

October 12, 2012

Planning & Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West Toronto, ON M5H 2N2

**Re: October 12, 2012 Committee Meeting
Item PG18.7, Recommended Changes to the Draft City-Wide Zoning By-law**

3400 Danforth Avenue

PMG
Planning
Consultants

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Dear Committee Members,

PMG Planning Consultants represent the owners of 3400 Danforth Avenue. The site is located at the intersection of Danforth Road and Danforth Avenue, and currently occupied by a one storey commercial building.

The site is in an area which underwent a planning which resulted in the passing of By-law 104-2008. The new zoning by-law proposes to zone the lands CR 4.5 (c4.5; r4.0) SS2 (x810). This new zoning imposes a number of restrictions that do not currently exist on the lands:

- The proposed r4.0 restricts the density to 4 times the lot area. There is currently no restriction on residential density within the 4.5 times allowed on the site;
- The proposed height overlay allows a height of 10 storeys, 32 metres, which is in keeping with By-law 104-2008. Exception 810 limits the height to 3 storeys and 11 metres, which is a significant reduction from the current rights enjoyed on the lands. The exception should be corrected to reflect the existing permissions;
- The CR and SS2 provisions impose more restrictive rules related to setbacks, angular planes, bicycle parking requirements and location restrictions, rooftop mechanical buildings and equipment, residential orientation to the adjacent streets, and access to loading and parking
- Policy Area 4 has been applied to a portion of the site, removing the ability to develop that portion of the site with townhouses.
- The coverage layer in the proposed by-law imposes a 33% coverage restriction on the site. Performance standard 149 of By-law 104-2008 specifically removes coverage restrictions.

We would request that Exception 810 be updated to accurately reflect By-law 104-2008, and to remove any provisions within the CR, SS2, Coverage layer, and PA 4 sections of the proposed by-law which currently don't apply to the lands.

Yours truly,

PMG Planning Consultants

A handwritten signature in blue ink, appearing to read 'Peter Swinton', written over a faint, larger signature.

Peter Swinton,
B.Arch, MCIP, RPP
Manager of Urban Design

c.c. Barrier Developments Ltd.