

2575 and 2625 Danforth Avenue - Zoning By-law Amendment Application, Rental Housing Demolition and Conversion Application and Site Plan Control - Appeal

Date: January 8, 2024

To: Toronto and East York Community Council

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

Wards: Ward 19 - Beaches-East York

Planning Application Number: 22 196279 STE 19 OZ

Related Applications: 22 195995 STE 19 SA and 22 196262 STE 19 RH

SUMMARY

On August 26, 2022 the City received applications for a Zoning By-law Amendment application and Site Plan Control (the "Applications") to permit the construction of five new mixed use buildings ranging in height from 15 to 55 storeys (the "Proposal") at 2575 and 2625 Danforth Avenue (the "Site"). Road conveyances will be required to facilitate new east-west and north-south public streets. The Proposal contemplates infill development on the Site, which currently includes four rental buildings ranging in height from 9 to 29 storeys and a Community Recreation Centre with an indoor pool. The Community Recreation Centre is also proposed to be demolished with no proposal by the applicant to replace it on site.

On August 26, 2022 the City also received a Rental Housing Demolition Application under Chapter 667 of the Municipal Code to permit the demolition of 19 rental housing units on the Site.

The applicant appealed the Applications to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the time frame prescribed in the Planning Act.

This report recommends that the City Solicitor and appropriate City staff attend the OLT hearing to oppose the Proposal in its current form and continue discussions with the applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law Amendment application appeal for the lands at 2575 and 2625 Danforth Avenue and to continue discussions with the applicant in an attempt to resolve outstanding issues.
2. City Council direct the City Solicitor and appropriate City staff to continue to pursue an on-site parkland dedication in the northwest corner of the lands at 2575 and 2625 Danforth Avenue.
3. City Council direct appropriate City staff to continue negotiations with the applicant on the extension of the lease for the Main Square Community Recreation Centre.
4. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:
 - a. The final form and content of the draft Zoning By-law Amendments are in a form satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - b. the owner has provided confirmation of water, sanitary and stormwater, and traffic capacity to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services, or the determination of whether holding provisions are required in the Zoning By-law amendment;
 - c. the plans and studies be revised to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager, Engineering and Construction Services, the General Manager, Transportation Services, the General Manager, Solid Waste Management, and the Supervisor, Urban Forestry;
 - d. the owner has secured appropriate improvements to the existing rental buildings at its sole expense and at no cost to tenants and secured the provision of a Construction Mitigation and Tenant Communication Plan;
 - e. the owner has secured replacement of the 19 rental housing units, including the same number of units, bedroom type and size and with similar rents and secured an acceptable Tenant Relocation and Assistance Plan addressing the right for existing and former tenants to return to a replacement rental unit on the lands at similar rents, the provision of alternative accommodation at similar rents, and other assistance to mitigate hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning;

f. City Council has approved the Rental Housing Demolition application 22 196262 19 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 19 existing rental dwellings at 2575 and 2625 Danforth Avenue and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters, including tenant relocation and assistance, necessary to implement City Council's decision.

g. the owner has submitted a draft plan of subdivision application to secure, among other matters, the conveyance of land for and construction of new public roads and parkland.

5. City Council authorizes the City Solicitor and City staff, in consultation with the Ward Councillor to amend the existing section.37 agreement as required.

6. City Council authorizes the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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

On October 23, 1968 Zoning By-law 1968-0328 was passed to permit the construction of the existing buildings A, B, C and D on the site.

On January 31, February 1 and 2 2006, City Council adopted the recommendations in Toronto and East York Community Council Report 9, Clause 6, as adopted by City of Toronto Council on November 30, December 1 and 2, 2004, and Notice of Motion J(33), moved by Deputy Mayor Bussin, seconded by Councillor Rae approving Official Plan Amendment 319 through by-law 160-2006 and site-specific zoning by-law 161-2006 to permit the construction of two mixed use towers with maximum permitted heights of 46.5 and 89.7 metres in addition to the buildings, structures and uses already existing on the site.

