

**141 Davisville Avenue - Zoning Amendment Application
Preliminary Report**

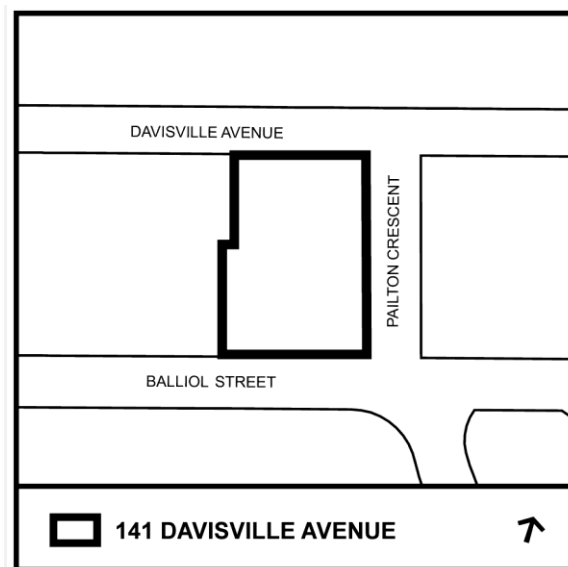
Date:	March 12, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	17 262355 STE 22 OZ

SUMMARY

This application proposes to amend the Zoning By-law for 141 Davisville Avenue to permit a 16-storey rental apartment building containing 143 dwelling units and one guest suite. The proposed building would be located on the northern portion of the site fronting onto Davisville Avenue. The site currently contains a 20-storey rental apartment building containing 313 dwelling units. It is located on the southern portion of the site fronting onto Balliol Street. The existing building is proposed to be retained and modified with one new residential rental unit and one new guest suite created on the ground floor.

In total, 146 new units are proposed and all existing 313 residential rental units on the subject site would be retained. The applicant is proposing a total of 206 parking spaces to accommodate both buildings.

Prior to submission of the application, staff met with the applicant and discussed the need for the proposal to address the emerging directions from the Midtown in Focus: Growth, Built Form and Infrastructure Review (the "Review") which will inform the Yonge-Eglinton Secondary Plan update.



Staff are also in the process of assessing the potential cumulative impact of all applications in the Yonge-Eglinton Secondary Plan area on the City's ability to provide the necessary infrastructure to support development.

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

A final report and public meeting under the *Planning Act* will be scheduled following the resolution of the outstanding issues, and provided the applicant submits all the 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 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.

DECISION HISTORY

On August 25, 2014, City Council adopted Midtown in Focus – Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area ("Public Realm Plan").

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge-Eglinton Secondary Plan (OPA 289) that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. As OPA 289 is currently under appeal at the Ontario Municipal Board (OMB), it is relevant but not determinative in terms of the Official Plan policy framework. Link to report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

On December 10, 2015, City Council adopted Official Plan Amendment 320 (OPA 320). OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

On July 4, 2016, the Minister of Municipal Affairs approved and modified OPA 320. As OPA 320 has been appealed in its entirety to the OMB it is relevant but not determinative in terms of the Official Plan policy framework.

On July 12, 2016, City Council adopted the recommendations in the report from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The recommendations direct staff to use the draft built form principles in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan area. Planning staff were also directed to use the emerging community infrastructure priorities identified in the status report, as part of the development application review process. Link to report:

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-93903.pdf>

On December 5, 2017 City Council adopted the recommendations in the report from the Acting Chief Planner titled: "Midtown in Focus: Proposals Report". Staff are directed to continue to consider and review applications submitted prior to November 15, 2017 in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review, including the proposed Secondary Plan. As well staff are to assess the potential cumulative impact of all applications in the Yonge-Eglinton Secondary Plan Area on the City's ability to provide the necessary infrastructure to support development, and use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned. Link to Proposals Report:

<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-108408.pdf>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on May 1, 2017 to discuss complete application submission requirements for a 14-storey apartment building proposal. Planning staff expressed concerns about the proposal including the separation distance between the proposed building and the existing apartment building on the site, the determination of the appropriate building height, potential need for a building setback from Davisville Avenue and the need for a high quality public realm.

Planning staff also informed the applicant of the on-going Midtown in Focus Study and reviewed emerging directions and indicated that further information regarding the Study would be available on June 3, 2017 at a public open house for the Midtown in Focus Study. The subject application for a 16-storey apartment building was submitted on November 14th, 2017.

ISSUE BACKGROUND

Proposal

The Zoning By-law Amendment application proposes to permit a 16-storey residential building on the northern portion of the property fronting onto Davisville Avenue. The northern portion of the site is currently occupied by a landscaped open space and the ramp to the underground garage. The southern portion of the site is currently occupied by a 20-storey rental apartment building fronting onto Balliol Street containing a total of 313 residential rental units. The existing building would be retained and modified.

The proposed building would contain 143 residential units and one guest suite. This includes five 2-storey residential units located on the first and second floors with four of the units fronting on to Davisville Avenue and one facing west. These units would have ground level front doors as well access to a shared internal hallway at the rear of the units. Pedestrian access for the remainder of the units would be from two lobbies, one at the northeast corner of the building and the other adjacent to the proposed driveway on the south side of the building.

The proposed building would rise straight up from Davisville Avenue, Pailton Crescent and the west side of the building from floors 1 through 14 with balconies extending 1.7 metres from the main wall. Floors 15 and 16 would step back two metres on all sides of the proposed building. The applicant is proposing a two-storey "amenity pavilion" extending from the south side of the building. The indoor amenity area in the proposed building would be shared between the tenants of the proposed and existing buildings. The existing building currently does not contain any indoor amenity areas.

The proposal includes an outdoor amenity area at the corner of Davisville Avenue and Pailton Crescent and two outdoor amenity areas along Balliol Street in front of the existing building consisting of a play area at the southwest corner of the site and an off-leash dog area at the southeast corner of the site. A new rooftop outdoor amenity area would be located above the "amenity pavilion" at the rear of the proposed building. The outdoor amenity areas are proposed to be shared between the tenants of the proposed and existing buildings.

The existing 20-storey apartment building on the southern portion of the site currently contains 313 residential units which are proposed to be retained. The applicant is proposing to convert the existing ground floor garbage room into a new residential rental unit. The existing ground floor storage room is proposed to be converted into a guest suite. The proposal also includes renovations to the existing lobby area, mail room and an improved façade and entrance canopy.

The applicant is also proposing to reconfigure the L-shaped driveway on the site allowing for one-way access from Davisville Avenue along the west property line and two-way access to Pailton Crescent between the existing and proposed buildings. Access to the parking garage would be from the internal driveway. The parking for both buildings is proposed to be located in the existing three-level underground parking garage. The existing surface parking areas on the site would be removed to allow for the reconfiguration of the driveway and to facilitate the proposed development.

Statistics for the proposal are shown in the following table. Further information can be found in Attachments 1-5 and 9 of this report.

