



REPORT FOR ACTION

1095-1111 Danforth Avenue – Zoning Amendment – Preliminary Report

Date: April 28, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 14 - Toronto-Danforth

Planning Application Number: 22 114259 STE 14 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 9-storey mixed use rental building with 228 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.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1095 - 1111 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 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

Description: The site is at the southeast corner of Danforth Avenue and Byron Avenue. It is L-shaped and has an approximate area of 2,885 square metres, with frontages of 76 metres on Danforth Avenue and 30 metres on Byron Avenue.

Existing Use: 2-storey funeral home and the St. Catherine of Siena Catholic Church building with on-surface parking at the rear. The congregation no longer occupies the church building.

Official Plan Designation: Mixed Use Area

Zoning: The site is zoned Commercial Residential (CR T3.0 (c2.0; r2.5) SS2 (x2219)) under the City of Toronto Zoning By-law 569-2013. The site is also zoned Commercial (MCR) under the Former City of Toronto Zoning By-law 438-86. This zone category permits a range of residential and commercial uses, to a total maximum density of 3.0 times the lot area.

THE APPLICATION

Notice of Complete Application Issued: March 7, 2022

Description: 9-storey mixed use rental building (31.04 metres excluding the mechanical penthouse).

Density: 4.6 times the area of the lot.

Dwelling Units and Amenity Space: The proposed 228 dwelling units include 159 bachelor units (69.5%), 13 two-bedroom (6%), 15 three-bedroom units (6.5%) and 41 four-bedroom units (18%).

738.7 square metres of indoor amenity space (3.2 square metres per dwelling unit) and 766.6 square metres of outdoor amenity space (3.4 square metres per dwelling unit) are proposed.

Access, Parking and Loading:

Access to the ground floor parking lot containing 12 parking spaces is proposed on Byron Avenue. Two of the parking spaces will be car share, and the remaining 10 parking spaces will be for visitors.

The proposed 252 bicycle parking spaces include 24 short term and 228 long term bicycle parking spaces, and located at grade.

An external Type G loading space is proposed to be accessed from the west side of the building, from Byron 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=gipubukCtrmqbGj1uvSbVA%3D%3D>

Reason for Application:

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 been submitted.

COMMENTS

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.

This application was submitted prior to Council's adoption of Site and Area Specific Policy (SASP) 772, implementing the Danforth Study's outcomes for the area between the Don Valley and Coxwell Avenue. Review of this proposal will include consideration of the core principles of the SASP, including heritage conservation, public realm enhancement, and seeking to provide a range of housing options through developments that also advance sustainability and climate resilience.

The following preliminary issues have been identified:

- Appropriate density, massing and transitions, including setbacks and step-backs in relation to the area's existing and planned mid-rise context;
- Appropriate public realm treatments, including removal of the proposed cantilever off the podium base building;
- Appropriate heritage conservation strategy;
- Appropriate height of the building;
- The provision of affordable housing;

- The provision of parkland;
- The provision of high quality landscaped open space, tree planting and streetscapes;
- Shadow impacts on Danforth Avenue, Byron Avenue, and surrounding properties;
- Appropriate site circulation, vehicular access and loading;
- Determination of infrastructure capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Appropriate regard for applicable City guidelines;
- Conformity with Official Plan Amendment No. 573 and Site and Area Specific Policy No. 772;
- 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