By-law 160-2006 can be found here:

<https://www.toronto.ca/legdocs/bylaws/2006/law0160.pdf>

By-law 161-2006 can be found here:

<https://www.toronto.ca/legdocs/bylaws/2006/law0161.pdf>

The buildings permitted by these by-laws were never constructed.

On December 17, 2019, City Council adopted Official Plan Amendment 478 (OPA 478) as the result of the Main Street Planning Study. OPA 478 allows for intensification, including tall buildings, within the study area through the achievement of a new road network, new parks and open spaces, and new and improved community services and facilities. The final report and OPA 478 can be found at the following link:

[Agenda Item History - 2019.TE11.4 \(toronto.ca\)](#)

On October 1, 2021, City Council adopted a Request for Direction Report in respect of OPA 478. The City Council decision is available at: [Agenda Item History - 2021.CC36.7 \(toronto.ca\)](#)

The Ontario Land Tribunal issued a Final Order for OPA 478 on June 27, 2022.

On July 19 – 22, 2022, City Council adopted the Major Transit Station Area (MTSA) and Protected Major Transit Station Area (PMTSA) Official Plan Amendments pursuant to Sections 16(15) and 26 of the *Planning Act*, including OPA 540 which would amend Chapter 8 of the Official Plan. Taken together, these OPAs add a combined total of 115 MTSA and PMTSA to Chapter 8 of the Official Plan. The final report and OPA can be found at the following link:

[Agenda Item History - 2022.PH35.16 \(toronto.ca\)](#)

THE SITE

Description: The site is approximately 31,754 square metres in size, is irregular in shape and fronts on Danforth Avenue (179 metres) and Main Street (160 metres).

Existing Uses: Four residential rental apartment buildings ranging in height from 9 to 29 storeys, with retail space located on the ground floor at the corner of Main Street and Danforth Avenue. The Main Square Community Centre is located on the south portion of the site. The south east portion of the site extends eastward along the rear of the Canadian Tire store on the abutting site. This portion of the site contains surface parking and a propane refill station. The balance of the site consists of surface parking, internal driveways and landscaped areas.

THE APPLICATION

Description: Five new mixed use buildings ranging in height from 15 to 55 storeys in addition to the existing four residential buildings. Existing buildings are labelled Buildings A-D on the Site Plan at Attachment 4, while proposed buildings are labelled Buildings E-I. The Proposal would result in the relocation and expansion of an existing daycare, the demolition of an existing Community Recreation Centre, and the demolition of 19 existing rental dwelling units.

Density: 6.29 times the area of the lot.

Dwelling Units: There are 1,552 new units proposed (including the 19 rental dwelling units proposed to be demolished and replaced) in addition to the existing 1,123 units on site for a total of 2,656 units. The total 2,656 units proposed include: 363 studio (14%); 1,314 one bedroom (49%); 743 two bedroom (28%) and 236 three bedroom (9%).

Rental Replacement: The applicant is proposing to demolish and replace 19 rental dwelling units including four studio units, 12 one-bedroom units, and 3 two-bedroom units. A Rental Demolition and Conversion application has been submitted and is under review by City staff.

Access: The applicant proposes pedestrian access to the site from Danforth Avenue, Main Street, and the future north-south public street and the future private drive on the south end of the site. There is a walkway proposed on ground floor of Building E at the corner of Danforth Avenue and Main Street providing pedestrian access to the site.

For vehicular access, the existing driveway on Danforth Avenue is proposed to be closed. Along Main Street, access is proposed from an existing driveway south of Building A, which will be modified to loop around the building to a new east-west driveway connection north of Building A. The existing driveway on Main Street south of Building D is proposed to be closed.

On the east side of the site, two existing east-west connections to the north-south private driveway to the east will be consolidated into one driveway connection to the future north-south public street. A new internal driveway is proposed along the south portion of the site, which provides access to individual residential lobbies of existing and new buildings and the underground parking ramps to three levels of underground parking.

For Building I on the southeast corner of the property, a driveway connection to the future East-West Street is proposed on the east side of the building.