Category	Proposal
Total Site Area	4,923 square metres
Building Height Existing Building Proposed Building	20-storeys - Approx. 54 metres (approx. 58 metres to top of mechanical penthouse) 16 storeys – 54.02 metres (59.02 metres to top of Mechanical Penthouse)
Building Setbacks at Ground Level (Proposed Building) North Lot Line To South Building East Lot Line West Lot Line	7.5 metres 15.5 metres 7.5 metres 7.5 metres
Tower Setbacks (Proposed Building) North Lot Line To South Building East Lot Line West Lot Line	7.5 metres 25 metres 7.5 metres 7.5 metres
Tower Floor Plate (Proposed Building)	723 square metres
Gross Floor Area Existing Building Proposed Building Total	18,031.9 square metres 11,576 square metres 29,319.9 square metres
Floor Space Index Proposed Building Total Existing and Proposed Building	2.35 5.96
Unit Mix Studio (Guest Suite) 1 bedroom 2 Bedroom 3 Bedroom Total	1 (0.7%) 75 (52.1%) 62 (43.1%) 6 (4.2%) 144
Ground Floor Height	3.5 metres
Parking (Total Shared Parking for Both Buildings) (residential: visitor)	206 (162:44)
Bicycle Parking (Total Shared Bicycle Parking for both Buildings) long-term short-term Total	132 on P1 15 outside at ground level 147 spaces

Category	Proposal
Loading Spaces (Total for Both Buildings)	1 Type G 1 Type C 1 Type B
Amenity Space	
Existing Building	
Indoor	0 square metres
Outdoor	1,472 square metres
Shared Existing and Proposed Buildings	
Indoor	618.3 square metres
Outdoor	1,168.3 square metres

Site and Surrounding Area

The subject site is approximately 4,923 square metres (0.49 hectares) in size with frontages of approximately 55 metres on Davisville Avenue, 84 metres on Pailton Crescent and 60 metres on Balliol Street. The site is generally flat and rectangular in shape, with a slightly irregular boundary along the west property line.

The site is currently occupied by a 20-storey residential rental building on the southern portion of the site, a landscaped open space area on the northern portion of the site, surface parking areas, driveways and a three-level underground parking garage.

North: The opposite side of Davisville Avenue consists of 2-storey single and semi-detached dwellings. To the northwest is the 3 to 4-storey Isabel and Arthur Meighen Manor seniors' residence and long-term care facility which forms part of the Salvation Army Meighen Health Centre. Davisville Junior Public School is located to the northwest. June Rowlands Park is located northeast of the subject site at the intersection of Davisville Avenue and Acacia Road.

South: Immediately south of the site is the Toronto Tennis City, a private tennis club, and a 4-storey rental apartment building at 165 Balliol Street. To the southwest is an 18-storey rental apartment building at 155 Balliol Street and to the southeast is a 17-storey rental apartment building at 221 Balliol Street. Further south are low, mid-rise and tall buildings along Merton Street, with Mount Pleasant Cemetery beyond.

East: To the immediate east of Pailton Crescent is a 23-storey rental apartment building at 200 Balliol Street. Further east towards Mount Pleasant Road are a number of low, mid-rise and tall residential buildings.

West: To the immediate west is a 23-storey rental apartment building at 111 Davisville Avenue. Further west are a number of rental apartment buildings ranging in height from 14 to 30 storeys. Yonge Street is located approximately 400-500 metres to the west and contains a mix of local amenities, retail, office and institutional uses.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include:

- d) the conservation of features of significant architectural, cultural, historical, archeological or scientific interest;
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- r) the promotion of a built form that;
 - (i) is well designed;
 - (ii) encourages a sense of place;
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The Provincial Policy Statement (2014) ("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 types and affordability to meet projected requirements of current and future residents;
- 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 uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. Policy 4.7 states that the official plan is the most important vehicle for implementing the PPS. 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 Provincial Policy Statement.

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

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure 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 relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform with the Growth Plan.

Official Plan

Chapter 2 – Shaping the City

Section 2.3.1 Healthy Neighbourhoods

The site is located in an area designated *Apartment Neighbourhoods* in the Official Plan. It is immediately south of lands designated *Neighbourhoods* which are located on the north side of Davisville Avenue. Toronto's neighbourhoods are an important asset in the city and a cornerstone policy is to ensure that new development in neighbourhoods respects and reinforces the existing physical character of the area in terms of buildings, streetscapes and open space patterns.

The Official Plan requires development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* to be compatible with those *Neighbourhoods* and provide a gradual transition of scale and density, as necessary to achieve the objectives of the Official Plan, through the stepping down of buildings towards and setbacks from those *Neighbourhoods*. The Official Plan also requires new development in *Apartment Neighbourhoods* to maintain light and privacy for residents in areas designated as *Neighbourhoods*.

Chapter 3 – Building a Successful City

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area who will encounter the building in their daily lives.

New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space; having a consistent front yard setback; acknowledging the prominence of corner sites; locating entrances so they are clearly visible; and, providing ground floor uses that have views into and access from streets. New development will locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and minimize additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility.

New development will be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses. New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provides indoor and outdoor amenity space for its residents.

Section 3.2.1 Housing

Section 3.2.1.5 of the Official Plan encourages the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units.

Rental intensification Policy 3.2.1 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- a) will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
- b) may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of the Plan, without pass-through of such costs in the rents to tenants.

Chapter 4 – Land Use Designations

Section 4.2 Apartment Neighbourhoods

The proposed development is located in an area designated as *Apartment Neighbourhoods* on Map 17 - Land Use Plan of the City's Official Plan (see Attachment 7) which are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses.

Apartment Neighbourhoods are stable areas of the City and are generally not intended for significant growth. Compatible infill, however, is contemplated on sites containing existing apartment buildings that have underutilized land.

New and infill development will improve the quality of life of new and existing residents in *Apartment Neighbourhoods* by massing new buildings to provide a transition between areas of different development intensity and scale. In particular, *Neighbourhoods* will be protected through setbacks and/or stepping down of heights. New and infill development will also frame the edges of streets and parks, screen service areas, limit shadow and mitigate wind on parks and open spaces as well as *Neighbourhoods*. It will also enhance the safety, amenity and animation of adjacent streets and open spaces.

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment 320 (OPA 320) on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs modified and approved OPA 320 on July 4, 2016. As OPA 320 has been appealed in its entirety to the OMB, it is relevant but not determinative in terms of the Official Plan policy framework.

Chapter 5 – Implementation: Making Things Happen

5.2.1 Secondary Plans

The site is within the Yonge-Eglinton Secondary Plan area south of the Urban Growth Centre (see Attachment No. 8). The Official Plan states that Secondary Plans establish local development policies to guide growth and change in a defined area of the City. They outline and promote a desired type and form of physical development with the objective of ensuring highly functional and attractive communities that account for an appropriate transition in scale and activity between neighbouring districts.

Policy 5.2.1.2 identifies that Secondary Plans may be prepared for a number of reasons. Of particular note for the Yonge-Eglinton area, the Official Plan directs that Secondary Plans will be prepared for areas where development is occurring, or proposed, at a scale, intensity or character which necessitates reconsideration or reconfiguration of local streets, block plans, public works, open space or other public services or facilities. Where Council has determined that a Secondary

Plan is necessary, no amendment to the Zoning By-law in the area will be made without prior or concurrent adoption of a Secondary Plan, provided that the Secondary Plan is adopted within a reasonable period of time.

