

## 2721 Danforth Ave – Official Plan and Zoning By-law Amendment Applications – Preliminary Report

Date: March 25, 2022  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Ward: 19 - Beaches-East York

**Planning Application Number:** 21 235157 STE 19 OZ

**Current Use(s) on Site:** 1-storey large format retail store.

### SUMMARY

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This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment and Zoning By-law Amendment application for a mixed use building with two towers at 35- and 55-storeys, containing 1,139 dwelling units. Staff are currently reviewing the application.

The application has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor. Staff do not support this proposal as currently submitted. Substantial revisions are required to meet the policies in Site and Area Specific Policy (SASP) No. 577.

### RECOMMENDATIONS

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 2721 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

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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.

## THE SITE

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**Description:** The site is a narrow deep lot and has an approximate area of 5617 square metres, with a frontage of 31.7 metres on Danforth Avenue and 147.9 metres on Guest Avenue.

**Existing Use:** a 1-storey commercial building.

**Official Plan Designation:** Mixed Use Area

See Attachment 5 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

**Site and Area Specific Policy No. 577 Main Street between Danforth Avenue and Gerrard Street East, and Danforth Avenue between Main Street and Dawes Road:** Applies to the site and identifies it as part of Character Area C and D. The policies state that development will reinforce specific tall building standards.

**Zoning:** The site is zoned Mixed Use Commercial (MCR T3.0 (C2.0; R2.5)) for the north portion of the site fronting Danforth Avenue and Industrial (I1 D1 1.0) in the rear in the Former City of Toronto Zoning By-law 438-86. The site is not zoned under the City of Toronto Zoning By-law 569-2013.

See Attachment 6 and 7 of this report for the current and former Zoning By-law Map.

## THE APPLICATION

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**Notice of Complete Application Issued:** January 20, 2022

**Description:** 3-storey base building stepping up to 6, 8 and 9-storeys away from Danforth Avenue, and with two towers rising to 35-storeys (116 metres including the mechanical penthouse) and 55-storeys (177.5 metres including the mechanical penthouse).

**Density:** 13.41 times the area of the lot.

**Dwelling Units:** The proposed 1,139 dwelling units include 77 bachelor units (0.6%), 611 one-bedroom (53.6%), 334 two-bedroom (29.3%), and 117 three-bedroom units (10.2%).

**Access, Parking and Loading:**

Access to the 3-level underground garage containing 360 parking spaces is proposed on Guest Avenue to the east.

The proposed 1141 bicycle parking spaces include 115 short term and 1026 long term bicycle parking spaces, and are located at grade and within the underground garage.

An internalized Type C and Type G loading space is proposed to be accessed from the east side of the building, from Guest Avenue.

**Additional Information:**

See Attachments 2, 3 and 4 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=gjpubukCtrmqbGj1uvSbVA%3D%3D>

**Reason for Application:**

The Official Plan Amendment application is required to permit height and density beyond what the in-force policy framework permits on the subject site. The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 and former City of Toronto Zoning By-law 438-86 to vary performance standards including: gross floor area and floor space index; building height; building setbacks; and vehicular parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

**Site Plan Control:**

The development is subject to Site Plan Control. A Site Plan Control application has not been submitted.

**COMMENTS**

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Staff do not support this proposal as currently submitted. Substantial revisions are required to meet the policies of SASP No. 577.

The existing site is too small for the proposed towers because it cannot provide adequate side and rear setbacks as per the Tall Building Guidelines. SASP No. 577 designated the site as being located within Character Area C which provides standards for tall buildings, focusing on limiting the impacts of those tall buildings on adjacent stable neighbourhoods and looking at compatibility with adjacent neighbourhood properties. To advance the application, revisions to the proposal will be required to achieve appropriate tower setbacks, floorplate sizes, and separation distances, among other matters.

SASP No. 577 also designates the site as being located within Character Area D which will have regard for the Danforth Avenue Urban Design Guidelines by defining appropriate streetwall heights, accommodate a minimum 4.8 metre sidewalk, and fit under a 45 degree angular plane from the curb of the sidewalk on the north side of Danforth Avenue.