Parking and Loading: A total of 935 vehicle parking spaces are proposed, including 719 parking spaces for residents and 216 parking spaces for visitors/commercial uses. The majority of the parking (892 spaces) is proposed within a consolidated three level underground garage beneath Buildings A through H, including 531 existing parking spaces to be retained. The remaining 43 spaces are proposed within a two level garage beneath Building I.

The proposed development includes 11 loading spaces:

- two Type G spaces;
- six Type B spaces; and
- three Type C spaces.

Two consolidated loading areas are proposed within buildings G and H, containing three and four loading spaces, respectively. The remaining four loading spaces are proposed within Buildings E and F and outside Buildings A and I.

Bicycle Parking: A total of 1,563 bicycle parking spaces are proposed on the P1 level of the two parking garages.

Additional Information

See Attachments 2, 3, 4 and 8 of this report for three dimensional representations 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:

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5157098&pid=271333>

Reason for the Application

The Zoning By-law Amendment application proposes to amend the applicable zoning to vary performance standards including: gross floor area and floor space index; building height; building setbacks; and vehicular parking space requirements. Zoning By-law 569-2013 does not currently apply to the site; however, the application proposes to bring forward a site specific zoning by-law amendment to include the site in Zoning By-law 569-2013.

Rental Housing

The applicant submitted Rental Housing Application No. 22 196262 STE RH under Chapter 667 of the Toronto Municipal Code for the demolition of 19 existing rental housing units as the site contains six or more residential units of which at least one is rental.

Site Plan Control

The application is subject to Site Plan Control and an application for Site Plan approval (file no. 22 195995 STE 19 SA) was submitted together with the application for Zoning By-law amendment. Both applications are under appeal.

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 identified as being on an Avenue in the Official Plan. The lands are designated Mixed Use Areas in the Official Plan.

Secondary Plans/Area Specific Policies

The site is subject to Official Plan Amendment 420 (Danforth Avenue Planning Study), Official Plan Amendment 478 (Main Street Planning Study) and Official Plan Amendment 319.

Official Plan Amendment 319 permits the construction of two new mixed use buildings on the Site in addition to the existing buildings, structures and uses provided that: "...the combined residential gross floor area and non-residential gross floor area of such mixed-use building and residential do not exceed 12,550 square metres and 23,350 square metres, respectively, of which the total non-residential gross floor area shall not exceed 4,450 square metres."

The site is also subject to Official Plan Amendment 540 (OPA 540), which includes the Protected Major Transit Station Area SASP 621 for Main Street Station. OPA 540 is pending approval by the Ministry of Municipal Affairs and Housing and is not currently in-effect.

Zoning

The existing Main Square development consisting of buildings A, B, C, and D received site-specific zoning under by-law 1968-0328 which sets out performance standards including gross floor area, height, parking and landscaped areas.

The site is zoned Mixed Use Commercial (MCR T3.0 (C2.0; R2.5)) for the north portion of the site fronting Danforth Avenue; the east portion of the site is zoned Industrial (I1 D1 1.0) and the remainder of the site is zoned R4 Z2.0 in the Former City of Toronto Zoning By-law 438-86.

The site is subject to City of Toronto By-law 161-2006 which permits the construction of two new mixed use buildings, E and F in addition to the existing buildings on-site, with a maximum height of 15 and 32 storeys.

The site is not zoned under the City of Toronto Zoning By-law 569-2013.

Design Guidelines

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

- Tall Building Design Guidelines;
- Danforth Avenue Urban Design Guidelines;
- Growing Up Guidelines: Planning for Children in Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here:

[Design Guidelines – City of Toronto](#)

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 Toronto Green Standard. The TGS can be found here: [Toronto Green Standard – City of Toronto](#).

