying the recommended minimum tower setbacks and stepbacks, and evaluating the resultant floor plate size. If it is not feasible to construct a tower on a site after applying these setbacks and stepbacks, the site may be too small for a tall building. In some cases, it may be possible to assemble several smaller properties to allow tall building development to proceed, but in other cases, the small site may only be able to accommodate a lower-scale building form, such as a mid-rise building." If the proposal provided the tower setbacks as recommended in the Tall Building Design Guidelines, the resulting floorplate would not be feasible for a tower.

The proposed 30-storey building has a height of 93.3 metres. To the west of the subject site is Main Square, which is a complex with six tall buildings, two of which are approved but not yet constructed. By comparison, these six tall buildings have the following heights:

Building Letter	Height in Storeys	Height in Metres				
Building A	29	87				
Building B	22	72				
Building C	24	72				
Building D	9	38				
Building E (not yet	15	46.5				
constructed)						
Building F (not yet	32	87.7				
constructed						

At a proposed height of 93.3 metres, the proposal would be the tallest building in the area on a site which is 6.3% of the Main Square site. However, this issue of height is also related to transition and compatibility with adjacent low-rise residential buildings designated *Neighbourhoods*.

Policy 4.5.2(c) of the Official Plan states that new buildings in *Mixed-Use Areas* should be massed to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*. The proposal has a *Mixed-Use Area* designation and is immediate adjacent to a *Neighbourhoods* designation to the west, properties of which have a prevailing height of two-storeys. It is staff's opinion that a 30-storey proposal adjacent to these properties does not adequately transition in intensity and scale to these lower scale buildings in accordance with Official Plan policy 4.5.2(c).

Staff will need to also consider the proposal within the context of the Danforth Avenue Planning Study, which is considering midrise buildings as appropriate redevelopment along Danforth Avenue that would meet the needs of transit-oriented development and still be compatible and transition to nearby low-rise residential properties. Policy 2.2.2.4(b) of the Growth Plan (2017) acknowledges the scale of development and

transition of built form to adjacent areas. Transition and scale for tall buildings is achieved through applicable Official Plan policy and the Tall Building Design Guidelines.

Staff have significant concerns with the proposed height, density, setbacks and stepbacks, and how these elements of the proposal respond to the existing and planned context in terms of scale and transition.

Shadow Impact

The applicant submitted a sun/shadow study and staff will review the shadow impacts created by this new development. The Official Plan states that new buildings will be located and massed so as to adequately limit shadow impacts on properties in lower-scale *Neighbourhoods* as well as on neighbouring streets, properties and open spaces.

Access, Parking, Traffic and Loading

Staff will review the transportation impact study, prepared by BA Group, submitted with the application. The application and applicable studies have been circulated to Transportation Services staff. Staff will assess the proposal's traffic, access and parking plan.

Streetscape and Pedestrian Environment

The streetscape and pedestrian environment will be assessed with respect to sidewalk widths, landscaping, and the outdoor amenity space. This assessment will be consistent with City guidelines and standards. The proposal lacks sufficient indoor and outdoor amenity space as per the requirements of the zoning by-law, which in turn may place a burden on the community.

The applicant has provided a conceptual site plan drawing showing public realm improvements to the intersection of Danforth Avenue, Main Street and Stephenson Avenue. The drawing would require a reconfiguration of the roadways and could potentially improve the intersection by including new landscaping, a wider sidewalk width, street furniture and patios, decorative paving and bike share stations and bike racks. This public realm improvement would be in addition to public realm improvements to the subject site itself.

Servicing and Groundwater Discharge

Staff will review the Functional Servicing and Stormwater Management Report prepared by R. J. Burnside & Associates as well as the Geotechnical and Hydrogeological Investigation prepared by Terraprobe. The application and applicable studies have been circulated to Engineering and Construction Services and Toronto Water staff for the assessment of the proposal's water quality and supply, sanitary drainage capacity, stormwater system, and groundwater discharge.

Public Consultation

As part of the submission requirements for a complete application, the applicant submitted a public consultation plan. With the community, the applicant will undertake a

community consultation meeting and consider the input received by the local residents when revising plans and consultant studies for future resubmission. The consultation plan also includes posting and updating the development application sign and notice of public meeting as well as the required statutory public meeting at Community Council. Staff will assess the public consultation plan throughout this process and encourage further consultation if deemed necessary through the review of this application.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be considered, in consultation with the Ward Councillor, if a project is ultimately considered to be good planning and recommended for approval.