In June 2016, City Council directed staff to consider and review Official Plan amendment and rezoning applications in the Yonge-Eglinton Secondary Plan in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review.

At its December 5, 2017 meeting, Council reaffirmed this direction for applications submitted prior to November 15, 2017, and also directed staff to assess the cumulative impact of development in the area on the availability of the necessary infrastructure to support continued development, and land use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

Yonge-Eglinton Secondary Plan

A primary objective of the Yonge-Eglinton Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The Secondary Plan also requires a full range of housing options (form, tenure) in the Yonge-Eglinton Area suitable for family and other households that is: "contextually appropriate and compatible with existing residential uses and residential built form."

The *Mixed Use Areas* in the Secondary Plan contain a mix of retail, service commercial, office and residential uses with the highest concentration at Yonge Street and Eglinton Avenue and a lesser concentration near the Yonge/Davisville subway station.

The Secondary Plan identifies that Yonge-Eglinton *Apartment Neighbourhoods* are largely built-up and considered physically stable. New development in the Yonge-Eglinton Secondary Plan Area will protect the scale of development in *Neighbourhoods* while minimizing impacts (shadowing, overlook, loss of sky view) on lower scale built form in *Neighbourhoods*. New development will provide transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*, particularly when higher density designations abut a *Neighbourhood*.

New development will promote architectural excellence while providing for improvements in the public realm. New, flexible, community services facilities and social infrastructure will be provided in a timely manner in the Yonge-Eglinton Secondary Plan area. New parks and open spaces will be secured in the Secondary Plan Area along with improvements to existing parks and open spaces and the public realm.

Midtown in Focus

Parks, Open Space and Streetscape Plan and OPA 289

The Parks, Open Space and Streetscape Plan ("Public Realm Plan") is a framework for improvements within the Yonge-Eglinton area to the network of parks, open spaces, streets and public buildings to create an attractive, safe, and comfortable network of public spaces.

The Public Realm Plan recognizes that the area has a distinct quality and character, consisting of a vibrant mixed use community with an open and green landscaped character. The Plan has five Place-Making Moves that, together with other streetscape improvements and the enhancement and expansion of parkland in the area, will form a thriving system of parks, open spaces and streets.

OPA 289 amends the Yonge Eglinton Secondary Plan incorporating, among other matters, the urban design and public realm outcomes of the Public Realm Plan. OPA 289 is currently under appeal at the OMB.

Growth, Built Form and Infrastructure Review of the Yonge-Eglinton Secondary Plan

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan area that builds on the Public Realm Plan. Midtown in Focus: Growth, Built Form and Infrastructure Review (the "Review") is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. Continued development in a complex and mature urban environment like the Yonge-Eglinton Secondary Plan area requires careful attention.

The cumulative impact of development currently proposed in the area – and its scale, intensity and character – has the potential to adversely affect quality of life and sense of place in Midtown's collection of neighbourhoods. The objective of the Review is to ensure that growth positively contributes to Yonge-Eglinton's continued livability and vitality by establishing a clear and up-to-date planning framework and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development. The Review is addressing five *Avenues* located within the Secondary Plan Area in detail and is satisfying the Official Plan's requirement for Avenue Studies for these *Avenues*.

The Review includes the following initiatives: growth analysis, built form study, a cultural heritage resource assessment, a community services and facilities assessment, transportation and municipal servicing assessments, and an area-wide parks and public realm plan.

The Review led to a Proposals Report that presented a proposed update to the Yonge-Eglinton Secondary Plan ("the Proposed Yonge-Eglinton Secondary Plan"), as well as provided updates related to the infrastructure assessments. The Proposed Yonge-Eglinton Secondary Plan sets out a 25-year vision for Midtown that emphasizes the importance of complete communities and the diversity of Midtown's character areas. It envisions Midtown as a green, resilient, connected, inclusive and prosperous place, and provides detailed direction on the appropriate scale and location of future growth and links growth with the provision of infrastructure.

Staff were directed to undertake consultation on the proposed update to the Secondary Plan. Consultations occurred through the months of January and February. A final report with the recommended Official Plan Amendment will be brought forward in the second quarter of 2018.

Within the context of the Plan, this portion of Davisville Avenue has been identified as being within a Midtown Apartment Neighborhood Character area. The Midtown Apartment Neighborhoods are generally defined by residential uses in apartment towers, walk-up apartment buildings and townhouses, set in an open, generously scaled landscaped setting. Key objectives in these areas are for new buildings to be located to maximize the characteristic openness both at grade and between buildings, complement the existing built form fabric, maximize sunlight and sky views to streets and parks and minimize the cumulative impact of tall buildings and other new development.

Midtown in Focus Policy Direction

The policy directions in the proposed Yonge-Eglinton Secondary Plan update that are specifically applicable to the review of this application include:

- the site is identified as having no tall building or infill development potential;
- minimum 5 metre setback from Davisville Avenue;
- minimum 5 metre side yard setback at grade;
- minimum 8.0 metre setback from the front property line to the tower portion of any tall building development, including balconies;
- minimum 30 metre separation distance between the tower portion of proposed building and an existing or planned tall building;
- the ratio of open space on a site to the footprint of a tall building, inclusive of its base building, will be 55:45 respectively;
- Development containing more than 50 residential units will include a minimum of 30% 2-bedroom units, and 20% 3-bedroom units.

The subject Zoning By-law Amendment application was submitted on November 14, 2017. At its December 5, 2017 meeting, City Council directed staff to undertake stakeholder and public consultation on the proposed Yonge-Eglinton Secondary Plan update. Council directed staff that all Official Plan amendment and Zoning By-law amendment applications in the Yonge-Eglinton Secondary Plan Area, submitted prior to November 15, 2017, be reviewed in the context of the Midtown in Focus: Growth, Built Form and Infrastructure Review. A final report with the recommended Official Plan Amendment will be brought forward in the second quarter of 2018.

Zoning

Zoning By-law 438-86

The site is located in a Residential District 2 (R2) zone and permitted a maximum density of 0.6 times the area of the lot, with a maximum permitted height of 38.0 metres. The R2 District permits a wide range of residential uses including apartment buildings, detached houses, duplexes, rowhouses, semi-detached dwellings, triplexes and townhouses.

Zoning By-law 569-2013

The site is located in the Residential (R) Zone and permitted a maximum density of 0.6 times the area of the lot, with a maximum permitted height of 38.0 metres. The zoning permits dwelling units within a detached house, semi-detached house, townhouse, duplex, triplex, fourplex and apartment building. The zoning also permits non-residential uses such as community centres, group homes, libraries, places of worship and retail stores, subject to conditions.

The subject site is also subject to site specific Exception R913, which identifies Site-Specific Zoning By-law 365-67 as a prevailing by-law.

Site-Specific Zoning By-law 365-67

Site-Specific Zoning By-law 365-67 is the original by-law adopted in 1967 to allow the development of the existing apartment building. The zoning permissions of By-law 365-67 permit only the existing apartment building at 141 Davisville Avenue and requires 70% of the site be maintained as landscaped open space.

City-Wide Tall Building Design Guidelines

In 2013, City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use them in the evaluation of tall building 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.

