

2720-2734 Danforth Avenue – Zoning Amendment Application – Preliminary Report

Date: March 13, 2020

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: 20 113131 STE 19 OZ

Notice of Complete Application Issued: February 6, 2020

Current Use(s) on Site: Three two-storey commercial and mixed-use buildings that front on Danforth Avenue. A public laneway abuts the subject site to the rear.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 9-storey mixed use development located at 2720-2734 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 2720-2734 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.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law for the property at 2720-2734 Danforth Avenue to permit a 9 storey mixed use building (27.8 metres, excluding the mechanical penthouse). In addition to residential dwelling units and amenity space, the proposal includes retail uses at grade.

A total of 81 units are proposed: 26 bachelor units (32%); 38 one-bedroom units (47%); 10 two-bedroom units (12%); and 7 three-bedroom units (9%). The proposal has a total gross floor area (GFA) of 6,094 square metres (5,838 square metres of residential GFA and 256 square metres of non-residential GFA). The floor space index (FSI) of the proposed development is 4.37 times the area of the lot.

The proposal includes one level of below grade parking. A total of 27 vehicular parking spaces are proposed for residential use. One of those parking spaces is proposed as a car-share space. A total of 82 bicycle parking spaces are proposed (73 spaces for residents, 9 spaces for visitors). A Type G loading space is proposed and is located within the building.

A total of 172 square metres of indoor amenity space is proposed and a total of 152 square metres of outdoor amenity space is proposed.

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 4 of this report for a three dimensional representation of the project in context, and Attachments 5-9 for the site plan and elevations.

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: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The Province has recently released the 2020 Provincial Policy Statement. This Provincial Policy Statement will be in effect on May 1, 2020. The final decision on the application will be required to be consistent with this new 2020 Provincial Policy Statement. The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Major Transit Station Areas

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 *Mixed Use Areas* on Map 21 of the Official Plan.

The application is subject to Site and Area Specific Policy 552 (Official Plan Amendment 420), which was the result of the Danforth Avenue Planning Study and applies to properties fronting along Danforth Avenue between Coxwell Avenue and Victoria Park Avenue.

The application is also subject to Site and Area Specific Policy 577 (Official Plan Amendment 478), which was the result of the Main Street Planning Study and applies to various properties in close proximity to the Main Street TTC and Danforth GO stations.

Official Plan Amendment 420 (Danforth Avenue Planning Study)

Site and Area Specific Policy 552 (SASP 552) under Official Plan Amendment 420 (OPA 420) was the result of the Danforth Avenue Planning Study. The subject site falls within the boundaries of OPA 420.

In July 2014, City Council requested the City Planning Division to undertake a study of Danforth Avenue, in two segments, between the Don River and Coxwell Avenue and Coxwell Avenue and Victoria Park Avenue. On July 23, 2018, City Council adopted Official Plan Amendment 420 with respect to Phase 1 of the Danforth Avenue Planning Study, applying to Danforth Avenue from Coxwell Avenue to Victoria Park Avenue. City Council's decision can be accessed online at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.22>

The Danforth Avenue Planning Study was a multi-disciplinary review conducted as a comprehensive and integrated planning study. The study reviewed the character, placemaking, built form, public realm, retail vitality, community services and facilities, heritage and historic character of Danforth Avenue in the context of the various surrounding neighbourhoods.

SASP 552 permits midrise development between 7 to 8 storeys in height depending on a lot's depth. A development may go as high as 10 storeys (or 33 metres) in exchange for a floor of dedicated non-residential use if the site is located in the Office Priority Area. The subject site falls within the Office Priority Area.

At its meeting on July 23, 2018, City Council adopted OPA 420. The Official Plan Amendment was appealed to the Local Planning Appeal Tribunal; however, on January 29, 2020, City Council accepted a settlement on the appeals to OPA 420. Currently, the City and the appellants are awaiting a settlement hearing date from the Local Planning Appeal Tribunal, which is anticipated to bring OPA 420 into full force and effect. The appeals were from two appellants and were site-specific. The current application and applicant were not appellants of OPA 420.

Main Street Planning Study

On November 7, 2017, City Council requested that the City Planning Division undertake further study of development potential within proximity of the Main Street subway station and the Danforth GO station. The study area encompasses properties designated as Mixed Use Areas along Danforth Avenue, generally within 500 metres of Main Street subway station, Main Street, Dawes Road, and the intersection of Gerrard Street East and Main Street. At its meeting on December 17-18, 2019, City Council adopted Official Plan Amendment 478 (OPA 478), which implemented the outcomes of the Main Street Planning Study.