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

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Location Map

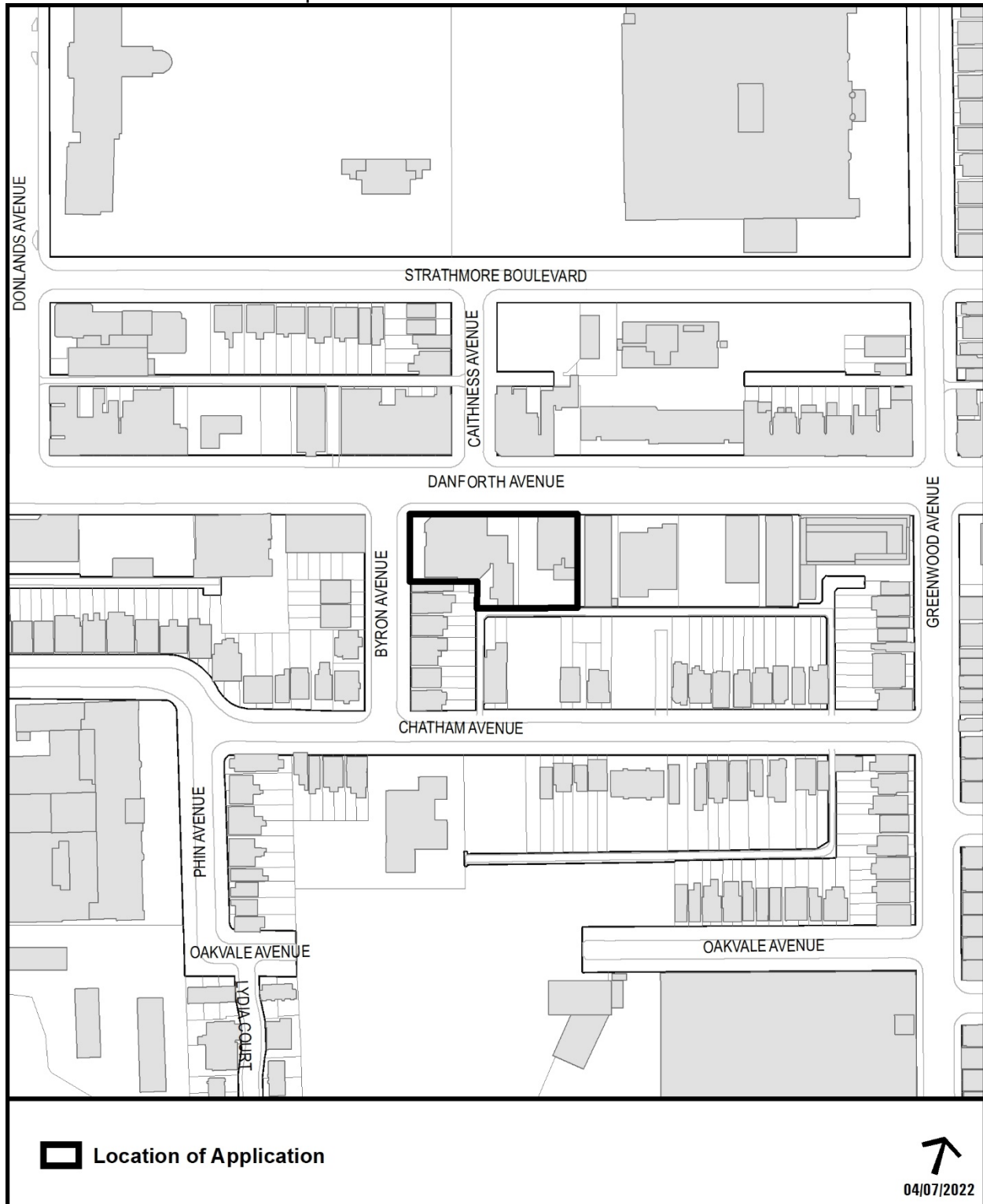
Attachment 2: 3D Model of Proposal in Context