Site Plan Control

A site plan application is required for the proposal but has not been submitted.

Tree Preservation

The applicant has submitted an arborist report and tree preservation plan indicating that the proposed development will require the removal of 22 privately owned trees and 3 trees located on the City owned boulevards adjacent to the site. The proposed tree removals are under review by the City's Urban Forestry staff.

Tenure

The Housing Issues Report submitted with this application states that the 144 dwelling units (including 1 guest suite) within the proposed apartment building will be rental in tenure. In addition, the 313 dwelling units within the existing 20-storey apartment buildings will be retained as purpose-built rental units.

Reasons for the Application

The Zoning By-law Amendment application is required to increase the maximum permitted density from 0.6 times the area of the site to 5.96 times the area of the site and to increase the maximum permitted height from 38 metres to 55 metres. The application is also required to permit the additional building on the site and establish the appropriate development standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Sun/Shadow Study
- Arborist Report
- Tree Preservation Plan
- Functional Servicing Report
- Transportation Impact Assessment
- Pedestrian Level Wind Study
- Geotechnical Investigation
- Hydrogeological Site Investigation
- Planning Justification Report
- Housing Issues Report
- Community Services and Facilities Study
- Computer Generated Building Mass Model;
- Public Consultation Strategy
- Toronto Green Standards Checklist.

A Notification of Incomplete Application issued on December 14, 2017 and identifies that a Pedestrian Level Wind Study is required for a complete application.

The outstanding material was submitted on February 16, 2018 and a Notification of Complete Application was subsequently issued on February 20, 2018.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- conformity with Council adopted OPA 289;
- potential on the site to accommodate a tall building;
- appropriateness of the built form, height and massing of the building;
- shadow impacts resulting from the proposed development on the adjacent *Neighbourhood* on the north side of Davisville Avenue;
- need to provide additional indoor amenity space on the site;
- securing existing rental units;
- securing needed improvements and repairs to the existing rental housing;
- the provision of on-site parkland dedication;
- a road widening of 0.86 metres on the Davisville Avenue right-of-way;
- identification and securing of public benefits pursuant to Section 37 of the *Planning Act*, should the proposal in some form be approved.

Midtown in Focus Policy Direction

The application, as proposed, does not meet a number of the proposed Yonge-Eglinton Secondary Plan policies presented to City Council in December 2017 including the proposed policies identified below.

- The site is identified as having no tall building or infill development potential. The application is for a tall building infill development.
- A minimum 8.0 metre setback is required from the front property line to the tower portion of any tall building development, including balconies. The proposed tower is located approximately 7.5 metres from the front property line. The proposed balconies extend a further 1.7 metres toward the front property line.
- A minimum 30 metre separation distance between the tower portion of proposed building and an existing or planned tall building. The separation distance between the proposed tower and the existing tower located on the south portion of the property is 25 metres.
- Development containing more than 50 residential units will include a minimum of 30% 2-bedroom units, and 20% 3-bedroom units. The proposed building consists of more than 50 residential units and contains 43% 2-bedroom units and 4% 3-bedroom units.

Additional issues may be identified through the review of the application, agency comments, the community consultation process and as part of the Yonge-Eglinton Secondary Plan update.

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SIGNATURE

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Acting 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