The Main Street Planning Study was a multi-disciplinary review of the character, built form, public realm, community services and facilities, and heritage and historic character of the study area. The study also looked at where tall buildings could be accommodated and how those tall buildings could relate to the midrise planned context of Danforth Avenue. The results of the Main Street Planning Study showed that the lots south of Danforth Avenue, west of Main Street, and north of the rail corridor, could support taller buildings as this area is characterized by larger lots and would be within walking distance of higher order public transit. However, the Main Street Planning Study also concluded that in order to unlock the potential for intensification and growth within this area, a new public road network, new public parks, and new community services and facilities would need to be provided.

The intensification and growth anticipated through the Main Street Planning Study supports provincial and municipal policy objectives of intensification, of both jobs and people, in areas well served by surface transit and rapid transit stations. Official Plan policy 2.2.1(a) states the Plan will create a better urban environment, a competitive local economy and a more socially cohesive and equitable city through the integration and

coordination of transportation planning and land use planning. Achieving this policy means attracting more people and jobs to targeted growth areas in the City that are supported by good and affordable transit services and other infrastructure.

OPA 478 includes policies that recognize OPA 420 for the portion of the study that overlaps with Danforth Avenue Planning Study. With regard to built form and public realm, OPA 420 would guide development applications on Danforth Avenue.

It should be noted that OPA 478 has been appealed to the Local Planning Appeal Tribunal. As of the date of this report, a prehearing conference has not been scheduled.

The final report for the Main Street Planning Study can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.91>

Zoning By-laws

The site is zoned MCR (Main Street Commercial Residential) (T3.0 C2.0 R2.5) under Zoning By-law 438-86, which permits a maximum density of 3 times the area of the lot and a maximum height of 14 metres. This zoning category permits a wide range of residential and non-residential uses including apartment buildings, triplexes, rowhouses, live-work units, retail stores, restaurants, offices and institutional and community services.

The site is zoned CR (Commercial Residential) 3.0 (c2.0; r2.5) SS2 (x2219) under Zoning By-law 569-2013, which permits a maximum density of 3 times the area of the lot and a maximum height of 14 metres. This zoning category permits a wide range of residential and non-residential uses including apartment buildings, triplexes, rowhouses, live-work units, retail stores, restaurants, offices and institutional and community services.

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:

- Danforth Avenue Urban Design Guidelines
- Midrise 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

The Zoning Amendment application proposes to amend Zoning By-laws 438-86 and 569-2013 to address areas of non-compliance related to performance standards respecting the site including building height, density, setbacks, land use, 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

Staff are evaluating this application for consistency with the PPS (2014) and conformity with the A Place to Grow Plan (2019). Given the explicit link between Provincial Policy and the Official Plan, consistency and conformity with the PPS (2014) and the A Place to Grow Plan (2019) will be largely determined by conformity with the Official Plan.

Official Plan Conformity

Staff will evaluate this application against the policies of the Official Plan to determine the application's conformity to the Official Plan.

OPA 420, implementing the Danforth Avenue Planning Study, permits developments to go as high as 27 metres (excluding the mechanical penthouse) on lots with a depth greater than 36.5 metres. This generally equates to 8 storeys, assuming a ground floor height of 4.5 metres and the floors above being 3 metres tall. The applicant has a lot depth of 38.6 metres and is proposing a 9 storey mixed use building at a height of 27.8 metres (excluding mechanical penthouse). Should the applicant continue to propose a building at 27.8 metres, an Official Plan Amendment will be required given OPA 420's prescriptive policy around total building height. Additionally, the applicant is within the Office Priority Area of OPA 420, which would allow a building to a maximum of 33 metres (excluding mechanical penthouse) provided that active non-residential uses are located at grade and at least one dedicated floor of office or other non-residential use above-grade is provided. The application currently does not provide a dedicated floor of office space or other non-residential space.

Land Use

Staff will assess the appropriateness of the land uses proposed for this development site. Generally, new mixed-use development along Danforth Avenue should include a mix of residential and commercial uses, the commercial uses of which should be located on the lower floors to animate the street.

Built Form, Planned and Built Context

Staff will assess the suitability of the proposed height, massing and other built form considerations based on Section 2 j), p), q), r) and s) of the *Planning Act*; the PPS (2014) and A Place to Grow Plan (2019); and the City's Official Plan policies and relevant urban design guidelines.

Planning staff will further assess the following:

- Appropriate height, mass, scale and density of the proposed 9 storey building;
- Appropriateness of the streetwall height and front stepbacks of upper storeys;
- Adequate transition to the abutting *Neighbourhoods*-designated properties;
- Consistency with the Danforth Avenue Urban Design Guidelines;
- Light, view and privacy impacts to surrounding properties;
- Unit mix and whether there is sufficient number of family-sized units to attract a range of residents to the area; and
- Impact on the public realm.

Public Realm

Staff will assess the enhancements to the public realm including sidewalk spaces. Currently, the site proposes a sidewalk width, from curb to building face, of 4.8 metres. Further enhancements may be identified through the review of the application.

