

1793 - 1795 Danforth Avenue Zoning Amendment Application – Preliminary Report

Date: February 22, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 19 - Beaches - East York

Planning Application Number: 18 266021 STE 19 OZ

Related Applications: 18 266017 STE 19 SA

Notice of Complete Application Issued: This application is not yet complete.

Anticipated City Council Meeting Date: March 27, 2019

Current Use(s) on Site: Vacant lot

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1793-1795 Danforth Avenue. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1793-1795 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on July 23, 2018, City Council adopted the Danforth Avenue Planning Study - Coxwell Avenue to Victoria Park Avenue, which amended the Official Plan (OPA 420) by adding Site and Area Specific Policy 552.

Council also directed staff to bring the completed draft of the Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) Urban Design Guidelines to Toronto and East York Community Council by the end of the 1st quarter of 2019.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law provisions for the property at 1793-1795 Danforth Avenue to permit a 7-storey (22.5 metres, including mechanical penthouse) mixed-use building with retail uses on the ground floor, 16 residential units, a residential gross floor area of 1,240 square metres and non-residential gross floor area of 120 square metres, 8 parking spaces and 16 bicycle parking spaces.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built

form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as Avenues on Map 2 of the Official Plan and Mixed Use Areas on Map 21, as shown on Attachment 4.

The application is subject to OPA 420, which introduced Site and Area Specific Policy 552 - Danforth Avenue between Coxwell Avenue and Victoria Park Avenue. OPA 420 is under appeal to the Local Planning Appeals Tribunal and is not in force.

Zoning By-laws

The former City of Toronto General Zoning By-law 438-86, as amended, currently zones the subject site MCR T3.0 C2.0 R2.5 with a maximum permitted height of 14 metres and maximum density of 3.0 times the area of the lot for combined commercial and residential uses.

Under Zoning By-law 569-2013, the site is zoned CR 3.0 (c2.0; r2.5) SS2 (x2219) with a maximum permitted height of 14 metres and a total permitted floor space index (FSI) of 3.0 times the area of the lot.

As the proposed development does not contain more than 20 dwelling units, the provisions regarding amenity space do not apply.

Both Zoning By-laws have provisions requiring a minimum 7.5 metre setback from abutting residential zones and a 45 degree angular plane over the lot from a 7.5 metre setback at an elevation of 10 metres above average elevation.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Avenues & Mid-Rise Buildings Study
- Mid-Rise Building Performance Standards Addendum

A draft of the Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) Urban Design Guidelines are to be made available to the public in Q1 2019. While not yet adopted by Council, this draft will be used to inform the review of this application.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted.

COMMENTS

Reasons for the Application

An amendment to the Zoning By-law is required to permit the proposed height (22.5 metres, including mechanical penthouse) and proposed density of the development (6.2 FSI), and for non-compliance with certain standards of the By-law, including, but not limited to building setbacks and parking.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Section 2 of the Planning Act requires municipalities to have regard for matters of provincial interest, including the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The Growth Plan (2017) establishes minimum density targets within strategic growth 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.

The application proposes to infill a vacant lot on Danforth Avenue with a compact mixed-use development in a built-up area of the City that is well-served by public transit.

Official Plan Conformity

Built form policy 3.1.2.3 in the Official Plan states that "New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by, c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan."

The site is also subject to Site and Area Specific Policy 552 (SASP 552), which provides additional direction for new development in Mixed Use Areas along Danforth Avenue. SASP 552 contains policies and development criteria which require new development to respect and reinforce the existing and planned character of the area in terms of built form, building design, public realm enhancements and heritage conservation.

