

**1177 Danforth Avenue - Zoning Amendment Application
- Preliminary Report**

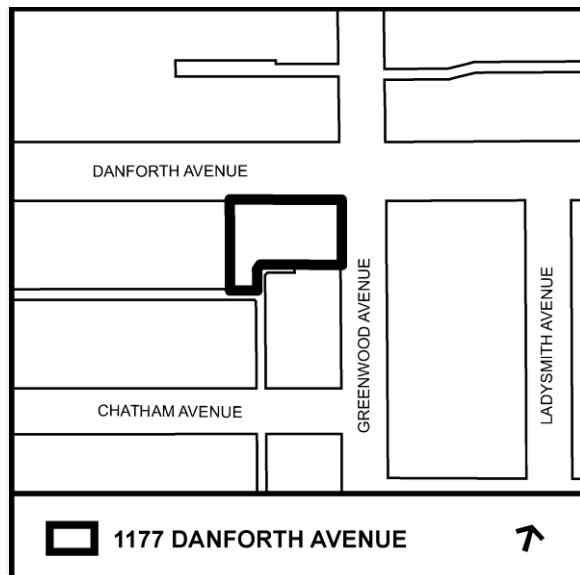
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|--------------------------|--|
| Date: | August 11, 2015 |
| To: | Toronto and East York Community Council |
| From: | Director, Community Planning, Toronto and East York District |
| Wards: | Ward 30 – Toronto-Danforth |
| Reference Number: | 15-177455 STE 30 OZ |

SUMMARY

The applicant, 1177 Danforth Avenue Ltd., has submitted a rezoning application that proposes to develop the site, municipally known as 1177 Danforth Avenue, with a 9 storey mixed-use residential condominium building with a total height of 29.75 m (31.25 m including mechanical penthouse). The proposed building consists of a total gross floor area (GFA) of 8,365.95 m², which includes 104 residential condominium units and 545 m² of retail space at grade. The total FSI (floor space index) is 4.8 times the lot area. The applicant is also proposing 70 vehicle parking spaces and 108 bicycle parking spaces to be located at grade and within two levels of below-grade parking.

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 fall of 2015. The final report is targeted for the second 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 1177 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 January 14, 2015 to discuss complete application submission requirements, and identify relevant planning issues. Among the issues that staff raised on a preliminary basis were the following:

- transition to "*Neighbourhood*" properties to the rear (south of the subject lands);
- adequacy of the proposed angular plane for the rear of the building;
- concerns with proposed 1.2 metre rear yard (south lot line) setback; and
- the need for the proposed built form to address the corner properly and provide space for public realm improvements.

ISSUE BACKGROUND

Proposal

The applicant, 1177 Danforth Avenue Ltd., has submitted a rezoning application that proposes to develop the site with a 9-storey mixed-use residential condominium building with a height of 29.75 metres, to the top of the 9th storey residential units (31.25 metres to the top of the mechanical penthouse). The proposed building consists of a total gross floor area (GFA) of 8,365.95 m², which includes 104 residential condominium units, with a GFA of 7,820.75 m², and 545.2 m² of retail space at grade. The proposed density for this development is 4.8 times the area of the lot.

The proposal includes 70 vehicle parking spaces and 108 bicycle parking spaces to be placed at grade and within two levels of below-grade parking. Access to vehicular parking is provided off of Greenwood Avenue, with the ramp to the below-grade parking located at the western portion of the site. A loading area (type "G") for the collection of solid waste is proposed adjacent to the ramp to the below-grade parking, at the western portion of the site.

The at grade portion of the proposed building includes two retail units, for a total non-residential/retail GFA of 545.2 m². The retail units are located along the Danforth Avenue and Greenwood Avenue frontages, respectively. A pedestrian residential access is proposed to be located along the Danforth Avenue frontage of the building.

The applicant is proposing the following setbacks and stepbacks:

- a 0 metre setback for the building along Danforth Avenue (north property line) after a 0.4 metre road widening taken for Danforth Avenue, stepping back and gradually increasing to 4.9 metres at the 9th storey;
- a 0.49 metre setback along the west property line, stepping back and gradually increasing to 3.46 metres at the 9th storey;
- a 0 metre setback for the building along Greenwood Avenue (east property line), stepping back and gradually increasing to 2.89 metres at the 9th storey; and
- a 1.18 metre setback along the south property line, stepping back and gradually increasing to 11.9 metres at the 9th storey.

