

555 Davenport Road - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

Date: May 5, 2023

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 22 137948 STE 12 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 30.5-metre (8 floors plus 1 mechanical floor) residential building containing 143 units, and 98 vehicular and 143 bicycle parking spaces, at the southeast corner of Davenport Road and Kendal Avenue.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 555 Davenport Road, substantially in accordance with the draft Official Plan Amendment included as Attachment No. 5 to this report.
2. City Council amend Zoning By-law 569-2013 for the lands at 555 Davenport Road, substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 6 to this report.
3. City Council amend City of Toronto Zoning By-law 438-86 for the lands at 555 Davenport Road, substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 7 to this report.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendments as may be required.

5. Before introducing the necessary Bills to City Council for enactment, require the owner to:

a) submit a Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, and Hydrological Review Summary Form for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

b) enter into a Municipal Infrastructure Agreement, to financially secure the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development according to the transportation report, accepted by the General Manager, Transportation Services, and the Functional Servicing Report, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

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

A Preliminary Report on the application, together with the application for 500 Macpherson Avenue, located on the same block at the northeast corner of Macpherson Avenue and Kendal Avenue, was adopted by Toronto and East York Community Council on June 29, 2022 authorizing staff to hold a Community Consultation Meeting. The Toronto and East York Community Council Decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.94>

THE SITE

Description: The corner site is irregular in shape, as the north property line is angled as a result of the configuration of Davenport Road. The approximate lot area is 2,270 square metres. The lot slopes downward from north to south. The frontage is approximately 56.4 metres on Kendal Avenue and 39.0 metres on Davenport Road. A public laneway, known as Castelo Street, abuts the south half of the east property line.

Existing Use: The site is currently occupied by a three-storey former industrial building, previously owned by George Brown College and used for institutional purposes.

THE APPLICATION

Description: The proposal is for an 8-storey (30.5-metre, including mechanical penthouse) residential building.

Density: The proposed floor space index is 5.3 times the lot area, for a total gross floor area of 12,000 square metres.

Dwelling Units: A total of 143 units are proposed, comprised of 73 one-bedroom (51%), 56 two-bedroom (39%) and 14 three-bedroom (10%) units.

Parking and Loading: A total of 98 vehicular parking spaces (95 residential and 3 visitor) are proposed in a 2.5-level underground parking garage, accessed by the public laneway. A total of 143 bicycle parking spaces (129 long-term and 14 short-term) are proposed. An internal Type "G" loading space is also proposed to be accessed from the public laneway.

Revisions: The current proposal incorporates revisions from the original application as summarized below:

- The gross floor area has increased from 11,500 to 12,000 square metres;
- The number of dwelling units has increased from 134 to 143.
- The number of bicycle parking spaces has increased from 134 to 143.
- The indoor amenity space has increased from 268 to 396 square metres.
- The outdoor amenity space has decreased from 120 to 33 square metres.
- Ground related dwelling units are now proposed to gain direct access from Kendal Avenue.
- The setback from Davenport Road and Kendal Avenue has increased to accommodate trees within the public realm.
- A portion of the existing Davenport Road façade is proposed to be incorporated into the proposed building.
- The south portion of the Kendal façade is recessed at the 6th floor to better relate to the streetwall height of the existing seniors' residence building at 155 Kendal Avenue.
- A 1.3-metre setback from the public laneway has been introduced.

Additional Information

See Attachment Nos. 1, 2, and 8 of this report for the Location Map, Application Data Sheet, and site plan of the proposal. See Attachment No. 9 for a three-dimensional representation of the proposal, together with the proposal for 500 Macpherson Avenue. 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: www.toronto.ca/555DavenportRd

Reasons for Application

The Official Plan Amendment is required to redesignate the site from Institutional Areas to Apartment Neighbourhoods to allow the proposed residential use.

The Zoning By-law Amendments to Zoning By-laws 569-2013 and 438-86 are required to vary performance standards including: building height, gross floor area, amenity space, setbacks, landscaping, and vehicular and bicycle parking requirements.

Site Plan Control

A Site Plan application was submitted on April 29, 2022.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to provincial plans.

Official Plan Designation: The site is designated Institutional Areas. See Attachment 3 of this report for the Official Plan Land Use Map.

Site and Area Specific Policy (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 distinctive characteristics of, and maintain views to and from the Nordheimer Ravine the Lake Iroquois Escarpment, and the Casa Loma/Spadina House complex.

Heritage Adjacency: The site is located adjacent to Casa Loma, 1 Austin Terrace, designated under Part IV of the Ontario Heritage Act, and should be designed to mitigate visual and physical impacts on it.

Zoning: The site is located within an Institutional Education Zone (IE 2.5 (x10)) under Zoning By-law 569-2013, and Mixed-Use District (Q T2.5) under City of Toronto Zoning By-law 438-86. Both Zoning By-laws limit the permitted maximum height to 14.0 metres.

Exception Section 12(1) 359 of Zoning By-law 438-86, which applies to the site and is referred to by Exception IE 10 of Zoning By-law 569-2013, permits a range of residential dwelling types including apartment buildings, provided that the residential gross floor area of the building does not exceed 2 times the area of the lot, and the building or structure complies with all other requirements of Zoning By-law 438-86.