## **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (PPS), conformity with the Growth Plan, and conformity to the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified:

- Determine the appropriate built form, in keeping with the policies in Site and Area Specific Policy (SASP) 577;
- Suitability of the site to accommodate two towers with appropriate setbacks and separation distances from surrounding buildings; specifically the substandard tower setbacks to the north, south and east lot lines.
- The mix of residential and non-residential uses at grade;
- Appropriate density, massing and transitions, including setbacks and step-backs in relation to the area's existing and planned built form, scale and quality of the public realm, respectful of the mid-rise character of Danforth Avenue;
- Appropriate public realm treatments, including removal of the proposed cantilever off the podium base building;
- The provision of affordable housing;
- The provision of on-site parkland;
- The provision of high quality landscaped open space, tree planting and streetscapes;
- Pedestrian level wind conditions along Danforth Avenue and Guest Avenue, and surrounding properties;
- Shadow impacts
- Determination of infrastructure capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Appropriate regard for applicable City guidelines;
- The applicant will be encouraged to pursue Tier 2, 3, or 4 of the Toronto Green Standard; and,
- In the event the applicant provides in-kind benefits to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

## **Additional Issues**

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

## **NEXT STEPS**

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City staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

## **CONTACT**

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## **SIGNATURE**

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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: 3D Model of Proposal in Context
- Attachment 3: Site Plan
- Attachment 4: Elevations
- Attachment 5: Official Plan Map
- Attachment 6: Zoning By-law Map
- Attachment 7: Former Zoning By-law Map
- Attachment 8: Application Data Sheet

Attachment 1: Location Map



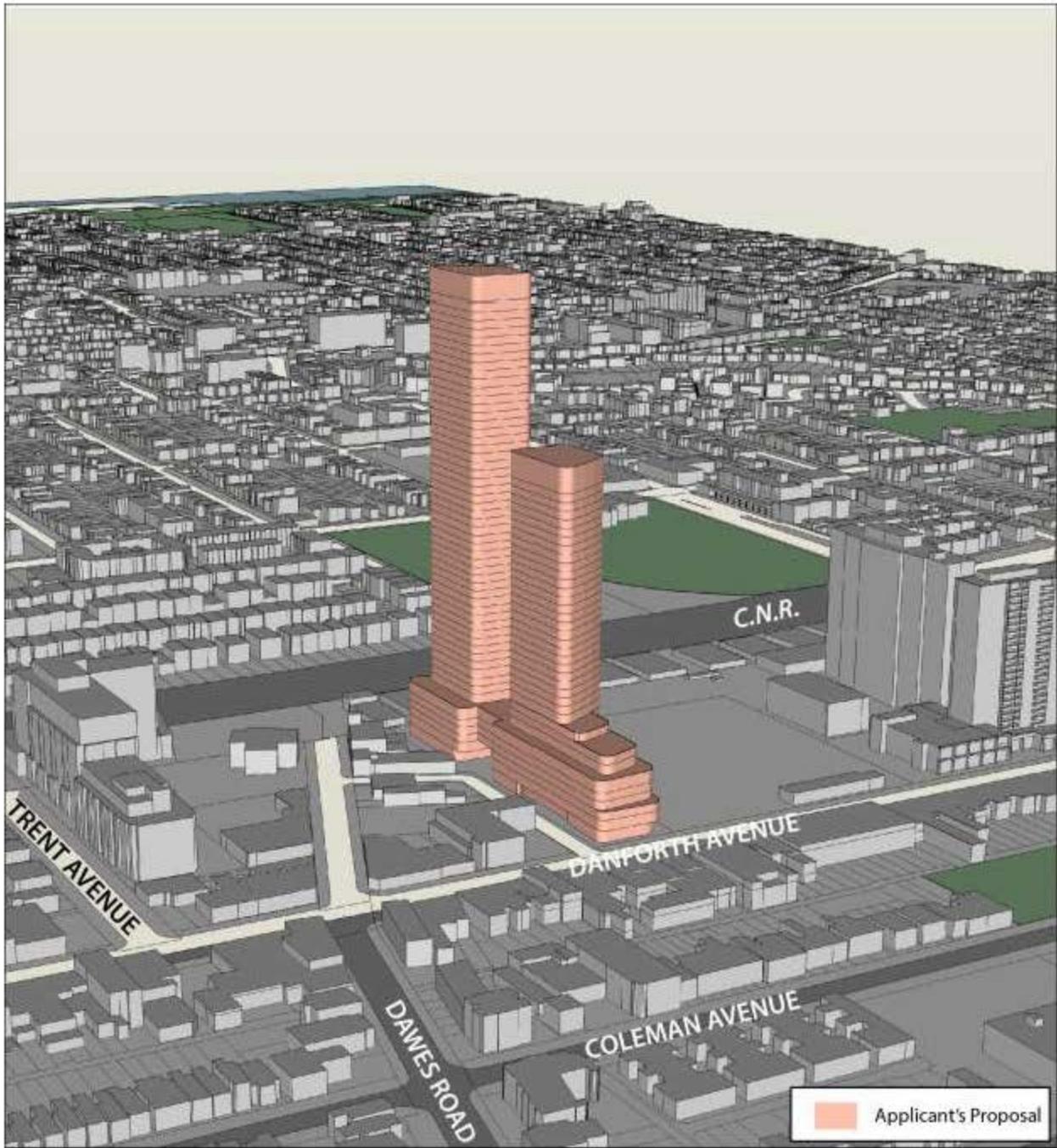
Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast



