

1793 and 1795 Danforth Avenue – Zoning By-law Amendment Application – Decision Report - Approval

Date: May 31, 2023

To: Toronto and East York Community Council

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

Ward: Ward 19 - Beaches-East York

Planning Application Number: 18 266021 STE 19 OZ

Related Application: 18 266017 STE 19 SA

SUMMARY

This report reviews and recommends approval of an application to amend the Zoning By-law to permit a 7-storey mixed-use building at 1793 and 1795 Danforth Avenue. The building is proposed to contain 16 rental dwelling units, 120 square metres of non-residential gross floor area and 2 at-grade accessible parking spaces. Staff support approval of the proposed development, as it represents an appropriate built form that fits within the planned context for the area, provides suitable transition to adjacent Neighbourhoods and would result in an enhanced public realm.

A Holding provision will be applied to the proposed Zoning By-law Amendment, related to engineering matters which will require further clearance.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 1793 and 1795 Danforth Avenue, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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 was considered by Toronto and East York Community Council on March 19, 2019, 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=2019.TE4.47>

On July 23, 2018, City Council adopted the report "Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue) - City-initiated Official Plan Amendment - Final Report" and its associated Official Plan Amendment 420. The Official Plan Amendment was appealed to the LPAT and was brought into force in December, 2020 <https://secure.toronto.ca/council/agenda-item.do?item=2018.TE34.22>

SITE AND SURROUNDING AREA

Description: The site is located on the south side of Danforth Avenue, between Bastedo Avenue and Roseheath Avenue. The site is generally rectangular in shape with an approximate area of 343 square metres. The site has a frontage of 12.5 metres along Danforth Avenue and a depth of 27.4 metres. The site is generally flat and there are two city owned trees on Danforth Avenue on the east and west sides of the property, bordering the adjacent properties.

Existing Uses: The site is currently vacant. A public laneway borders the southern limit of the site and serves this site along with the adjacent properties to the east and west.

THE APPLICATION

Description of Application

Height: A 7-storey (23.5 metres including mechanical penthouse) mixed-use building with a 4-storey (10.5 metre) streetwall height. A total of 120 square metres of ground floor commercial uses are proposed.

Density: 6.2 times the area of the lot.

Dwelling Units: The proposal includes 1,292 square metres of residential gross floor area (GFA) with rental tenure. Of the 16 dwelling units proposed, 13 are one-bedroom units (81.2%) and 3 are two-bedroom units (18.7%).

Access and Parking: Vehicular access to the development is proposed from the existing private laneway to the rear (south) of the subject site. A total of 2 accessible vehicular parking spaces are proposed, located on the ground floor at the rear of the building.

Bicycle Parking: The development includes 26 bicycle parking spaces: 16 long term and 10 short term spaces. The short term spaces are located on the ground floor and the long term spaces are located within the basement level.

Additional Information

See Attachments 1 through 10 of this report for a location map, Application Data Sheet, three dimensional representations of the project in context, site plan, ground floor plan and elevations of the proposal. 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/1793DanforthAve.

Reasons for Application

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including, but not limited to: height, building setbacks, building stepbacks and parking requirements.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application was submitted on July 12, 2018 and is under review.

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 subject site is designated Mixed Use Areas in the Official Plan. The site is also designated Policy Area A in the in-force Site and Area Specific Policy 552 (SASP 552), which implements the outcomes of the Danforth Avenue Planning Study, Segment 1 – Cowell Avenue to Victoria Park Avenue.

Zoning

The site is zoned Commercial Residential CR 3.0 (c2.0; r2.5) SS2 (x2219), with a height limit of 14 metres. This zoning category permits a wide range of residential and non-residential uses including retail, office, institutional and light industrial uses. There is a

total density limit on the site of 3 times the lot area, including a commercial density limit of 2 times the lot area and 2.5 times the lot area for the residential component. The Zoning By-law also prescribes specific setbacks and setbacks.

Design Guidelines

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

- Mid-rise Building Performance Standards;
- Danforth Planning Study Segment 1 – Urban Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- City's Complete Streets and Pedestrian Priority Guidelines;
- Retail Design Manual;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/officialplanguidelines/design-guidelines/>

Toronto Green Standard (TGS)

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

COMMUNITY CONSULTATION

A community consultation meeting was hosted by City staff on May 21, 2019. Approximately 18 people participated, as well as the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- Parking supply and proposed parking stacker;
- Height and fit within the surrounding context;
- Infrastructure capacity; and,
- Sustainability.

Staff also received correspondence expressing concerns over the construction management plan and laneway traffic. The issues raised through community consultation have been considered through the review of the application.

COMMENTS

Provincial Framework

City Staff's review of this application has had regard for the relevant matters of provincial interest as set out in the Planning Act. The current proposal has been reviewed for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Streetscape

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and SASP 552. The proposed streetscape plan along Danforth Avenue appropriately fits within the surrounding existing and planned context. The proposed plans accommodate a 5-metre sidewalk width from building face to curb and include planters and street furniture on the private portion of the streetscape. Given the 27 metre right of way of Danforth Avenue, this meets the Mid-rise Building Design Guideline minimum sidewalk zone performance standard. The sidewalk pedestrian clearway will be aligned with that of neighbouring properties.

The proposed development provides active, non-residential uses at grade, providing for small-scale independent retail space.

Tree Preservation

The proposal is subject to the provisions of the City of Toronto Municipal Code. The Arborist Report submitted in support of the application indicates there are two city owned trees adjacent to the development application that will not be injured or removed. There are several large plants/shrubs present on the vacant site today that do not meet the criteria for protection under the Tree Preservation By-law.

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. Payment will be required prior to the issuance of the first above grade building permit.

Built Form

City Planning staff are of the opinion that the proposal conforms with the applicable Official Plan policies with respect to built form and meets the intent of SASP 552. The proposed building height of 7-storays (23.5 metres, including mechanical penthouse) is appropriate and fits with the planned character of the area.