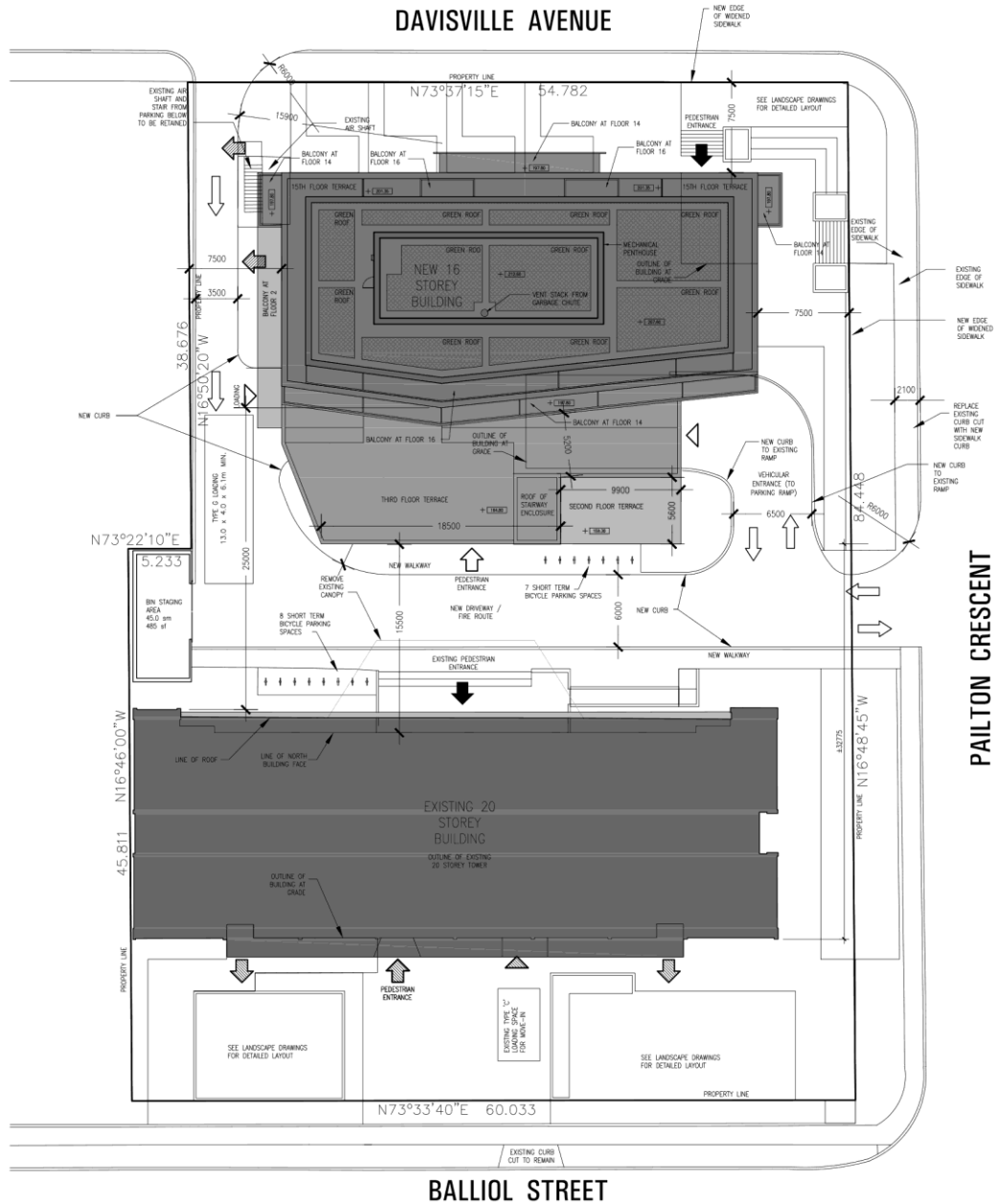
Attachment 6: Official Plan

Attachment 7: Yonge-Eglinton Secondary Plan

Attachment 8: Zoning

Attachment 9: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

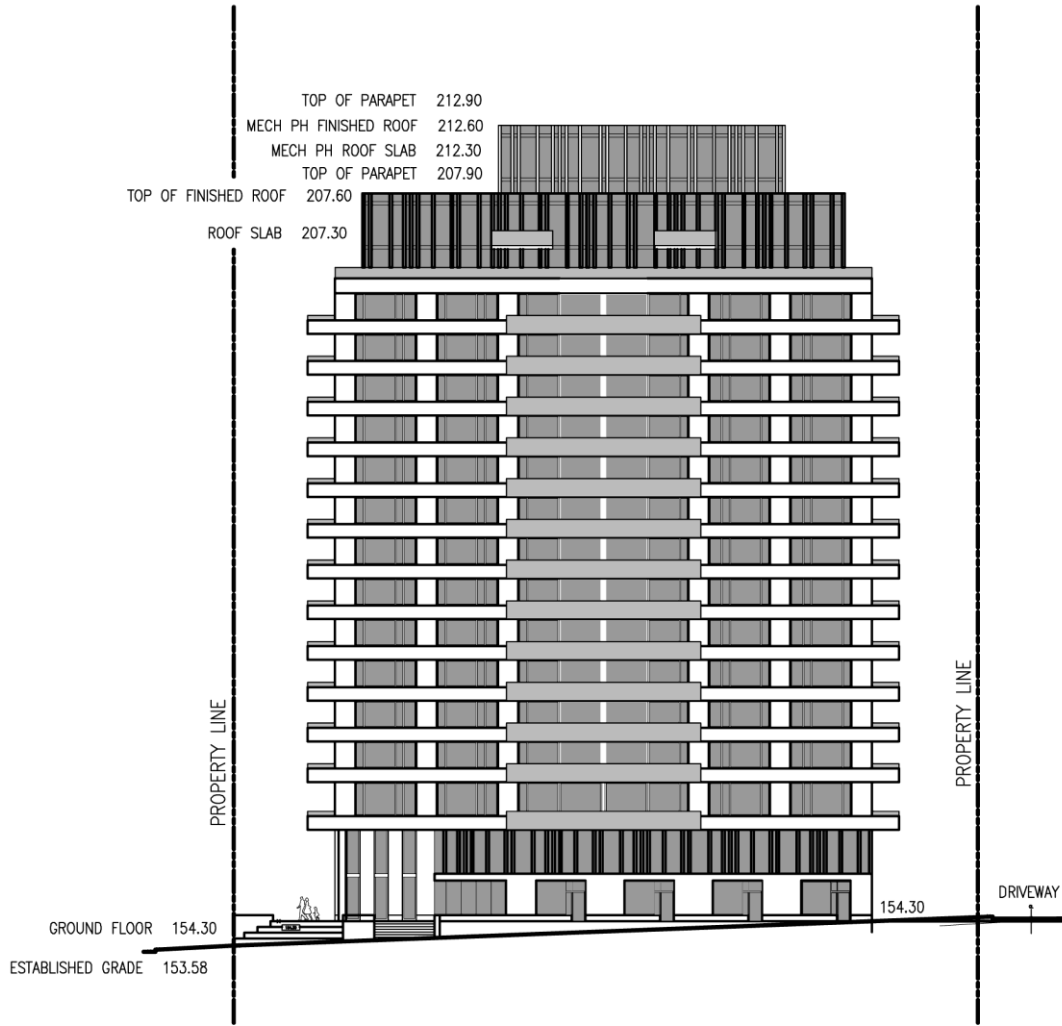
Not to Scale 

01/12/2018

141 Davisville Avenue

File # 17 262355 STE 22 0Z

Attachment 2: North Elevation



North Elevation

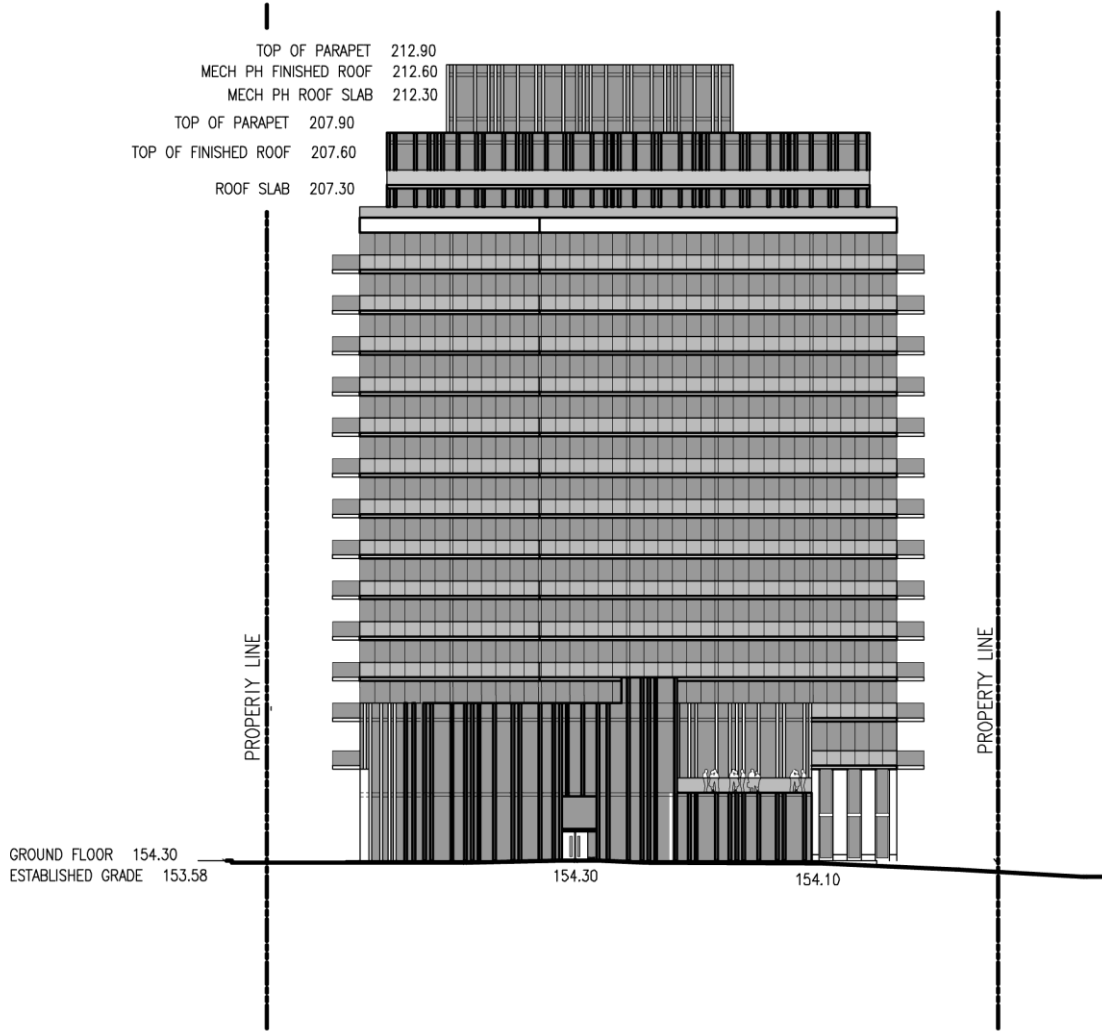
Applicant's Submitted Drawing

Not to Scale
01/12/2018

141 Davisville Avenue

