

Danforth Avenue Planning Study (Segment 2 - Don Valley to Coxwell Avenue) – City-Initiated Official Plan Amendment and Urban Design Guidelines – Further Supplementary Report

Date: March 29, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Ward: Ward 14 Toronto-Danforth

Planning Application Number: 19 116448 SPS 00 OZ

SUMMARY

On February 16, 2022, Toronto and East York Community Council considered item TE31.12, Danforth Avenue Planning Study (Segment 2 - Don Valley to Coxwell Avenue) – City-Initiated Official Plan Amendment and Urban Design Guidelines – Final Report dated January 31, 2022. The Final Report recommends that City Council adopt the Site and Area Specific Policy (SASP) and accompanying urban design guidelines.

Toronto and East York Community Council submitted the item to City Council without recommendations. A number of questions were raised at the meeting of Toronto and East York Community Council about how the SASP will accommodate and encourage affordable housing. This supplementary report and the supplementary report dated March 4, 2022, provide additional information for City Council's consideration, particularly on how Inclusionary Zoning (IZ) could be implemented in the recommended planning framework for the Danforth – both the current segment under consideration (Segment 2) and the portion from Coxwell Avenue to Victoria Park Avenue, for which the planning study has already been completed and the policy is in force (Segment 1).

This report replaces the recommendations in the Final Report dated January 31, 2022 from the Director, Community Planning, Toronto and East York District, to provide further clarity on the development approach as it relates to securing affordable housing as well as the potential for further growth within the area in accordance with provincial direction. It attaches the final versions of the recommended SASP and urban design guidelines.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council adopt the Official Plan Amendment for the Danforth Avenue (Don Valley to Coxwell Avenue), Site and Area Specific Policy 772, attached as Attachment 1 to this further supplementary report from the Chief Planner and Executive Director, City Planning dated March 29, 2022.
2. City Council adopt the Danforth Avenue (Don Valley to Coxwell Avenue) Urban Design Guidelines, attached as Attachment 2 to this further supplementary report from the Chief Planner and Executive Director, City Planning dated March 29, 2022.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
4. City Council direct the Chief Planner and Executive Director, City Planning to review the two interchange stations at Broadview Avenue and Pape Avenue (as referenced in the draft SASP) as opportunities for greater intensification and to secure affordable housing and to report back to Toronto and East York Community Council in the first quarter of 2023.
5. City Council direct the Chief Planner and Executive Director, City Planning to review additional growth opportunities that may exist within draft delineated Protected Major Transit Station Areas, within the Segment 2 study areas with a focus on providing affordable housing and affordable retail space, and to report back to Council in the first quarter of 2023.
6. City Council direct the Chief Planner and Executive Director, City Planning, to use the Site and Area Specific Policies, together with the Urban Design Guidelines, Complete Streets Study and Economic Analysis and Retail Study described in the Final Report dated January 31, 2022 and in this report, to inform the evaluation of current and future development applications along Danforth Avenue (Don Valley to Coxwell Avenue) Segment 2.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On February 16, 2022, Toronto and East York Community Council considered item TE31.12, Danforth Avenue Planning Study (Segment 2 - Don Valley to Coxwell Avenue) – City-Initiated Official Plan Amendment and Urban Design Guidelines – Final Report dated January 31, 2022.

Toronto and East York Community Council forwarded the item to City Council without recommendations.

On March 9, 2022, City Council deferred the item to the April 6, 2022 City Council meeting.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE31.12>

COMMENTS

This Further Supplementary Report is to be read in tandem with the Final Report dated January 31, 2022 and the Supplementary Report dated March 4, 2022. The recommended SASP and urban design guidelines have been prepared with due consideration of Provincial and municipal policy considerations and are consistent with the Provincial Policy Statement and conform to the Growth Plan.

The development approach set out within the SASP and urban design guidelines creates the opportunity for a significant increase in the area population, potential number of housing units and non-residential spaces:

POPULATION (Don Valley to Coxwell Avenue)

Current population (2016 census) - 3,500 residents

Future Population (under proposed SASP) - 11,900 – 16,000 residents

OPPORTUNITIES FOR MORE INTENSIFICATION

Interchange Stations at Broadview and Danforth and Pape and Danforth can accommodate more density and height on larger lots and station areas.

Precedent:

The Main and Danforth Interchange Station, though detailed study is planned to accommodate a total of approximately 4,500 housing units.

The interchange station areas will accommodate additional population beyond the 11,900 to 16,000 population numbers which would be achieved by the current proposals.