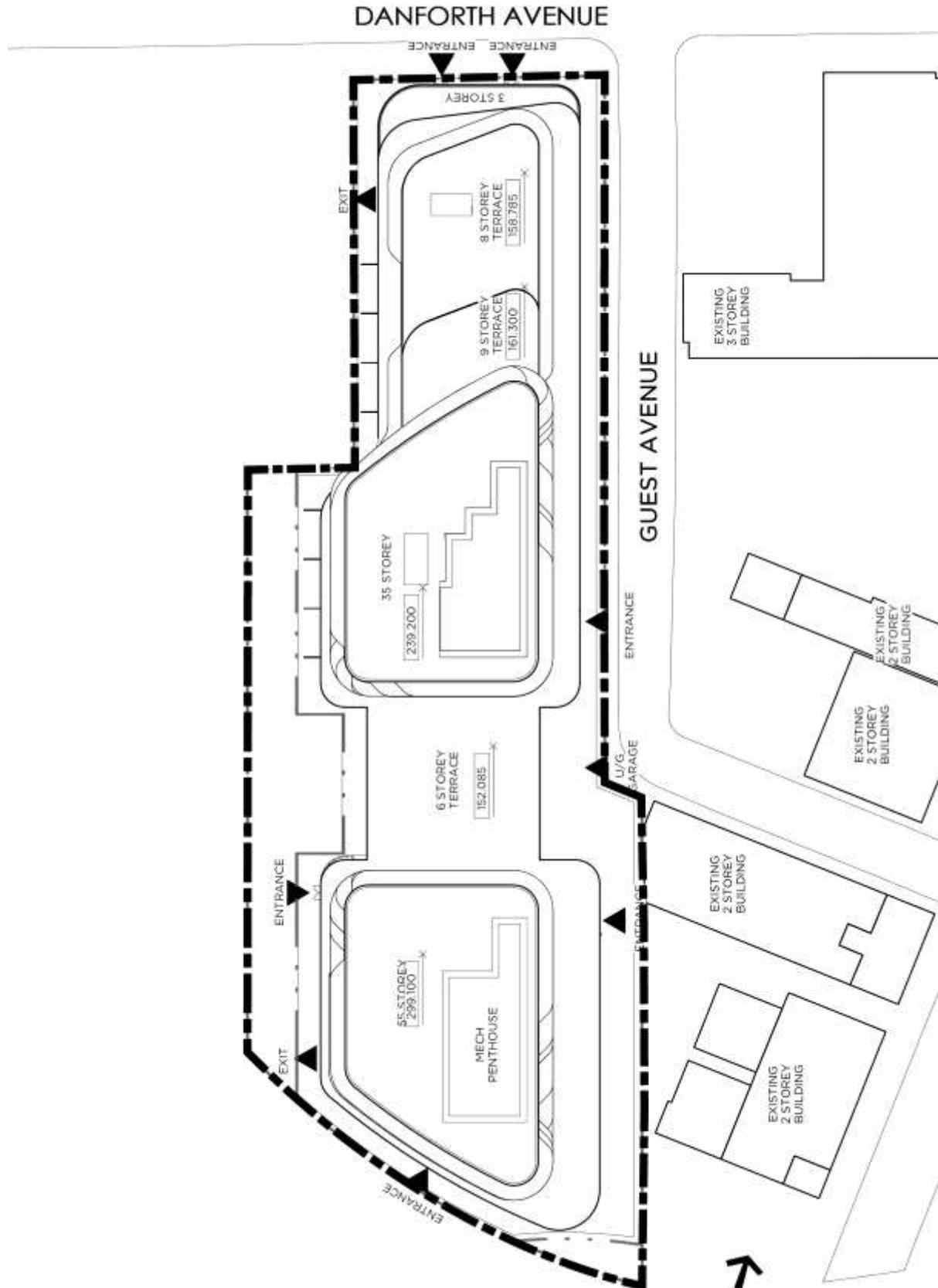
03/04/2022