SASP 552 requires an appropriate streetwall height using stepbacks between a height of 8 metres to a maximum height of 14 metres. There is a 2 metre stepback proposed above the third level (10.5 metres) to provide an appropriate streetwall height on

Danforth Avenue and align the mainstreet wall height with existing neighbouring properties.

The proposed development provides a transition in scale towards existing buildings in adjacent Neighbourhoods to the south, as it falls within a rear 45-degree angular plane, as measured from the south side of the rear laneway.

The proposed ground floor height of 4.5 metres is an appropriate height that is in keeping with existing commercial ground floor heights within the adjacent development block that will reinforce the existing horizontal articulation of building façades.

Dwelling Unit Mix and Growing Up Guidelines

Fewer than 20 units are proposed in this development and therefore it is not subject to the Growing Up Guidelines. Staff do continue to seek an appropriate mix of unit sizes, however. A total of 16 dwelling units are proposed, including 13 one-bedroom (81%), and 3 two-bedroom (19%) units. This is an appropriate mix for the scale of this development. Further, staff are supportive of the unit size for the proposed two-bedroom units, which exceed the Growing Up Guidelines target of 90 square metres.

Transportation

Transportation Services staff have reviewed the Transportation Impact Study submitted in support of the application. In response to staff comments and community concerns, the parking stackers were removed from the proposed plans. A total of 2 accessible vehicle parking spaces will be provided at the rear of the site at ground level. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions given the proposed scale and context of the site.

Laneway Widening

Land and Property Surveys staff have determined that additional lands are required for right-of-way purposes to satisfy the Official Plan requirements for public rights-of-way abutting the site. The existing public laneway abutting the subject site requires a widening of 1.67 metres along the rear of the subject property, which will be secured through the Site Plan Control process.

Servicing, Stormwater and Solid Waste Management

The applicant submitted Functional Servicing and Stormwater Management Reports and associated plans for the site. Engineering and Construction Services staff have reviewed the reports and require further information to confirm the infrastructure capacity needs of the proposed development, as detailed in their comments of April 6, 2023. A holding provision will be included in the proposed Zoning By-law Amendment to address this.

Waste collection for this building will be curbside, from Danforth Avenue. A conveniently located waste storage area of at least 20 square metres to store all waste, recycling, organics bins and oversized items is a building function and safety requirement which will be secured through the Site Plan Control process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (the "TGS") Version 4.0. The 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. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS Version 3.0 because the application was submitted prior to the adoption of the latest TGS version 4.0. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Agreement.

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

Community Infrastructure

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, 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.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, and SASP 552. Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms with the intent of the Official Plan, SASP 552, particularly as it relates to the provision of an enhanced public realm and a built form which provides an appropriate relationship to the surrounding area. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

Willie Macrae, BA, MES, MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

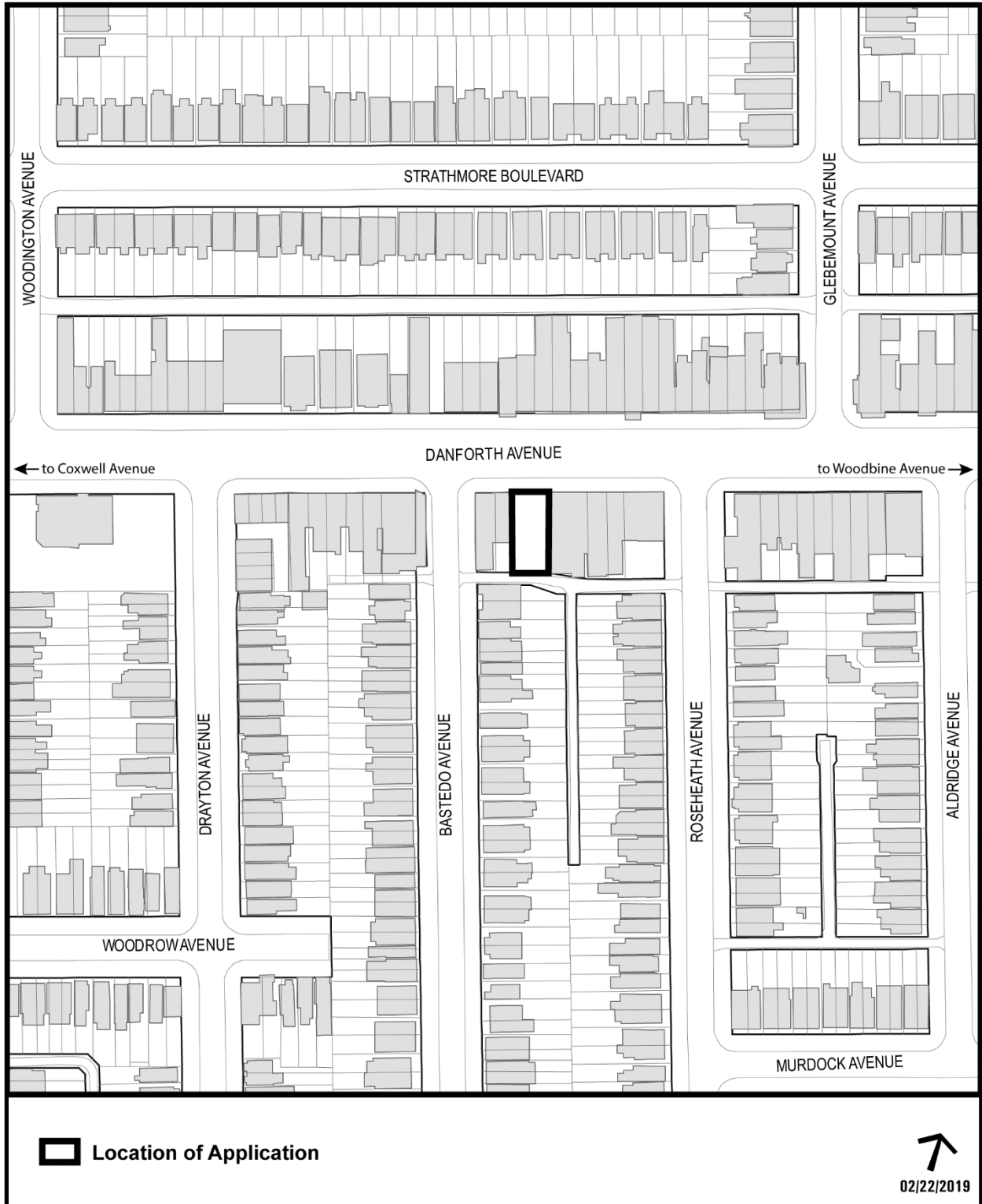
City of Toronto Data/Drawings

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Official Plan Land Use Map
Attachment 4: Site and Area Specific Policy Map
Attachment 5: Existing Zoning By-law Map
Attachment 6: Zoning By-law Amendment