Resulting sidewalk widths proposed would be 5.0 metres on Danforth Avenue and 3.0 metres on Greenwood Avenue.

Attachments 1 to 5 contain drawings of the proposed development. Attachment 8 is the Application Data Sheet, which contains further detailed statistical information for the proposal.

Site and Surrounding Area

The site, municipally known as 1177 Danforth Avenue, is located at the southwest intersection of Danforth Avenue and Greenwood Avenue. The site has a total area of 1,749.33 m² and is irregular in shape, with depths varying from 30 metres, along Greenwood Avenue, to 42 metres, along the western boundary of the site. The site maintains a frontage of 52 metres along Danforth Avenue and 30 metres along Greenwood Avenue. The site abuts a public laneway to the south, though the laneway does not extend the full length of the rear of the site. The right-of-way widths for Danforth Avenue and Greenwood Avenue in this location are 27 metres and 20 metres,

respectively. The site is currently occupied by a single-storey retail building (Beer Store) and a surface parking lot.

The following is the built form character and land uses of the surrounding area:

North: Opposite the site on the north side of Danforth Avenue are various 2 to 3-storey mixed-use buildings with commercial uses at grade and residential uses above. This built form is typical for Danforth Avenue. Further north is the Danforth Collegiate and Technical Institute and the Greenwood subway station.

East: East of the site are a series of 1 to 3-storey mixed-use buildings, predominantly with commercial uses at grade and residential uses above, a single storey gas station, and the Greenwood Avenue Secondary School.

South: South of the site are various low-rise residential buildings. The character of the area south of the site is predominantly residential, with some commercial and employment uses, including the TTC Greenwood Yard.

West: West of this site are various 1 to 3-storey mixed-use buildings, as well as a two-storey employment centre operated by WoodGreen Community Services and a one-storey place of worship (Madinah Masjid).

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

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors

The site is located within an area identified as an Avenue as shown on Map 2 – Urban Structure of the Official Plan.

Section 2.2.3 of the Official Plan addresses lands located on *Avenues*, which 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.

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 a local *Avenue* study, created in consultation with the local community. However, according to Policy 3.a) within Section 2.2.3, "development may be permitted on the *Avenue* prior to an *Avenue* study and will be considered on the basis of all the policies of this plan." In addition, according to Policy 3.b), where an *Avenue* study has not taken place, development that has the potential to set a precedent for future development applications on an *Avenue* will require the submission of an *Avenue* segment study to be completed by the owner/applicant. The segment study shall address the requirements of Policy 3.b) of Section 2.2.3.

In addition to satisfying all other policies of the Official Plan, including in particular the neighbourhood protection policies (discussed in detail below), development in *Mixed Use Areas* on an *Avenue* that precedes the completion of an *Avenue* study will:

- support and promote the use of transit;
- contribute to the creation of a range of housing options in the community;
- contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- provide universal physical access to all publicly accessible spaces and buildings;
- conserve heritage properties;
- be served by adequate parks, community services, water and sewers, and transportation facilities; and
- be encouraged to incorporate environmentally sustainable building design and construction practices.

Section 4.5 Mixed Use Areas

The site is designated *Mixed Use Areas* and is subject to the land use policies contained within Section 4.5 of the Official Plan. This 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.

Among the development criteria for *Mixed Use Areas* are:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings 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*;
- 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 Official Plan is to be read as a comprehensive and cohesive whole. This application will be reviewed against all policies of the Official Plan. The Official Plan is available here: 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 site is located in the study area of Don River to Coxwell Avenue. The study is targeted to commence in Q4 of 2015; it is not yet determined whether this portion of Danforth Avenue will be included in the first phase of the study.

Zoning

The site is zoned MCR T3.0 C2.0 R2.5 by the former City of Toronto Zoning By-law 438-86, which permits a wide range of commercial and residential uses with a maximum density of 3.0 times the area of the lot, of which a maximum density of 2.0 times may be non-residential and a maximum of 2.5 times may be residential. The zoned height limit is 14.0 metres.