See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Bathurst-St. Clair Urban Design Guidelines;
- Avenue and Mid-Rise Buildings Study, including the Performance Standards for Mid-Rise Buildings and the Addendum;
- Growing Up Guidelines: Planning for Children in New Vertical Communities; and,
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

The Toronto Green Standard (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 TGS. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

Staff have corresponded and met with residents in the area on several occasions. As well, a virtual Community Consultation Meeting, together with the proposal for 500 Macpherson Avenue was hosted by City staff on November 22, 2022 at which a presentation was given by City staff and the Applicant. Approximately 54 people participated, as well as the Ward Councillor's Office.

The issues raised by the Community relate to the following:

- The proposed building heights and densities, and their appropriateness for the sites;
- The applicability of the Performance Standards for Mid-Rise Buildings to the proposals;
- The potential ground contamination of the sites as a result of the former industrial use;
- The potential heritage value of 555 Davenport Road;
- The provision of affordable housing through the use of community benefits;
- The loss of views from the surrounding area;
- The adequate provision of soft landscaping and new trees;
- The loss of vehicular parking for George Brown College, and proposed number of vehicular parking spaces;
- The sufficiency of the number of bicycle parking spaces proposed;
- The architectural design;

- The physical and visual connection with the Lake Iroquois escarpment and Casa Loma woodlot;
- Traffic congestion on the laneway;
- The realignment of Bridgman Avenue at Macpherson Avenue and Kendal Avenue;
- The narrowing of Kendal Avenue from four lanes to two;
- The sufficiency of the setbacks, and the public realm along Kendal Avenue, Davenport Road and Macpherson Avenue; and
- The shadow and noise impacts on adjacent properties and the surrounding area.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS, and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The site was declared to be surplus by the former land owner, George Brown College, to the operation of their Casa Loma Campus and subsequently sold to the applicant.

While the current Official Plan designation for the site is Institutional Areas, the Zoning By-law permits an apartment building. Redesignating the site from Institutional Area to Apartment Neighbourhoods is appropriate for the site and area, and conforms with the applicable Official Plan policies. The Apartment Neighbourhoods designation is compatible with the adjacent Neighbourhoods designation to the east and south.

Heritage Impact and Conservation

The proposal will not impact the cultural heritage values and attributes or character of Casa Loma. The site is across the street, southwest of the Casa Loma building, at a considerably lower elevation and is screened by the heavily-treed landscape that exists at the southern edge of the Casa Loma property.

The subject property is not designated under the Ontario Heritage Act or included on the City's Heritage Register, but has cultural heritage value as a remnant of early industry in the area. The existing three-storey industrial brick building has modest Art Nouveau/Art Deco embellishments found on the principal (north) façade along Davenport Road, which is organized into three bays. It was completed in 1930 as the industrial headquarters of Barker's Bread and was significantly altered for office and institutional use during the 1960's. The building is grand in scale and sits prominently

within its context at the corner of Davenport Road and Kendal Avenue, contributing to the area's sense of place.

Potential retention strategies of the existing building were explored but were found not to result in the conservation of whole or substantial portions of the building, and due to the existing condition of the building and its original construction method, would require substantial reconstruction of any retained façade.

The proposal is to integrate part of the principal façade of the existing building as a commemorative element within the new development. The central bay of the principal façade, which features the original front entry and noteworthy Art Nouveau embellishments, will be disassembled, reconstructed and restored. It will be setback to accommodate a wider public realm along Davenport Road. New wings proposed for either side of the retained central bay will be added that are of a similar geometry and scale to commemorate and reinterpret the original side bays. The new floors above the retained façade will be stepped back to maintain the visual prominence of the façade on Davenport Road. These details will be included in a Commemoration Plan that will include the methodology that will be employed to disassemble, store and integrate the central portion of the existing façade with the new building. The Commemoration Plan will also include details of a proposed plaque which would communicate the history of the site within its surrounding context.

The final Commemoration Plan will be secured as part of Site Plan Control.

Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan. The Official Plan states that new development will provide amenity for adjacent streets to make these areas attractive, interesting, comfortable and functional for pedestrians. The proposal will provide a sidewalk width of 4.9 metres along Kendal Avenue and a sidewalk width of 5.2 metres along Davenport Road providing space for an appropriate pedestrian clearway, new street trees and street furniture. The final landscaping plan will be determined and secured as part of Site Plan Control.

Tree Preservation

The applicant submitted an Arborist Report indicating that there are no existing trees on private property or City property which meet the criteria for protection under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law.

Sun and Shadow

The proposal adequately limits shadow impacts on adjacent streets and Neighbourhoods designated properties, and are acceptable. The applicant submitted a shadow study showing the shadow cast by the proposed building on the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21). The shadow

cast across the Kendal Avenue right-of-way will begin in the morning and will have moved off by the afternoon in the spring, summer and fall. The shadow cast across the Davenport Road right-of-way, beginning west of Walmer Road in the morning, will travel off the right-of-way by 3:00 P.M., on both equinoxes. The properties to the east will not begin to experience shadow cast from the proposal until after 3:00 P.M. on both equinoxes and the summer solstice.