Applicant Submitted Drawings

Attachments 7A & 7B: 3D Model of Proposal in Context
Attachment 8: Site Plan
Attachment 9: Ground floor plan
Attachments 10A & 10B: Elevation Drawings

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 1793-1795 DANFORTH AVENUE
Date Received: December 7, 2018
Application Number: 18 266021 STE 19 OZ
Application Type: OPA / Rezoning, Rezoning
Project Description: Zoning By-law Amendment application to permit a 7-storey (23.5 metre, including mechanical penthouse) residential building with a gross floor area of approximately 1360 square metres.

Applicant	Agent	Architect	Owner
CS & P ARCHITECTS INC		CS & P ARCHITECTS INC	2531540 ONTARIO CORP

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 552
Zoning:	CR 3.0 (c.2.0; r2.5) SS2 (x2219)	Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 343.4 Frontage (m): 12.5 Depth (m): 27.4

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			312	
Residential GFA (sq m):			1,292	1,292
Non-Residential GFA (sq m):	0		120	120
Total GFA (sq m):	0		1,412	1,412
Height - Storeys:	0		7	7
Height - Metres:			23	23

Lot Coverage Ratio (%): 89 Floor Space Index: 6.2

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,292	
Retail GFA:	120	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			16	16
Freehold:				
Condominium:				
Other:				
Total Units:			16	16

Total Residential Units by Size

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

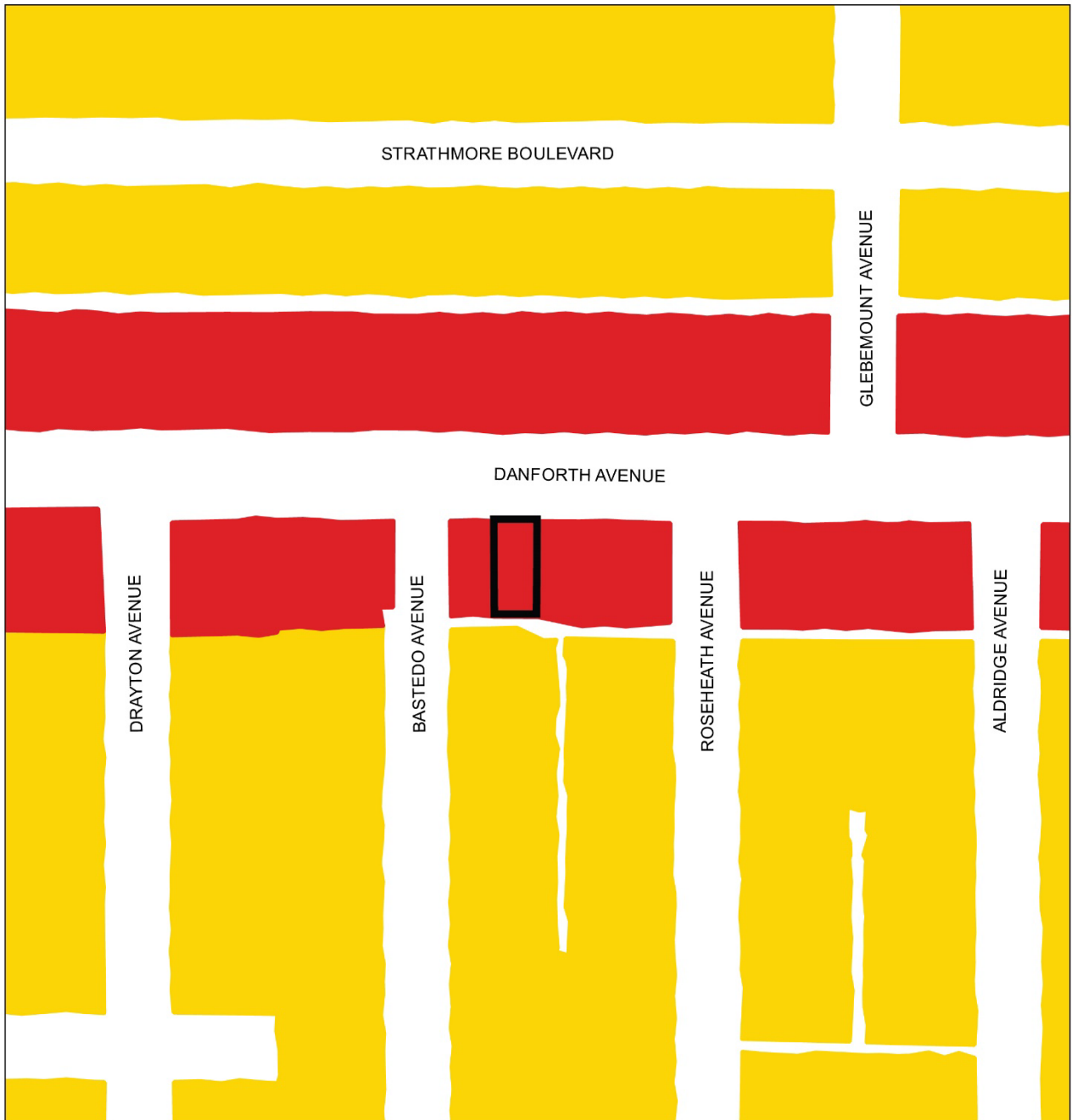
Parking and Loading

Parking Spaces: 2 Bicycle Parking Spaces: 26 Loading Docks: 0

CONTACT:

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Attachment 3: Official Plan Land Use Map



1793 and 1795 Danforth Avenue

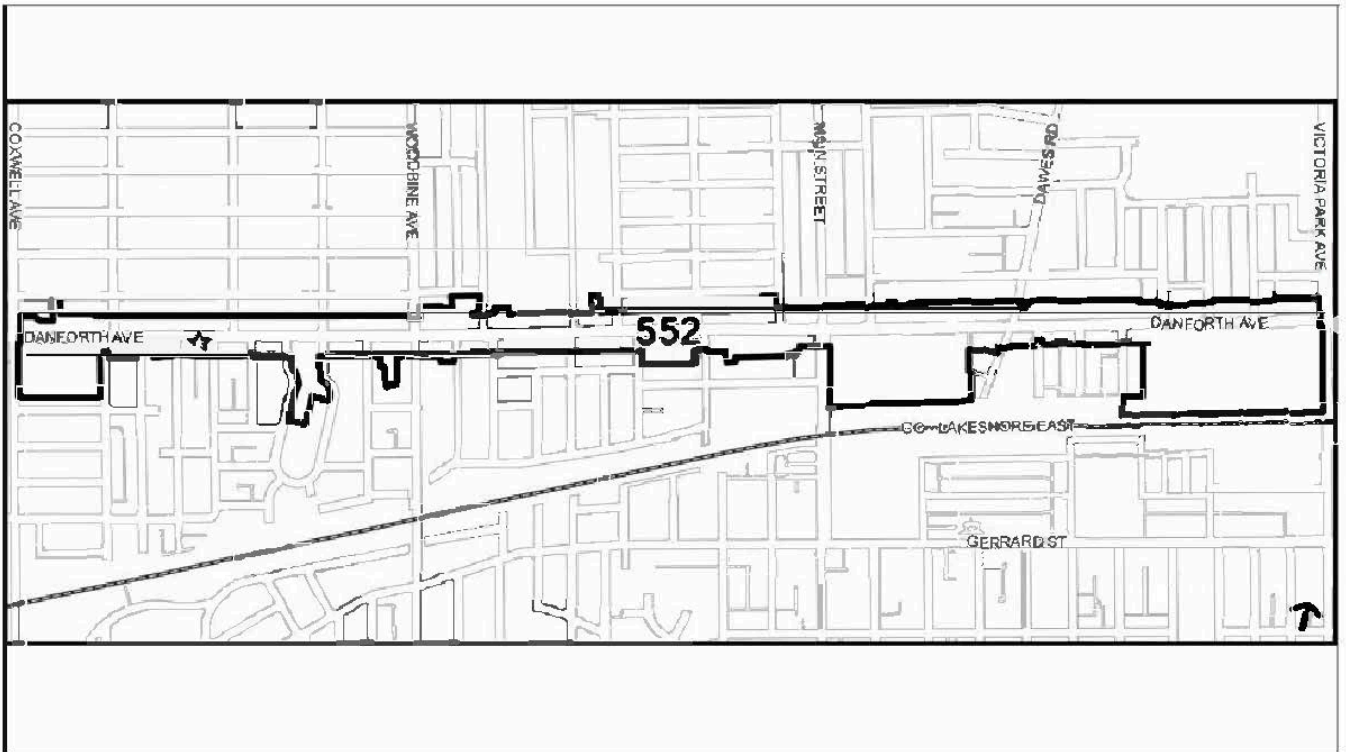
Official Plan Land Use Map #20

File # 18 266021 STE 19 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas


Not to Scale
05/25/2023

Attachment 4: Danforth Avenue Planning Study - Site and Area Specific Policy Map

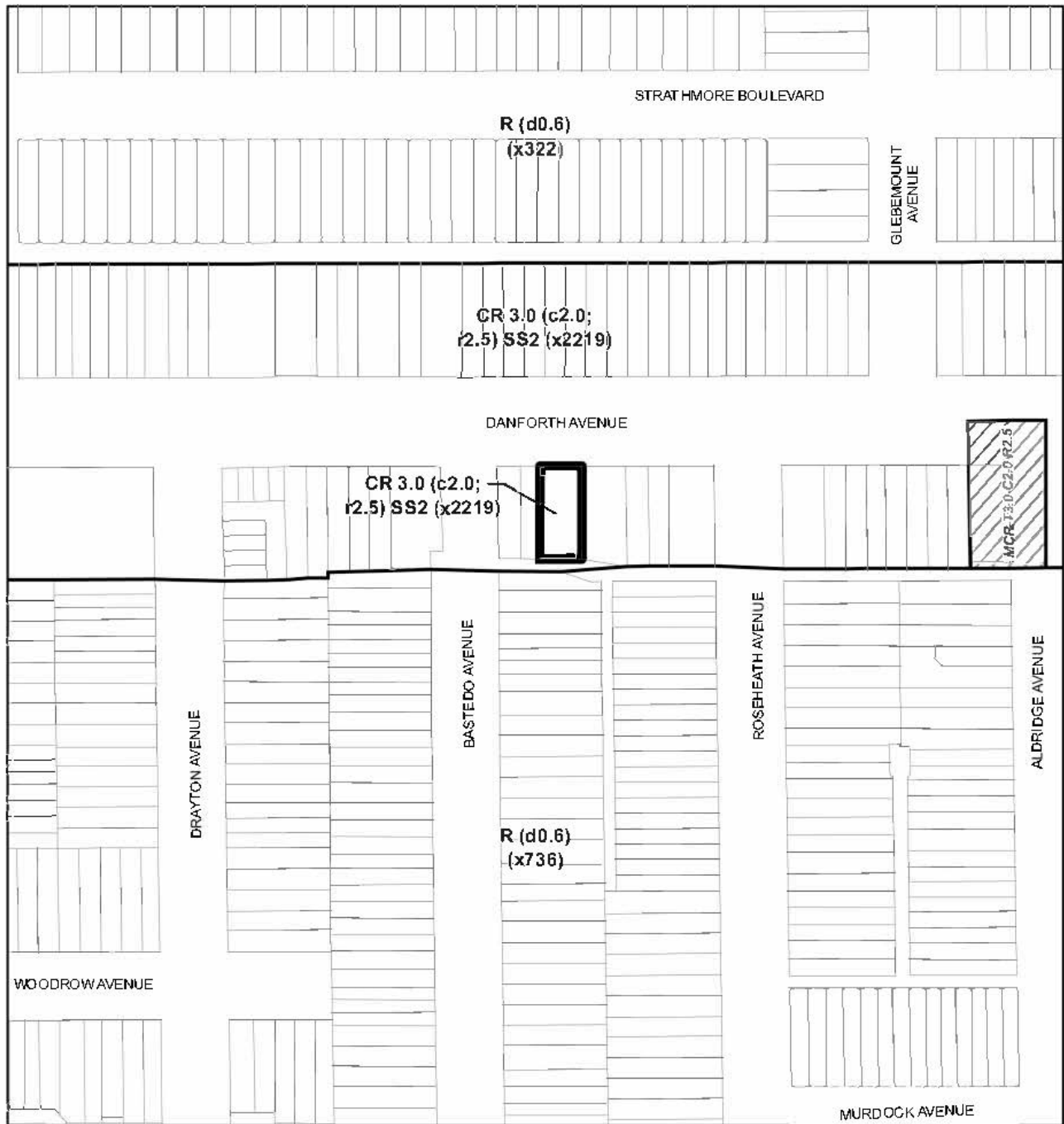


Site and Area Specific Policies # 552

1793 and 1795 Danforth Avenue

File # 18 266021 STE 19 0Z