The site is also zoned CR 3.0 (c2.0; r2.5) SS2 (x2219) with a height of 14.0 metres by the City of Toronto Zoning By-law 569-2013, which is currently under appeal and is not in-effect for the subject lands. The permissions in Zoning By-law 569-2013 are largely the same as those in Zoning By-law 438-86, as amended. Further, the lands at 1177 Danforth Avenue are subject to exception x2219, which implements the parking standards applicable to the MCR zone of the former City of Toronto Zoning By-law 438-86.

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan Control application has not been submitted at this time.

Tree Preservation

An Arborist Report has been submitted with the applications and is under review by Urban Forestry.

Reasons for the Application

The proposed development requires a Zoning By-law Amendment application, because the proposed height of 29.75 metres for the building, and density of 4.78 times the area of the lot exceeds the current height limit of 14.0 metres and a density of 3.0 times the area of the lot as prescribed in Zoning By-law 438-86.

Through the review of the Zoning By-law Amendment application, staff may identify additional areas of non-compliance with the Zoning By-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Context Plan
- Plan of Survey
- Site Plan
- Architectural (elevations, sections, floor, parking level, and renderings) Plans
- Landscape Plans
- Planning Rationale
- Avenue Segment Study
- Toronto Green Standards Checklist
- Sun and Shadow Study
- Transportation Impact, Parking and Loading Study
- Functional Servicing and Stormwater Management Report
- Site Grading and Servicing Plan
- Arborist Report and Tree Preservation Plan

A Notice of Complete Application was issued on July 16, 2015.

Issues to be Resolved

After conducting a preliminary review of the development proposal, City Planning staff have identified the following issues for further review:

- consistency/conformity with applicable Provincial Plans, including the Provincial Policy Statement, 2014 and the Growth Plan for the Greater Golden Horseshoe, 2005;
- conformity with the policies of the Toronto Official Plan and the Avenues & Mid-Rise Buildings Guidelines;

- assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity;
- the overall impacts of the building height, massing and density of the proposal, including specific impacts on both Danforth Avenue, Greenwood Avenue and the transition to the adjacent "*Neighbourhoods*" to the rear (south of the subject lands) of the site; specifically, the proposed creation and use of a 'block division line', to establish a 45 degree angular plane for the rear of the building, rather than incorporating a 7.5m setback as per the Avenues & Mid-Rise Guidelines and Zoning By-law;
- consideration of appropriate stepbacks along the Danforth Avenue and Greenwood Avenue frontages;
- concerns with proposed 1.2 metre rear yard (south lot line) setback;
- existing narrow sidewalk condition on Greenwood Avenue, in relation to the existing bus shelter. Proposed built form will need to address this location properly and provide space for public realm improvements, along both Danforth Avenue and Greenwood Avenue;
- the impacts related to shadowing on adjacent sidewalks and residential neighbourhoods;
- the adequacy of indoor and outdoor amenity space, including the location and size;
- the appropriate size of retail units at grade to ensure the continuance of fine grain retail along Danforth Avenue;
- the overall accessibility of the development;
- the access, servicing, loading and parking layouts proposed, including a determination of the need for a lane widening.

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.

Additional issues may be identified through the review of the applications, 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: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