Amenity Space

Section 3.1.2, Policy 6 of the Official Plan states that multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. As per the zoning by-law for this site, the applicant is required to provide 162 square metres of indoor and outdoor amenity space. The applicant proposes to provide 172 square metres of indoor amenity space, exceeding the requirement in the zoning by-law by 10 square metres. The applicant also proposes to provide 152 square metres of outdoor amenity space, which is 10 square metres less than the requirement in the zoning by-law. Staff will review both the amount as well as the location of the amenity space to ensure it is appropriate for this development.

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 submitted an Arborist Report and a Tree Inventory and Preservation Plan. Forestry

staff are reviewing the Arborist Report submitted with the application. Staff will continue to assess the appropriateness of the applicant's proposal and tree replacement plan.

Public Parkland

Public parks and open spaces perform a variety of critical functions that improve and maintain community and environmental health. They offer recreational opportunities which support active lifestyles, host spaces for social events and organization, and accommodate natural infrastructure which provide vital ecosystem services and help mitigate the effects of climate change. In the context of a rapidly growing city, it is imperative to enhance and expand the amount of public parkland provided to residents and visitors alike.

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The Toronto's Municipal Code Chapter 415 outlines the conveyance of land for park purposes or cash-in-lieu of land dedication as a condition of development. Parks, Forestry and Recreation staff will review the application in the context of Official Plan policy and the Municipal Code to determine the appropriate parkland dedication for this application.

Housing

A Housing Issues Report is required for Zoning By-law Amendment applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares. The applicant has provided a Housing Issues Report, which staff will review in accordance with applicable policies.

OPA 478 requires that new developments with 80 units or more provide a minimum of 10% three-bedroom units and 25% two-bedroom units. Similarly, the Growing Up Guidelines recommend providing 10% three-bedroom units and 15% two-bedroom units. The proposal includes a mix of bachelor, one-bedroom, two-bedroom and three-bedroom units. The application will be assessed in accordance with OPA 478 and the Growing Up Guidelines. Appropriate unit sizes will also be explored as part of the application review.

Affordable housing units have not been proposed for this site; however, the application has been circulated to the Affordable Housing Office and the provision of affordable housing units will be explored on this site.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. The site does have archaeological potential and the applicant has submitted a Stage 1 Archaeological Assessment Report. This report will be reviewed

Heritage Impact & Conservation

Currently, none of the properties on the subject site are on the City's Heritage Register as either listed or designated heritage properties. However, through the Danforth Avenue Planning Study, the final report (dated June 15, 2018) identified 2720, 2726 and 2734 Danforth Avenue as potential heritage properties. In response to these potential heritage properties, the applicant has provided a Heritage Impact Assessment, which Heritage Planning is reviewing.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation facilities, libraries, childcare, schools, public health, human services, cultural services and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan recognizes that community services and facilities support healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth is a responsibility shared by the City, public agencies and the development community.

Staff will assess the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (such as roads, transit, water, sewage, hydro) to accommodate the proposed development. The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services: Parking and Loading Study, Functional Servicing and Stormwater Management Report, Hydrogeological Assessment and Addendum and a Geotechnical Investigation. The reports submitted in support of the development application evaluate the impacts of the proposal on the City's municipal infrastructure.

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

The applicant has submitted the Toronto Green Standards Checklist and Statistics Template. The City is reviewing this submission for compliance. The applicant will be encouraged to target Tiers 2, 3 or 4 of the TGS.

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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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

- Attachment 1: Location Map
- Attachment 2: Official Plan - Land Use Designation Map
- Attachment 3: Zoning By-law Map
- Attachment 4: 3D Models of Proposal in Context
- Attachment 5: Site Plan
- Attachment 6: South Elevation
- Attachment 7: North Elevation
- Attachment 8: East Elevation
- Attachment 9: West Elevation
- Attachment 10: Application Data Sheet