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013


1793 and 1795 Danforth Avenue

File # 18 266021 STE 19 0Z

 Location of Application

R Residential

CR Commercial Residential

 See Former City of Toronto By-law No. 438-86
MCR Mixed-Use District

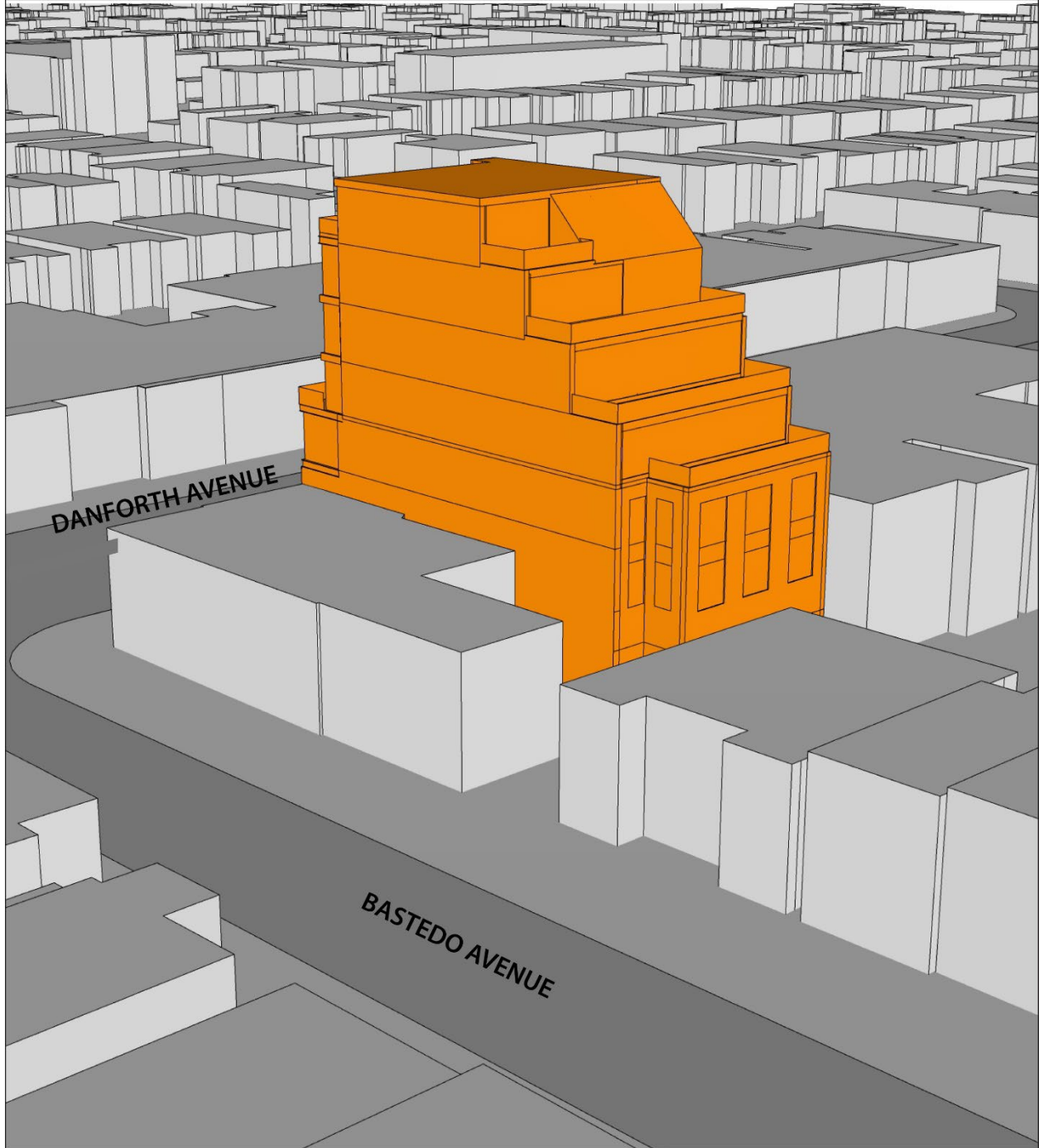


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Attachment 6: Zoning By-law Amendment

The draft Zoning By-law Amendment will be made available on or before the June 22, 2023 meeting of Toronto and East York Community Council.

