

1821 Danforth Ave Zoning Amendment Application – Preliminary Report

Date: August 28, 2019

To: Toronto and East York Community Council

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

Wards: Ward 19 - Beaches-East York

Planning Application Number: 19 186975 STE 19 OZ

Notice of Complete Application Issued: August 2, 2019

Anticipated City Council Meeting Date: December 17, 2019

Current Use(s) on Site: two-storey mixed-use building with retail on the ground floor, residential above and surface parking at the rear.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a seven (7) storey mixed use building at 1821 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 1821 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, through item TE34.22, 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 <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.22>.

At its meeting on July 16, 2019, through item TE7.59, City Council adopted the Danforth Avenue (Coxwell Avenue to Victoria Park Avenue) Urban Design Guidelines. City Council directed City Planning and other appropriate City staff to use them as a tool in the review of development applications and other initiatives on Danforth Avenue (between Coxwell Avenue and Victoria Park Avenue). <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.22>.

At its meeting on June 19, 2019, through item PH6.1, City Council adopted Amendment 453 to the Official Plan respecting policies to address the loss of dwelling rooms citywide <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH6.1>.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law provisions for the property at 1821 Danforth Avenue to permit the development of a seven-storey (23 metres) mixed-use building with commercial uses at the ground level and 25 rental dwelling units above. The development has a proposed floor space index (FSI) of 4.2, with a residential gross floor area of 1,522 square metres and non-residential gross floor area of 123 square metres, 2 vehicular parking spaces, and 34 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

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"). [The PPS may be found on the Ministry of Municipal Affairs and Housing website.](#)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan (2019) 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 (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

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 is designated 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.

The application is subject to OPA 453, which revised Section 3.2.1 Housing of the Official Plan by adding Policy 12:

"New Development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of one or more rental units or dwelling rooms will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants."

OPA 453 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. CR exception 2219 requires a minimum of 13 parking spaces.

Both Zoning By-laws require a minimum amount of 100 square metres of amenity space, of which 50 square metres must be indoor amenity space and a minimum of 40 square metres of the outdoor amenity space must directly adjoin the indoor amenity space.

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 guideline(s) will be used in the evaluation of this application:

- Avenues & Mid-Rise Buildings Study
- Mid-Rise Building Performance Standards Addendum
- Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue) Urban Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities

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 not been submitted.

COMMENTS

Reasons for the Application

An amendment to the Zoning By-law is required to permit the proposed height (23 metres) and proposed density of the development (4.2 FSI), and for non-compliance with certain standards of the By-law including, but not limited to, minimum required amenity space 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 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 replace a 2-storey building on Danforth Avenue with a compact mixed-use development in a built-up area of the City that is located along the Bloor-Danforth Subway Line and in between bus routes along Coxwell and Woodbine avenues.

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 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 will further assess the following:

- Appropriateness of the streetwall height and front stepbacks of upper stories;
- Adequate transition to the abutting Neighbourhoods-designated properties;
- Location and amount of proposed indoor and outdoor amenity space;
- 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 as directed in the development criteria outlined in Section 5 of SASP 552.

Housing

A Housing Issues Report has been submitted and is under review. Three rental units exist on the subject lands. Housing policy 3.2.1.6 in the Official Plan requires any new development resulting in the loss of six or more rental housing units to replace the same number, size and type of rental housing units with rents similar to those in effect at the time the redevelopment application is made. At its meeting on June 18 and 19, 2019, City Council adopted Amendment 453 to the Official Plan (OPA 453). OPA 453 introduced Policy 3.2.1.12, which states "New development resulting in the loss of one or more rental units or dwelling rooms shall secure an acceptable tenant relocation and assistance plan to lessen hardship for existing tenants". OPA 453 is under appeal to the Local Planning Appeals Tribunal and is not in force.

Tree Preservation

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

The proposal intends to protect one street tree that is located in front of the proposed building on Danforth Avenue.

The applicant has submitted an Arborist Report/Tree Preservation Plan with respect to the existing street tree, which is under review.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, Geotechnical Study, Hydrogeological Assessment, Traffic Operations Assessment and Parking Study. Engineering and Construction Services is reviewing the submitted studies to ensure 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 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 TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Parking

Staff are also reviewing the application with respect to:

- Required parking standards, including the overall number of parking spaces and composition of visitor, resident and accessible parking spaces.