Attachment 1: Location Map








Attachment 2: Official Plan - Land use Designation Map



2720-2734 Danforth Avenue

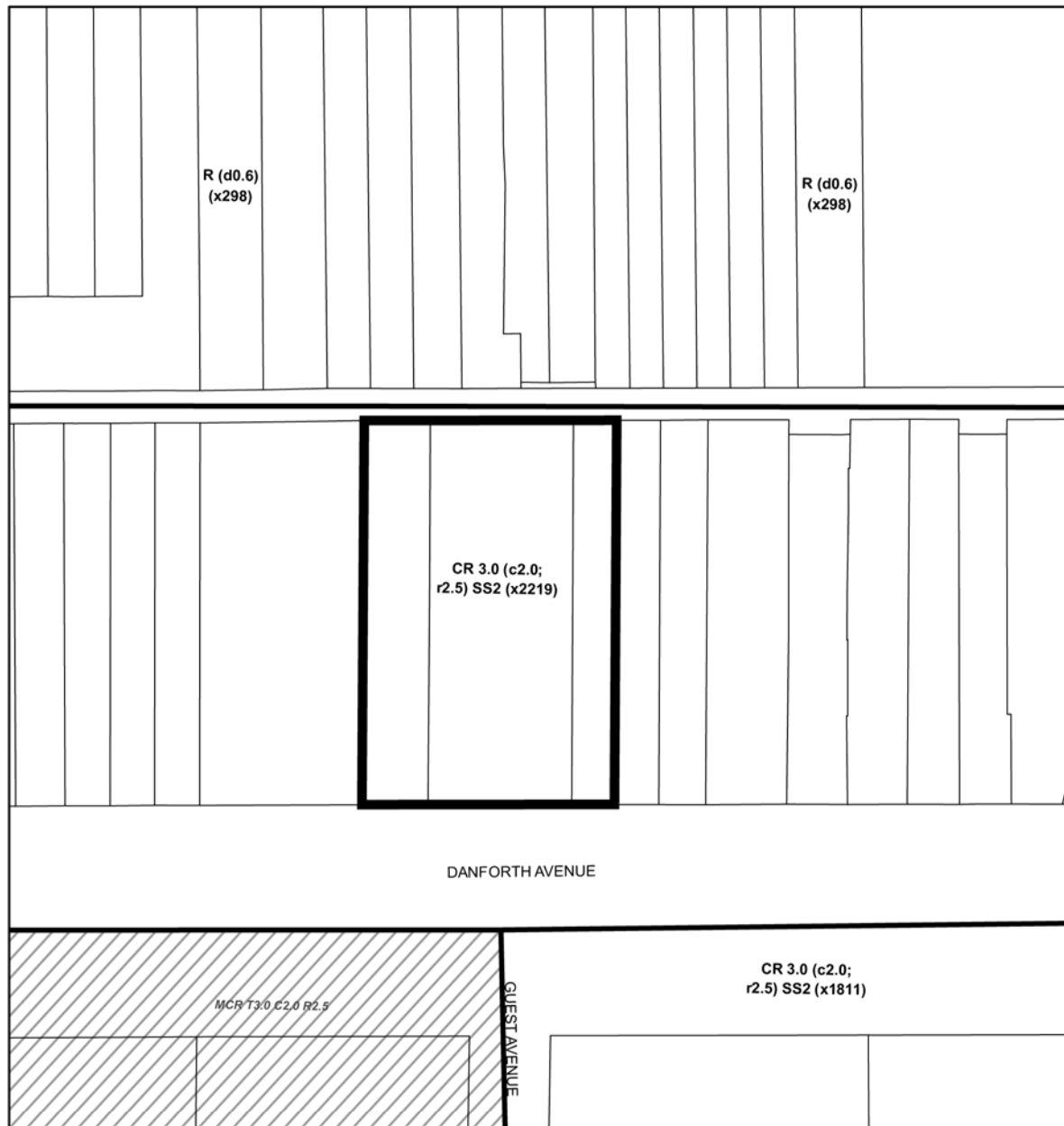
Official Plan Land Use Map #21

File # 20 113131 STE 19 0Z

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Parks
	Mixed Use Areas		

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Not to Scale