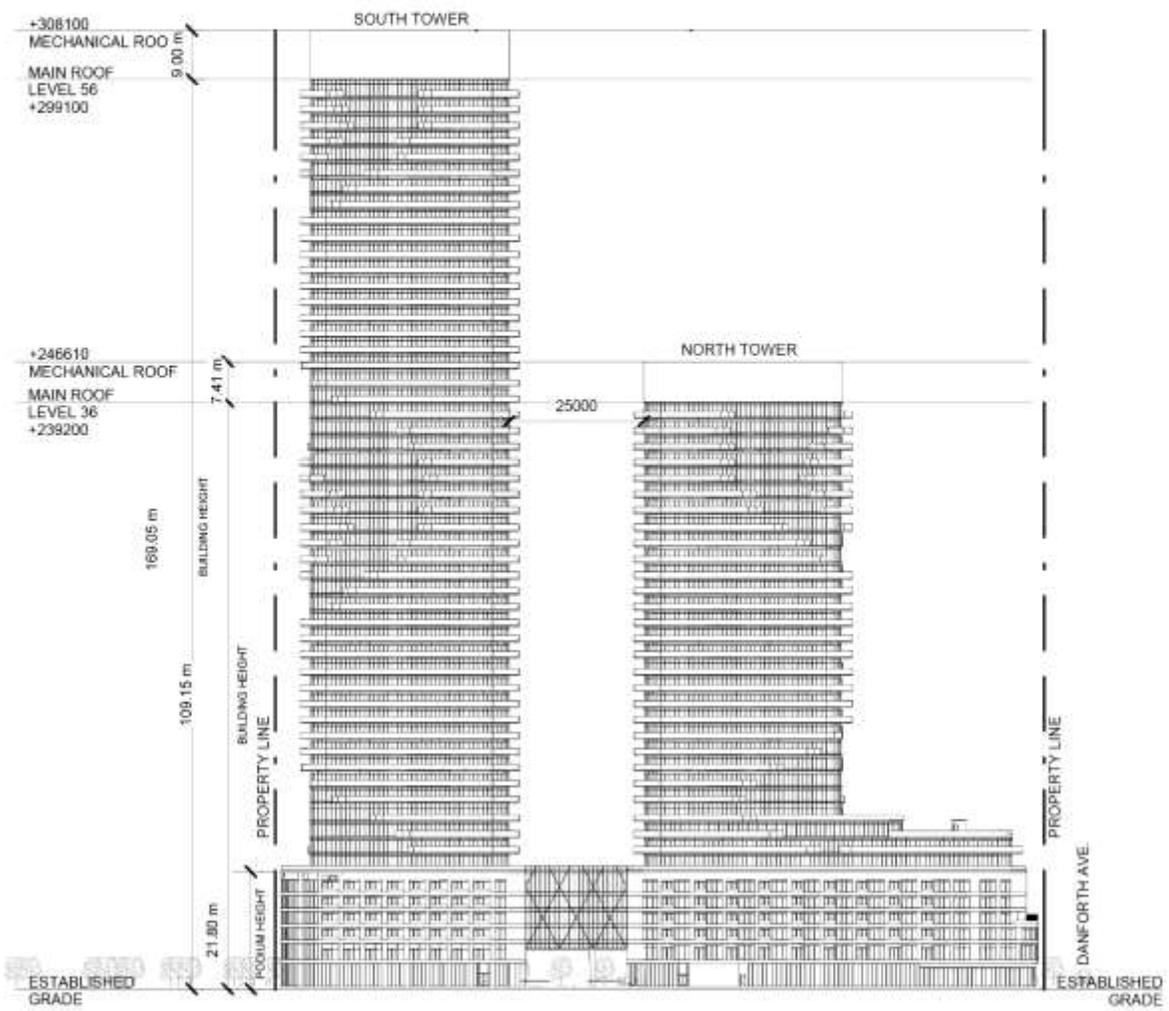
**View of Applicant's Proposal Looking Southwest**