Attachment 7A: 3D Model of Proposal in Context

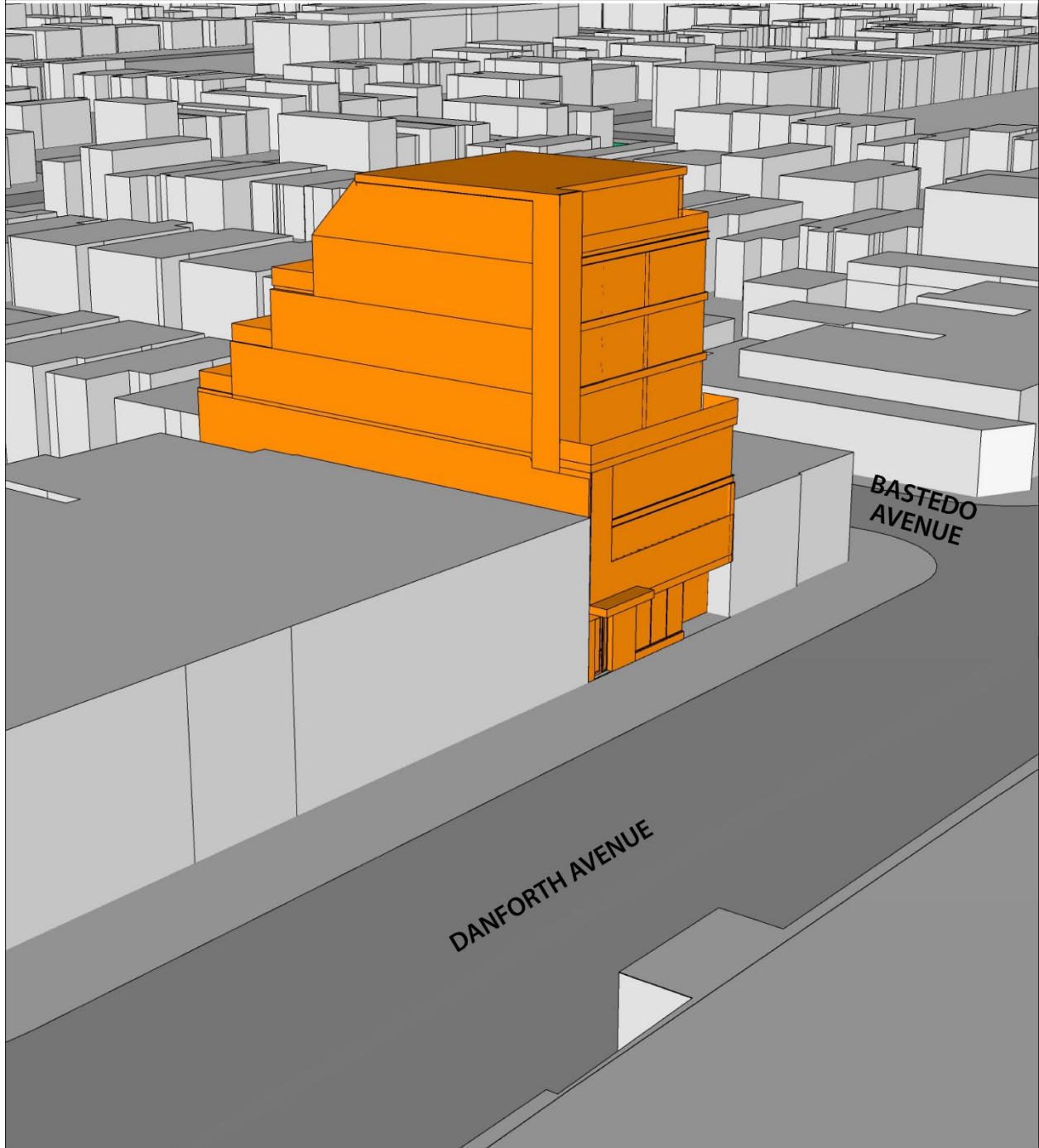


View of Applicant's Proposal Looking Northeast



06/06/2019

Attachment 7B: 3D Model of Proposal in Context

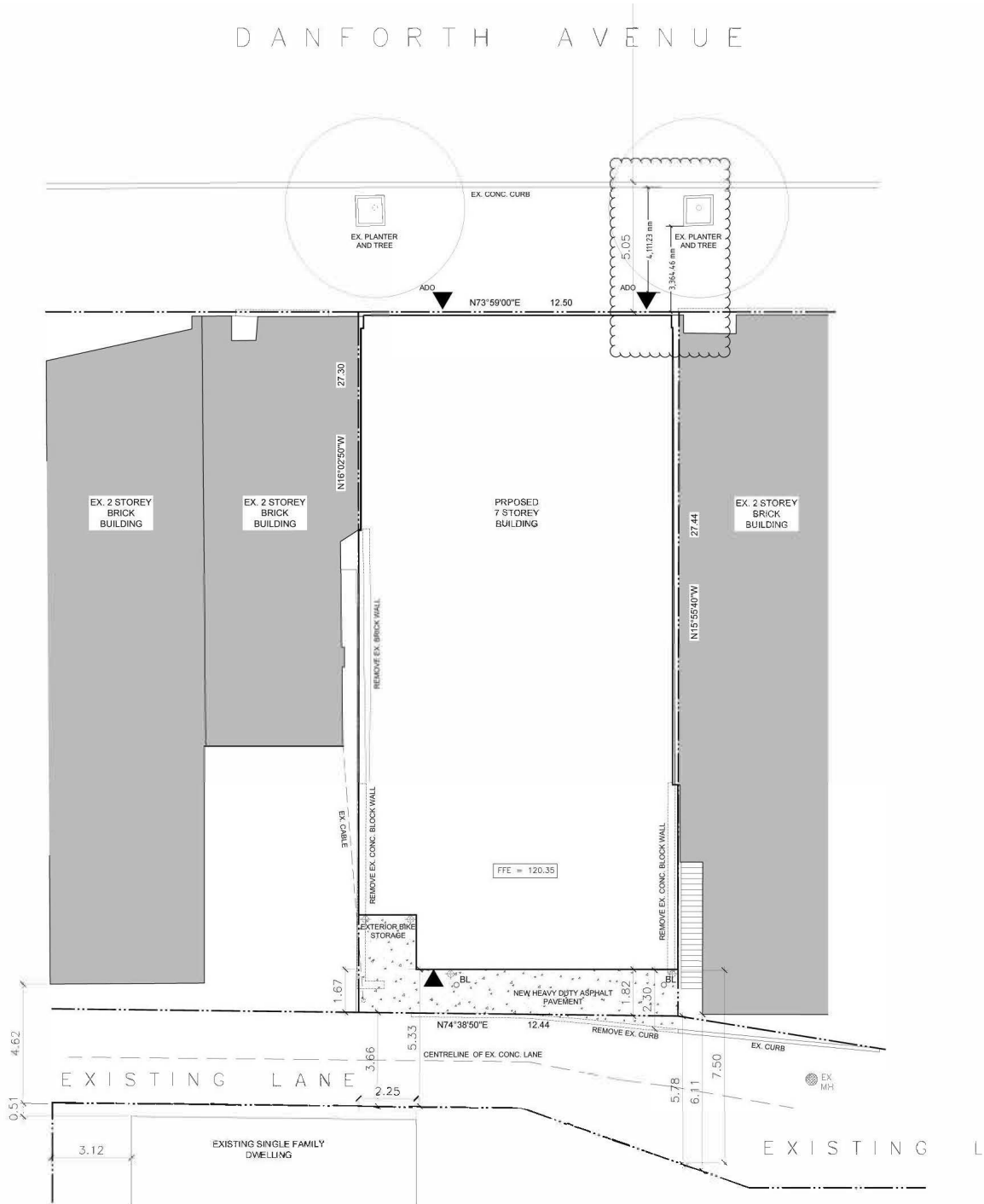


View of Applicant's Proposal Looking Southwest



06/06/2023

Attachment 8: Site Plan



Site Plan

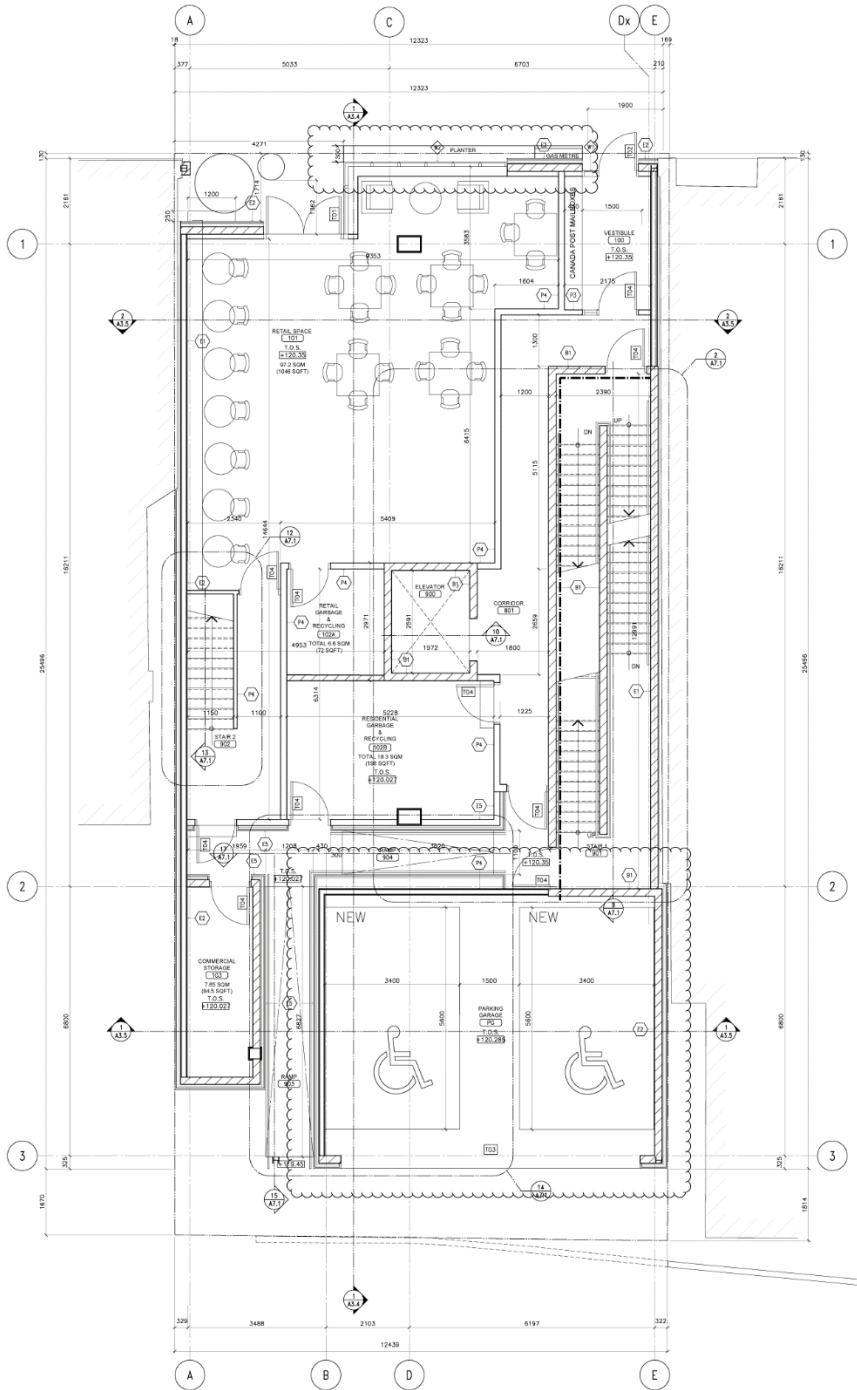
