

April 3, 2018

By Email

Mayor and all Members, Toronto City Council City Hall, 100 Queen Street West
Floor 12, West Tower
Toronto, Ontario
M5H 2N2

Attention: City Clerk

- and -Members, Toronto and East York Community Council 2nd Floor, West Tower, Toronto City
Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Ellen Devlin, Committee Administrator

Dear Sirs/Mesdames:

Re: TE 31.54 Davenport Triangle Guiding Principles – Final Report

We are providing planning consultant services for Cityzen Greybrook BG Limited Partnership's ("Cityzen"), who filed an application to amend the City of Toronto Zoning By-law 569-2013 in partnership with Designers Walk Inc., for the lands municipally known as 306, 314, 320 and 326 Davenport Road ("the subject site"). In June 2013, an application was submitted to the City of Toronto, and in October 2018, the application was amended to include the properties municipally known as 306 and 310 Davenport Road.

The subject site is located within the block bounded by Davenport Road, Bedford Road and Dupont Road, known as the Davenport Triangle block ("the Davenport Triangle"). Designers Walk Inc. owns multiple owns and operates design showrooms and studios on multiple properties on the Davenport Triangle block and immediate surrounding area, which contribute to the mixed-use character of the area.

The City of Toronto Planning Division had prepared a planning study for Davenport Triangle, and is bringing forward recommendations for City Council to adopt the Davenport Triangle Guiding Principles. The Guiding Principles are intended to be used for the review of all current and future development applications within the Davenport Triangle. On behalf of our clients, we are writing to outline preliminary concerns with the Davenport Triangle Guiding Principles, and kindly request that Toronto and East York Community Council ("TEYCC") defer the item until the next TEYCC meeting, to allow time for additional consultation and engagement with the members of the public, including the Davenport Triangle Residents Association ("DATRA"), the Annex Residents Association ("ARA"), and our client.

Request for Deferral

On March 21, 2018, the City of Toronto Clerk posted notice of the pending report (dated March 15, 2018), advising that City Planning staff will be bringing forward a Final Report on the Davenport Triangle Guiding Principles to the TEYYC meeting on April 4th, 2018. The Final Report (dated March 27, 2018) was only publicly released on March 28, 2018, one week prior to the April 4th 2018, and less than five business days prior to the meeting.

Areas of Concern

This correspondence provides preliminary high-level areas of concern related to the Davenport Triangle Guiding Principles. We would appreciate the opportunity to review the Guiding Principles document in further detail with our client, and also have the opportunity to discuss the Guiding Principles and the built form guidelines with City Planning staff, prior to TEYCC's consideration of this matter.

1. Lack of Discussion of Active Development Applications on the Davenport Triangle Block

The Staff Report (dated March 27, 2018) recommends that the Davenport Triangle Guiding Principles be used to review all current and future development applications within the Davenport Triangle for consistency with the Principles detailed in the report. The report however makes limited reference and provides no details respecting such active development applications. Table 1 of the report (pg. 3) provides a summary of the active and approved applications in the Davenport Triangle area, however there is no subsequent reference or discussion of the active applications, including the proposal for the subject site. In our opinion, the Report provides insufficient detail and information on the active development applications, and fails to describe how the Guiding Principles may relate to the proposed development for the subject site. In any event, having already submitted a complete application, our client is entitled to rely on the policies in-force at the time it commenced its application.

2. Guiding Principles / Urban Design Guidelines

The Davenport Triangle Guiding Principles document is structured around a central vision and divided into four geographic areas: The Outer Ring, The West Triangle, The East Triangle, and Designer's Lane Walkway. Each geographic area contains a series of detailed urban design guidelines related to specific building heights, setbacks, massing/stepbacks, and public realm improvements.

In our opinion, the "Guiding Principles" contain detailed urban design guidelines and do not articulate higher-level planning and urban design objectives/guiding principles for the area. The Guiding Principles document is not structured in a similar manner as other Area-Specific City of Toronto Urban Design Guidelines, and is not supported by planning policy as articulated through the Official Plan and Secondary Plan or Site and Area Specific Policies (SASP) for a defined study area. It is therefore unclear under what mechanism the Guiding Principles will be adopted and applied to review and evaluate development applications.

3. Inadequate Notice

Given the notice of pending report and delayed posting of the Final Staff Report, we have had limited time to review the Guiding Principles with our client and the architectural design team. We have not had the ability to consult with City Planning staff and community stakeholders

including DATRA and ARA on the Guiding Principles in relation to the proposed development for the subject site. We would appreciate if TEYCC recommends deferring this item to allow time for additional consultation in relation to the proposed development for the subject site, and particularly the specific provisions related to height, stepbacks, setbacks and laneway widening.

4. Laneway, Transportation Services Review & Traffic Impacts

The Staff Report states that City Planning staff has engaged Transportation Services to review the traffic impacts on the lane, and Transportation Services concluded that the traffic counts in the lane were at an acceptable level (pg. 9 and 10). The Guiding Principles include principles related to laneway modifications, including a recommendation that "City staff review making a portion of the lane one-way to address cut through traffic" (5.0 Implementation and Next Steps #5.5a). The Staff Report does not provide any summary or discussion of Transportation Services' staff findings and comments. We request that the City of Toronto Planning and Transportation Services staff publicly release this information for review.

With regards to laneway, the Guidelines state that the Designer's Walk Lane is approximately 4.5 metres in width. As per the Official Plan, the lane is required to be widened to achieve a 6 metres width. Lane widening are typically split equally by the owners on the two sides of the lane, however the Guiding Principles recommend that the properties on the west side of the lane that front Davenport Road provide the full 1.5 metres lane widening (pg. 15-16). This is inconsistent with lane widening requirements across the City of Toronto, and also inconsistent with the recent Council endorsed OMB settlement for the application at 342-346 Davenport Road, which only provides 0.7 metres for laneway widening.

Due to the above concerns, we respectfully request that TEYYC defer the agenda item to allow for additional time for consultation and engagement with City Staff and community stakeholders to discuss the Guiding Principles in relation to the proposed development for the subject site.

Sincerely,



Joe Berridge, FCIP, RPP, MCIP
Partner, Urban Strategies Inc.



Andrea Friedman, MCIP, RPP, PMP
Senior Associate, Urban Strategies Inc.

CC"

Emily Rossini, Julie Bogdanowitz & Barry Brooks, Community Planning
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