Wind

A Pedestrian Level Wind Study and an addendum reflecting the proposed building was submitted. The study indicates that all areas, specifically wind conditions over the surrounding sidewalks, the transit stop located on the west side of Kendal Avenue, and the areas around the access points of the building are considered acceptable for the intended pedestrian uses throughout the year. Additionally, wind conditions within the common amenity terraces of the building are predicted to be calm and suitable for the intended use of the space throughout the year.

Protected Views

The scale of the proposed development protects the distinctive characteristics of, and maintains views to and from the Nordheimer Ravine and the Lake Iroquois Escarpment, including the Casa Loma/Spadina House complex, in accordance with SASP 264, the Bathurst-St. Clair Urban Design Guidelines and the public realm policies of the Official Plan.

City Planning staff has considered views to and from Casa Loma and Spadina House, as well as from the Baldwin Steps, in the summer and winter, when leaves were on and off the trees. Staff have also considered the View Study that was submitted by the applicant (See Attachment No. 10). The proposed development will not impact the views from Casa Loma, including from the south terrace, of the downtown/financial district skyline. The view of the downtown/ financial district skyline, including the CN Tower, is located to the east of the development site. The proposal will be concealed by the existing, heavy tree canopy of the Casa Loma property, even in the winter when the leaves are off the trees.

The view of Casa Loma, particularly its towers, from the east side of the intersection of Dupont Street and Spadina Road will not be impacted by the proposed development as the development site is located further west than Casa Loma.

Unit Mix

The architectural plans for the proposal demonstrate that 143 residential dwelling units are proposed, including 56 two-bedroom (39%) and 14 three-bedroom (10%) units, which is consistent with the Growing Up Guidelines. The unit mix of the proposal meets the policy direction of the Official Plan to provide a full range of housing.

Built Form

The proposal is compatible with the surrounding context, and conforms with the applicable Official Plan policies with respect to built form, massing and transition to the adjacent Neighbourhoods designated properties to the east. The proposal meets the intent of the Mid-Rise Building Performance Standards for this site located on a Major Street.

The planned rights-of-way for Kendal Avenue and Davenport Road, both Major Streets, is 20 metres. While the proposed building height of 30.5 metres is greater than a 1:1 ratio of building height to street width, the building terraces back from Kendal Avenue, and down towards the Neighbourhoods designated properties to the east, mitigating the visual impact of the proposed height on the public realm and adjacent properties, and allowing for appropriate sunlight penetration and transition.

The proposal has a 5-storey streetwall height at the southwest corner along Kendal Avenue, which is in keeping with the height and massing of the adjacent 5-storey building at 155 Kendal Avenue.

As illustrated by the architectural plans, a portion of the front façade of the existing 3-storey building is proposed to be retained, and relocated back from Davenport Road to widen the public realm and to align the streetwall with the façade of the townhouses to the east. The proposal will stepback by a minimum of 2.6 metres above the retained façade creating a streetwall height which is in keeping with the existing character.

To the east, the building will be setback a minimum of 1.3 metres from the laneway and landscaped planters will be provided along the east terraces at the 4th and 5th floors to mitigate overlook and privacy issues.

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for the proposed development. The proposed number of parking spaces and Type "G" loading space satisfies the Zoning By-law requirements for parking and loading.

Revisions may be required to the streetscape as it relates to the potential installation of all-way stop controls at the Kendal Avenue and Macpherson Avenue intersection.

Road and Laneway Widening

To satisfy the Official Plan requirement of a 20-metre right-of-way for Kendal Avenue, a 2.38-metre road widening is required. There is no road widening requirement for Davenport Road.

A 0.5-metre laneway widening is required along the rear (east) property line for the portion abutting the laneway, to satisfy the requirement of a 6.0-metre wide lane right-of-way.

A 5.0-metre corner rounding at the southeast corner of the Kendal Avenue and Davenport Road intersection is required to be secured as a Pedestrian Clearway Easement.

The widenings and corner rounding will be conveyed to the City through Site Plan Control.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services and payment will be required prior to the issuance of the first above grade building permit.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items requiring revision, resubmission and acceptance of the Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, and Hydrological Review Summary Form to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services

Should it be determined that upgrades and road improvements are required to support the development, the owner should be required to enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure.

Both of these matters must be addressed prior to the enactment of the Zoning By-laws.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The site specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features. The applicant is encouraged to achieve Tier 2 or higher to advance the objectives of the City for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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SIGNATURE