1793 and 1795 Danforth Avenue

Applicant's Submitted Drawing

Not to Scale 
04/05/2023

File # 18 266021 STE 19 0Z

Attachment 9: Ground Floor Plan



Ground Floor Plan

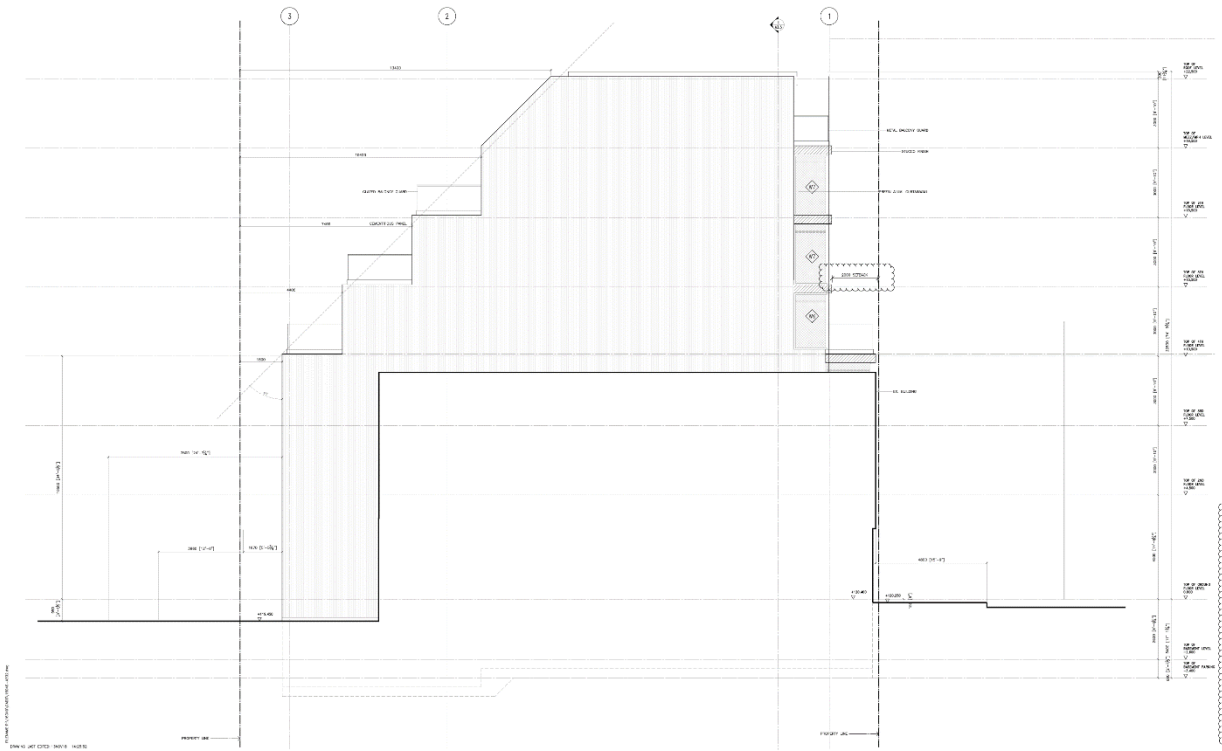
1793 and 1795 Danforth Avenue

Applicant's Submitted Drawing

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File # 18 266021 STE 19 0Z

Attachment 10A: Elevation Drawings