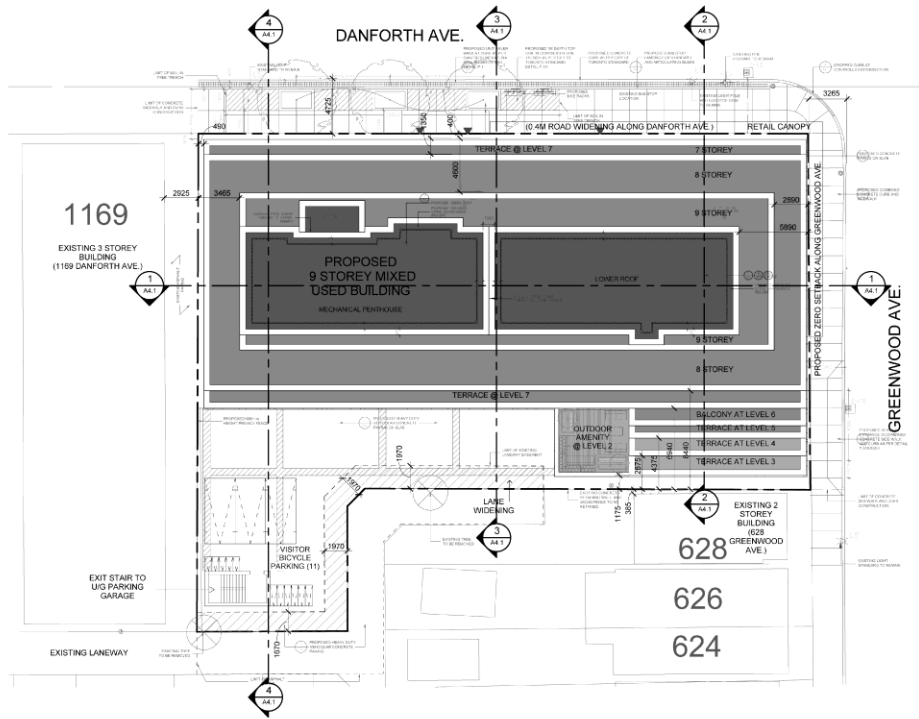
Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Official Plan