Attachment 3: Site Plan

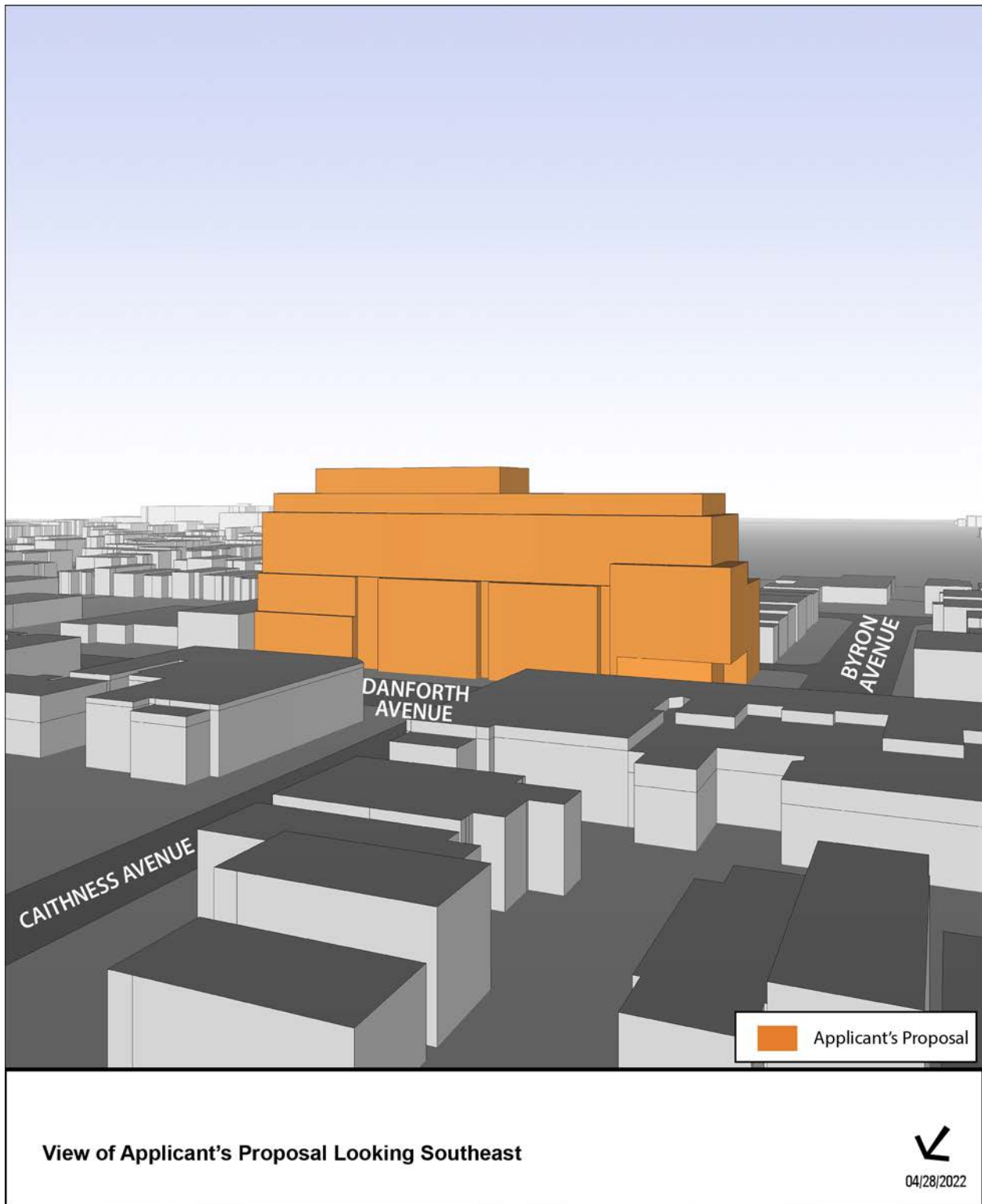
Attachment 4: Official Plan Map

Attachment 5: Application Data Sheet

