

500 Macpherson Avenue and 555 Davenport Road - Official Plan and Zoning By-law Amendment Applications - Preliminary Report

Date: June 10, 2022

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 – Toronto-St. Paul's

Planning Applications: 500 Macpherson Avenue - 22 138028 STE 12 OZ and
555 Davenport Road - 22 137948 STE 12 OZ

Related Applications: 500 Macpherson Avenue - 22 138027 STE 12 SA and
555 Davenport Road - 22 137947 STE 12 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding two separate applications, with the same owner, to amend the Official Plan and Zoning By-law at 500 Macpherson Avenue and 555 Davenport Road. Both applications propose an 8-storey residential building.

The applications have been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the two applications, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the applications pertaining to 500 Macpherson Avenue and 555 Davenport Road, together with the Ward Councillor.
2. Notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the application sites, 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 two sites consist of properties on the east side of Kendal Avenue between Davenport Road and Macpherson Avenue. The two properties are separated by an existing 5-storey Seniors Residence at 155 Kendal Avenue. 500 Macpherson Avenue is located on the northeast corner of Macpherson Avenue and Kendal Avenue, and 555 Davenport Road is located on the southeast corner of Davenport Road and Kendal Avenue.

500 Macpherson Avenue is rectangular in shape with a total lot area of approximately 2,375 square metres. The lot frontage is approximately 60.8 metres on Kendal Avenue and 39.0 metres on Macpherson Avenue.

555 Davenport Road is irregular in shape, as the north property line is angled due to the configuration of Davenport Road. The approximate lot area is 2,270 square metres, with an approximate frontage on Kendal Avenue of 56.6 metres and 39.1 metres on Davenport Road. Both sites slope downward from north to south.

A north-south public laneway abuts the east property line of 500 Macpherson Avenue and the south half the east property line of 555 Davenport Road, before curving east.

Existing Uses: A two-storey institutional building is located at 500 Macpherson, and a three-storey institutional building is located at 555 Davenport Road.

Official Plan Designation: *Institutional Areas.*

See Attachment 9 and 10 of this report for the Land Use Maps. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Site and Area Specific Policy 264 ("SASP 264"): Applies to lands bounded by Christie Street, Spadina Road/Davenport Road, St. Clair Avenue West and the Canadian Pacific Rail Midtown Line. SASP 264 is intended to protect the character of, and maintain views to and from the Nordheimer Ravine, the Lake Iroquois Escarpment, and the Casa Loma/Spadina House complex.

Heritage: Casa Loma, designated under Part IV of the *Ontario Heritage Act*, located on the north side of Davenport Road, is directly north of 555 Davenport Road.

Zoning: The sites are zoned Institutional Education (IE 2.5 (x10)) under Zoning By-law 569-2013, with a maximum permitted height of 14.0 metres.

See Attachment 11 and 12 of this report for the existing Zoning By-law Maps. Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

THE APPLICATIONS

Description: Two 8-storey residential buildings.

Density: 4.87 times the lot area (500 Macpherson Avenue), and 4.80 times the lot area (555 Davenport Road).

Dwelling Units: A total of 134 units are proposed at 500 Macpherson Avenue, comprising of 49 one-bedroom (36%), 72 two-bedroom (53%) and 14 three-bedroom (10%) units.

A total of 135 units are proposed at 555 Davenport Road, comprising of 47 one-bedroom (35%), 72 two-bedroom (54%) and 15 three-bedroom (11%) units.

Amenity Space: At 500 Macpherson Avenue, a total of 411 square metres of amenity space is proposed, including 146 square metres of outdoor amenity space adjoining 265 square metres of indoor amenity space, located on the second floor.

At 555 Davenport Road, a total of 388 square metres of amenity space is proposed, including 268 square metres of indoor amenity space and 120 square metres of outdoor amenity space located on the second, third and eighth floors.

Access, Parking and Loading: At 500 Macpherson Avenue, 102 parking spaces, (99 resident and 3 visitor) are proposed in an internal parking garage accessed from the public laneway. As well, an internal Type 'G' loading space is proposed accessed also from the public laneway. A total of 136 bicycle parking spaces (122 long-term and 14 short-term) are proposed.

At 555 Davenport Road, 99 parking spaces (96 resident and 3 visitor) are proposed in an internal parking garage accessed from the public laneway. An internal Type 'G' loading space is proposed accessible also from the public laneway. A total of 134 bicycle parking spaces (121 long-term and 13 short-term) are proposed.

Additional Information

See Attachments 3-8, and 13 of this report for three-dimensional representations of the two proposals in context, site plans of the proposals, and an Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the applications can be found on the City's Application Information Centre at: www.toronto.ca/500MacphersonAve and www.toronto.ca/555DavenportRd

Reasons for the Application

The Official Plan Amendments are required to redesignate the sites from *Institutional Areas* to *Apartment Neighbourhoods*, to allow the proposed residential uses.

The Zoning By-law Amendments are required to amend Zoning By-law 569-2013 to vary performance standards including: gross floor area and floor space index, building height, setbacks and projections; landscaping requirements, amenity space requirements, and vehicular and bicycle parking requirements.

Site Plan Control

The developments are subject to Site Plan Control. Separate Site Plan applications were submitted on April 29, 2022 and are currently under review.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will review the applications to determine consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 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.

At this stage in the review, the following preliminary issues have been identified:

- Appropriateness of the land use change from *Institutional Areas* to *Apartment Neighbourhoods*;
- Potential heritage conservation of the existing industrial buildings on the sites;
- Appropriate use of building design elements that are complementary to the heritage character of the area, particularly as a result of the adjacency of 555 Davenport Road to Casa Loma;
- Appropriate consideration of the topographical change;
- The overall fit of the proposed buildings within the existing and planned context, including their location and massing;
- Appropriate relationship of the proposed buildings to adjacent buildings along Kendal Avenue, Macpherson Avenue, Davenport Road, and the rear public laneway, including an appropriate streetwall, setbacks, stepbacks, and balcony projections;
- Sufficient design and quality of the public realm, as well as the relationship of the ground floor and underground levels of the building to the street;
- The general quality of site landscaping including the provision of large growing shade trees;

- Pedestrian level wind conditions along adjacent street frontages and in outdoor amenity areas;
- The shadow and privacy impacts on adjacent properties and the public realm;
- Parkland provision either on-site or cash-in-lieu;
- The appropriate provision of vehicular parking spaces;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes;
- Infrastructure capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed developments; and
- The provision of in-kind benefits pursuant to Section 37 of the *Planning Act*, in the event the applications proceed to approval. 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 applications, agency comments and the community consultation process.

NEXT STEPS

City Planning 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 applications.

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

Catherine Jung, Planner
Telephone: 416-338-3735
E-mail: Catherine.Jung@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map - 500 Macpherson Ave.

Attachment 2: Location Map - 555 Davenport Rd.

Attachment 3: 3D Model of Proposal at 500 Macpherson Ave. in Context - Northeast View

Attachment 4: 3D Model of Proposal at 500 Macpherson Ave. in Context - Southwest View

Attachment 5: 3D Model of Proposal at 555 Davenport Rd. in Context - Southeast View

Attachment 6: 3D Model of Proposal at 555 Davenport Rd. in Context - Northeast View

Attachment 7: Site Plan - 500 Macpherson Ave.