COMMUNITY CONSULTATION AND DESIGN REVIEW PANEL

On March 8, 2023, City Planning staff conducted a combined virtual community consultation meeting for this site, along with two adjacent development proposals at 8 Dawes Road and 2681 Danforth Avenue. City Planning staff, the Ward Councillor, the applicant team and approximately 80 people attended. Following presentations by City staff and the applicant, the following comments and concerns were raised by participants for this proposed development:

- intensity of the development and the area's ability to sustain it;
- existing rental housing units on site and affordable housing;
- lack of park space and location of park space in the area;
- demolition of the Main Square Community Centre and the future of the existing daycare and the proposed daycare; and
- construction impacts.

On October 5th, 2023, the applicant participated in a joint review at the Toronto Design Review Panel, alongside the 6 other development applications at the south-east corner of Main Street and Danforth Avenue. The project received a vote of non-support (5-0). Major concerns for this proposed development were:

- the buildings at the perimeter resulted in an impenetrable interior;
- minimize vehicular access and paving while ensuring pedestrian routes and green spaces serve destinations offsite, such as transit stations;
- simplify the material palette to unify the overall composition of the development; and
- ensure that universal access is maintained to the GO Station to the south (the existing ramp should not be replaced by stairs).

COMMENTS

Provincial Framework

Staff's review of the application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement and conformity with the Growth Plan. All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform to Provincial plans.

The proposed development is not consistent with PPS policies concerning appropriate development standards, the development of complete communities and the provision of affordable housing; and does not conform to Growth Plan policies relating to complete

communities, the provision of affordable housing in major transit station areas, built form and the implementation of appropriate development standards through the Official Plan and other supporting documents.

Official Plan Amendment

An Official Plan amendment to amend the policies regarding maximum permitted gross floor area stated in OPA 319 is required to permit the proposed development.

Land Use

As per Policy 1.2 of OPA 478, the objective for the area is a complete mixed-income community with a land use mix that includes a full range of housing, retail and commercial uses, employment uses, community services and facilities, public parks and open spaces. Policy 9.1 includes the direction that new residential development will provide a diverse range and mix of housing options, including seniors housing and affordable housing.

Policy 3.6 of OPA 478 states: "Development will replace the total gross floor area of any existing on-site community services and facilities to ensure no net loss of community space. The replacement of any existing community services and facilities off-site will be at the City's discretion."

The current proposal does not include the provision of affordable housing, on-site public park provision or provide for the replacement of the existing community recreation centre proposed to be demolished. As such the currently proposed land uses are not consistent with the policies of OPA 478, the Official Plan and provincial policies regarding development in the vicinity of transit infrastructure.

Dwelling Unit Mix

The proposed 1,552 new dwelling units include: 131 studio (8%), 833 one bedroom (54%); 402 two bedroom (26%) and 186 three bedroom (12%).

The proposed (new and existing) 2,656 dwelling units include: 363 studio (14%); 1,314 one bedroom (49%); 743 two bedroom (28%) and 236 three bedroom (9%).

The unit mix of the new dwellings proposed conforms to the Official Plan and meets the policies of Official Plan Amendment 478 that require a minimum of 25% two-bedroom and 10% three-bedroom units within new developments.

Housing Issues

Official Plan policies state that a full range of housing will be provided and maintained to meet the needs of current and future residents, including affordable housing. The Growth Plan also contains policies to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes. Staff encourage the provision of affordable housing on the subject site to support the City's and Growth Plan's housing policy objectives to provide a full range of housing (tenure and affordability) within new developments

The housing policies of the Official Plan Amendment 478 apply to this site, including policy direction in Policy 9.1 that new residential development will provide a diverse range and mix of housing options, including seniors housing and affordable housing to accommodate people at all stages of life and to accommodate the needs of all household sizes and incomes.

As no affordable units or seniors housing is currently proposed, the proposal is not consistent with Official Plan Amendment 478 or with provincial policies.

Public Realm and Streetscape

Policy 2.2.1 of OPA 478 requires a minimum 6 metre setback from street curb to building face along Main Street, Danforth Avenue and the Dawes Road. The current proposal does not clearly show the street curb to building setback or an unobstructed 2.1 metre pedestrian clearway. Furthermore, this curb to building setback is required to be free of all cantilevers or archways to support space for future mature tree canopy and for the heavy pedestrian volume anticipated here (the area connecting a TTC and GO station). As such, the proposal in its current form is not supportable.