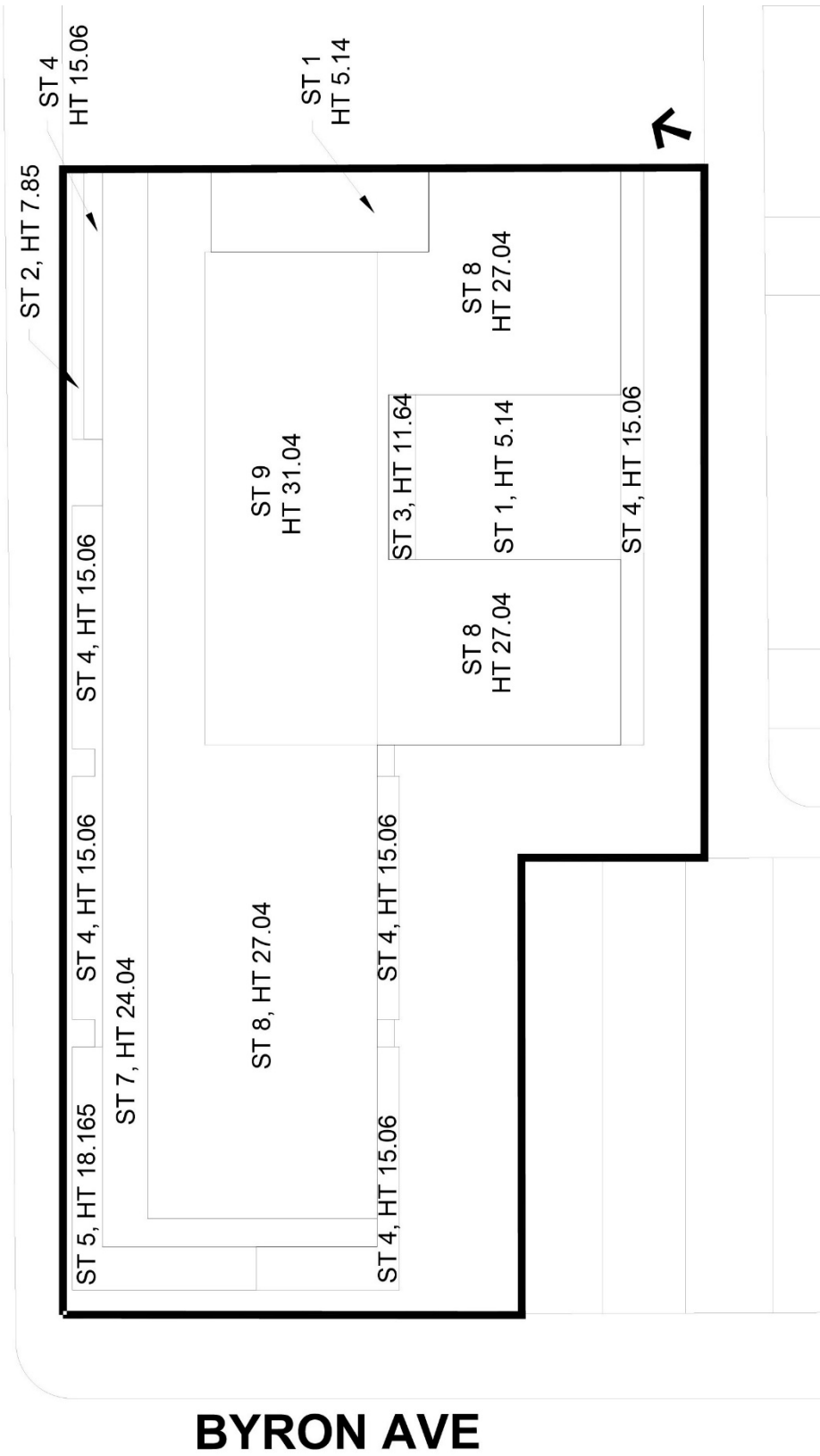
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context