Attachment 8: Site Plan - 555 Davenport Rd.

Attachment 9: Official Plan Map - 500 Macpherson Ave.

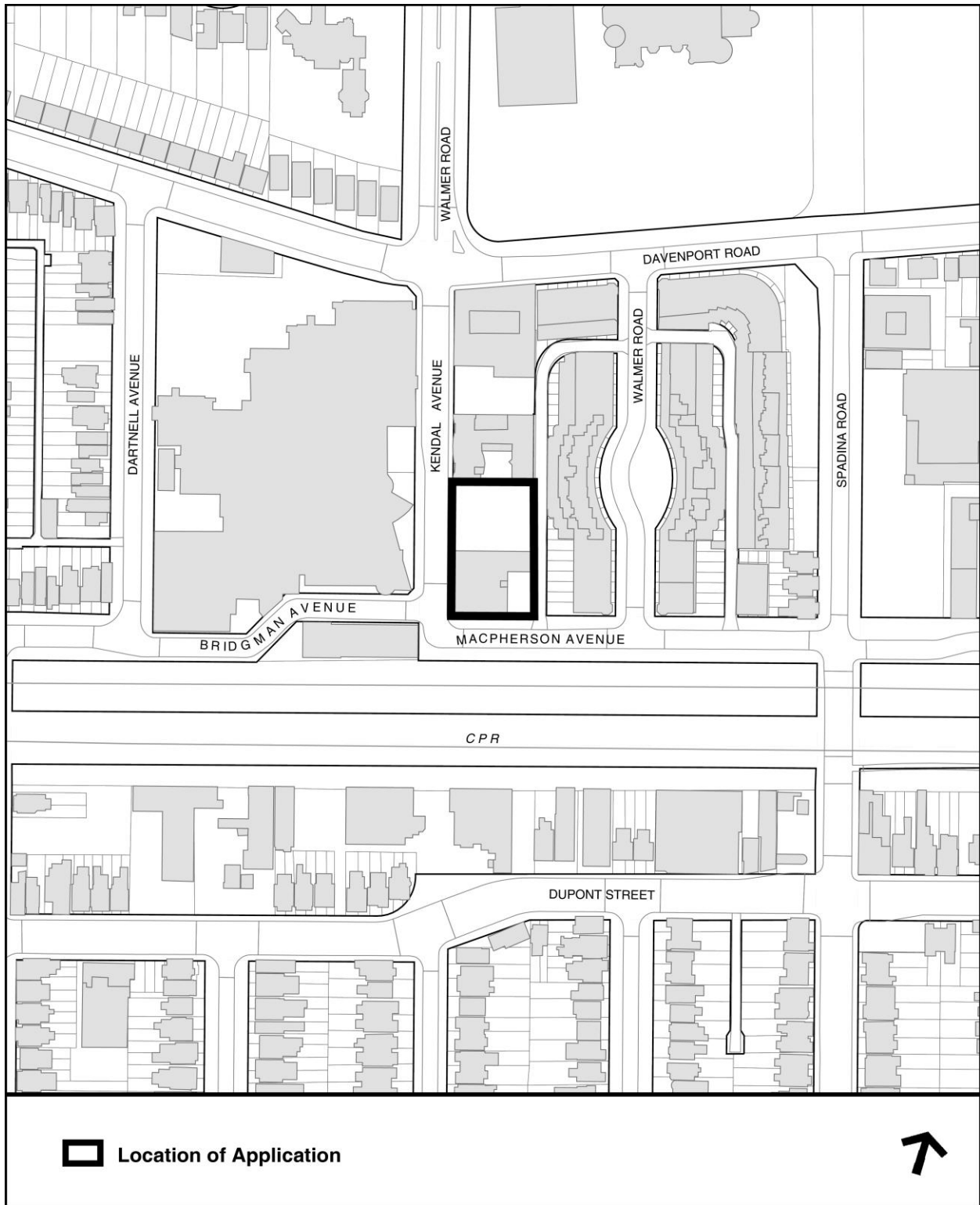
Attachment 10: Official Plan Map - 555 Davenport Rd.

Attachment 11: Zoning By-law Map - 500 Macpherson Ave.

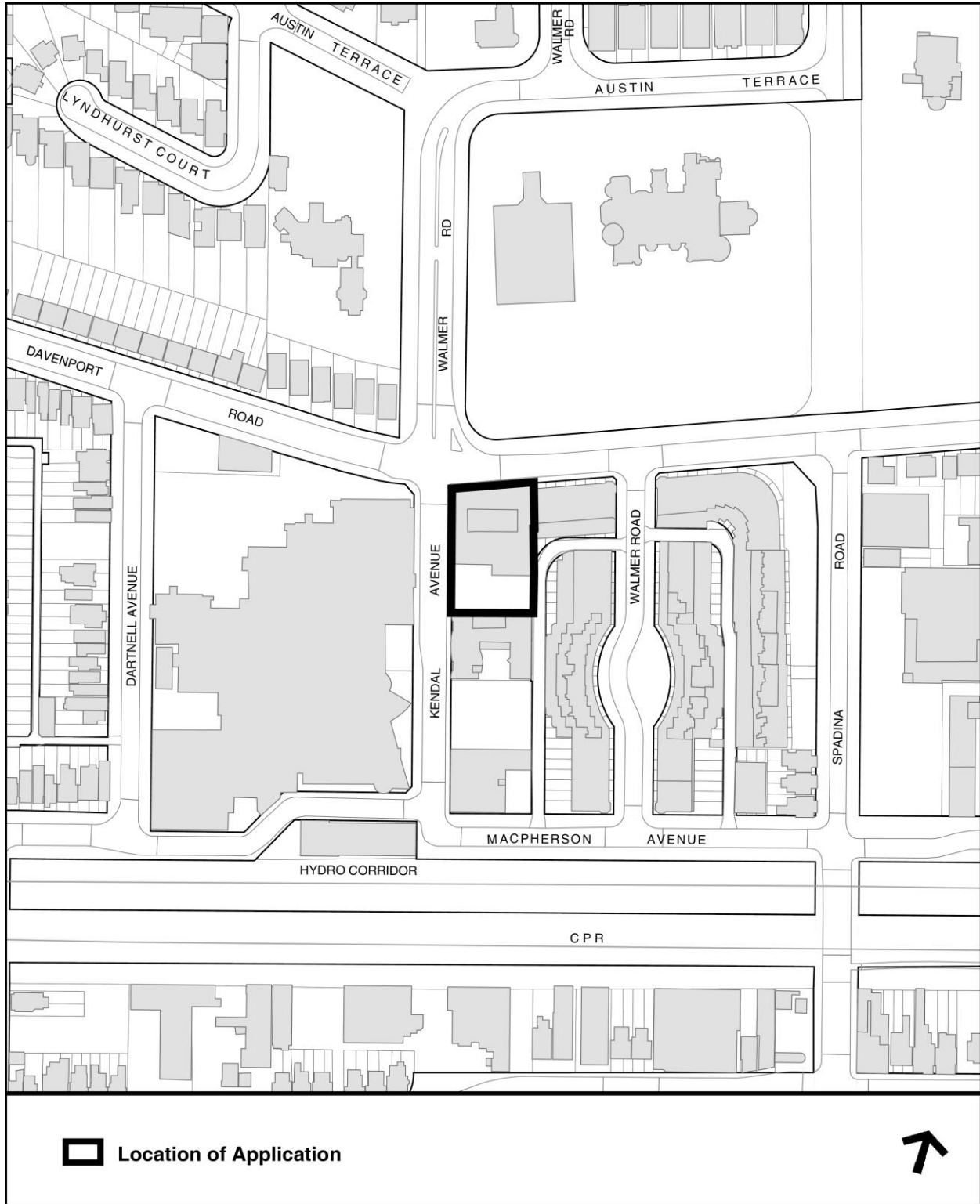
Attachment 12: Zoning By-law Map - 555 Davenport Rd.