Oren Tamir
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

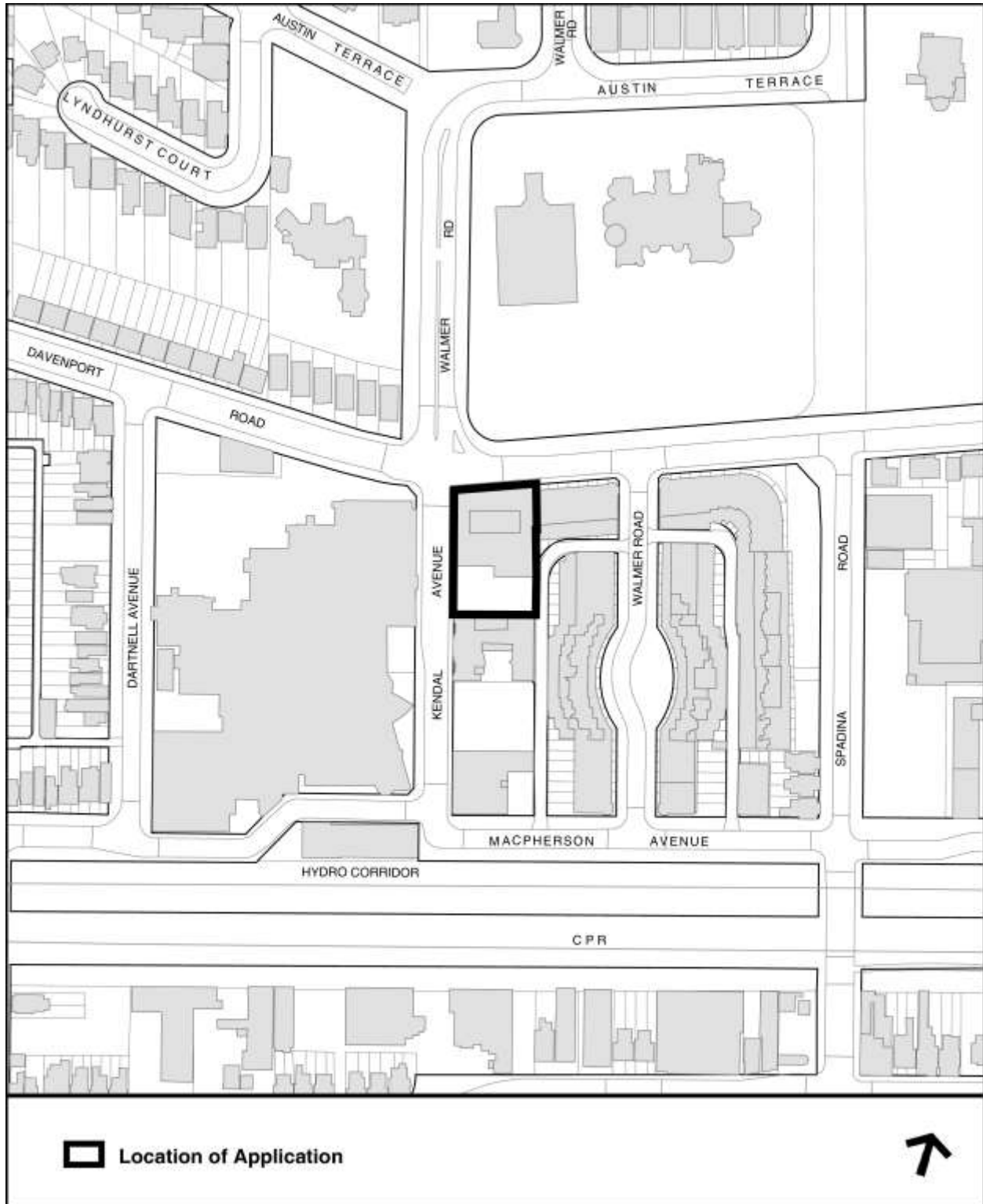
City of Toronto Data/Drawings

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment to Ament Zoning By-law 569-2013
Attachment 7: Draft Zoning By-law Amendment to Ament Zoning By-law 438-86

Applicant Submitted Drawings/Images

Attachment 8: Site Plan
Attachment 9: 3D Model of Proposal in Context
Attachment 10: View Study of Downtown/Financial District Skyline from Casa Loma

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 555 Davenport Road **Date Received:** April 29, 2022

Application Number: 22 137948 STE 12 OZ

Application Type: Official Plan & Zoning By-law Amendment

Project Description: an 8-storey residential building.

Applicant

555 Davenport Road
Holdings Ltd.

Architect

Architects Alliance

Owner

555 Davenport
Road Holdings Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	SASP 264
Zoning:	IE 2.5 (x10)	Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,270 **Frontage (m):** 39 **Depth (m):** 56

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,618		1,728	1,728
Residential GFA (sq m):			11,448	11,448
Non-Residential GFA (sq m):	4,800			
Total GFA (sq m):	4,800		11,448	11,448
Height - Storeys:	3		8	8
Height - Metres:			30.5	30.5

Lot Coverage Ratio (%): 76.12 **Floor Space Index:** 5.04

Floor Area Breakdown **Above Grade (sq m)** **Below Grade (sq m)**

Residential GFA: 10,906

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			143	143
Other:				
Total Units:			143	143

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			73	56	14
Total Units:			73	56	14

Parking and Loading

Parking Spaces:	96	Bicycle Parking Spaces:	143	Loading Docks:	1
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CONTACT:

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Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