Urban Forestry has reviewed the application and have provided comments to the applicant. The applicant proposes to remove 23 existing trees on private property. Urban Forestry staff have indicated that trees should be planted along the Danforth Avenue road allowance and the along the new public street road allowance to the south of the site. Consolidation of private driveways, as discussed in the Site Organization portion of this report, will provide opportunity to investigate opportunities to preserve more of the existing trees on site. A revised Landscape Plan and details are required to include clarification of the proposed location of trees and soil volumes.

A composite Public Utility Plan (Quality Level-A) is also required to determine where trees can be located, and if additional building setbacks will be required, should there be conflicts.

Built Form

City Planning staff have reviewed the proposed built form, including height, massing and transition, against the policies of the Official Plan as well as relevant design guidelines.

The proposal does not conform to the Official Plan policies respecting massing, including setbacks, step backs, and tower separation distances. The proposal has not demonstrated adequate tower separation on the site and tower setbacks to adjacent properties. The proposal's tower heights, base building height, and transition do not conform to Official Plan policies (including the policies of Official Plan Amendment 478).

Shadow

A shadow study shows the proposed buildings shadow public parks, properties designated *Neighbourhoods* in the Official Plan, and the north sidewalk of Danforth Avenue. Policies (a) and (c) of Policy 7.3 of OPA 478 require new tall buildings to appropriately limit shadow impacts to these spaces. Changes to the built form are required to improve shadow conditions, which are not currently acceptable.

Wind

A Pedestrian Level Wind Study suggests that the wind conditions for the outdoor amenity spaces proposed on the 24th floors are uncomfortable and unsafe. Unsafe wind conditions do not meet Official Plan Policies and, as such, improvements to support wind mitigation are required. Further to this, conditions that are comfortable for sitting in spring, summer and fall, where seating is anticipated have not generally been addressed.

Parkland

The proposal does not include an on-site parkland dedication. Official Plan Amendment 478 requires that on-site parkland dedication be considered as a first priority in satisfying a development's parkland dedication requirement. The applicant is required to satisfy parkland dedication through an on-site dedication in the northwest corner of the site.

Community Recreation Centre

The City's Main Square Community Recreation Centre ("CRC"), servicing the Beaches-East York community, currently operates at 245 Main Street located along the southern edge of the development site. The CRC building is owned by the applicant but is under lease to the City of Toronto.

The applicant's proposed development includes demolition of the existing CRC building and associated surface parking to facilitate the construction of two new mixed-use buildings. No replacement CRC is being contemplated in the application which does not conform to OPA 478

Site Organization

A large percentage of the site is dedicated to car circulation (loading and driveways). Consolidation of access points to parking and replacing the excess of driveways with soft landscaping will improve the organization and orderly development of this infill site. Staff have suggested refinements to the plan to address pedestrian comfort and Toronto Green Standard performance, minimizing paving and increasing tree planting.

OPA 478 includes policies that speak to creating more connections and permeability for pedestrians to more conveniently access Main Street TTC and Danforth GO Stations.

As proposed, some loading areas will have negative impacts related to noise and exhaust on existing residential units which are facing the proposed loading areas.

Transportation

Transportation Services have reviewed the application and its supporting documentation pertaining to vehicular transportation matters. Transportation Services requires revisions to the development. These revisions include: providing a 0.4 metre road widening dedication for Danforth Avenue and a 0.35 metre road widening dedication for Main Street; securing conveyances for the purposes of the new east-west and north-south public streets; securing corner roundings at the southeast corner of Danforth Avenue/Main Street, the southwest corner of Danforth Avenue/North-South

Public Street, and northeast corner of the north-south Public Street/east-west Public Street intersection.

Revisions to the curb lane along Main Street adjacent to the site and at the intersection with Danforth Avenue are required. Along Danforth Avenue the construction of a raised cycle track and raised transit stop along the south side of the street is required. Traffic signal modifications at Danforth Avenue/Main Street and Danforth Avenue/north-south public street are required.