Other Matters

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

CONTACT

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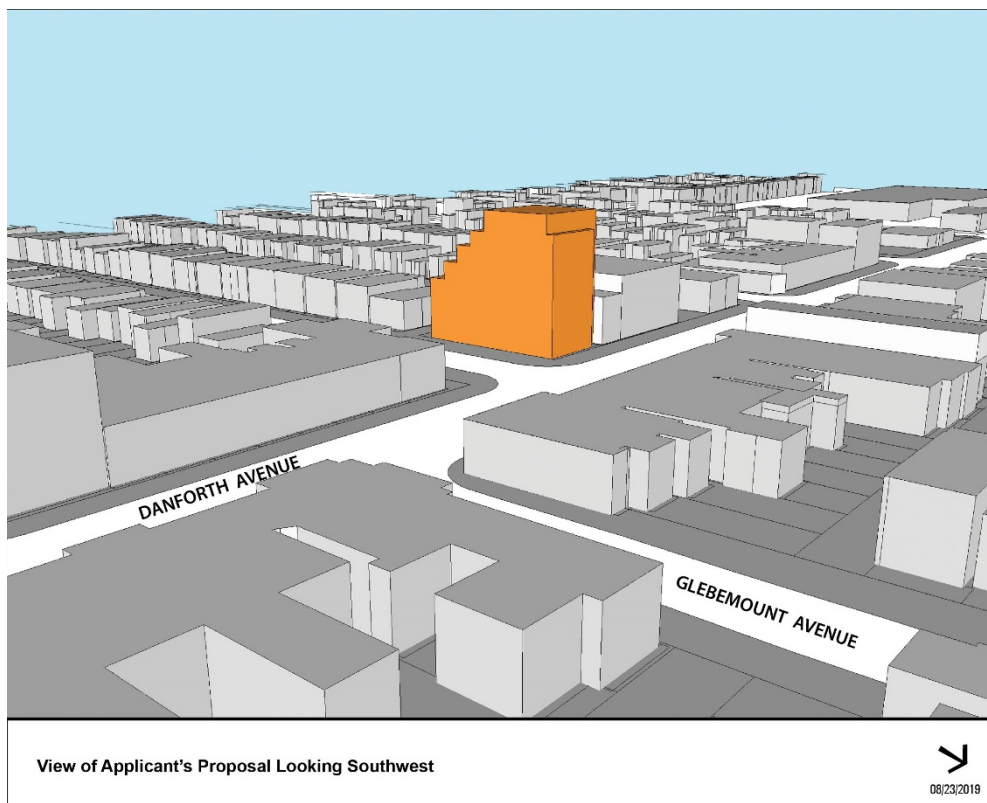
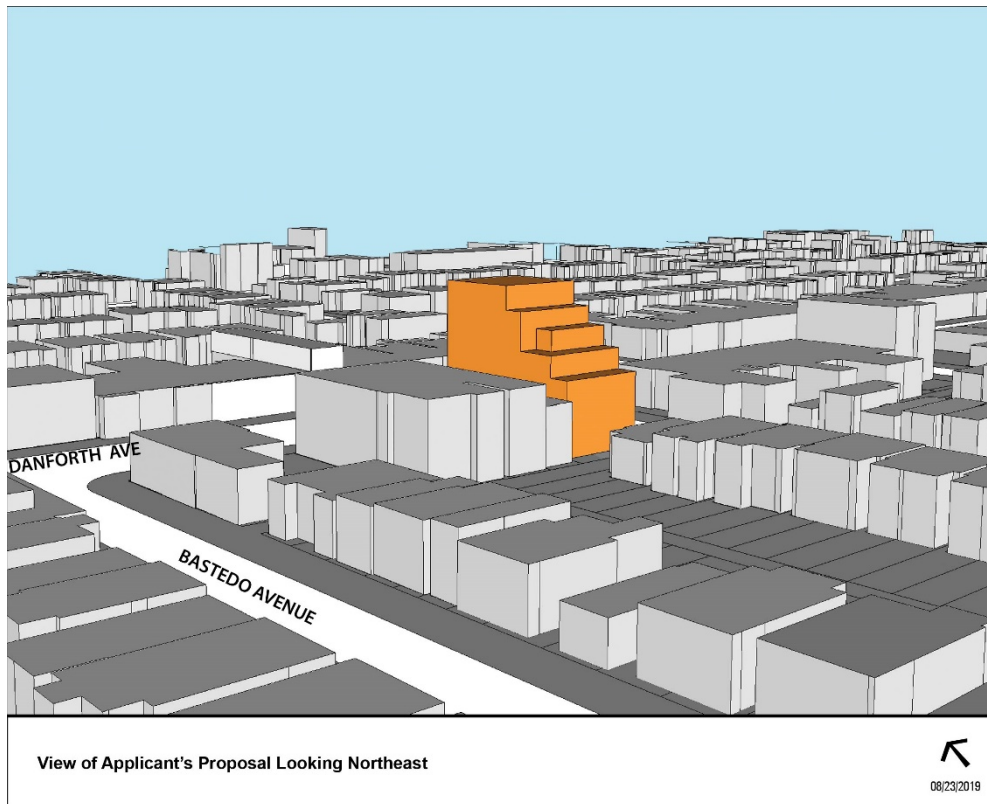
Lynda H Macdonald, MCIP, RPP, OALA, FCCLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