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

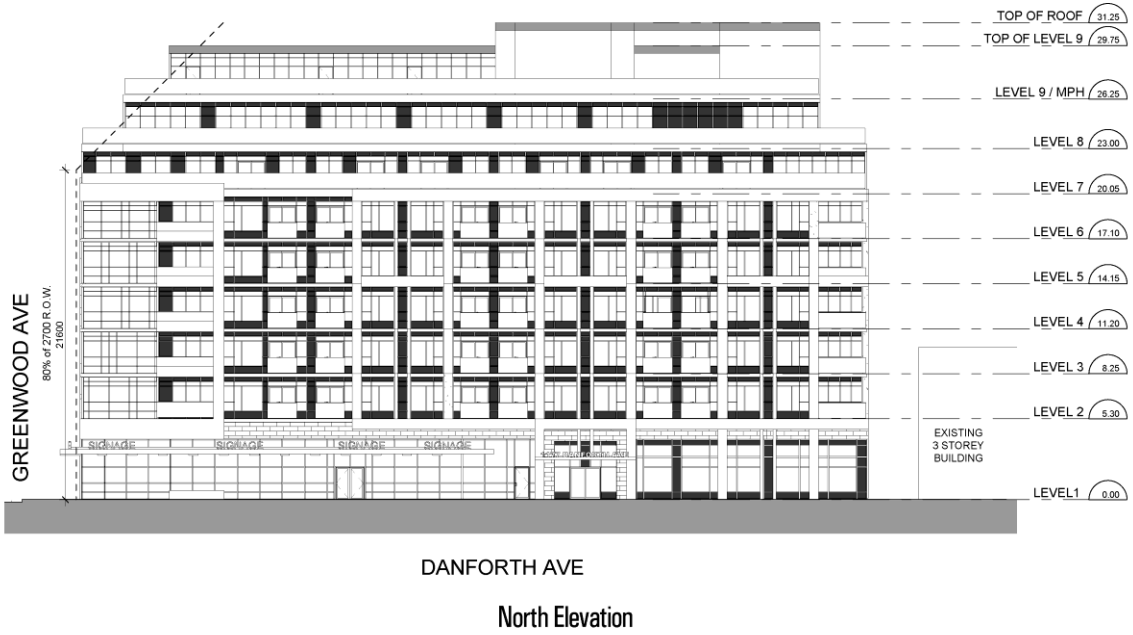
Applicant's Submitted Drawing

Not to Scale
07/15/2015

1177 Danforth Avenue

File # 15 177455 STE 30 0Z

Attachment 2: North Elevation



Elevations

Applicant's Submitted Drawing

Not to Scale
07/15/2015

1177 Danforth Avenue

File # 15 177455 STE 30 OZ

Attachment 3: South Elevation



South Elevation

Elevations

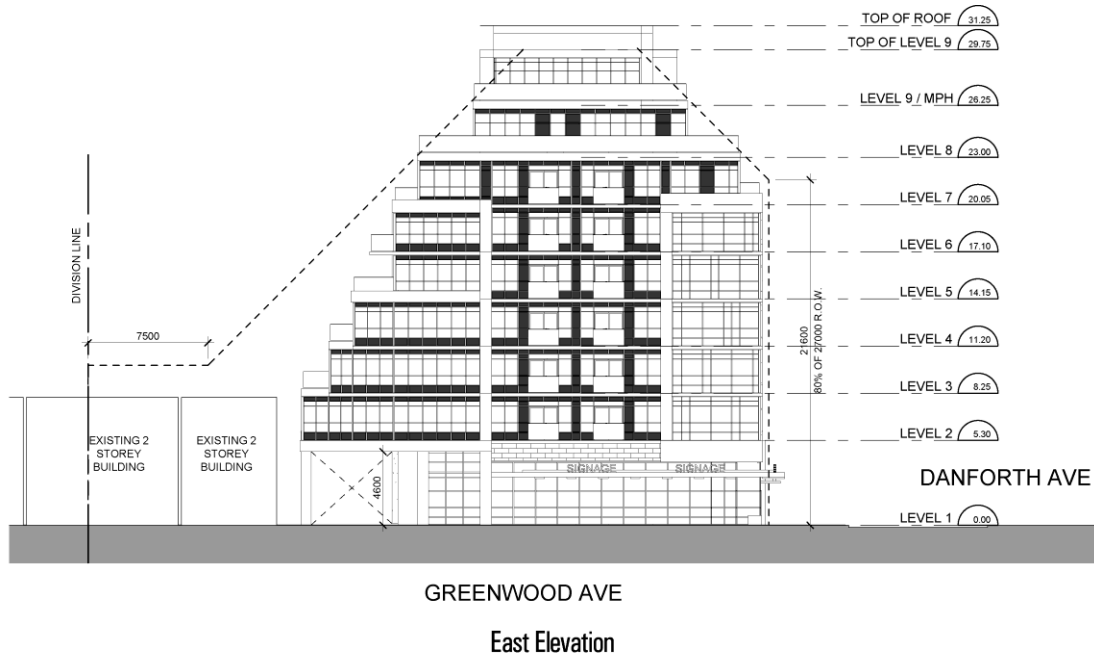