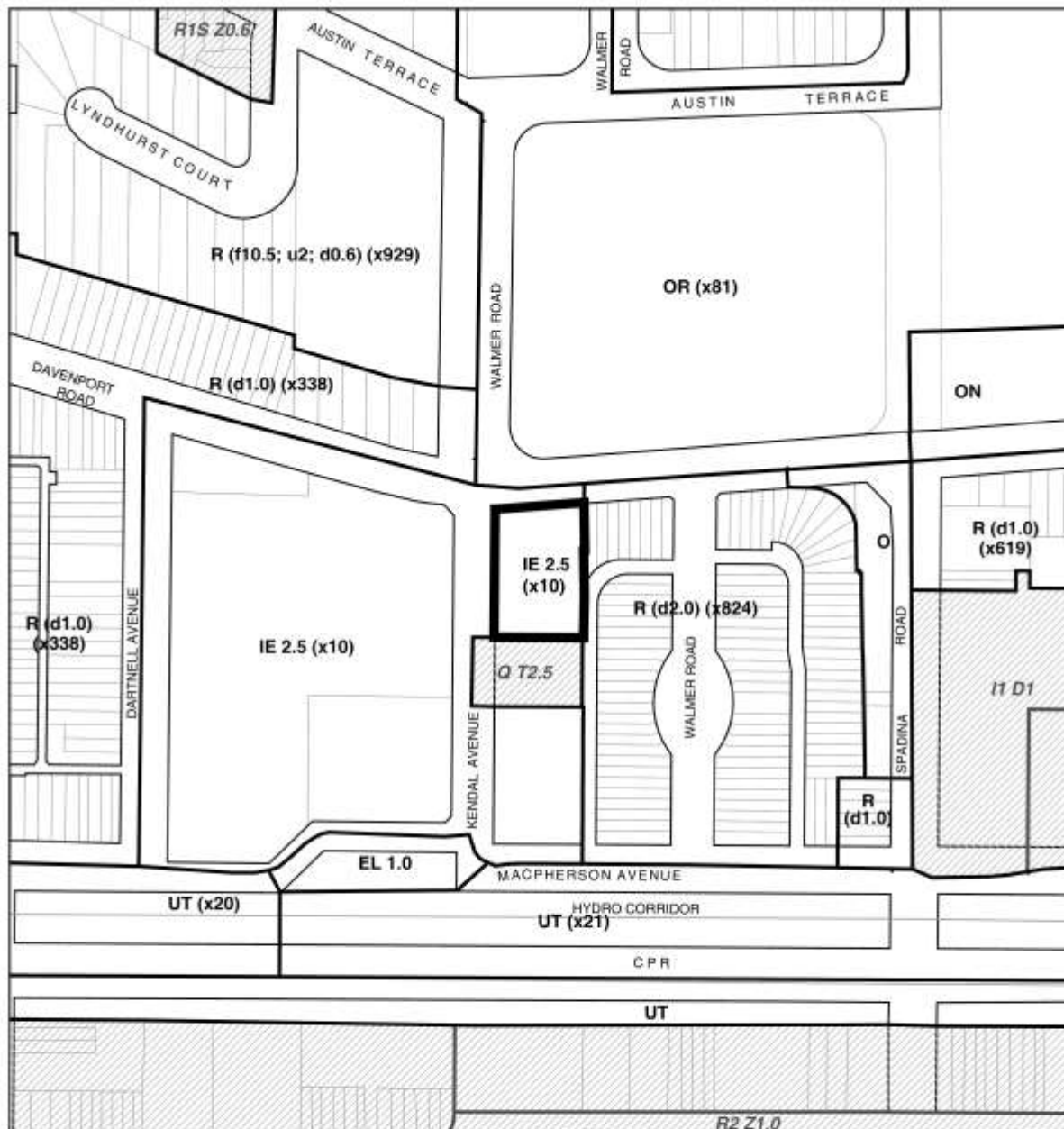
555 Davenport Road

File # 22 137948 STE 12 02



Not to Scale
 Extracted: 05/03/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

555 Davenport Road

File # 22 137948 STE 12 02



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. 439-86

R2 Residential District
MCR Mixed-Use District
I1 Industrial District



Not to Scale
 Extracted: 05/03/2022

CITY OF TORONTO
Bill XXX
BY-LAW ###-2023

**To adopt an Amendment to the Official Plan
of the City of Toronto
respecting the lands known municipally in the year 2022, as
555 Davenport Road**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas the Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 658 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [month day, year].

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

**CITY OF TORONTO
BY-LAW ###-2023**

AMENDMENT NO. 658 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 555 DAVENPORT ROAD

The Toronto Official Plan is amended as follows:

1. Map 17, Land Use Plan, is amended by redesignating the lands known municipally in 2022 as 555 Davenport Road from *Institutional Areas* to *Apartment Neighbourhoods*, as shown on the attached Schedule 1.

Schedule 1




Official Plan Amendment #658

Proposed revisions to Land Use Map 17 to redesignate lands from Institutional Areas to Apartment Neighbourhoods.