Built Form, Planned and Built Context

The existing built form context of this portion of Danforth Avenue is a low-scale commercial main street of predominantly two-storey and three-storey brick buildings. As described in SASP 552, "the planned character of Danforth Avenue is grounded in its history and role as a main street...the built form character will comprise mid-rise buildings that are compatible with low-rise buildings and provide varied, pedestrian-scaled streetwall heights". The abutting properties to the east and west of the subject site have been identified as having heritage potential as "main street buildings", because they reinforce the existing context of the early 20th century main-street character of Danforth Avenue. The area to the rear of the site, immediately to the south, is designated as Neighbourhoods and consists of two-storey detached and semi-detached dwellings.

Planning staff require further assessment of the following:

- appropriateness of the streetwall height, front setbacks of upper stories, and the relationship with abutting properties that have been identified as having heritage potential in the Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue);
- adequate transition to the abutting Neighbourhoods-designated properties. A portion of the proposed building will be set back 5.3 metres from an existing detached dwelling abutting the site to the south;
- unit mix and whether there is a sufficient number of family-sized units to attract a range of residents to the area; and
- impact on the public realm with respect to the quality of the building's design and materials and further opportunities for streetscape improvements are to be identified, as directed in the development criteria outlined in section 5 of SASP 552.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The applicant has not yet submitted an Arborist Report/Tree Preservation Plan.

Heritage Impact & Conservation

The abutting properties to the east and west of the subject property, 1799-1811 Danforth Avenue and 1779-1781 Danforth Avenue, were identified as having heritage potential in the Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue) (OPA 420). The project will be reviewed to:

- ensure an adequate relationship with the adjacent heritage potential buildings in terms of streetwall height, setbacks, as well as storefront height, architectural articulation and materials.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, Transportation and Functional Planning for 1793 Danforth Avenue Memorandum, and letter from a Geotechnical Engineer, all of which will be reviewed in detail by Engineering and Construction Services.

- Additional information is required in order for the applicant to demonstrate that there is sufficient infrastructure capacity to accommodate the proposed development.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. Staff are reviewing the application for:

- compliance with the Tier 1 performance measures.

Parking

Staff are also reviewing the application with respect to:

- required parking standards, in particular, the provision of accessible parking spaces. The application proposes a parking stacker with no accessible parking spaces.

Other Matters

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

CONTACT

Sharon Hong, Planner, Tel. No.416-392-2429, E-mail: Sharon.Hong@toronto.ca.

SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning,
Toronto and East York District