MAKING SPACE FOR INCLUSION, AFFORDABILITY AND REACHING INCLUSIONARY ZONING THRESHOLDS

1. Expanded choices in the SASP

The SASP creates room for a significant increase in the number of units in the area with the flexibility for a range of housing/household types and tenures.

2. Meeting Inclusionary Zoning Thresholds in Mid-Rise Buildings

It is also important to note that Section 37, which is a tool that has historically been used to secure affordable housing and other community benefits, will no longer be applicable starting September 2022. As stated in the March 4, 2022 Supplementary Report affordable housing will be realized through Inclusionary Zoning (IZ), Open Door, Housing Now, and other related regulatory and program measures.

The SASP allows for area appropriate diversions from the City-wide Avenues and Mid-rise guidelines and flexibility to create deeper, more efficient development sites. This can result in simpler, smaller land assemblies and finer grain development.

Under the City-wide Avenues and Mid-rise Guidelines a number of mid-rise developments are already achieving the 100 unit threshold for IZ, as further detailed in the March 4, 2022 Supplementary Report. The mid-rise developments include a range of frontages of between 44 and 74 metres, with shallower lots generally requiring longer frontages:

- 875-877 Queen Street East, a 7-storey mid-rise development that includes **122** units and has a lot frontage of 73.8 metres.
- 646-648 Dufferin Street, an 8-storey mixed-use building with **112** units and has a lot frontage of 44 metres.
- 871-899 College Street, an 8-storey residential building containing **124** units and has a lot frontage of 68 metres.
- 4434 Kingston Road, a 6-storey residential development with **143** units and has an approximate lot frontage of 86 metres.
- 3019 Dufferin Street, an 8-storey mixed-use building containing **104** units with an approximate lot frontage of 38 metres (presently under appeal).
- 4208 Dundas Street West, an 8-storey mixed-use building that includes **137** units with an approximate lot frontage of 80 metres.

As stated in the Final Report dated January 31, 2022 and the Supplementary Report dated March 4, 2022, the lots along the Danforth are quite shallow, with over 90% of lot depths around 30 metres. The SASP and urban design guidelines provide a unique development approach that creates greater growth opportunities than what is currently permitted through the Avenues and Mid-rise Guidelines for lands designated Mixed-Use Areas and supports additional housing options on adjacent transitional lands designated Neighbourhoods.

This is evidenced by the recent development application at 1095-1111 Danforth Avenue which aligns closely to the proposed SASP and urban design guidelines and proposes **224** rental residential units.

UPDATES TO THE SITE AND AREA SPECIFIC POLICIES

The recommended SASP supports the development of a diversity of housing types, forms and tenures, including affordable ownership, affordable rental and supportive housing options, to ensure that the Danforth remains an inclusive community. The recommended SASP includes a new policy in Section 8 which outlines the City's Affordable Housing Strategy for the Danforth. An additional policy has been added to Section 6 to provide minor built form flexibility to support City priorities like development of affordable or supportive housing uses, heritage conservation, the development of more sustainable buildings, and the development of community services and facilities while maintaining the intent and purpose of the SASP and urban design guidelines. These changes would be limited to minor stepback deviations, and perhaps some projections above the height maximums for indoor amenity space to support additional units within the permitted building envelope.

The SASP has also been updated to include broader language for the Pape Avenue and Broadview Avenue nodes to respond to the emerging PMTSA work. The SASP suggests that there may be other growth opportunities connected to other PMTSA areas that may be explored through further study. The areas hatched on Map 1 will be refined through further study. Other areas may be added to respond to the PMTSA work.

Conclusion

The SASP and urban design guidelines plan for growth along the Danforth that supports the historic integrity and the robust public realm of the area while respecting the character and diversity that makes this "the" Danforth. The SASP achieves the City's and the Provinces policy objectives to achieve growth opportunities that may exist within Protected Major Transit Station Areas by:

- Optimizing building envelopes along the Avenue
- Recognizing the potential for greater density at interchange stations
- Testing the thresholds for IZ
- Identifying opportunities to leverage city ownership, funding sources and non-profit partners
- Introduces flexibility in the policy for projects incorporating significant affordable housing

Affordable housing is key to creating complete and inclusive communities. Additional policy language added to SASP 772 explicitly states the City's strategy to support these projects while still implementing the policy and urban design guidelines.

Future affordable units will be realized via IZ, open door and other related regulatory and program measures.

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment 1: Site and Area Specific Area Policy No. 772
Attachment 2: Urban Design Guidelines

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Please see separate attachment

Attachment 2: Urban Design Guidelines

Please see separate attachment