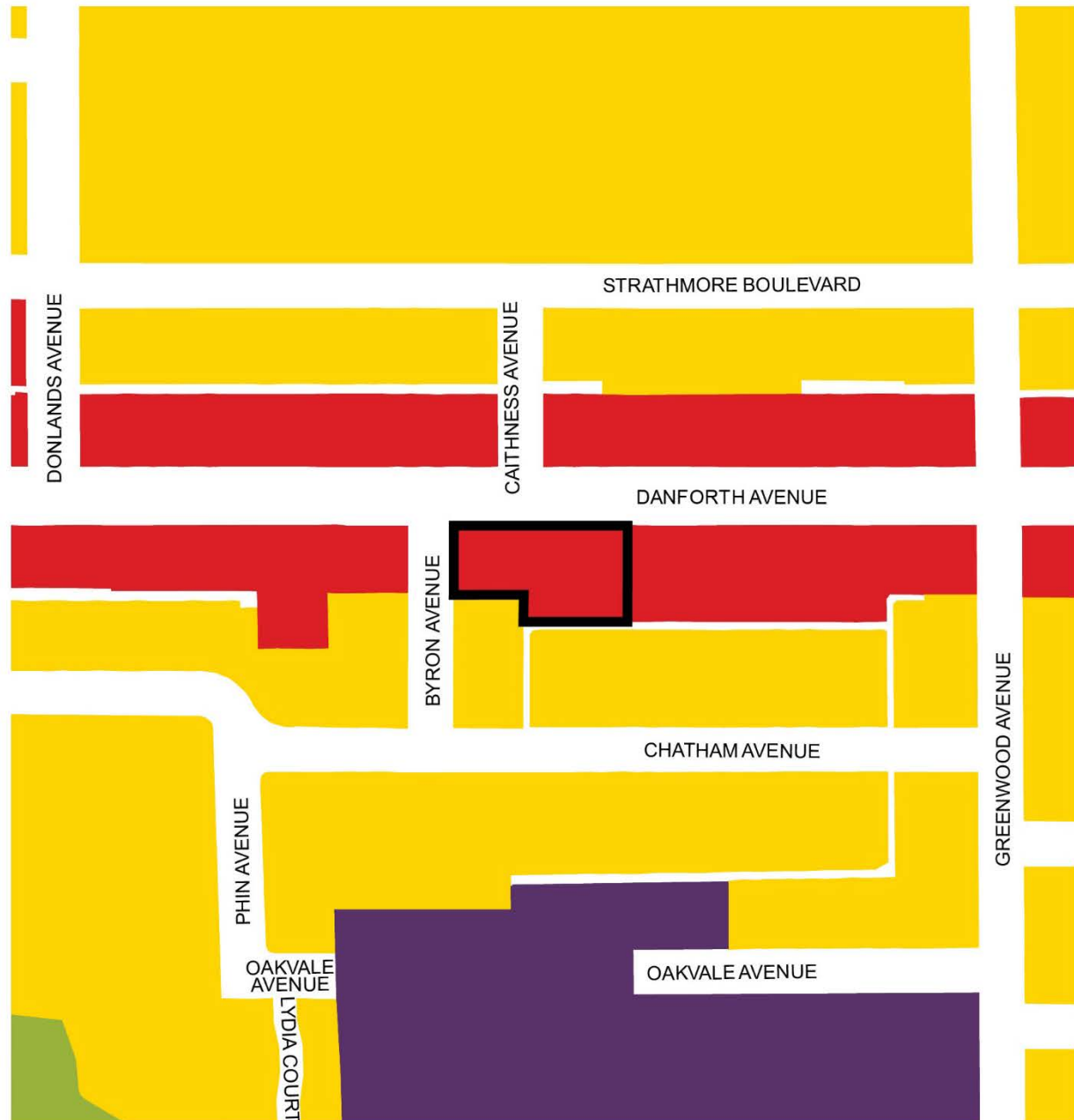


DANFORTH AVE



BYRON AVE

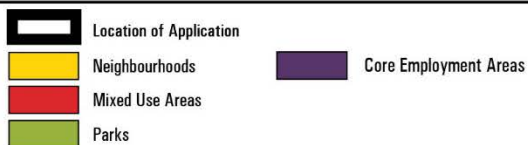
Attachment 4: Official Plan Map



Official Plan Land Use Map 21

1095-1111 Danforth Avenue

File # 22 114259 STE 14 0Z




 Not to Scale
 Extracted: 02/22/2022

APPLICATION DATA SHEET

Municipal Address: 1095-1111 DANFORTH AVENUE
Date Received: February 15, 2022

Application Number: 22 114259 STE 14 OZ

Application Type: Rezoning

Project Description: Zoning By-law amendment application to facilitate the redevelopment of the site for a 9-storey mixed-use building having a non-residential gross floor area of 629.4 square metres, and a residential gross floor area of 12,502 square metres. 228 rental dwelling units are proposed.

Applicant	Agent	Architect	Owner
MHBC PLANNING LTD		STUDIO JCI	1095-1111 DANFORTH PROJEST 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): 2,885 Frontage (m): 76 Depth (m): 42

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,000	2,000
Residential GFA (sq m):			12,502	12,502
Non-Residential GFA (sq m):	1,616		629	629
Total GFA (sq m):	1,616		13,131	13,131
Height - Storeys:			9	9
Height - Metres:			27	27
Lot Coverage Ratio (%): 69.3		Floor Space Index:	4.6	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	12,502	
Retail GFA:	629	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			228	228
Freehold:				
Condominium:				
Other:				
Total Units:			228	228

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		159		13	56
Total Units:		159		13	56

Parking and Loading

Parking Spaces: 12 Bicycle Parking Spaces: 252 Loading Docks: 1

CONTACT:

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