Attachment 13: Application Data Sheet

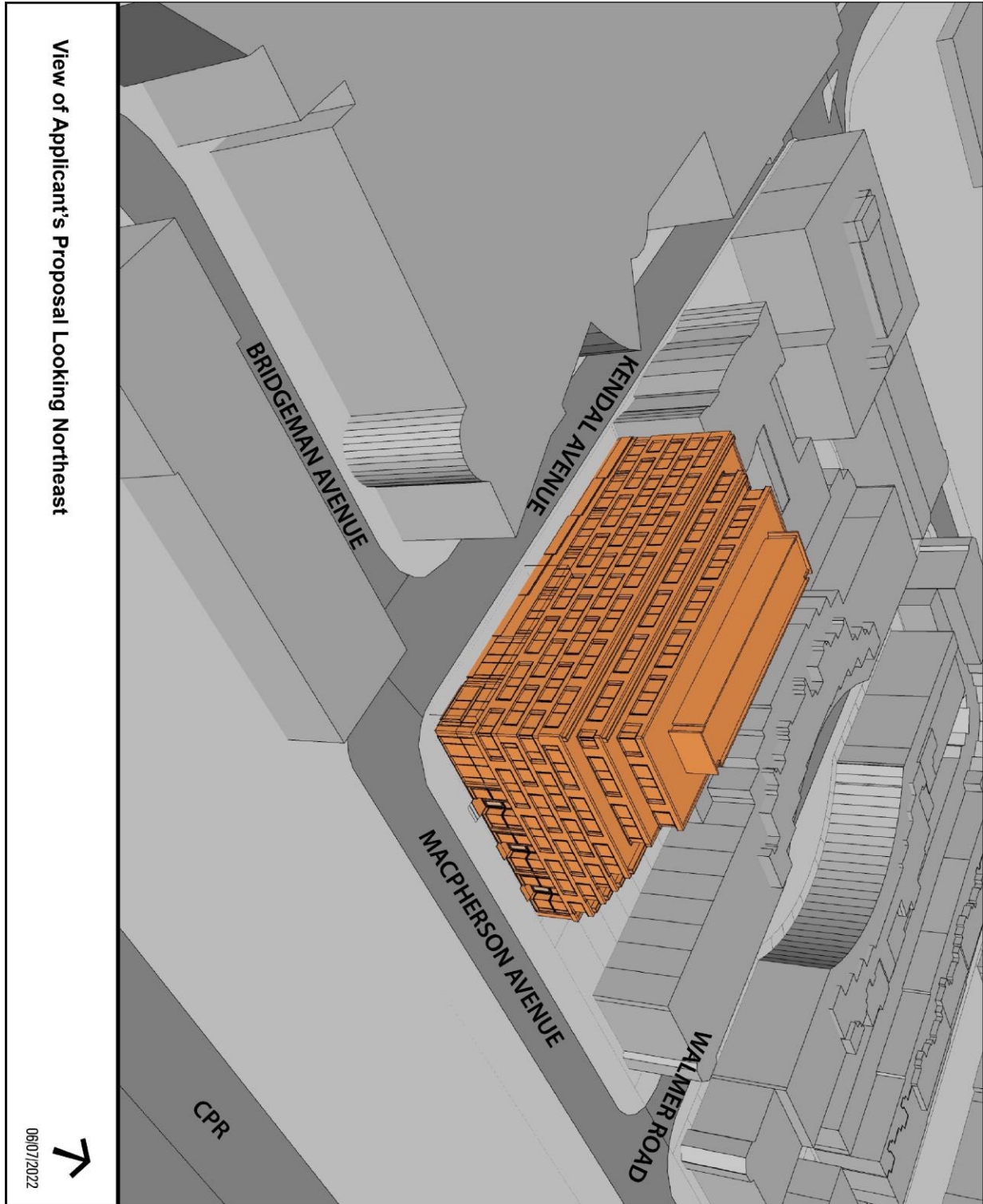
Attachment 1: Location Map - 500 Macpherson Ave.



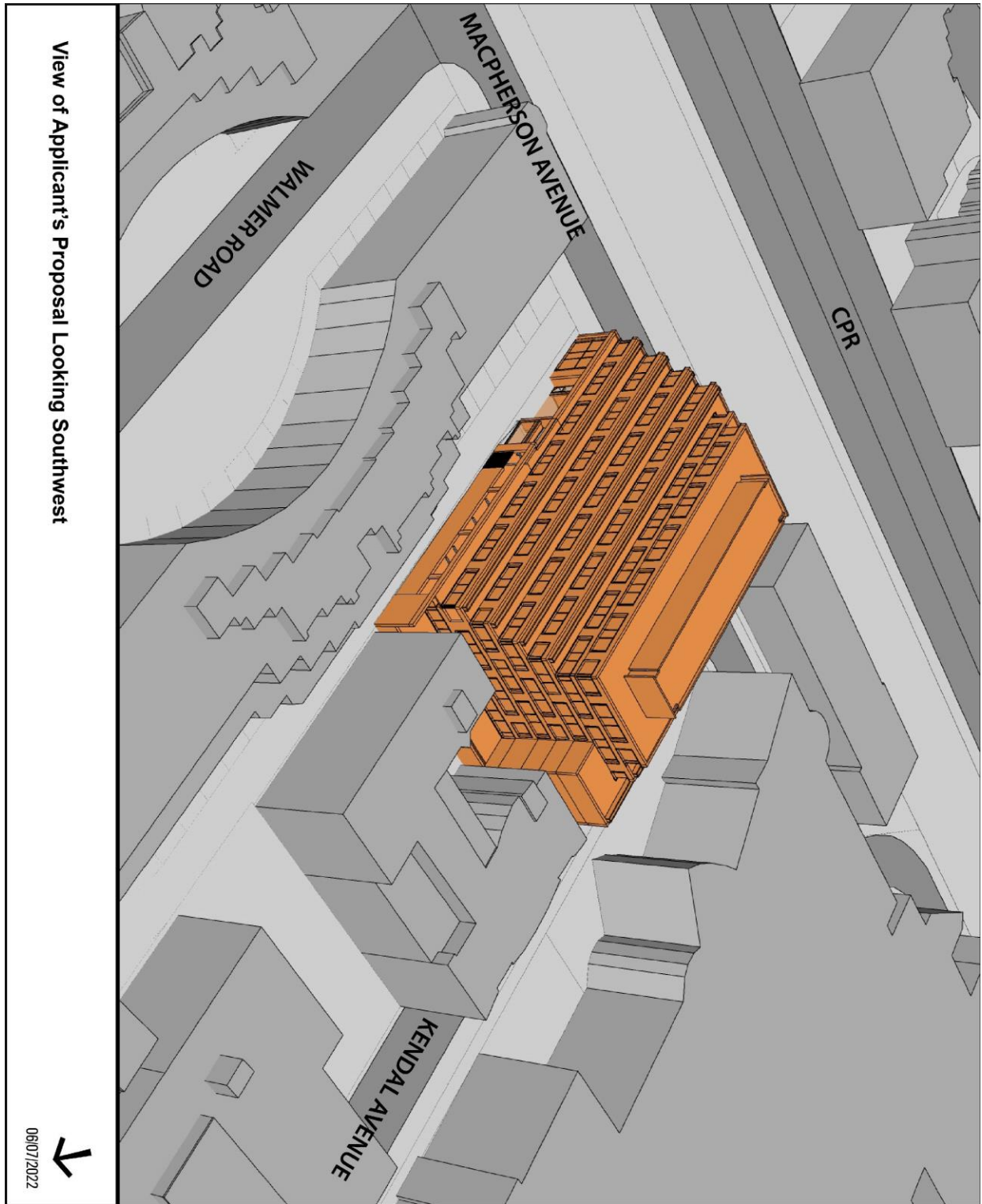
Attachment 2: Location Map - 555 Davenport Rd.