File # 17 262355 STE 22 0Z

Attachment 3: South Elevation



South Elevation

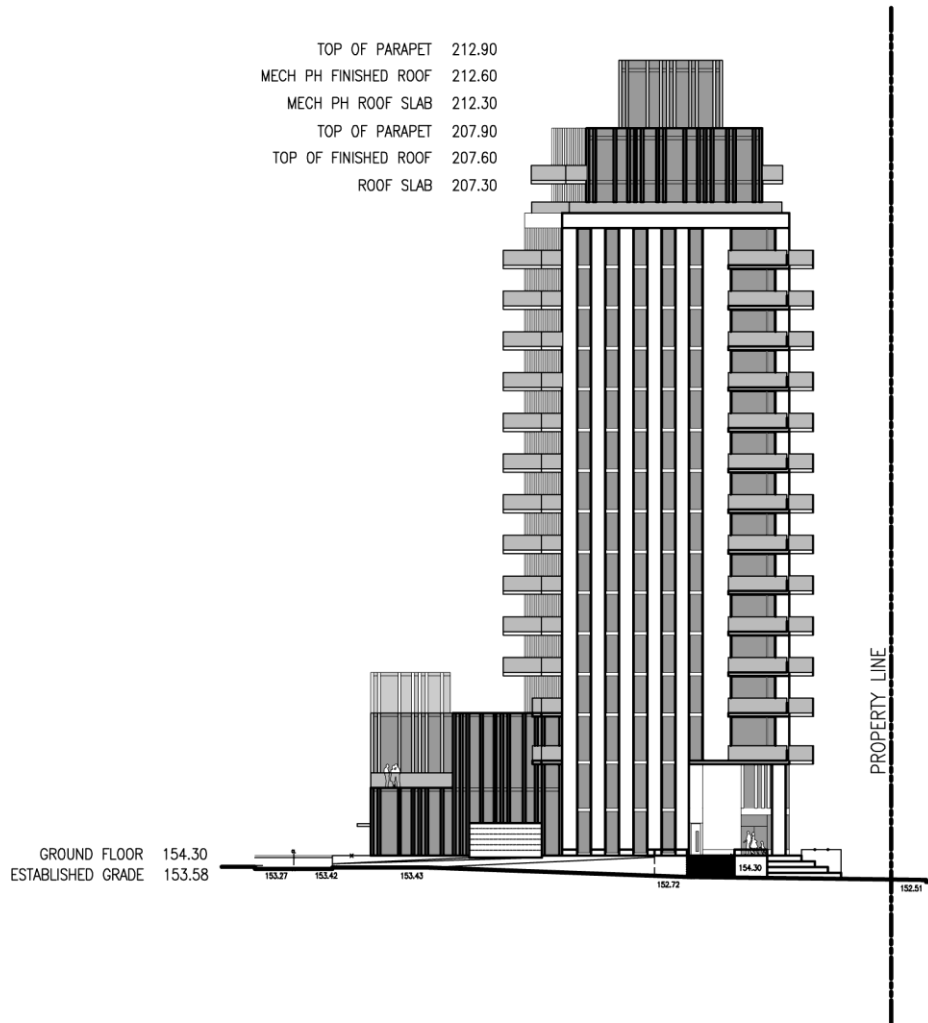
Applicant's Submitted Drawing

Not to Scale
01/12/2018

141 Davisville Avenue

File # 17 262355 STE 22 OZ

Attachment 4: East Elevation



East Elevation

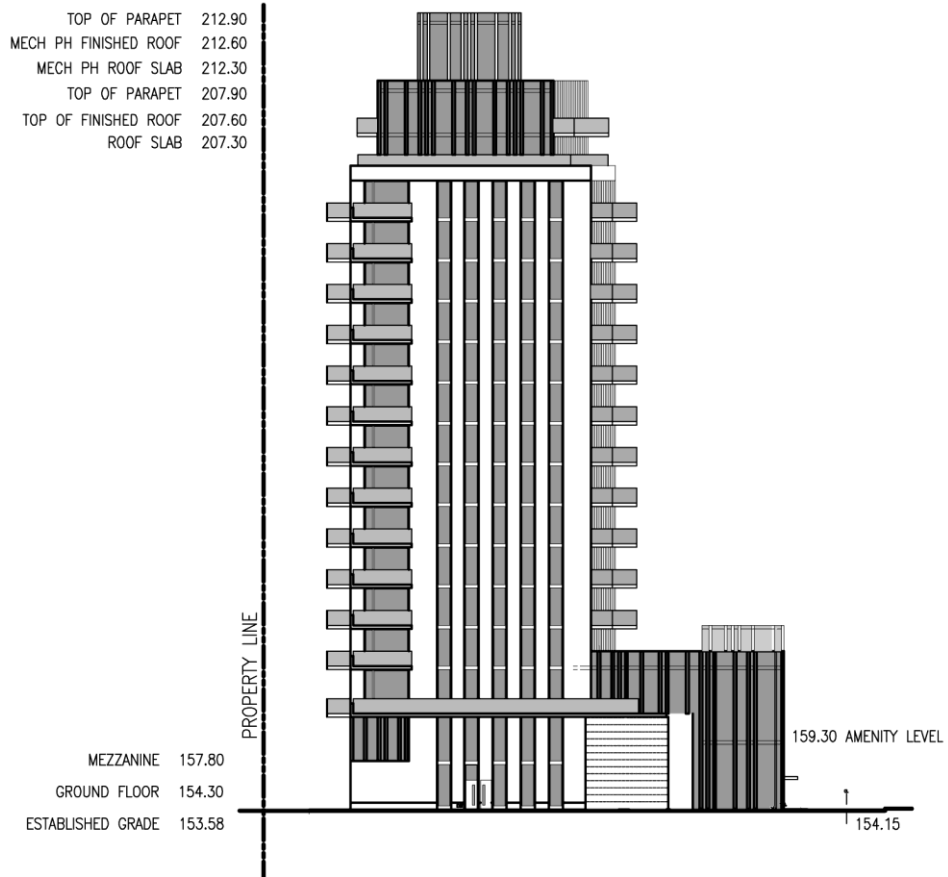
Applicant's Submitted Drawing

Not to Scale
01/12/2018

141 Davisville Avenue

File # 17 262355 STE 22 0Z

Attachment 5: West Elevation



West Elevation