03/10/2020

Attachment 3: Zoning By-law Map



Zoning By-law 569-2013

2720-2734 Danforth Avenue

File # 20 113131 STE 19 02



Location of Application



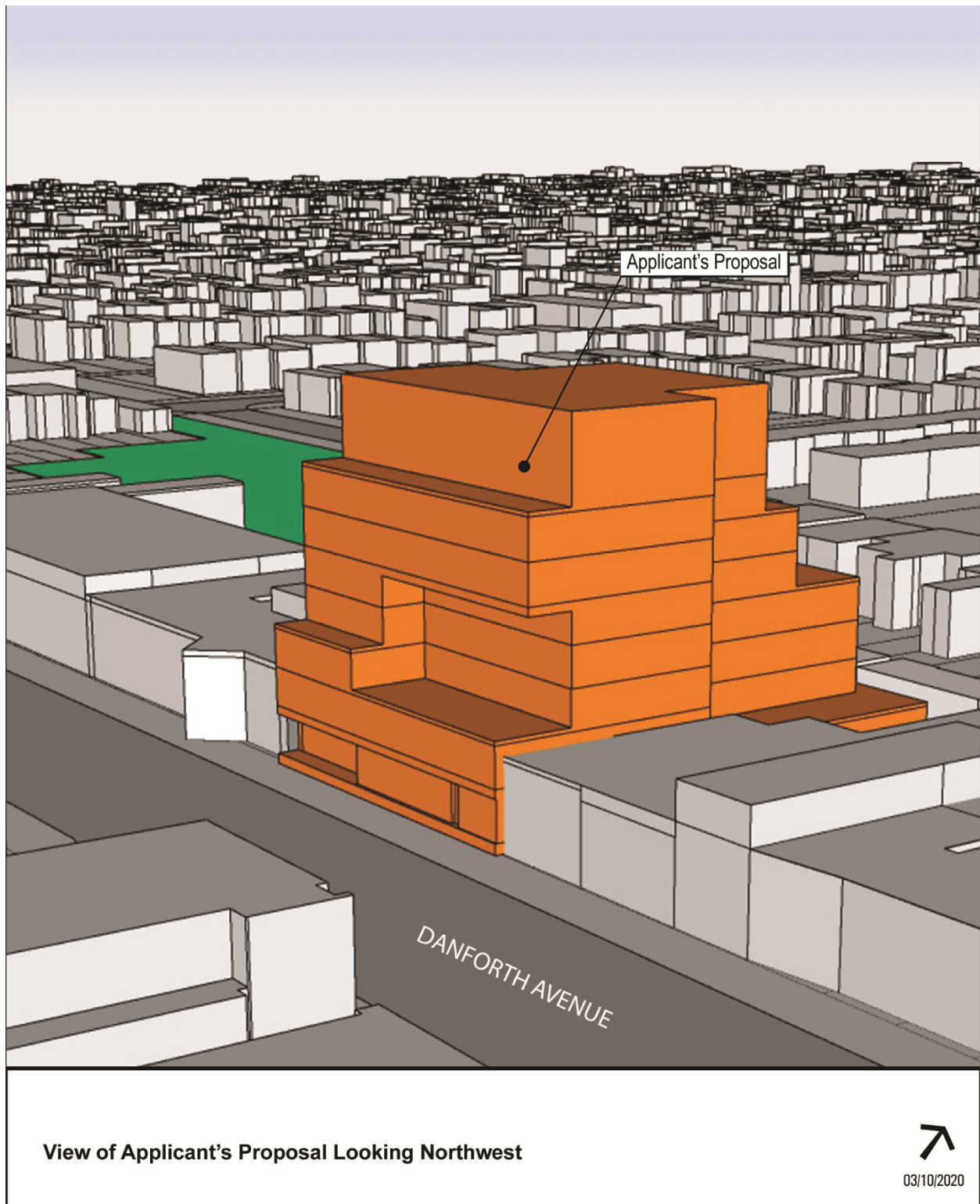
See Former City of Toronto By-law No. 438-86
MCR Mixed-Use District

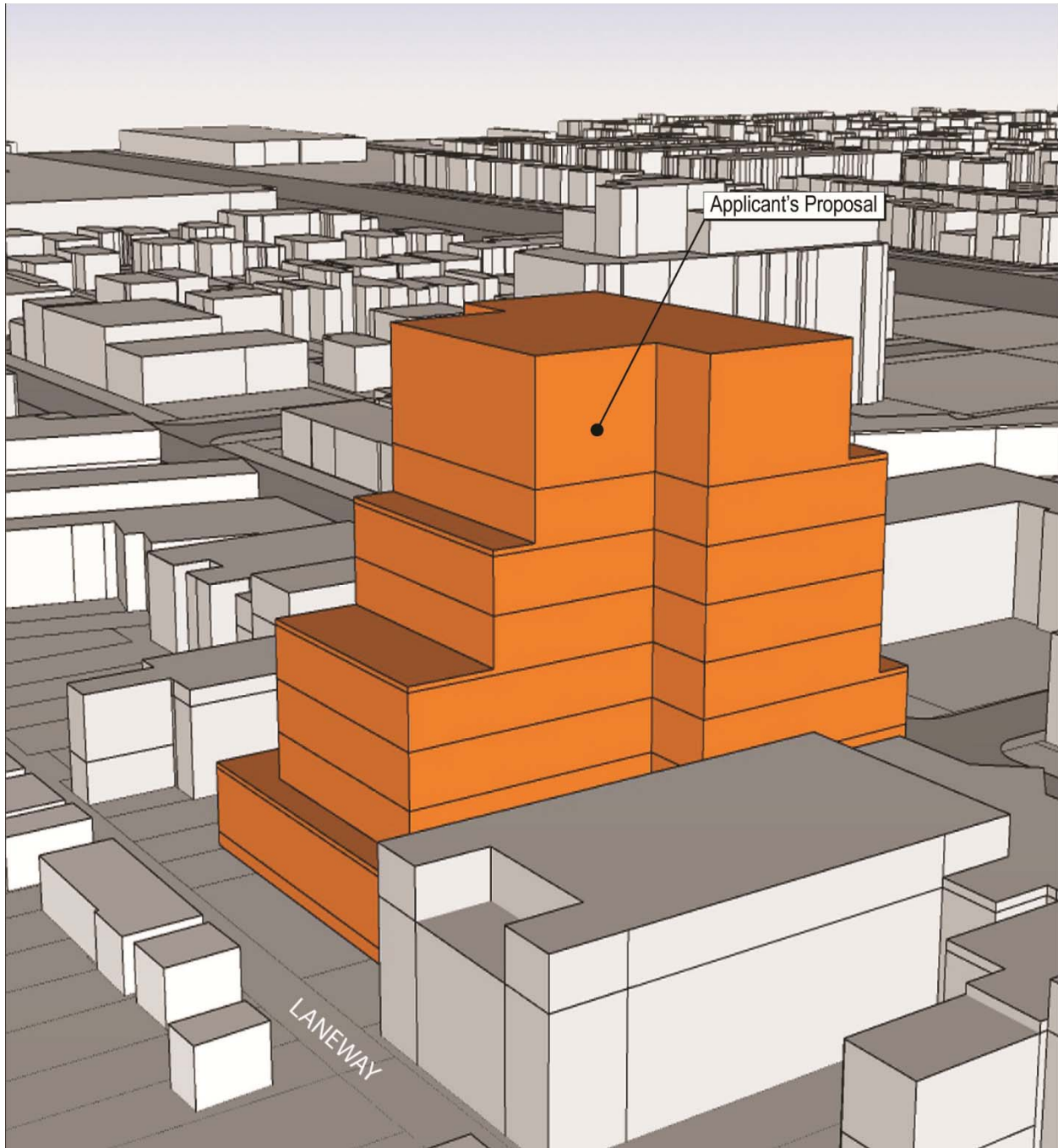
R Residential **CR** Commercial Residential



