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Our File No.: 182710

Via Email

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

Attention: Ellen Devlin, Secretariat

Dear Sirs/Mesdames:

**Re: Item TE7.59 – Danforth Avenue Planning Study
Urban Design Guidelines**

We are solicitors for CP REIT Ontario Properties Limited and Choice Properties Limited Partnership in respect of the properties municipally known as 985 Woodbine Avenue, 2078 Danforth Avenue, 2086 Danforth Avenue, 2100 Danforth Avenue, 2102 Danforth Avenue and 2106 Danforth Avenue (the “**Subject Lands**”). As background, on March 7, 2019, our client filed official plan amendment and rezoning applications to permit the redevelopment of the Subject Lands for a 15-storey residential mixed-use building along Danforth Road and a 9-storey residential building along Strathmore Boulevard.

We are writing to provide our client’s comments in respect of the proposed Urban Design Guidelines for the Danforth Avenue Planning Study area (the “**Draft Guidelines**”). Given the nature of our client’s concerns and the ongoing appeal in respect of Site and Area Specific Policy 552 (“**SASP 552**”), we would respectfully request that Toronto and East York Community Council either defer this matter or direct that the Draft Guidelines should not apply to the Subject Lands pending resolution of the appeal.

Our client’s specific comments on the Draft Guidelines are as follows:

Guideline Reference	Draft Urban Design Guidelines	Response
Format Throughout	General Format	As an advisory comment, there are several blanks (missing words) throughout the document.

Guideline Reference	Draft Urban Design Guidelines	Response
Height Executive Summary	Certain locations may accommodate larger mid-rise buildings as an incentive to encourage mixed-use development as part of mid-rise buildings. These buildings will be limited to 10-storeys in height...	The guidelines appear to limit heights in certain areas to 10 storeys. However, SASP 552 provides specific direction that building heights on the subject site shall be determined through a comprehensive review process.
Height 4.2.1(b)	Lots with a depth greater than 36.5metres will have a maximum building height of 27.0 metres (excluding mechanical penthouse).	The guidelines appear to limit heights in certain areas to 10 storeys. However, SASP 552 provides specific direction that building heights on the subject site shall be determined through a comprehensive review process.
Ground Floor 4.2.1(d)	Maximum ground-floor height of 4.5 metres.	The proposed maximum ground-floor height identified in the guidelines does not recognize certain non-residential uses permitted by the Official Plan and By-law, including grocery stores such as the one proposed for the subject site.
Streetscape 4.2.1(e)	Provide a minimum curb-to-building face dimensions of 4.8 metres at grade or 6.0 metres	Clarification is requested as to why an "Enhanced Streetscapes" is requested along Cedarvale. Cedarvale/Danforth has a heritage building on the northwest corner. The proposal on the subject site is consistent with this building. Strathmore is in a neighbourhood street where 6.0 metre curb-to-building face seems excessive.
Height 4.2.2(a)	Maximum building height of 33.0 metres when second-storey office space is provided in new development on lots within Office-Priority Areas (see Map 6).	The guidelines appear to limit heights in certain areas to 10 storeys. However, SASP 552 provides specific direction that building heights on the subject site shall be determined through a comprehensive review process.
Storefronts 4.3.2(b)	Avoid large and continuous glass surfaces on buildings and retail storefronts, or divide glass areas with solid materials to create a **** retail frontage	Clarification required (a portion of the guideline is illegible). This together with the missing ratio noted in 4.3.1(b) is difficult to evaluate.

Guideline Reference	Draft Urban Design Guidelines	Response
Ground Floor 4.3.3(a)	Ensure the design of the ground-floor of new developments is compatible with the existing context of Danforth Avenue and meets the following: i. Ground floor height between 3.5 to 4.5 metres for mid-rise building; ii. Ground floor height with building bays and vertical articulations of 4.0 to 8.0 metres in width; and iii. Ground floor unit sizes generally in keeping with the existing character of the street.	The proposed maximum ground-floor height and unit sizes identified in the guidelines does not recognize certain non-residential uses permitted by the Official Plan and By-law, including grocery stores such as the one proposed for the subject site.
Storefronts 4.3.4	Storefront Design Guidelines (a) to (h)	Some of the guidelines may be difficult to achieve with a grocery store use, particularly (f).
Heritage 4.4.1	Provide additional open space and/or building setback to increase the public realm space at grade for development in or adjacent to an Entry Node and/or Focus Area.	Clarity needed. These guidelines may not be achievable with on-site or adjacent heritage properties.
Heritage 4.4.2	Woodbine Station Focus Area: Pedestrian visibility and accessibility to the Woodbine Station Subway entrance from Danforth Avenue should be prioritized and achieved through new parks, open spaces, POPs, or mid-block connections.	Clarity needed. These guidelines may not be achievable with on-site or adjacent heritage properties.

If the matter is deferred, our client would welcome the opportunity to work with City staff to address these comments. In any event, our client will continue to work with City staff regarding the proposed redevelopment of the Subject Lands.

We would appreciate receiving notice of any decision regarding this matter.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc: Client

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