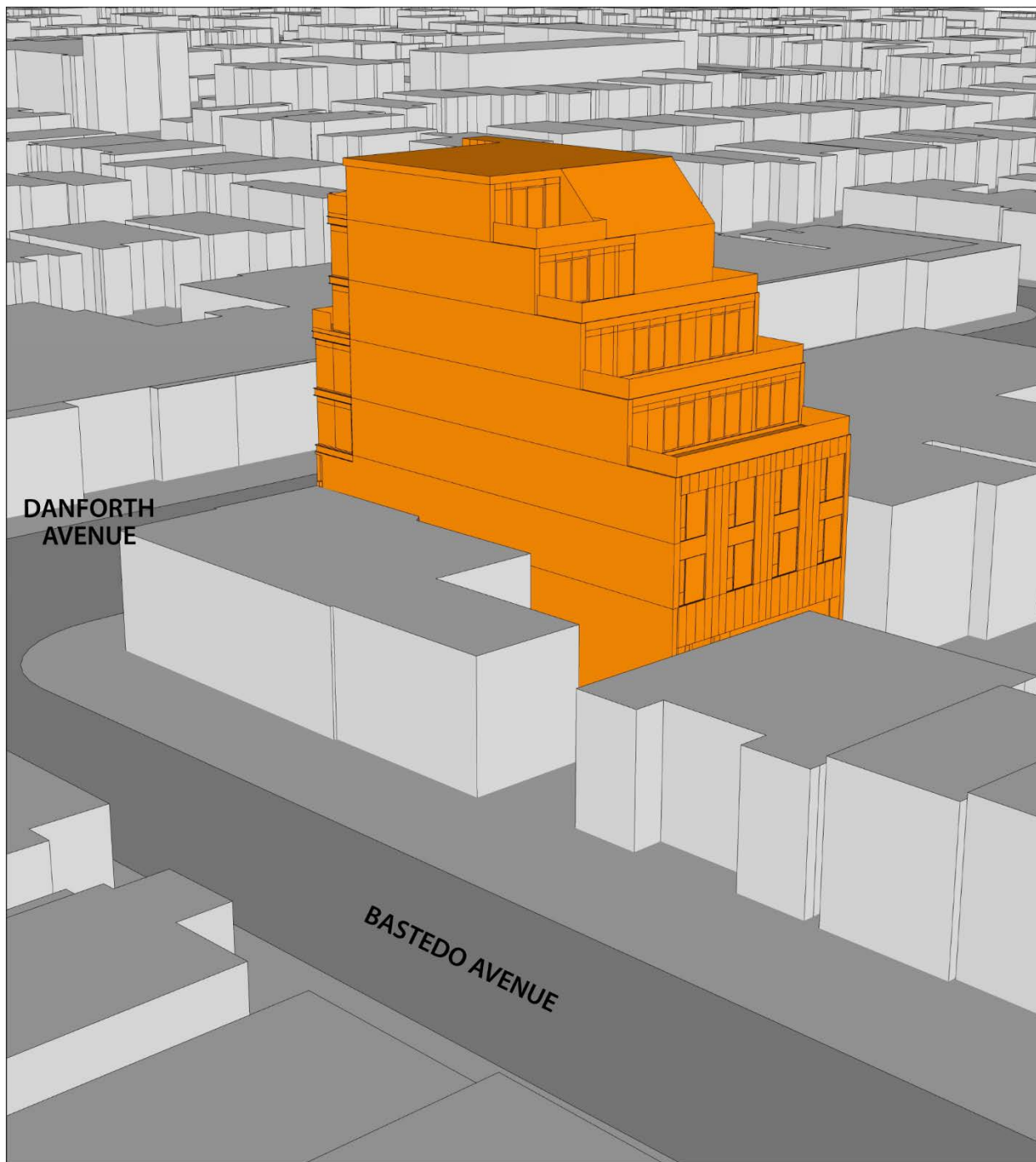
ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context