Not to Scale
Extracted: 03/10/2020

Attachment 4: 3D Models of Proposal in Context



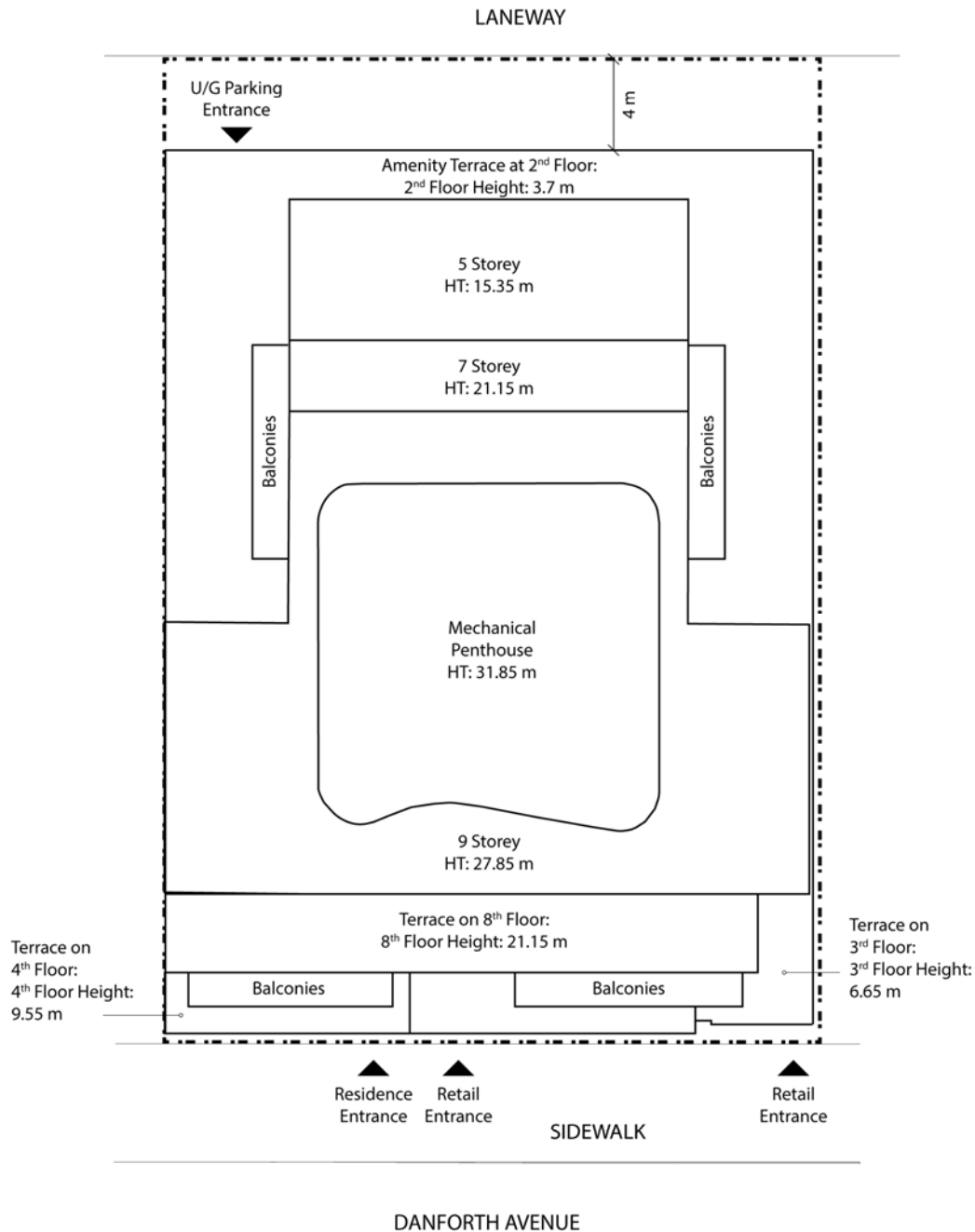


View of Applicant's Proposal Looking Southeast



03/10/2020

Attachment 5: Site Plan



Site Plan



Attachment 6: South Elevation

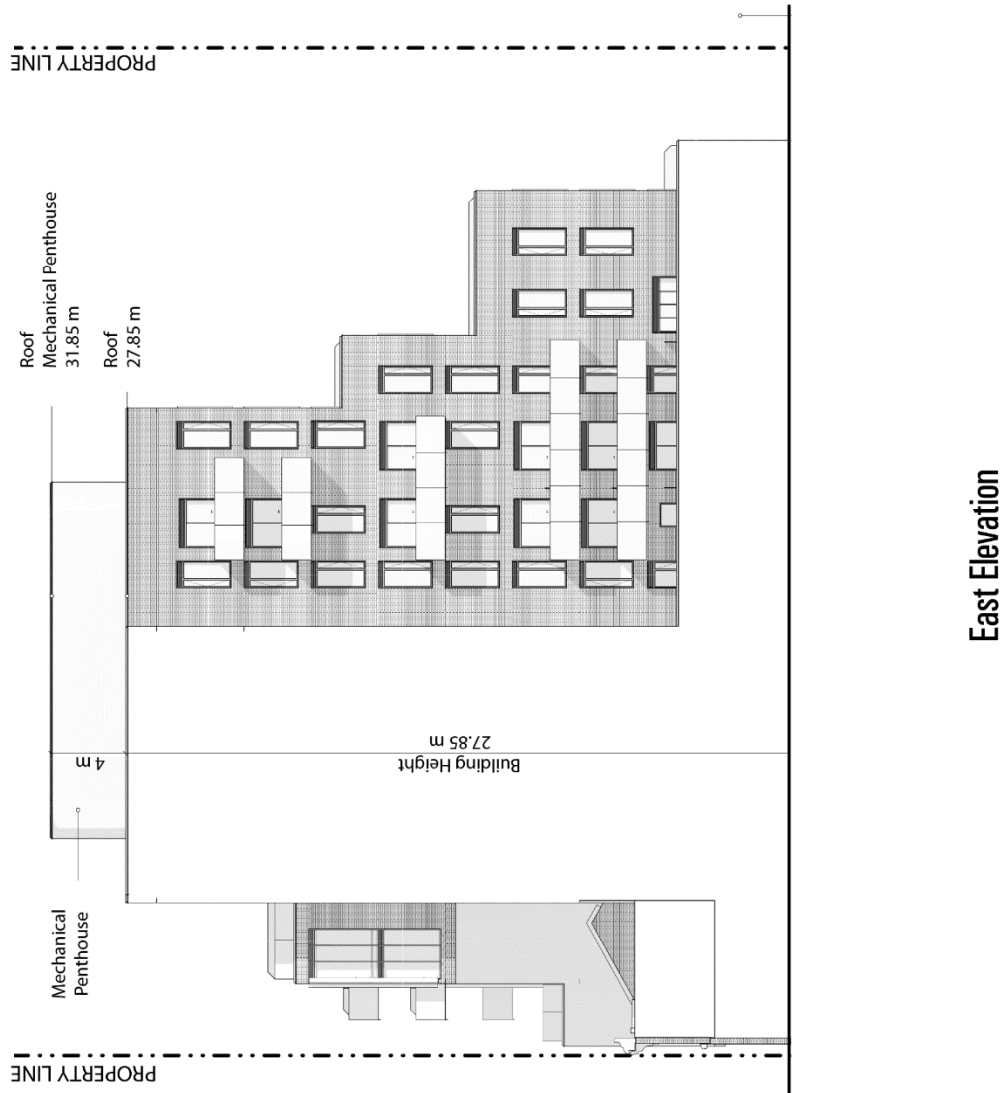


South Elevation

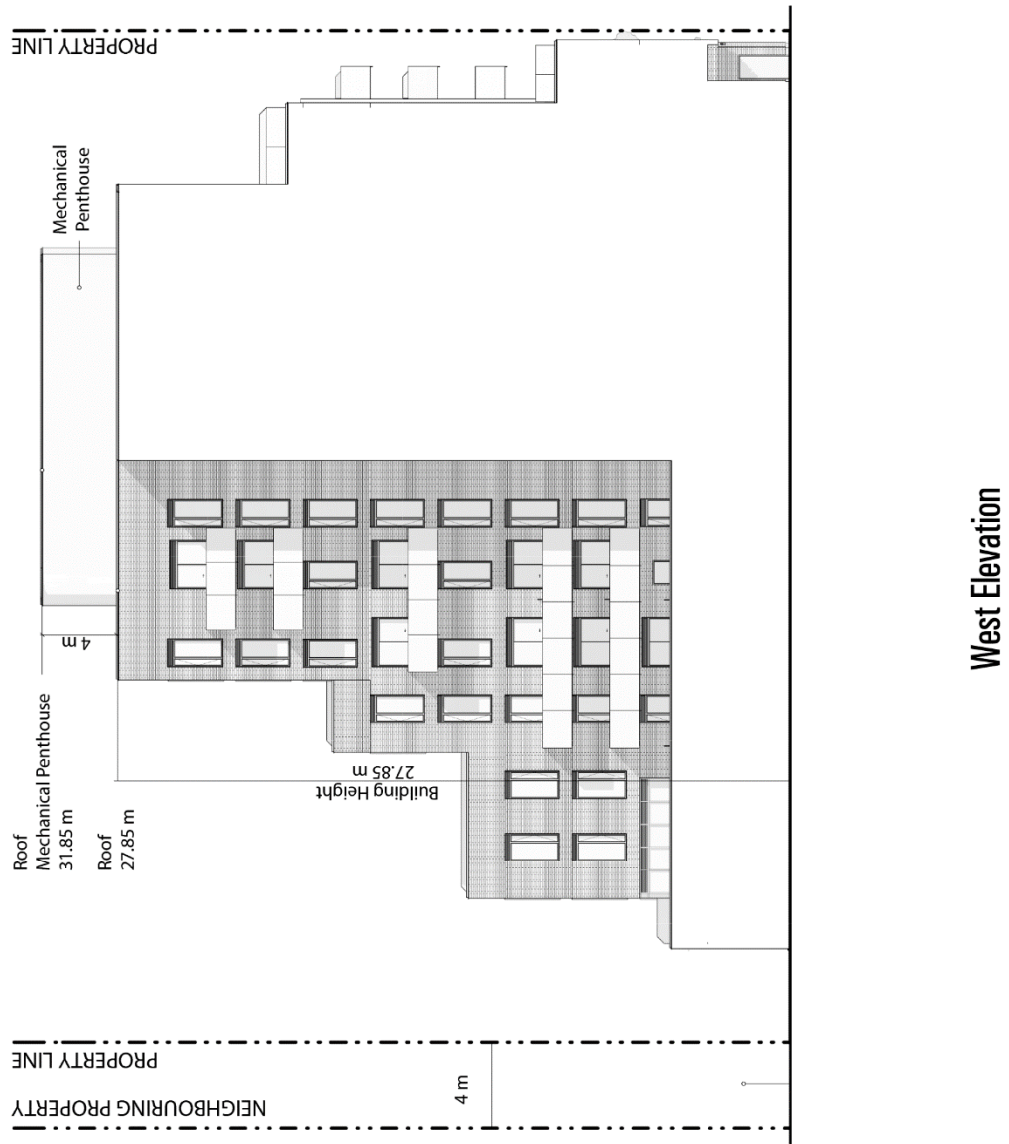
Attachment 7: North Elevation



Attachment 8: East Elevation



Attachment 9: West Elevation



Attachment 10: Application Data Sheet

Municipal Address: 2720 DANFORTH AVE Date Received: February 6, 2020

Application Number: 20 113131 STE 19 OZ

Application Type: Rezoning

Project Description: This application proposes to amend the Zoning By-law for the property at 2720-2734 Danforth Avenue to permit a 9 storey mixed use building (27.8 metres, excluding the mechanical penthouse). In addition to residential dwelling units and amenity space, the proposal includes retail uses at grade.

Applicant	Agent	Architect	Owner
WESTON CONSULTING	WESTON CONSULTING	BNKC ARCHITECTS	2720 DANFORTH GP INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 420 OPA 478
Zoning:	MCR T3.0 C2.0 R2.5	Heritage Designation:	Potential
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 1,266 Frontage (m): 29 Depth (m): 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	711		1,102	1,102
Residential GFA (sq m):	414		5,275	5,275
Non-Residential GFA (sq m):	711		256	256
Total GFA (sq m):	1,125		5,531	5,531
Height - Storeys:	2		9	9
Height - Metres:			28	28

Lot Coverage Ratio (%)	87.06	Floor Space Index:	4.37
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	5,275	
Retail GFA:	256	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3		81	81
Freehold:				
Condominium:				
Other:				
Total Units:	3		81	81

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		26	38	10	7
Total Units:		26	38	10	7

Parking and Loading

Parking Spaces:	27	Bicycle Parking Spaces:	82	Loading Docks:	1
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