555 Davenport Road

File # 22 137948 STE 12 02

-  Lands to be Redesignated
-  Institutional Areas
-  Natural Areas
-  Neighbourhoods



05/02/2023

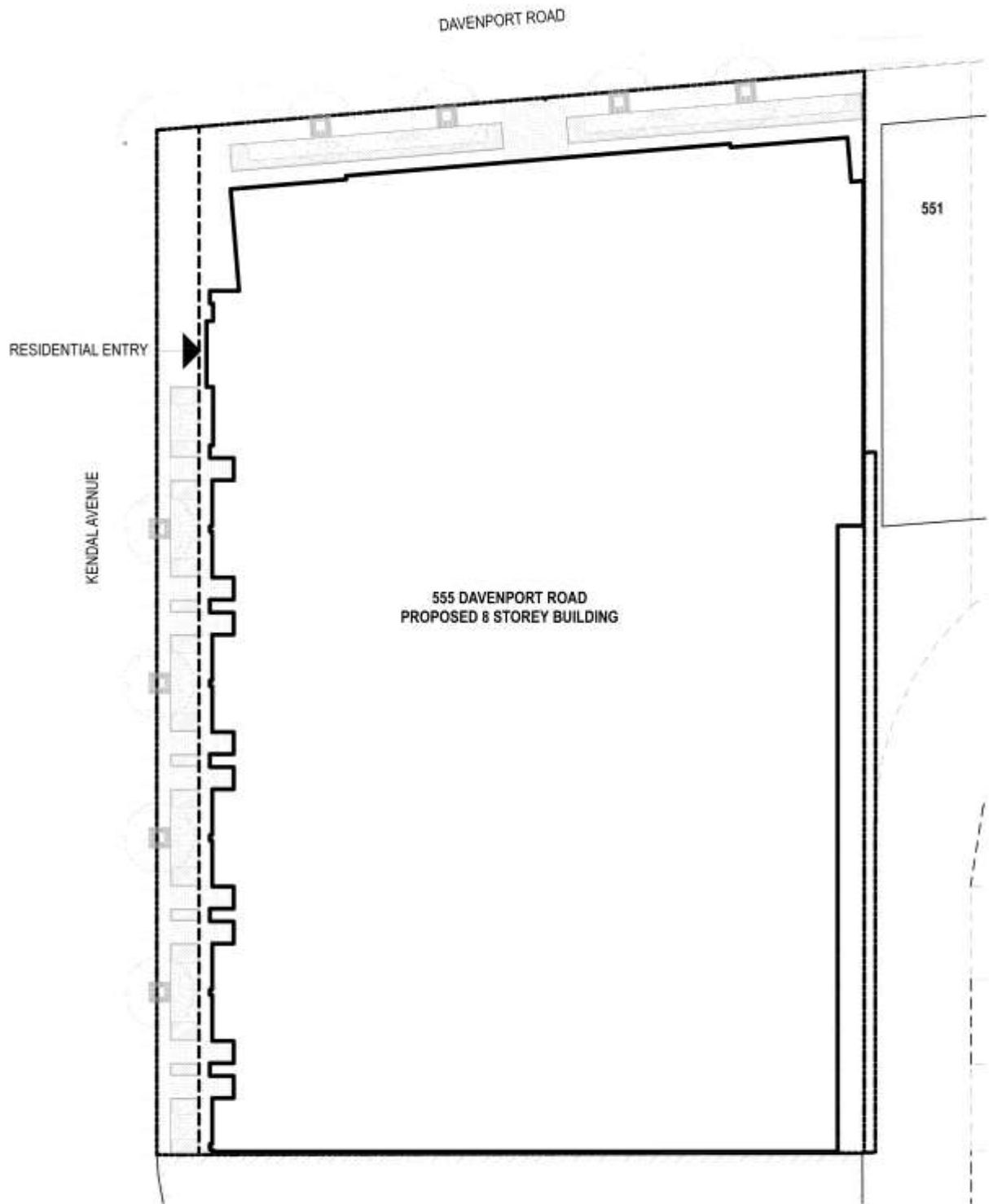
Attachment 6: Draft Zoning By-law Amendment to Ament Zoning By-law 569-2013

To be available prior to the May 24, 2023 Toronto and East York Community Council Meeting.