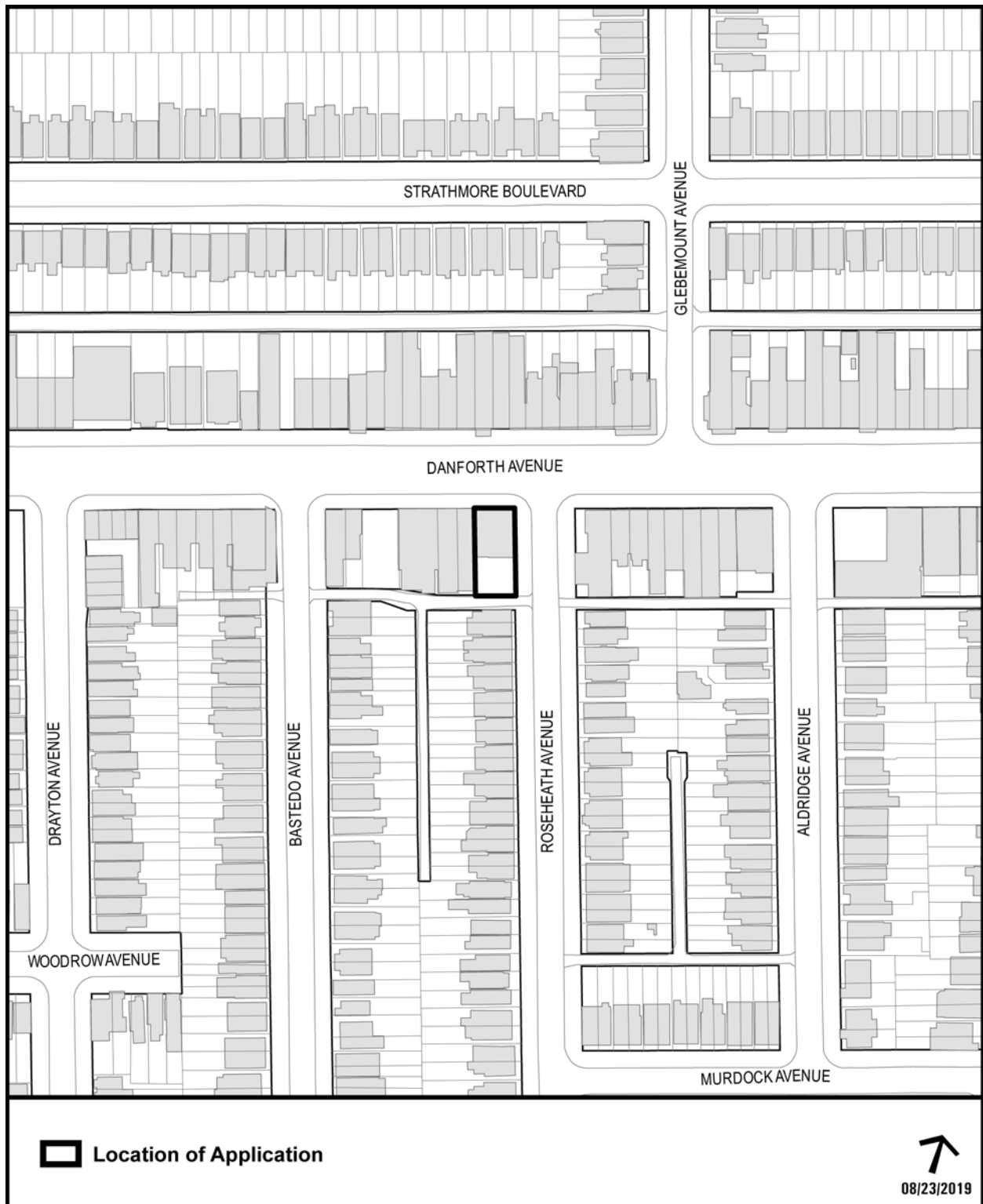
City of Toronto Drawings

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