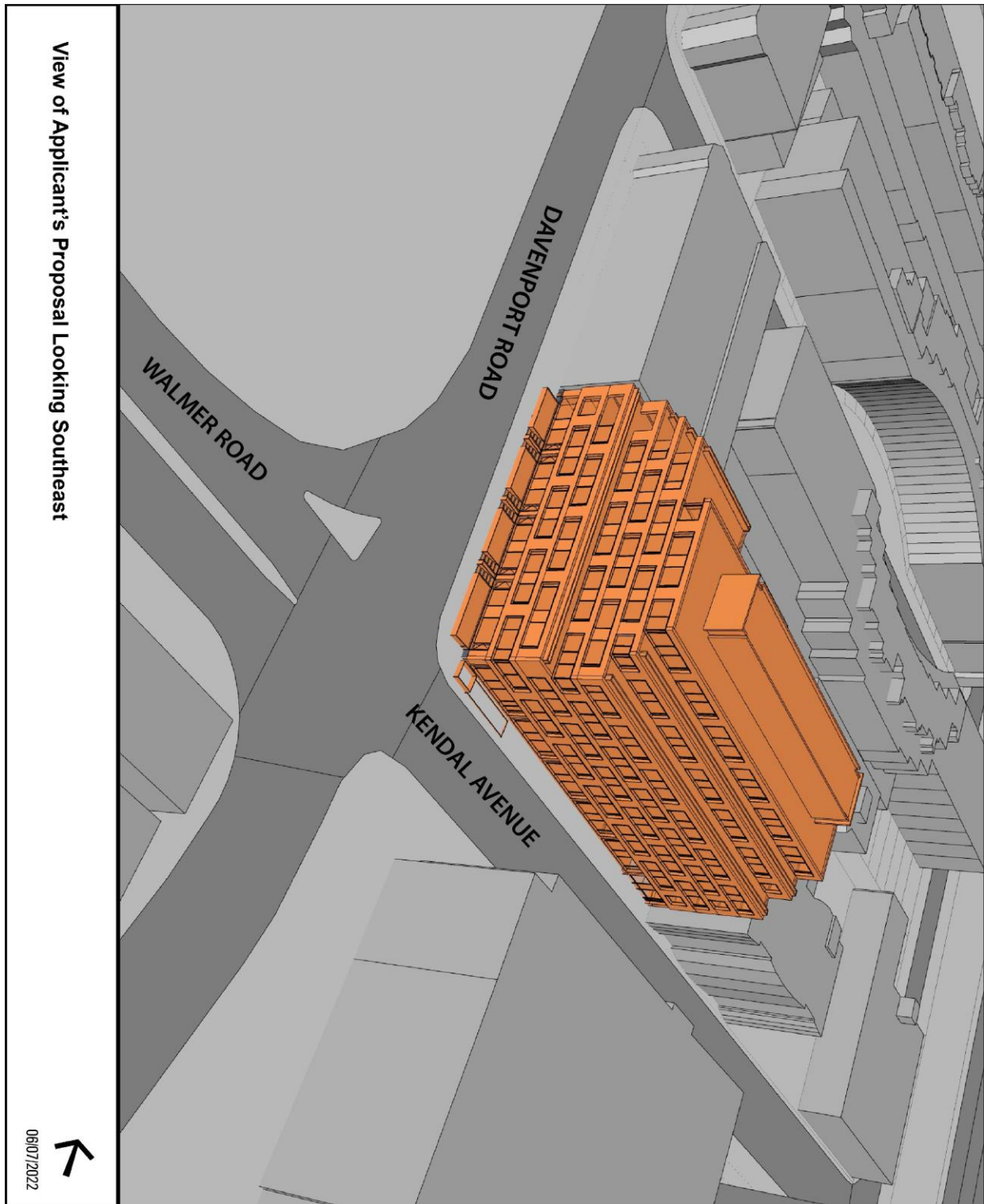
Attachment 3: 3D Model of Proposal at 500 Macpherson Ave. in Context - Northeast View



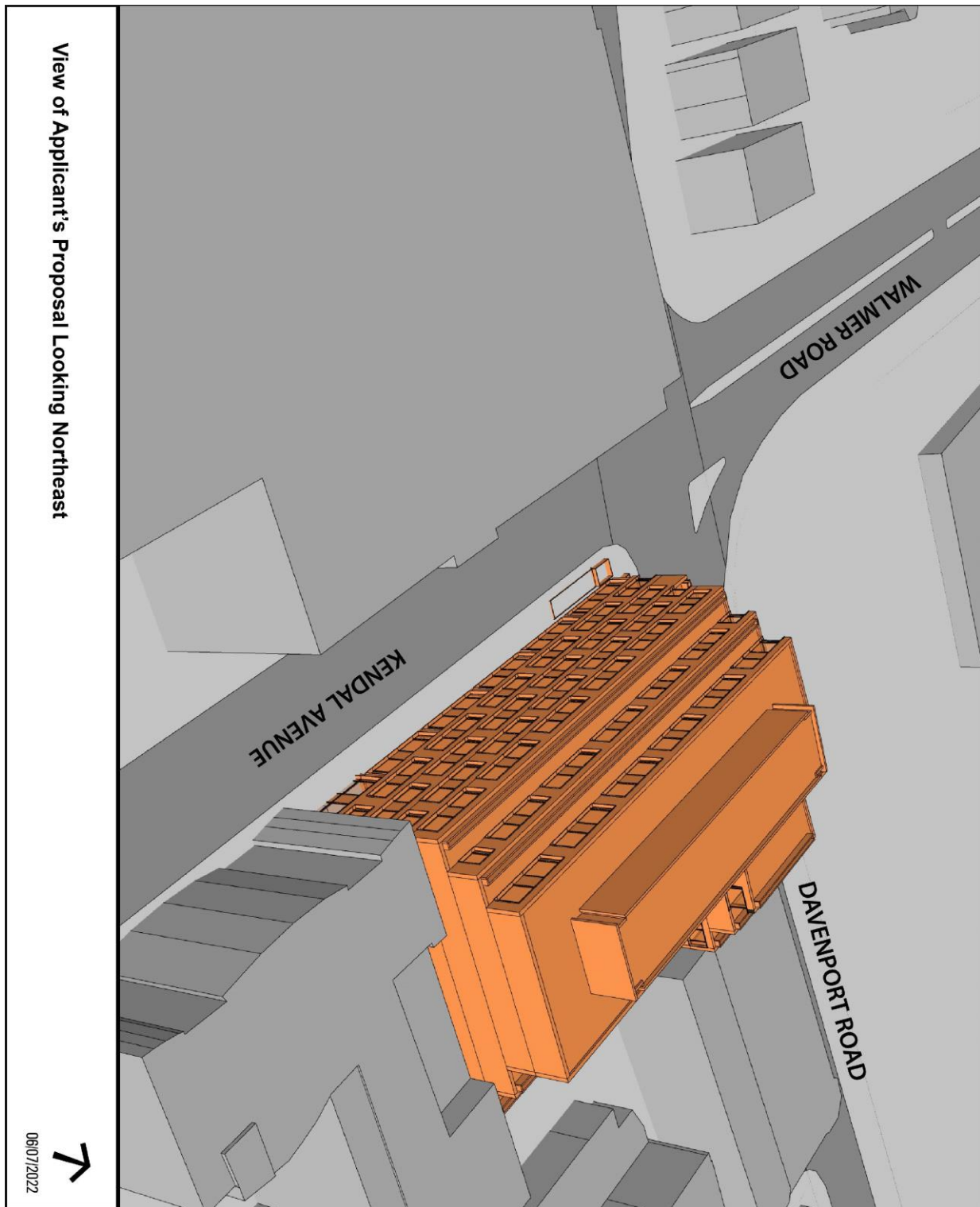
Attachment 4: 3D Model of Proposal at 500 Macpherson Ave. in Context - Southwest View