Applicant's Submitted Drawing

Not to Scale
07/15/2015

1177 Danforth Avenue

File # 15 177455 STE 30 OZ

Attachment 4: East Elevation



Elevations

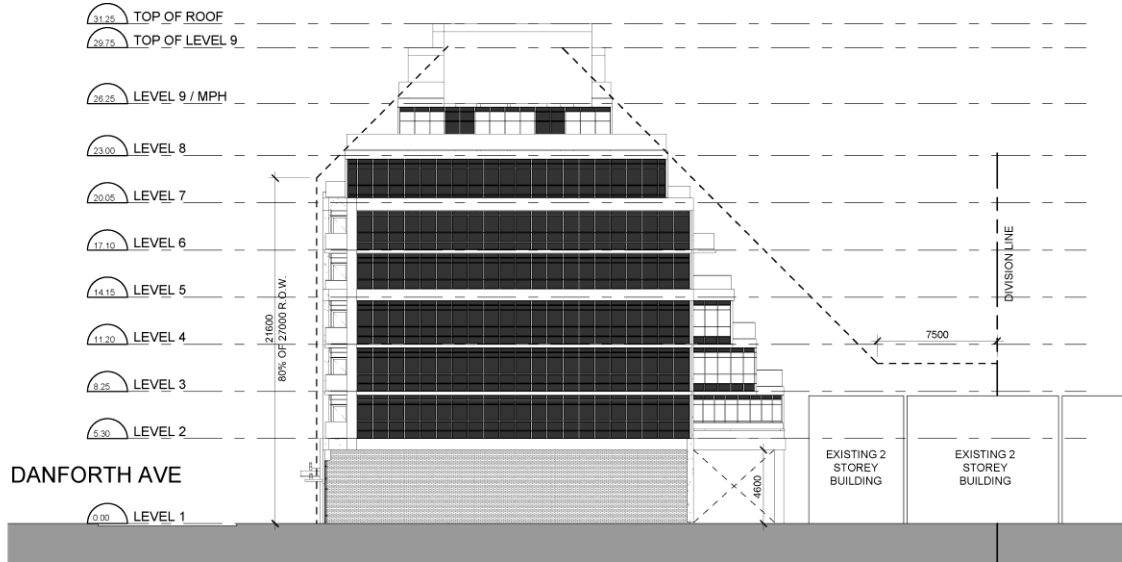
Applicant's Submitted Drawing

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1177 Danforth Avenue

File # 15 177455 STE 30 OZ

Attachment 5: West Elevation



West Elevation

Elevations

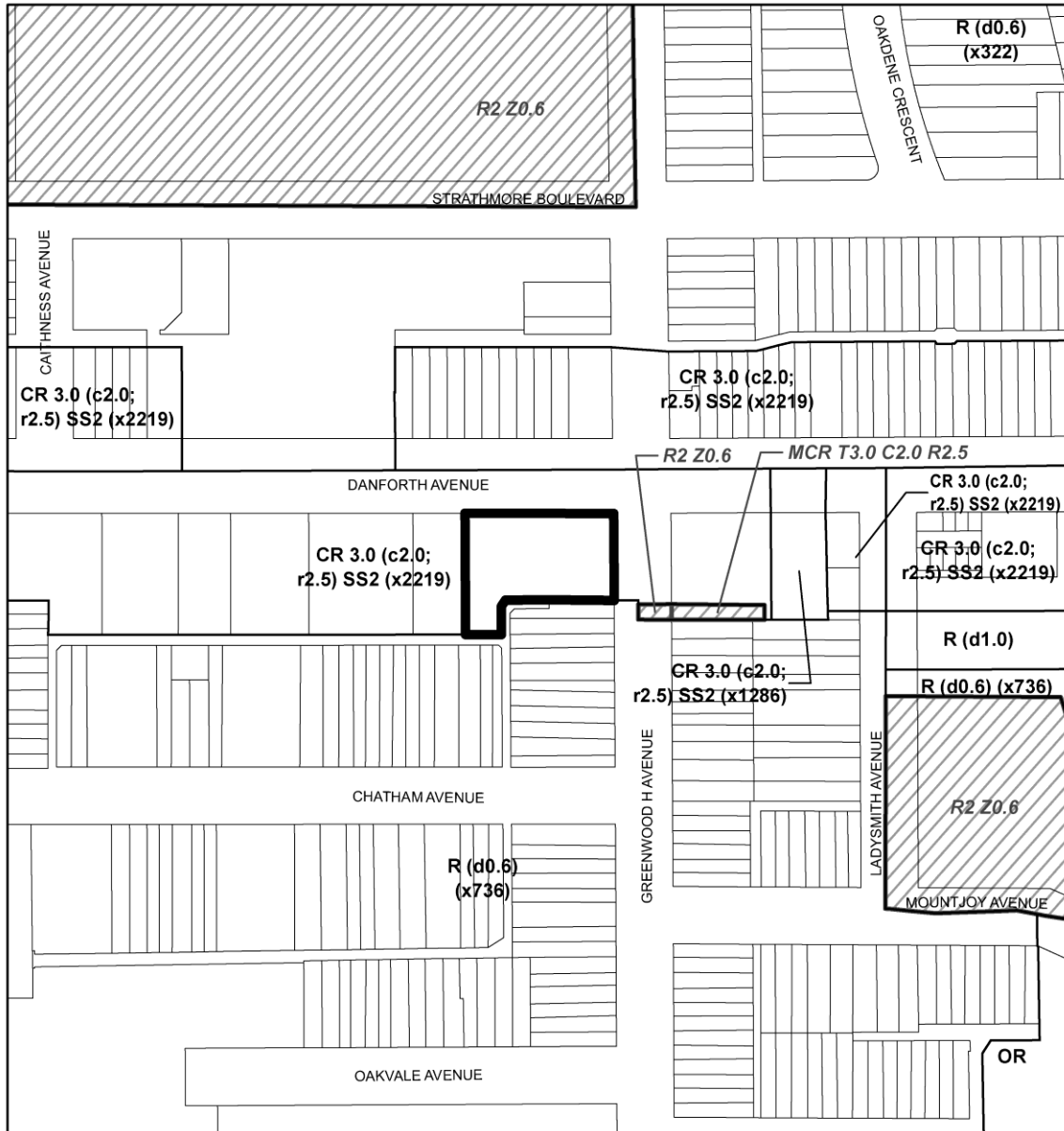