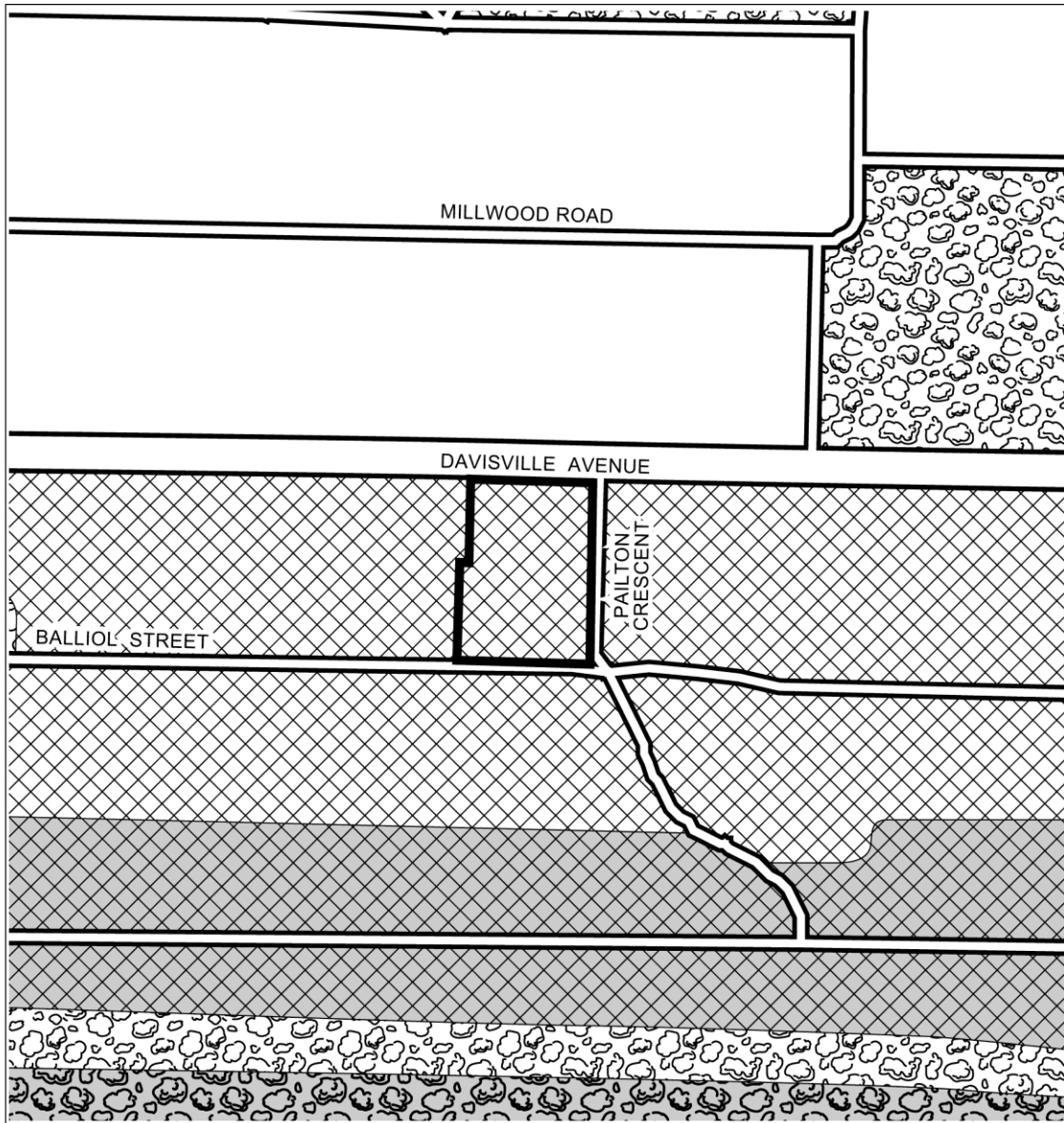
Applicant's Submitted Drawing

Not to Scale
01/12/2018

141 Davisville Avenue

File # 17 262355 STE 22 0Z

Attachment 6: Official Plan



TORONTO
Official Plan

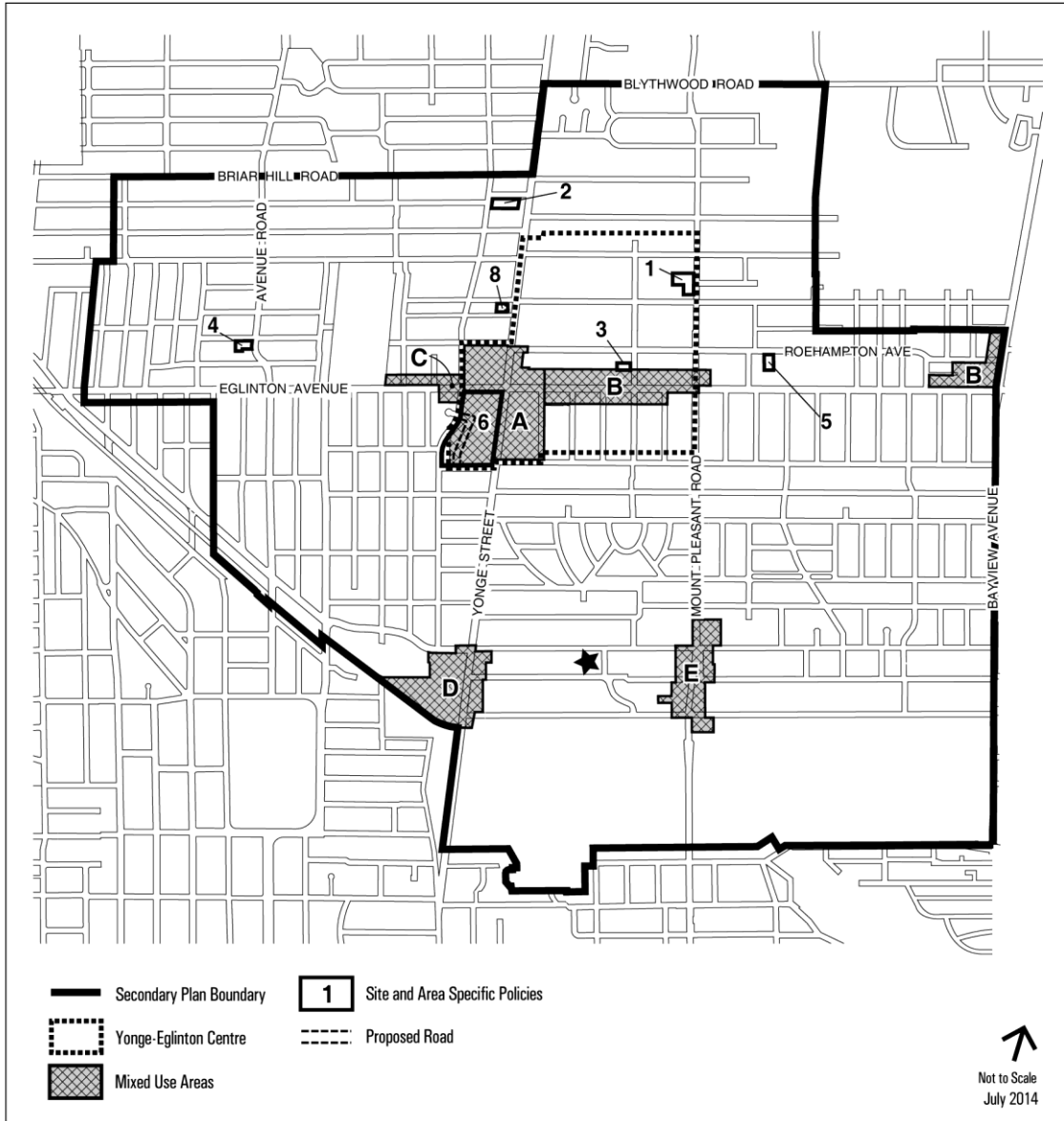
141 Davisville Avenue

File # 17 262355 STE 22 0Z

Site Location	Natural Areas	Institutional Areas	Utility Corridors
Neighbourhoods	Parks	Regeneration Areas	
Apartment Neighbourhoods	Other Open Space Areas	Employment Areas	
Mixed Use Areas			