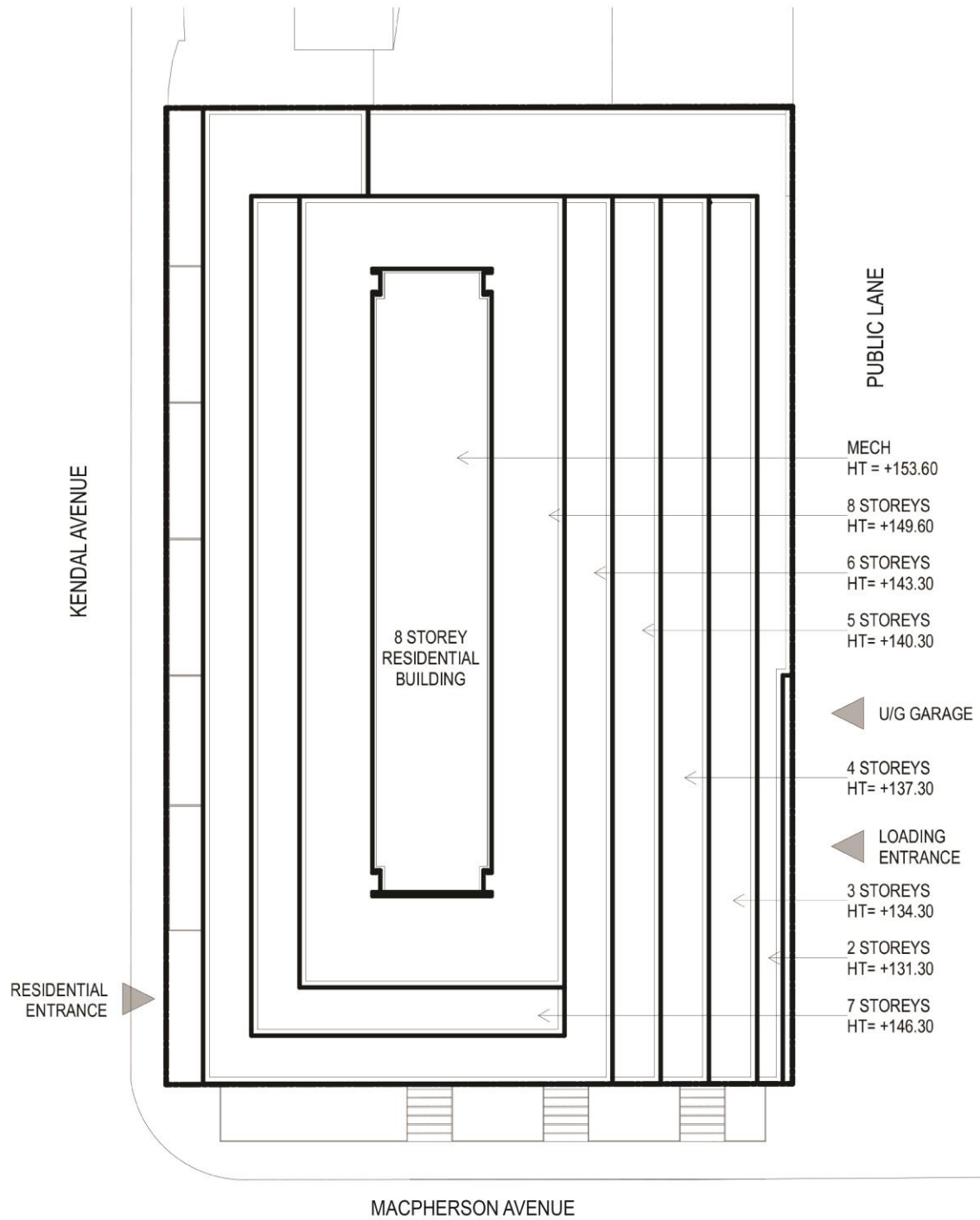
Attachment 5: 3D Model of Proposal at 555 Davenport Rd. in Context - Southeast View



Attachment 6: 3D Model of Proposal at 555 Davenport Rd.in Context - Northeast View