DANFORTH
AVENUE

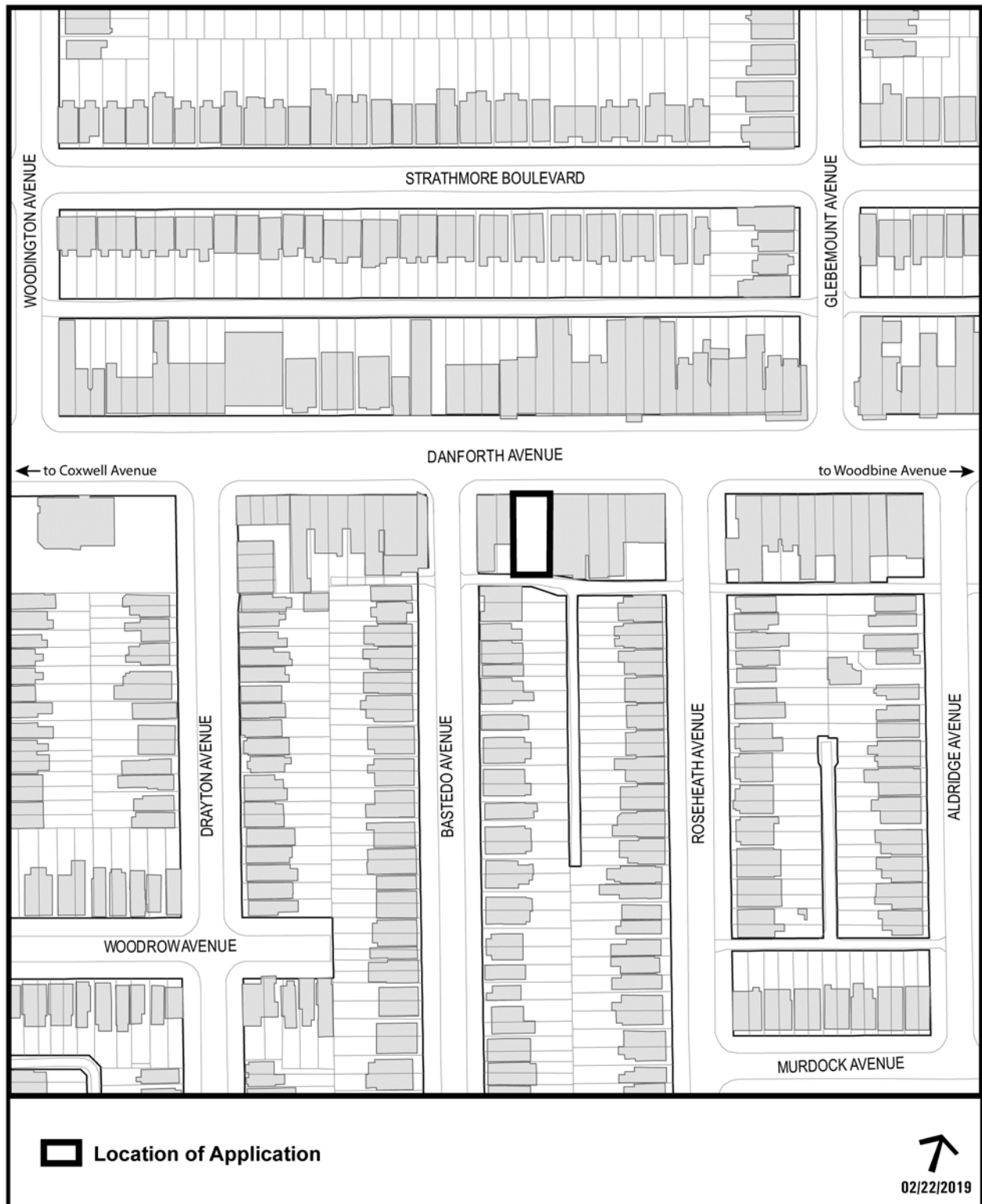
BASTEDO AVENUE

View of Applicant's Proposal Looking Northeast

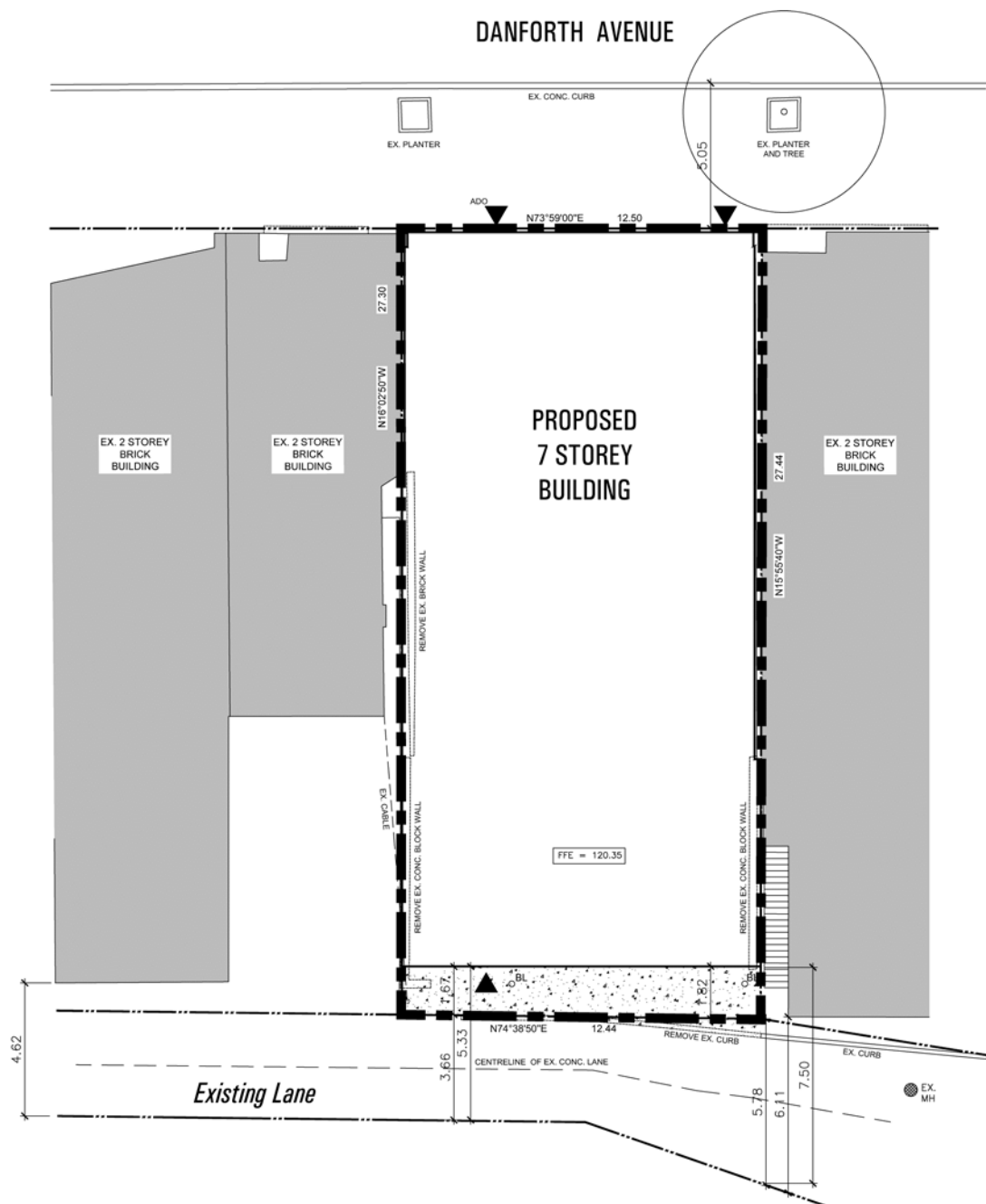


MO/DA/2019

Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

1793 Danforth Avenue

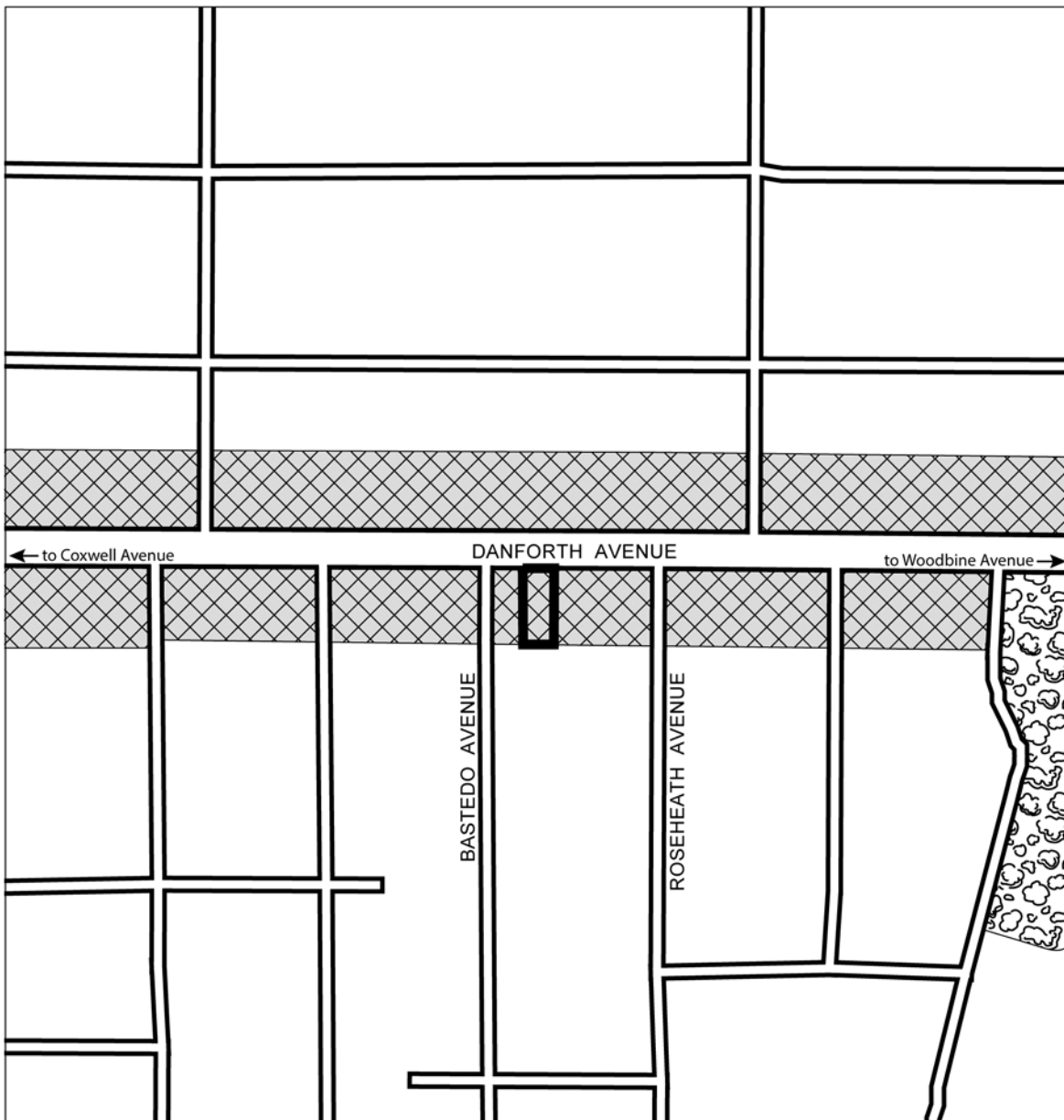
Applicant's Submitted Drawing

Not to Scale
02/22/2019



File # 18 266021 STE 19 0Z

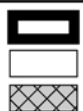
Attachment 4: Official Plan Map



Official Plan Land Use Map #21

1793 Danforth Avenue

File # 18 266021 STE 19 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

Parks & Open Space Areas



Parks



Not to Scale
02/22/2019

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1793 DANFORTH AVE Date Received: December 7, 2018

Application Number: 18 266021 STE 19 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment Application to permit a 7-storey (22.5 metre, including mechanical penthouse) residential building with a gross floor area of approximately 1360 square metres.

Applicant	Agent	Architect	Owner
CS & P ARCHITECTS INC			2531540 ONTARIO CORP

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR 3.0 (c.2.0;
r2.5) SS2 (x2219) Heritage Designation:

Height Limit (m): 14 metres Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 341 Frontage (m): 13 Depth (m): 27

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			153	153
Residential GFA (sq m):			1,240	1,240
Non-Residential GFA (sq m):			120	120
Total GFA (sq m):			1,360	1,360
Height - Storeys:			7	7
Height - Metres:			23	23

Lot Coverage Ratio (%) 44.7 Floor Space Index: 3.99

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,240	
Retail GFA:	120	23
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			16	16
Freehold:				
Condominium:				
Other:				
Total Units:			16	16

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			13	3	
Total Units:			13	3	

Parking and Loading

Parking Spaces:	8	Bicycle Parking Spaces:	Loading Docks:
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CONTACT:

Sharon Hong, Planner
416-392-2429
Sharon.Hong@toronto.ca