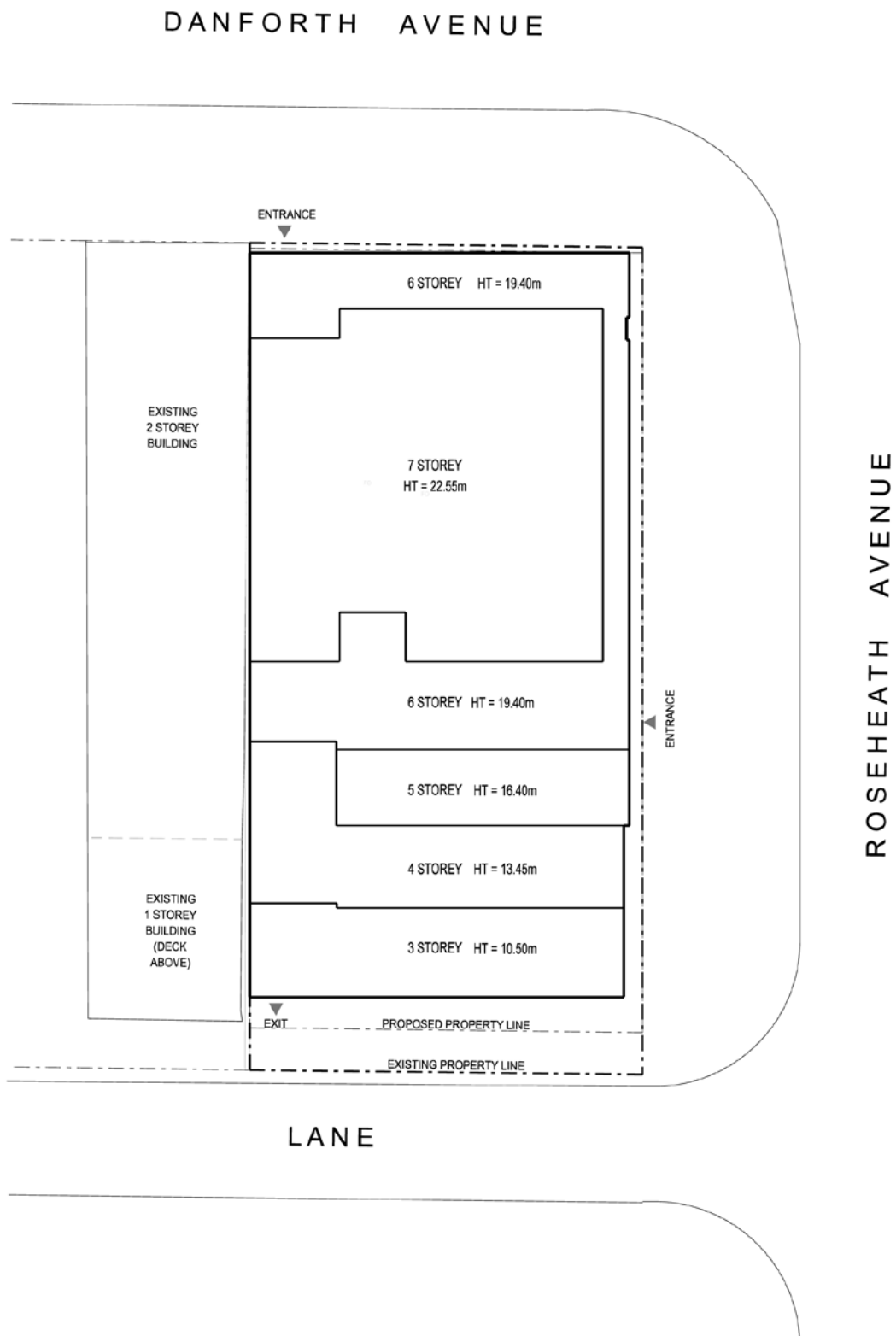
Attachment 1: 3D Model of Proposal in Context