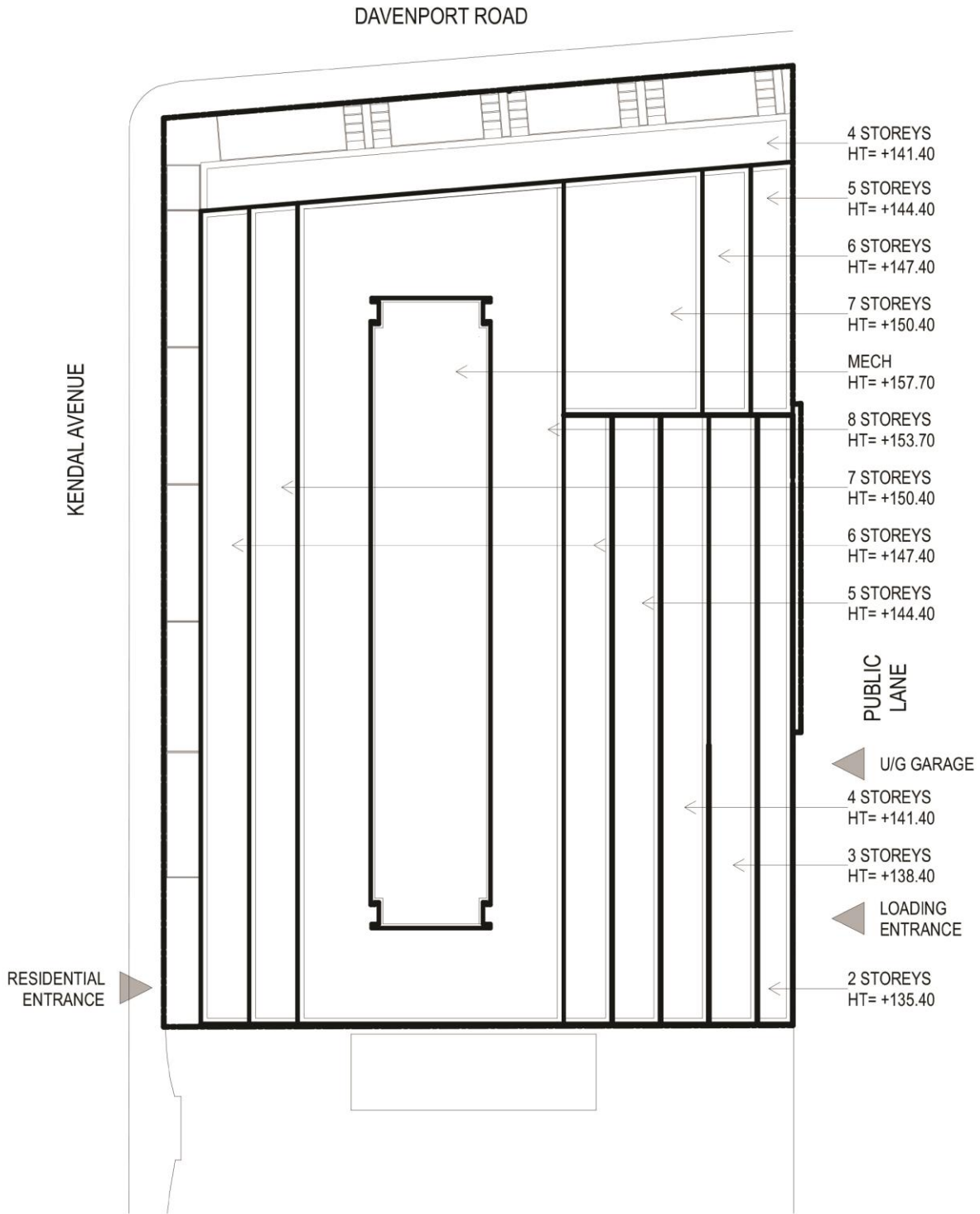
Attachment 7: Site Plan - 500 Macpherson Ave.



Site Plan



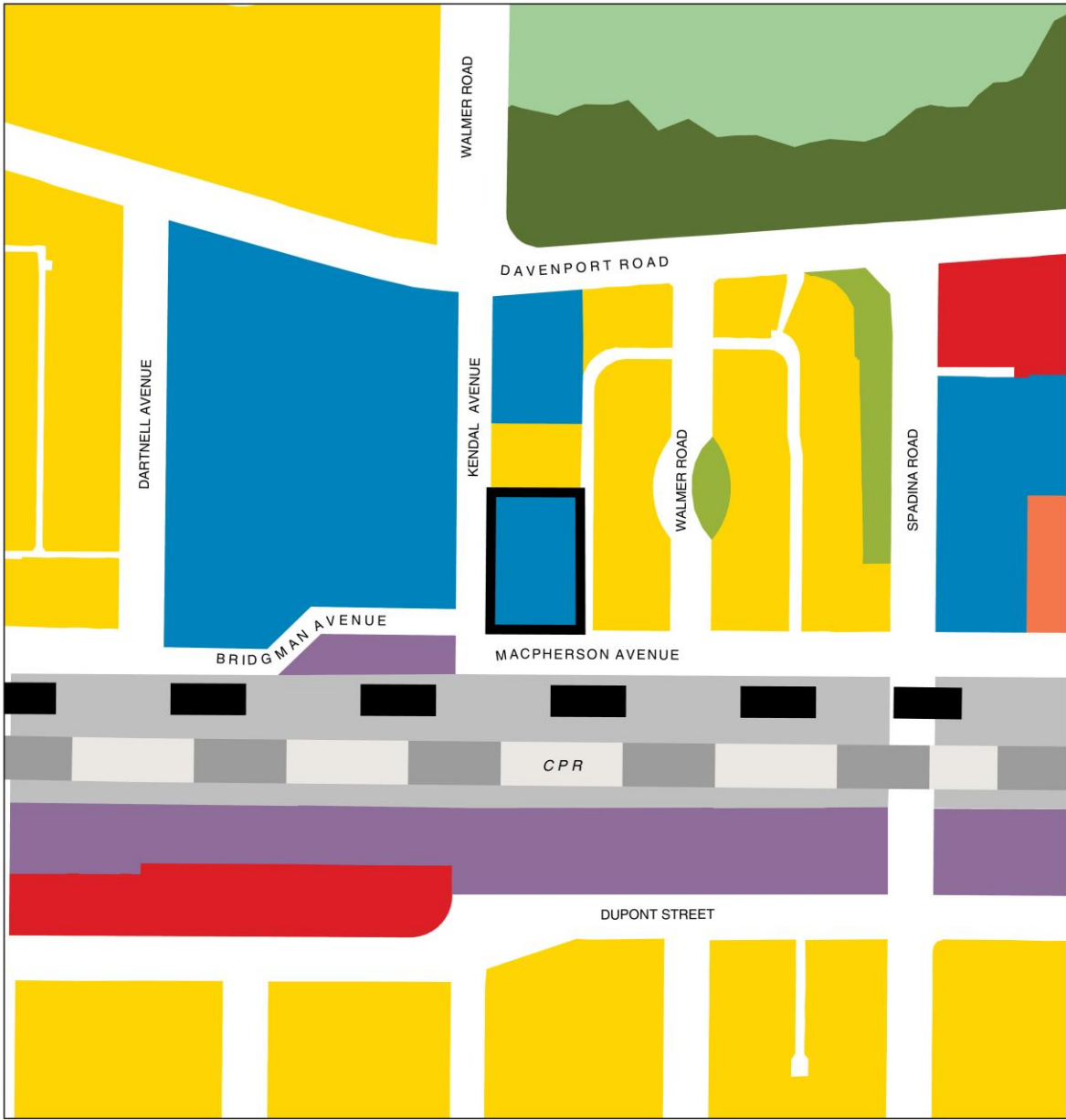
Attachment 8: Site Plan - 555 Davenport Rd.



Site Plan












Attachment 9: Official Plan Map - 500 Macpherson Ave.