Attachment 7: Draft Zoning By-law Amendment to Ament Zoning By-law 438-86

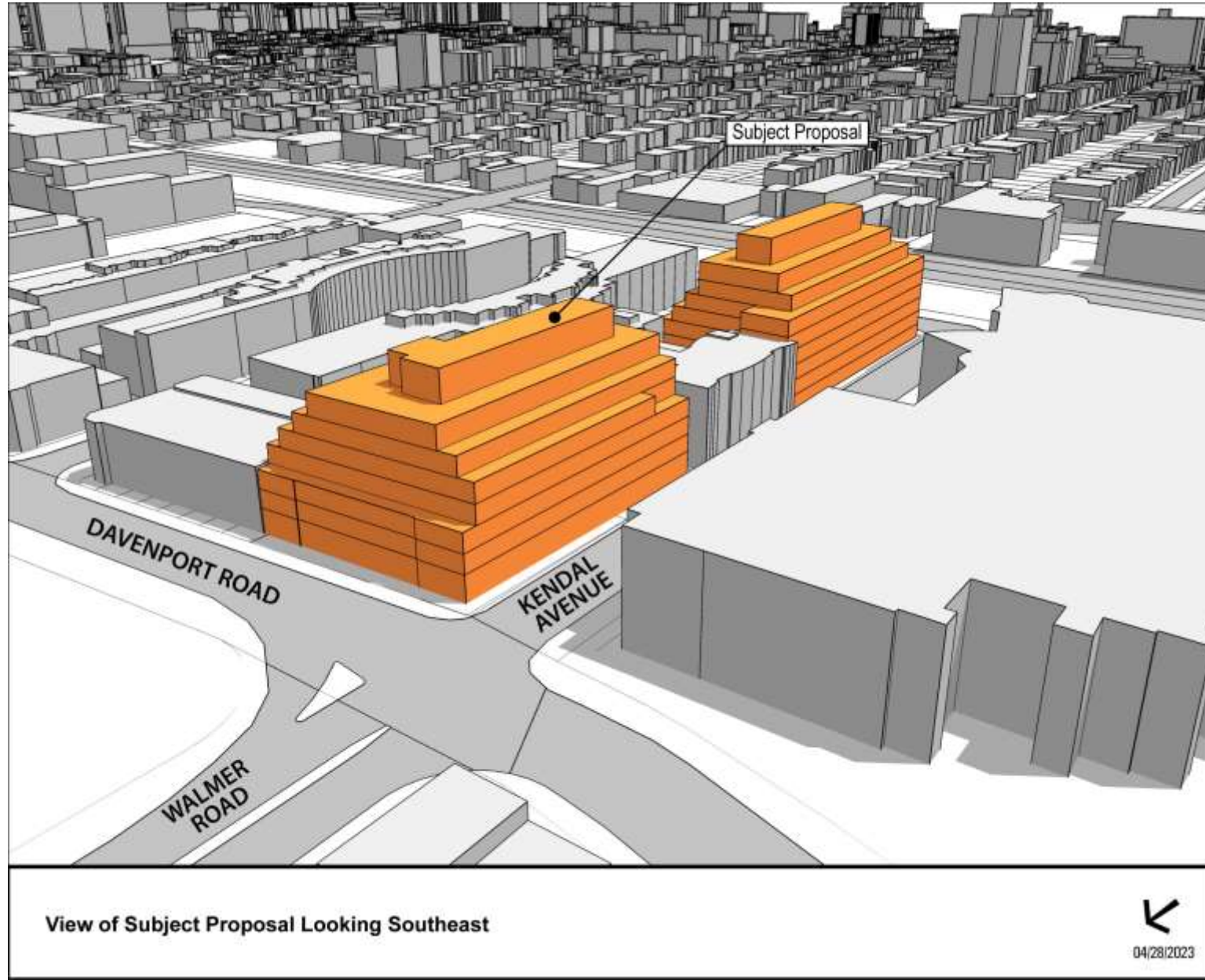
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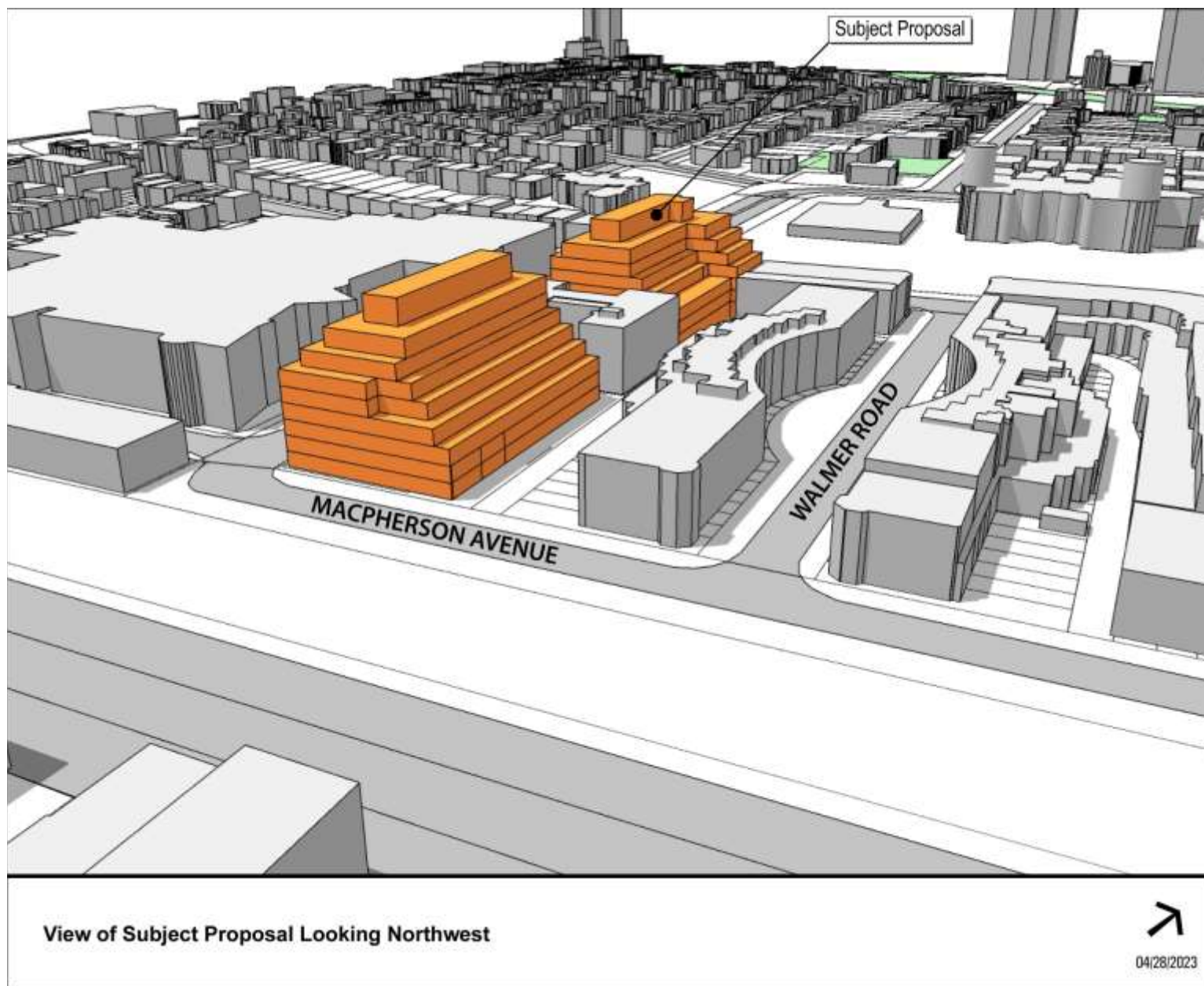
Attachment 8: Site Plan