Applicant's Submitted Drawing

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07/15/2015

1177 Danforth Avenue

File # 15 177455 STE 30 OZ

Attachment 6: Zoning



Zoning By-Law No. 569-2013

1177 Danforth Avenue

File # 15 177455 STE 30 0Z

Location of Application

R Residential **CR** Commercial Residential
OR Open Space Recreation

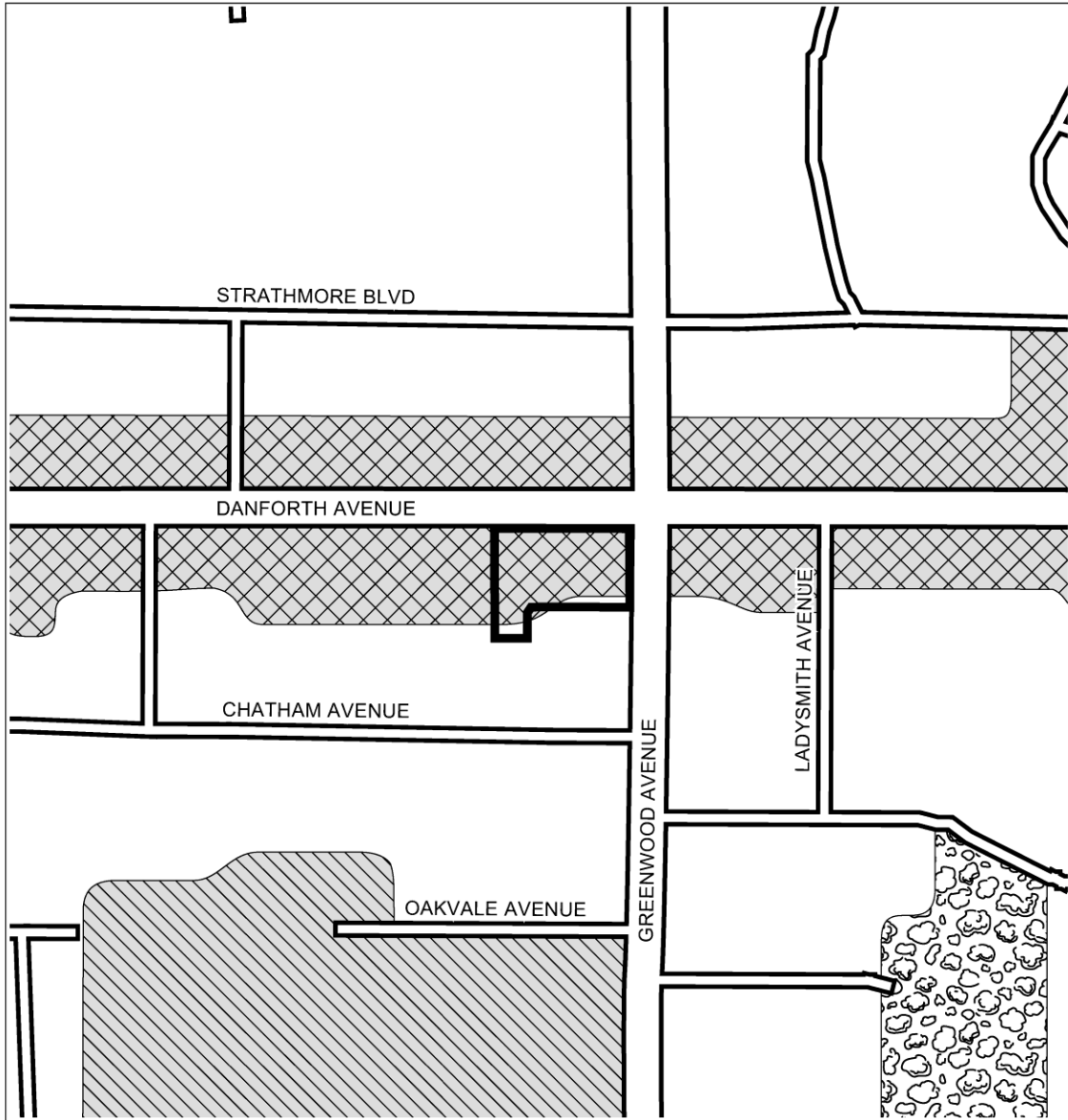
See Former City of Toronto By-Law No. 438-86