Official Plan Land Use Map #17

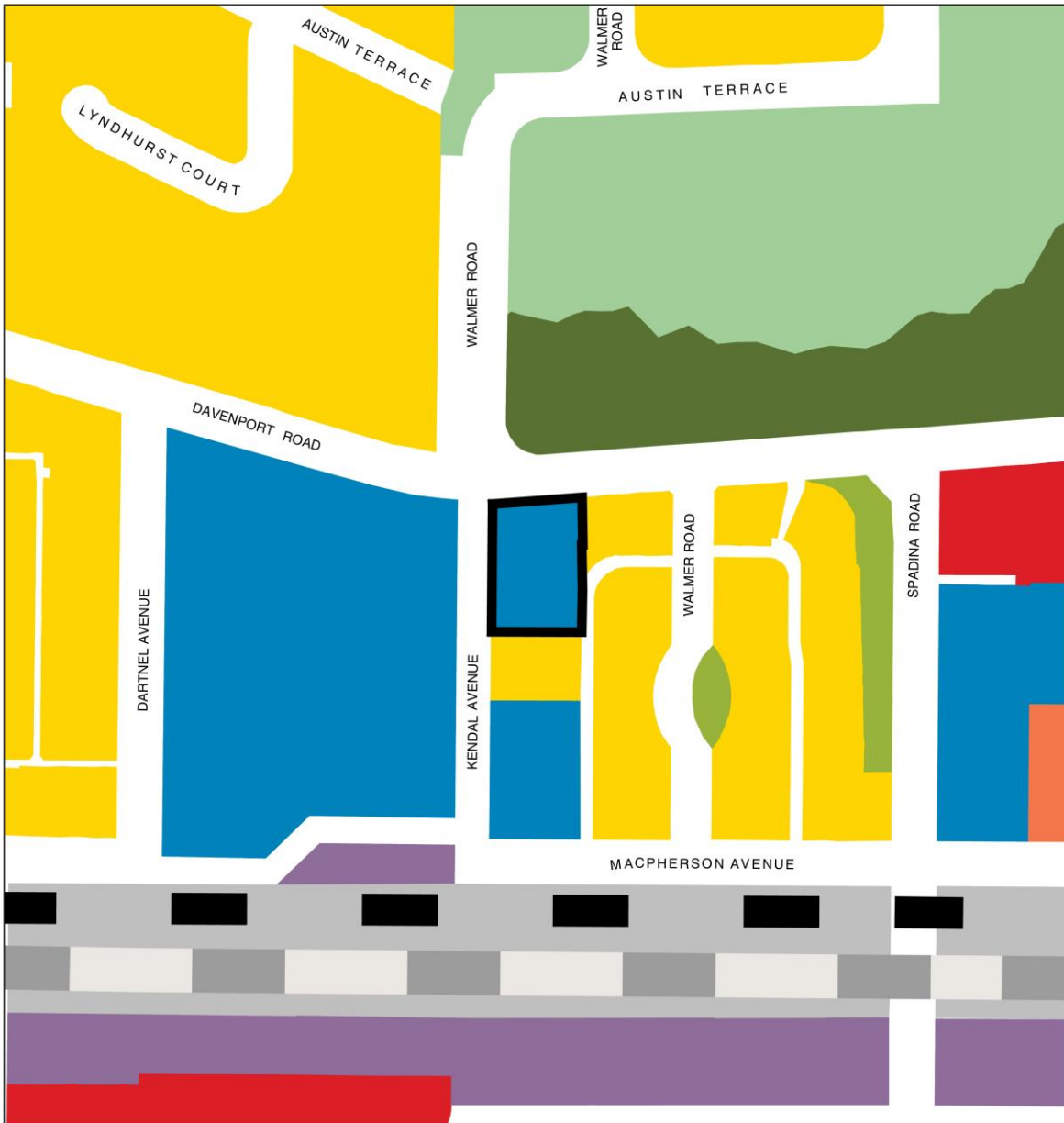
500 Macpherson Avenue

File # 22 138028 STE 12 0Z

- | | | |
|---|--|--|
|  Location of Application |  Natural Areas |  Institutional Areas |
|  Neighbourhoods |  Parks |  Utility Corridors |
|  Mixed Use Areas |  Other Open Space Areas |  General Employment Areas |










↑
Not to Scale
Extracted: 06/07/2022

Attachment 10: Official Plan Map - 555 Davenport Rd.



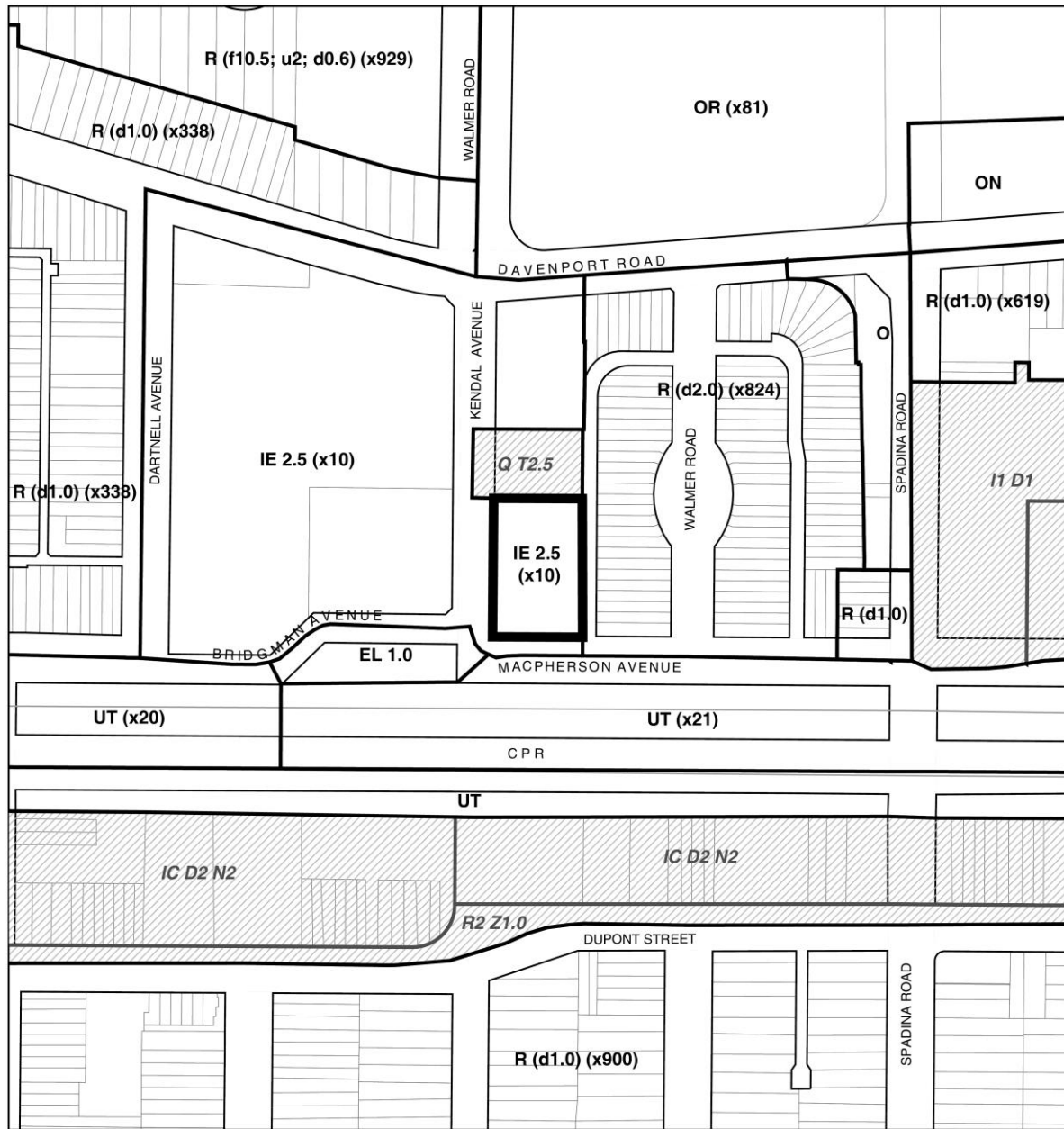
Official Plan Land Use Map #17

555 Davenport Road
File # 22 137948 STE 12 0Z

	Location of Application		Natural Areas		Institutional Areas
	Neighbourhoods		Parks		Utility Corridors
	Mixed Use Areas		Other Open Space Areas		General Employment Areas

↑
Not to Scale
Extracted: 05/03/2022

Attachment 11: Zoning By-law Map - 500 Macpherson Ave.