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03/04/2022

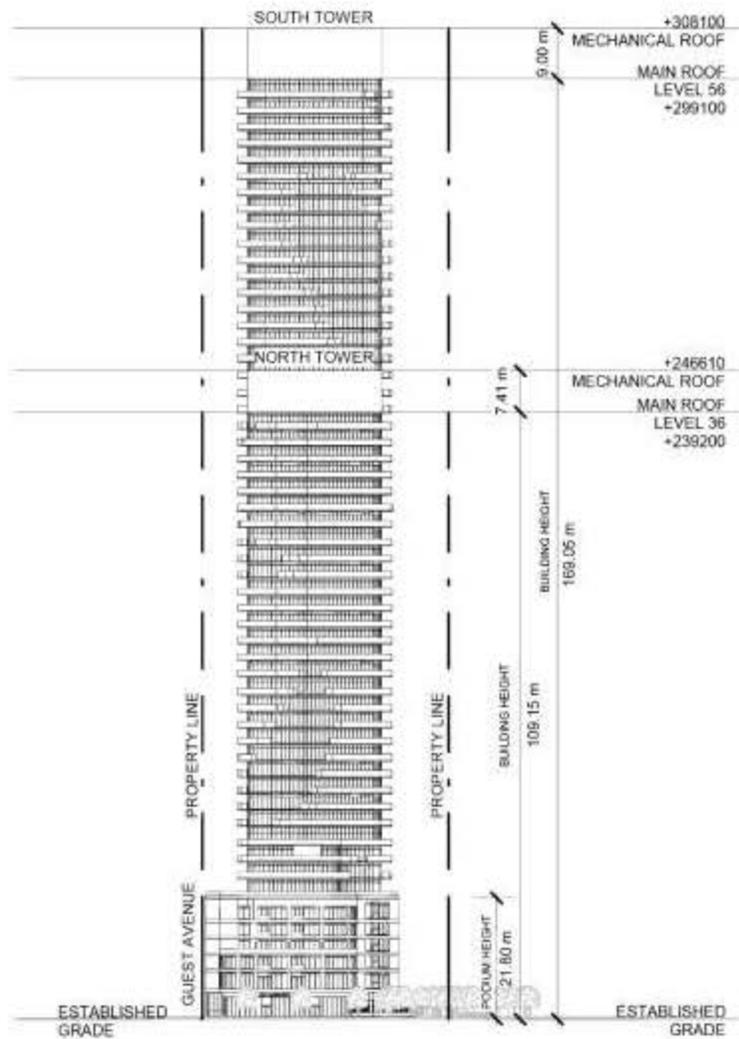
Attachment 3: Site Plan



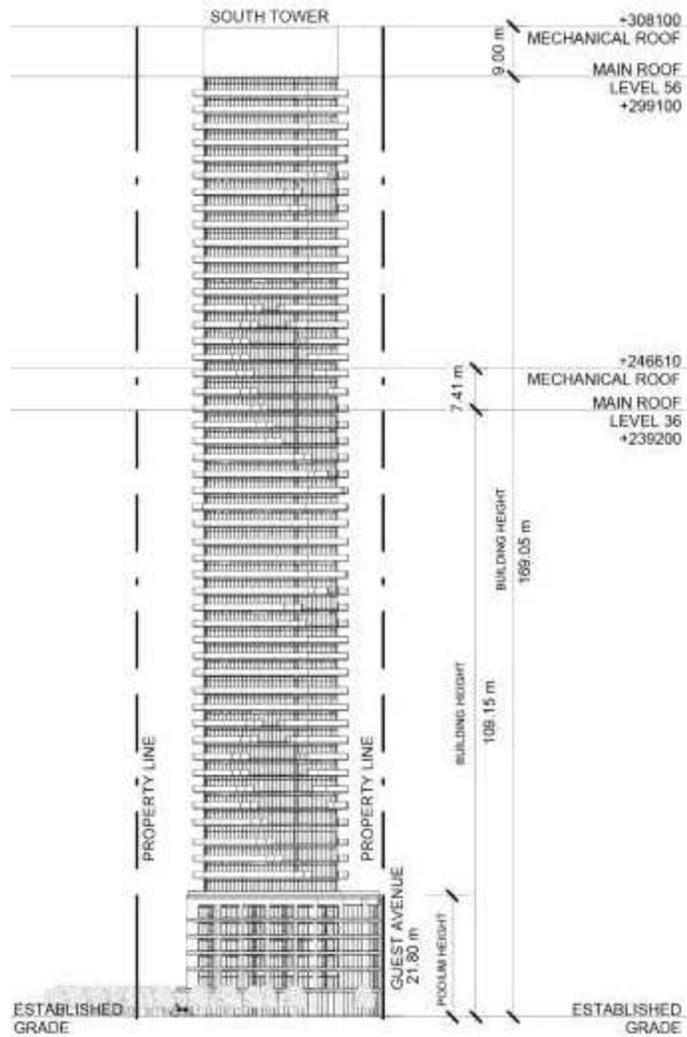
Attachment 4: Elevations



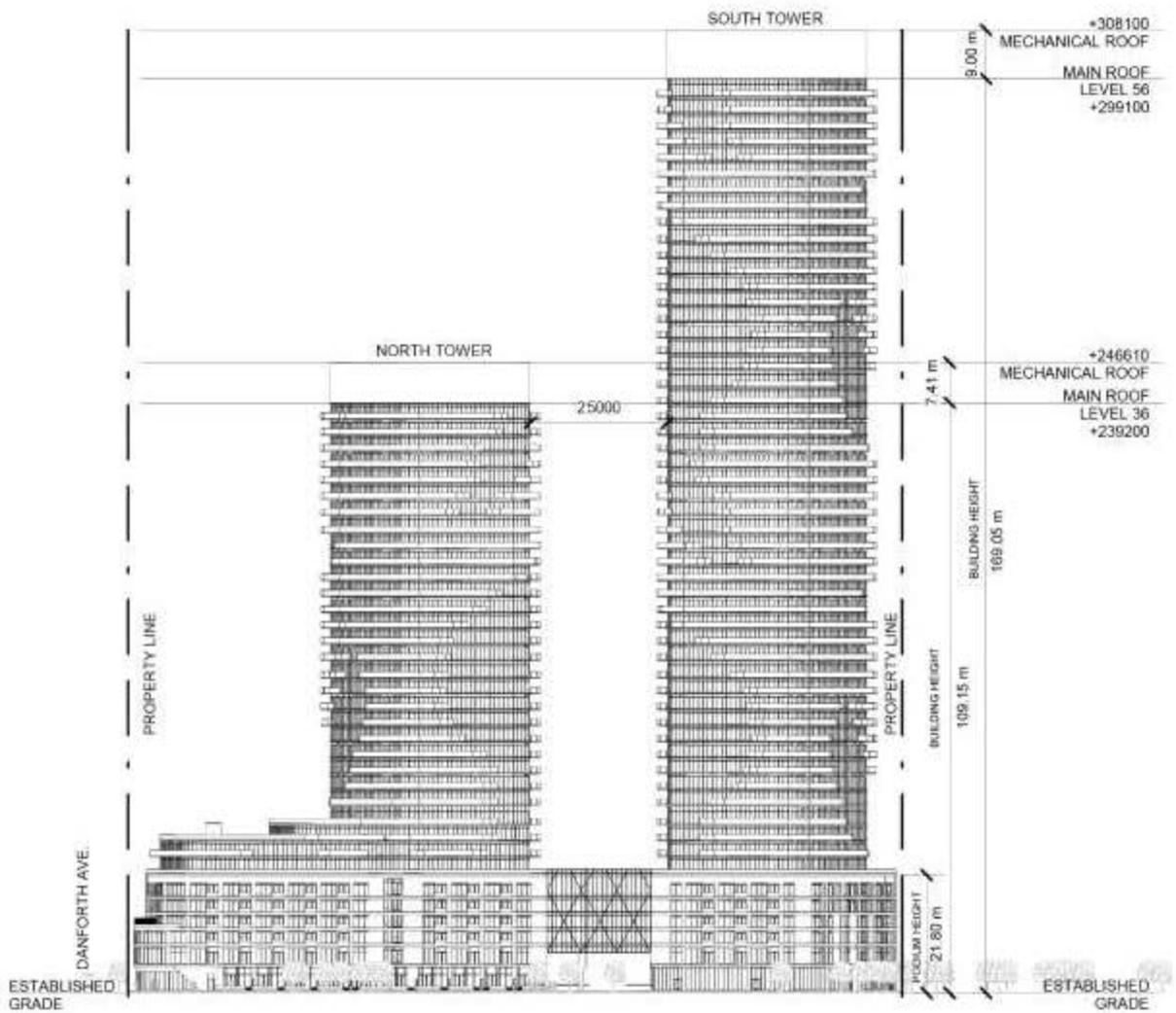
East Elevation



North Elevation



### South Elevation



### West Elevation

Attachment 5: Official Plan Map



Official Plan Land Use Map 21

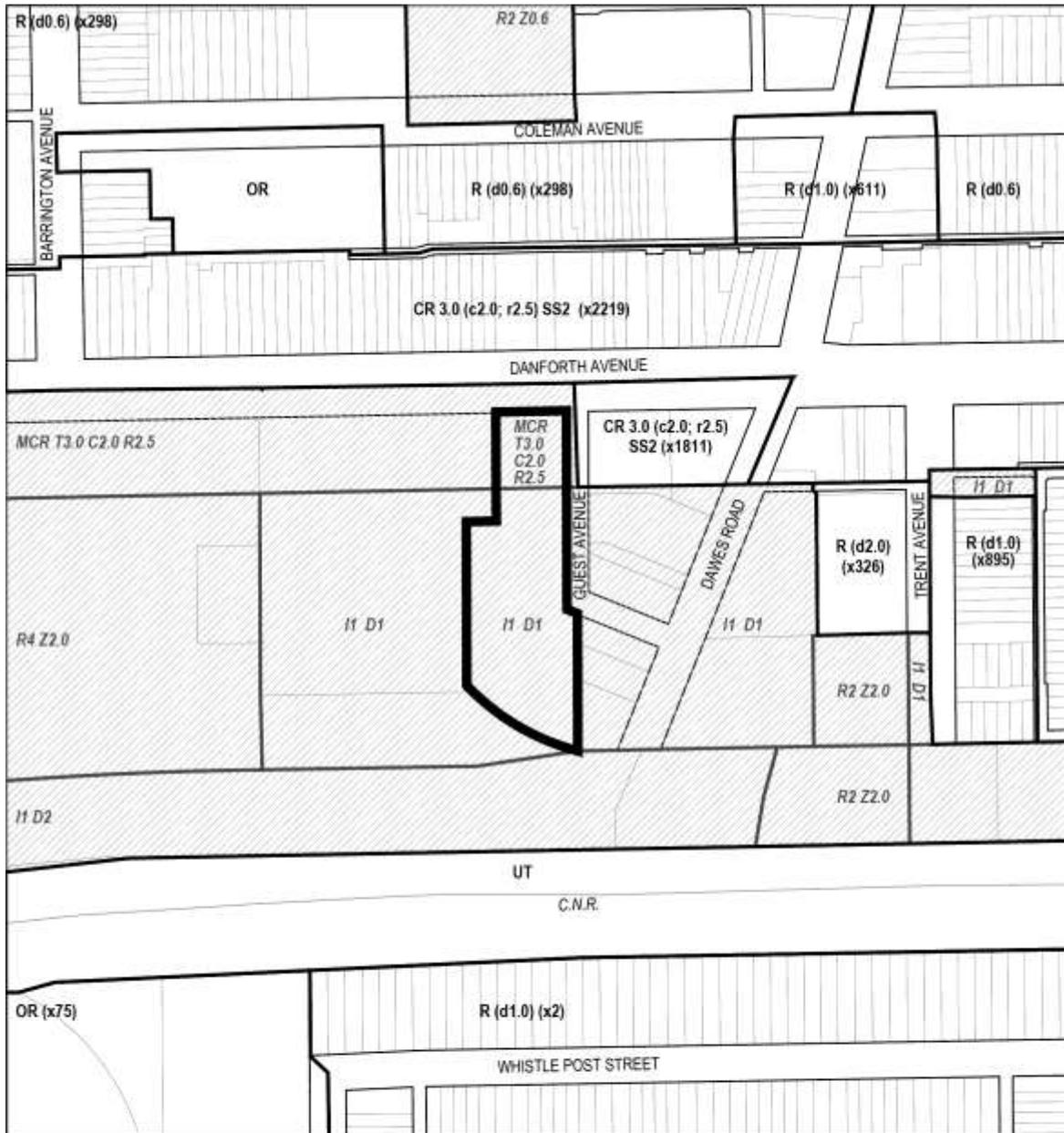
2721 Danforth Avenue

File # 21 235157 STE 19 OZ

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Utility Corridors

↑  
Not to Scale  
Extracted: 11/08/2021

Attachment 6: Zoning By-law Map (569-2013)



Zoning By-law 569-2013

2721 Danforth Avenue

File # 21 235157 STE 19 OZ

-  Location of Application
- R** Residential
- CR** Commercial Residential
- OR** Open Space Recreation