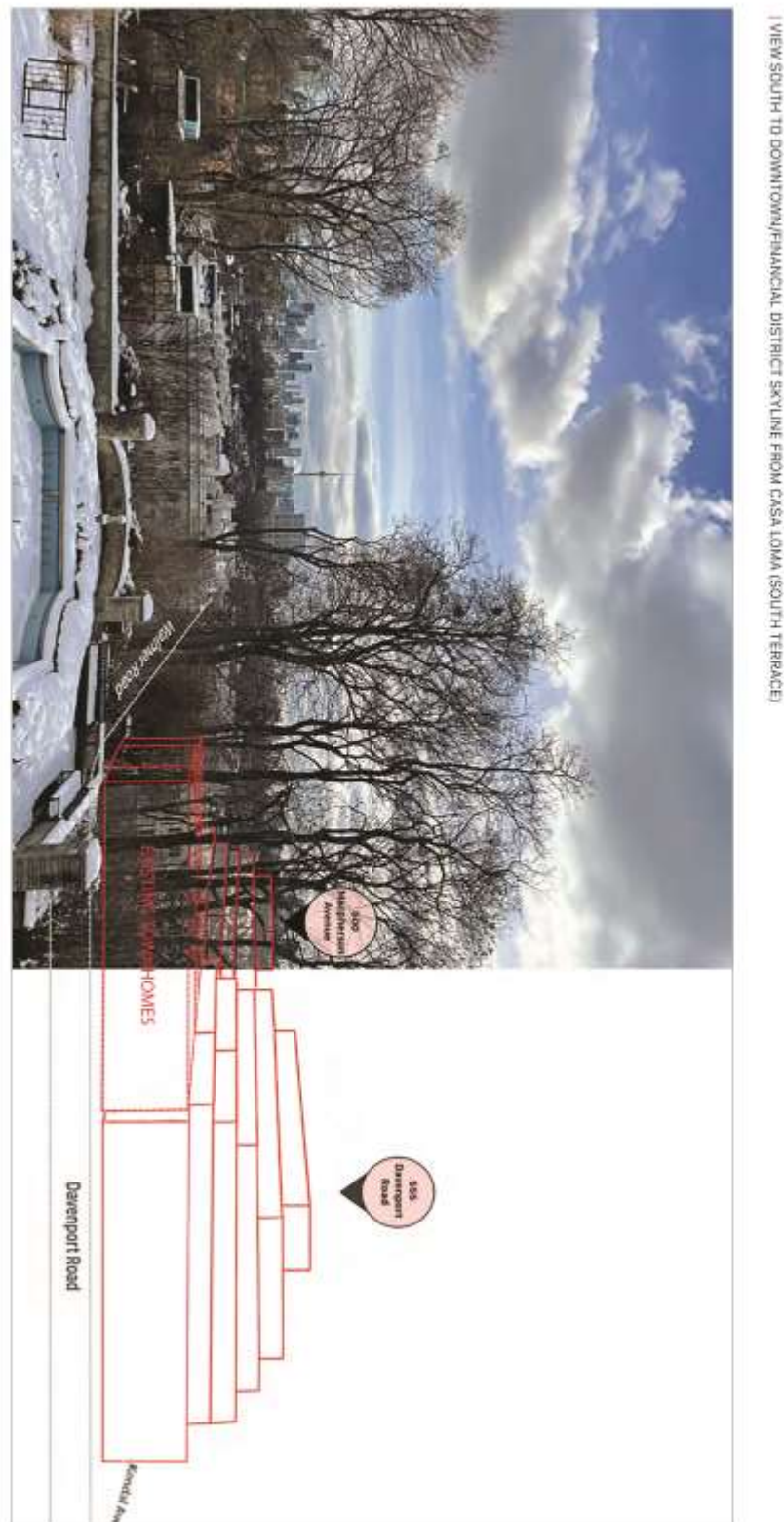
Site Plan







Attachment 10: View Study of Downtown/Financial District Skyline from Casa Loma



View South to Downtown