Not to Scale
 01/12/2017

Attachment 7: Yonge-Eglinton Secondary Plan



Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

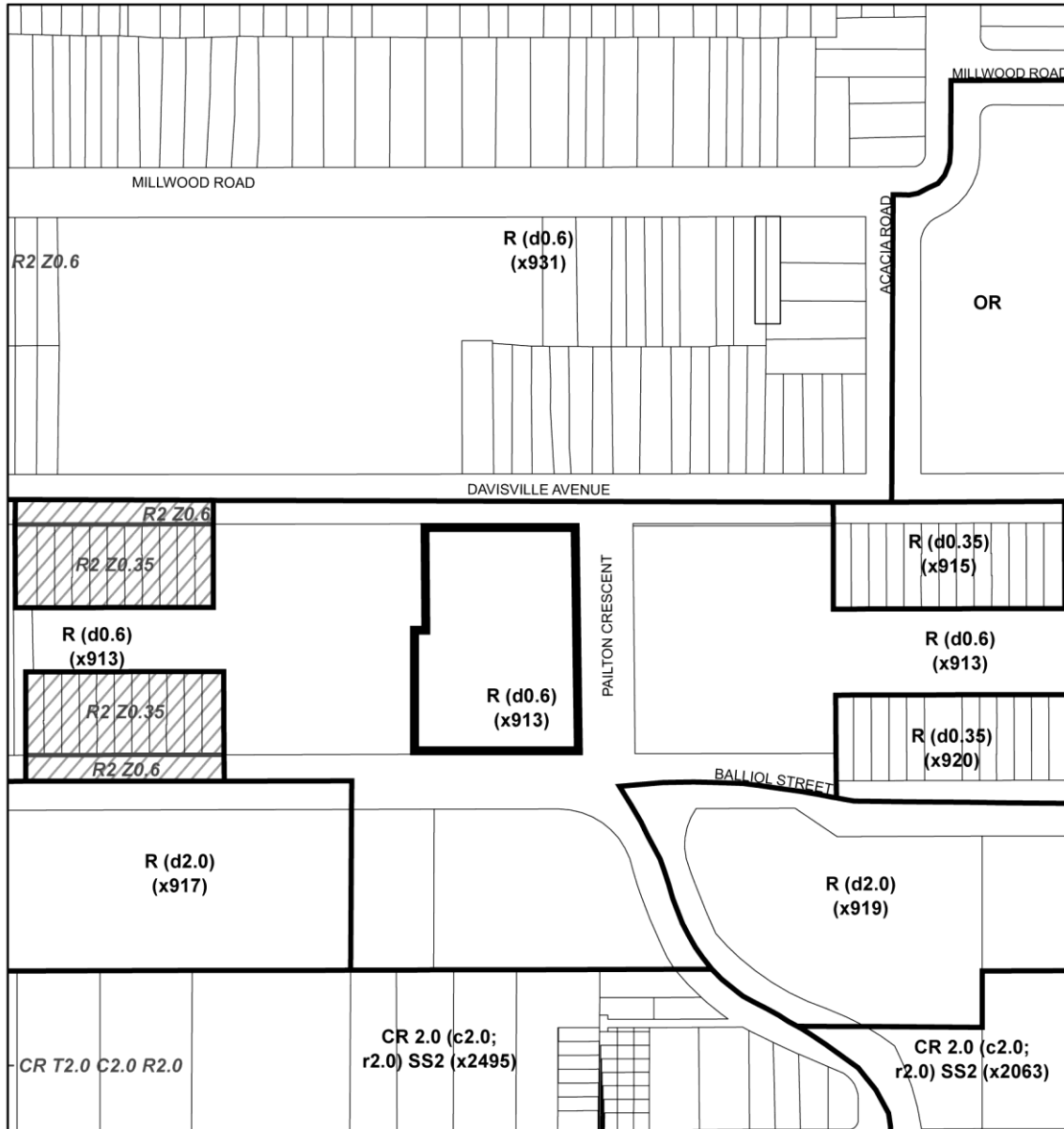
141 Davisville Avenue

File # 17 262355 STE 22 0Z

★ Subject Site - 141 Davisville Avenue

Not to Scale
 01/12/2017

Attachment 8: Zoning



Zoning By-Law No. 569-2013

141 Davisville Avenue

File # 17 262355 STE 22 0Z

Location of Application

See Former City of Toronto By-Law No. 438-86
R2 Residential District

R Residential CR Commercial Residential
OR Open Space Recreation



Not to Scale
Extracted: 01/12/2018

Attachment 9: Application Data Sheet

Application Type Details	Rezoning Rezoning, Standard	Application Number:	17 262355 STE 22 OZ
Municipal Address:	141 DAVISVILLE AVENUE	Application Date:	November 14, 2017
Location Description:	PLAN 799 PT LOTS 20 TO 22 37 38 PT LOTS 23 36 39 **GRID S2208		
Project Description:	The Zoning By-law Amendment application proposes to permit a 16-storey residential building on the northern portion property fronting onto Davisville Avenue. The southern portion of the site is currently occupied by a 20-story rental apartment building fronting onto Balliol Street. The existing building is proposed to be retained and modified.		

Applicant:	Agent:	Architect:	Owner:
3414493 CANADA INC., 11 CHURCH ST, SUITE 401, TORONTO, ONTARIO M5E 1W1	3414493 CANADA INC., 11 CHURCH STREET, SUITE 401, TORONTO, ONTARIO M5E 1W1	QUADRANGLE ARCHITECTS LTD., 901 KING ST W, SUITE 701, TORONTO ON M5V 3H5	3414493 CANADA INC., 11 CHURCH ST, SUITE 401, TORONTO, ONTARIO M5E 1W1

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R d(0.6) (x913)	Historical Status:	N
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4,923	Height:	Storeys:	16
Frontage (m):	55		Metres:	54
Depth (m):	83.52			
Total Ground Floor Area (sq. m):	1,869.6			Total
Total Residential GFA (sq. m):	29,320		Parking Spaces:	206
Total Non-Residential GFA (sq. m):	0		Loading Docks	3
Total GFA (sq. m):	29,320			
Lot Coverage Ratio (%):	38			
Floor Space Index:	5.96			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Studio:	1 (1%)
1 Bedroom:	75 (52%)
2 Bedroom:	62 (43%)
3 + Bedroom:	6 (4%)
Total Units:	144

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		28,858	462
Retail GFA (sq. m):		0	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

CONTACT: PLANNER NAME: Alex Teixeira, Senior Planner
TELEPHONE/EMAIL: (416) 392-0459 /Alex.Teixeira@toronto.ca