East Elevation

East Elevation

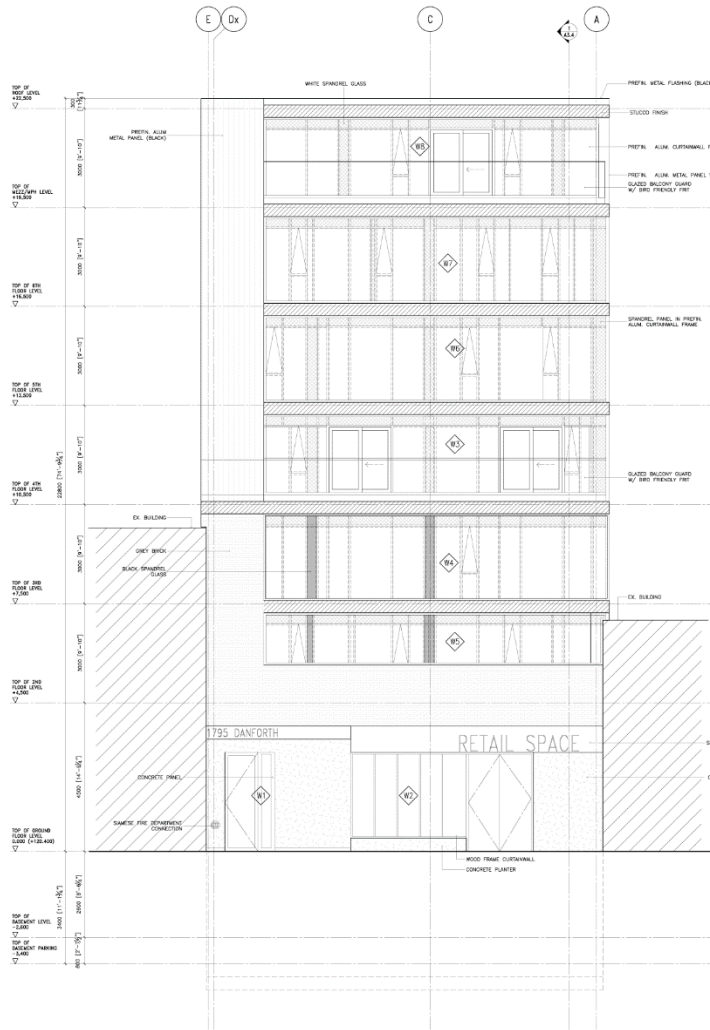
1793 and 1795 Danforth Avenue

Applicant's Submitted Drawing

Not to Scale
04/05/2023

File # 18 266021 STE 19 0Z

Attachment 10B: Elevation Drawings



North Elevation

North Elevation

1793 and 1795 Danforth Avenue

Applicant's Submitted Drawing

Not to Scale
04/05/2023

File # 18 266021 STE 19 0Z