Zoning By-law 569-2013

500 Macpherson Avenue

File # 22 138028 STE 12 0Z

Location of Application

- R Residential
- EL Employment Light Industrial
- IE Institutional Education
- O Open Space
- ON Open Space Natural
- OR Open Space Recreation

UT Utility and Transportation



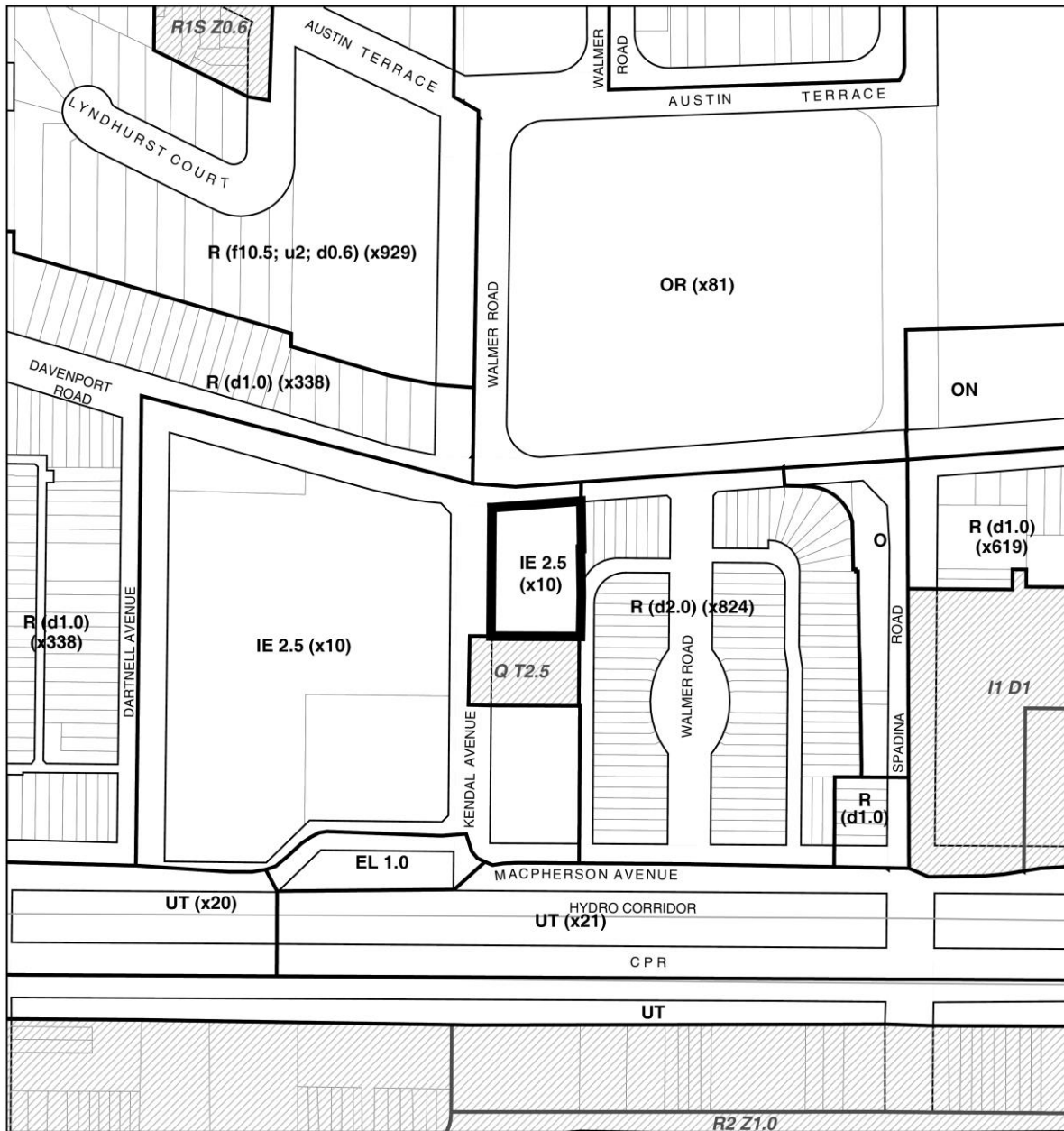
See Former City of Toronto By-law No. 438-86

- R2 Residential District
- MCR Mixed-Use District
- I1 Industrial District
- IC Industrial District
- Q Mixed-Use District



Not to Scale
Extracted: 05/03/2022

Attachment 12: Zoning By-law Map - 555 Davenport Rd.



Zoning By-law 569-2013

555 Davenport Road

File # 22 137948 STE 12 0Z

Location of Application

- R Residential
- RD Residential Detached
- EL Employment Light Industrial
- IE Institutional Education
- O Open Space
- ON Open Space Natural

- OR Open Space Recreation
- UT Utility and Transportation

See Former City of Toronto By-law No. 438-86

- R2 Residential District
- MCR Mixed-Use District
- I1 Industrial District



Not to Scale
Extracted: 05/03/2022

Attachment 13: Application Data Sheet

Municipal Address: 500 Macpherson Ave. & 555 Davenport Rd. **Date Received:** April 29, 2022

Application Number: 22 138028 STE 12 OZ & 22 137948 STE 12 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: Two 8-storey residential building containing 269 residential dwelling units.

Applicant	Architect	Owner
500 Macpherson Avenue Holdings Ltd. & 555 Davenport Road Holdings Ltd.	architectsAlliance	The Board of Directors of The George Brown College of Applied Arts

EXISTING PLANNING CONTROLS

Official Plan Designation:	<i>Institutional Areas</i>	Site Specific Provisions:	SASP 264
Zoning:	IE 2.5 (x10)		
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,375 / 2,270	Frontage (m):	39.0 (Macpherson Ave.) & 60.8 (Kendall Ave)	39.1 (Davenport Ave.) & 56.6 Kendall Ave.)
--------------------------	---------------	----------------------	---	--

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,772		3,922	3,922
Residential GFA (sq m):			22,478	22,478
Non-Residential GFA (sq m):	7,100			
Total GFA (sq m):	7,100		22,478	22,478
Height - Storeys:	2 / 3		8	8
Height - Metres:			21.3 / 24.4	21.3 / 24.4

Lot Coverage Ratio (%): 90 / 78.6 **Floor Space Index:** 4.87 / 4.80

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	22,478	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			269	269
Freehold:				
Condominium:				
Other				
Total Units:			269	269

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		0	96	144	29
Total Units:		0	96	144	29

Parking and Loading

Parking Spaces: 201 **Bicycle Parking Spaces:** 270 **Loading Docks:** 2

CONTACT:

Catherine Jung, Planner
416-338-3735
Catherine.Jung@toronto.ca