R2 Residential District
MCR Mixed-Use District



Not to Scale
 Extracted: 07/15/2015

Attachment 7: Official Plan



1177 Danforth Avenue

Extract from Official Plan

File # 15 177455 STE 30 0Z




 Not to Scale
 07/15/2015

Attachment 8: Application Data Sheet

| | | | |
|-----------------------|--|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 15 177455 STE 30 OZ |
| Details | Rezoning, Standard | Application Date: | June 19, 2015 |
| Municipal Address: | 1177 DANFORTH AVENUE | | |
| Location Description: | PLAN 740 LOT 27 TO 31 **GRID S3004 | | |
| Project Description: | Proposal to develop the site with a 9 storey mixed-use residential condominium building with a total height of 29.75 m (31.25 m including mechanical penthouse). The proposed building consists of 104 residential condominium units and 545 m ² of retail space at grade. The total FSI (floor space index) is 4.8 times the lot area. There are a proposed 70 vehicle parking spaces and 108 bicycle parking spaces to be placed at grade and within two levels of below-grade parking. | | |

| | | |
|-------------------|---------------|--------------------------|
| Applicant: | Agent: | Owner: |
| Craig Hunter | | 1177 Danforth Avenue Ltd |

PLANNING CONTROLS

| | | |
|----------------------------|---------------------------------|--------------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: |
| Zoning: | CR 3.0 (c2.0; r2.5) SS2 (x2219) | Historical Status: |
| Height Limit (m): | 14 | Site Plan Control Area: |

PROJECT INFORMATION

| | | | | | |
|------------------------------------|---------|---------|-----------------|-------|--------------|
| Site Area (sq. m): | 1749.33 | Height: | Storeys: | 9 | |
| Frontage (m): | 52.16 | | Metres: | 31.25 | |
| Depth (m): | 30.42 | | | | |
| Total Ground Floor Area (sq. m): | 1289.14 | | | | Total |
| Total Residential GFA (sq. m): | 7820.75 | | Parking Spaces: | 70 | |
| Total Non-Residential GFA (sq. m): | 545.2 | | Loading Docks | 1 | |
| Total GFA (sq. m): | 8365.95 | | | | |
| Lot Coverage Ratio (%): | 73.7 | | | | |
| Floor Space Index: | 4.78 | | | | |

DWELLING UNITS

| | |
|--------------|-------|
| Tenure Type: | Condo |
| Rooms: | 0 |
| Bachelor: | 5 |
| 1 Bedroom: | 84 |
| 2 Bedroom: | 14 |
| 3 + Bedroom: | 1 |
| Total Units: | 104 |

FLOOR AREA BREAKDOWN (upon project completion)

| | | Above Grade | Below Grade |
|----------------------------------|---------|-------------|-------------|
| Residential GFA (sq. m): | 7820.75 | 0 | |
| Retail GFA (sq. m): | 545.2 | 0 | |
| Office GFA (sq. m): | 0 | 0 | |
| Industrial GFA (sq. m): | 0 | 0 | |
| Institutional/Other GFA (sq. m): | 0 | 0 | |

| | | |
|-----------------|----------------------|---------------------------------|
| CONTACT: | PLANNER NAME: | Daniel Woolfson, Planner |
| | TELEPHONE: | 416-392-7574 |