- UT** Utility and Transportation

-  See Former City of Toronto By-law No. 438-86
- R4** Residential District
- MCR** Mixed-Use District
- I1** Industrial District

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Not to Scale  
Extracted: 11/08/2021

Attachment 7: Zoning By-law Map (438-86)



Zoning By-law 438-86

2721 Danforth Avenue

File # 21 235157 STE 19 0Z

 Location of Application

- |                 |                          |
|-----------------|--------------------------|
| R2 Residential  | I1 Employment Industrial |
| R4 Residential  | T Employment Industrial  |
| R4A Residential | MCR Commercial           |
| G Open Space    |                          |

  
 Not to Scale  
 Extracted: 02/28/2022 )

## APPLICATION DATA SHEET

**Municipal Address:** 2721 DANFORTH AVE      **Date Received:** November 7, 2021

**Application Number:** 21 235157 STE 19 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** Official plan and Zoning By-law Amendment to facilitate the redevelopment of the site for two mixed-use towers having heights of 35 and 55-storeys. The proposed non-residential gross floor area is 390 square metres, and the proposed residential gross floor area is 74,940 square metres. A total of 1139 residential dwelling units are proposed.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
MHBC PLANNING LTD		RAW DESIGN INC	TRI-METRO INVESTMENTS INC

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T3.0 (C2.0; R2.5); I 1.0	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 5,617      Frontage (m): 31      Depth (m): 87

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	4,000		3,864	<b>3,864</b>
Residential GFA (sq m):			74,940	<b>74,940</b>
Non-Residential GFA (sq m):	4,000		390	<b>390</b>
<b>Total GFA (sq m):</b>	<b>4,000</b>		<b>75,330</b>	<b>75,330</b>
Height - Storeys:	1		55	<b>55</b>
Height - Metres:			169	<b>169</b>

Lot Coverage Ratio (%): 68.79      Floor Space Index: 13.41

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	74,940	
Retail GFA:	390	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			1,139	<b>1,139</b>
Other:				
<b>Total Units:</b>			<b>1,139</b>	<b>1,139</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		77	611	334	117
<b>Total Units:</b>		<b>77</b>	<b>611</b>	<b>334</b>	<b>117</b>

**Parking and Loading**

Parking Spaces: 360      Bicycle Parking Spaces: 1141      Loading Docks: 2

**CONTACT:**

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