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. As well, the applicant has indicated on the TGS Checklist the intention to achieve Tier 2, which is a voluntary process and goes a step further in accomplishing green development goals within the Official Plan.

Additional Issues

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

CONTACT

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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: East Elevation North Elevation Attachment 3: South Elevation Attachment 4: Attachment 5: West Elevation Attachment 6: **Rendering Tower** Rendering Base Building Attachment 7: Official Plan Land Use Designation Attachment 8: Zoning By-law 569-2013 Attachment 9: Attachment 10: Application Data Sheet





Site Plan

286-294 Main Street

Applicant's Submitted Drawing

Not to Scale 708/10/2017





East Elevation

286-294 Main Street

Applicant's Submitted Drawing

Not to Scale 08/10/2017

Attachment 3: North Elevation



North Elevation

286-294 Main Street

Applicant's Submitted Drawing

Not to Scale 08/10/2017





South Elevation

286-294 Main Street

Applicant's Submitted Drawing

Not to Scale 08/10/2017

Attachment 5: West Elevation



West Elevation

286-294 Main Street

Applicant's Submitted Drawing

Not to Scale 08/10/2017



Attachment 6: Rendering Tower



Attachment 7: Rendering Base Building



Attachment 8: Official Plan Land Use Designation



Parks & Open Space Are





Attachment 9: Zoning By-law 569-2013

	Attachment	10: Applicat	tion Da							
Application Type Details	Rezoning Rezoning, Standard			Application Number Application Date:			ber: 17 190765 STE 32 OZ June 30, 2017			
Municipal Address:	286 MAIN ST						υu	10 50, 2017		
Location Description:	PLAN 580 P	Г LOT 1 **GR	ID S32	202						
Project Description:	PLAN 580 PT LOT 1 **GRID S3202 The applicant proposes to construct a 30-storey (93.3 metres plus a 5 metre mechanical penthouse) mixed-use building which would contain 301 residential units. A total of 114 vehicular parking spaces are proposed in a 3-level below grade parking garage and 377 bicycle parking spaces would be located on the first floor and mezzanine level. The proposed gross floor area is 22,444.8 square metres (20,908 square metres of residential; 110.3 square metres of retail; and 1,426.5 square metres of office). The density of the proposed development is 12.56 times the area of the lot.									
Applicant:	Agent:			rchitect:			Owner:			
Tribute Communities Unit 1, 1815 Ironstone	WND Associates 90 Eglington Avenue East			Turner Fleischer Architects Inc.			Tribute Communities Unit 1, 1815 Ironstone			
Manor	Toronto ON		67 Le				Manor			
Pickering ON L1W 3W9		Te		Foronto ON M3B 2T8			Pickering ON L1W 3W9			
PLANNING CONTROLS	5									
Official Plan Designation:	Mixed Use A	reas		Site	Specific l	Provisi	on:	N/A		
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2219		219)	9) Historical Status		tus:	N/A			
Height Limit (m):	14			Site	Plan Con	trol Ar	ea:	Yes		
PROJECT INFORMATI Site Area (sq. m):	UN 1,78	56	Hei	ght:	Storeys:		30			
Frontage (m):	45.5			8	Metres:			metres (incls. m	nech)	
Depth (m):	47.3								,	
Total Ground Floor Area (s								Total		
Total Residential GFA (sq.	m): 20,9	08			Parking	Spaces	s:	114		
Total Non-Residential GFA	(sq. m): 1,53	36.8		Loading Docks 1			1			
Total GFA (sq. m):	22,4	44.8								
Lot Coverage Ratio (%):	86									
Floor Space Index:	12.6									
DWELLING UNITS	Condo	FLOOR AREA BREAKDO		KDOWN	· .		· ·	da		
Tenure Type:		Posidontial	GEA (na m)		Abov		aue Below G	rade	
Rooms:0Bachelor:0		Residential GFA (sq. m): Retail GFA (sq. m):		•	20,908 110.3		0			
Bachelor:01 Bedroom:106		Office GFA (sq. m):		1,426.5		0				
2 Bedroom:	100	· •						0		
3 + Bedroom:	0	Industrial GFA (so				0 0		0		
Total Units:	0 301	Institutional/Othe		JIA	(⁵ 4 · ¹¹¹)·	U		v		
	ER NAME:	Daniel Woo	lfson S	Senior	· Planner					
CONTACT: TRAILING		Tel: 416-39 Email: dani	2-7574			ca				