Attachment 2: Location Map



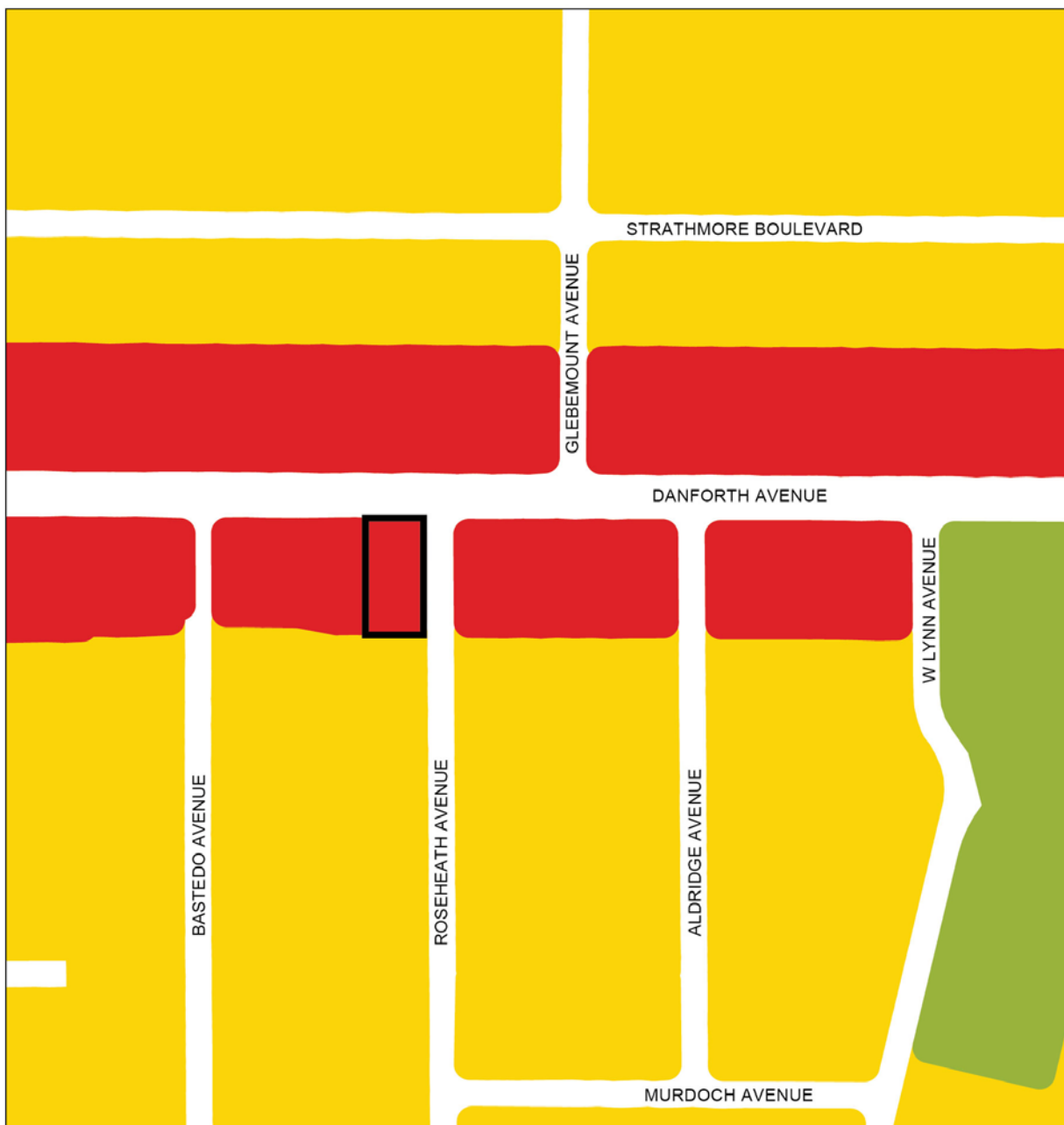
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #21

1821 Danforth Avenue

File # 19 186975 STE 19 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

Parks & Open Space Areas



Parks



Not to Scale
08/23/2019

Attachment 5: Application Data Sheet

Municipal Address: 1821 DANFORTH AVE **Date Received:** July 11, 2019

Application Number: 19 186975 STE 19 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By- Law Amendment Application to permit the redevelopment of the subject property with a seven (7) storey mixed use building consisting of twenty-five (25) rental dwelling units and ground level commercial space.

Applicant	Agent	Architect	Owner
Jason De Luca Weston Consulting 268 Berkeley Street Toronto, ON M5A 2X5			1821 DANFORTH GP INC.

EXISTING PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq m):	392	Frontage (m):	14	Depth (m):	28
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			330	330
Residential GFA (sq m):			1,522	1,522
Non-Residential GFA (sq m):			123	123
Total GFA (sq m):			1,645	1,645
Height - Storeys:	2		7	7
Height - Metres:			23	23

Lot Coverage Ratio (%)	84.18	Floor Space Index:	4.2
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Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 1,522

Retail GFA: 123

Office GFA:

Industrial GFA:

Institutional/Other GFA:

**Residential Units
by Tenure Existing Retained Proposed Total**

Rental: 25 25

Freehold:

Condominium:

Other:

Total Units: 25 25

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	11	7	5	2	
Total Units:	11	7	5	2	

Parking and Loading

Parking Spaces:	2	Bicycle Parking Spaces:	34	Loading Docks:	2
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