A Draft Plan of Subdivision application is required to be submitted to secure the required public right-of-way conveyances and construction of the new public streets.

Servicing

Engineering and Construction Services have reviewed the application and have provided comments to the applicant. Revisions and clarifications are required to the Stormwater Management Report, Functional Servicing Report, Hydrological Review Summary, Civil Plans, Landscape Plans, and Architectural Plans. Moreover, Engineering and Construction Services require the applicant to submit a Functional Servicing Groundwater Summary Form and a Hydrogeological Report. These forms and the revisions must be completed to the satisfaction of Engineering and Construction Services in order to ensure that the proposal can be serviced.

An agreement between owner of this development and owners of the other lands in the Main Street Planning Area may be required to facilitate the developments of all lands. The agreement shall include, among other things, timing of the land conveyance for the provision of road widenings and new public roads, construction of the roads, and construction cost sharing, all to the satisfaction of the City.

A Draft Plan of Subdivision application is required to be submitted to address land conveyances, public roads, servicing and public infrastructure requirements.

Solid Waste

Solid Waste Management have reviewed the application and request revisions to the architectural plans to ensure solid waste matters are appropriately addressed. The architectural drawings lack details and annotations required for Solid Waste Management to accept the drawings.

A portion of the property where a development is or will be proposed lies within 250 metres of a closed municipal landfill. Therefore, the applicant is required to submit a gas investigation report to ensure the possible presence of methane gas can be adequately assessed.

Rental Housing Demolition and Conversion By-law

The existing rental units were secured as part of previous By-Laws No. 160-2006 and By-law No. 161-2006, along with improvements to building lobbies, indoor amenity space, and provision of a new loading facility and garbage enclosure. Additional

improvements are needed to address the impact from the additional proposed units on the existing buildings and plans are needed that illustrate the improvements.

The applicant has proposed to replace the 19 demolished units with rental units at comparable type and size and at similar rents. The applicant has not yet proposed an acceptable tenant relocation and assistance plan for eligible tenants including compensation and notice beyond the requirements of the Residential Tenancies Act.

Should the OLT allow the appeal in whole or in part, City staff recommend that the City Solicitor request that the Tribunal withhold its final Order until it has been advised that City Council has approved the Rental Housing Demolition application and secured the replacement rental housing and tenant relocation and assistance plan in a Section 111 agreement. Prior to a decision by City Council on the Rental Housing Demolition application a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property.

Toronto Green Standard

All applications are required to meet Tier 1 of the Toronto Green Standard, Version 4. City staff encourage the applicant to meet a higher tier to support the City's objectives for resilience and achieving net-zero emissions by 2040 or sooner. Should the proposal be approved in some form by the OLT, applicable performance measures for the Tier 1 development features would be secured in the site-specific Zoning By-law at a minimum and others through the Site Plan Control application.

The proposal also needs to demonstrate Green Roof By-law compliance.

Community Services Assessment

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.

The removal of the Main Square Community Centre without a replacement facility does not conform to policy 3.6 of OPA 478.

The proposed increased daycare space is a welcome addition to the community; however further consideration of the location and more information regarding the phasing strategy to replace the daycare to ensure there a continuity of the use on the site is required.

Section 37

There is an existing Section 37 Agreement for this site. Section 37 benefits were not discussed in the absence of an agreement on the proposal's density and height. Should this proposal be approved in some form by the OLT, City Planning staff recommends

staff be authorized to negotiate an appropriate amendment to the existing agreement for Section 37 benefits with the applicant, in consultation with the Ward Councillor.

Further Issues

City Planning staff may continue to identify further issues or supplement the reasons provided in this report. Planning staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. Where substantive changes to the proposal are made by the applicant, staff may report back to City Council as necessary.

CONTACT

Seanna Kerr, Senior Planner, Tel. No. 416-395-7053, E-mail: Seanna.Kerr@toronto.ca

SIGNATURE

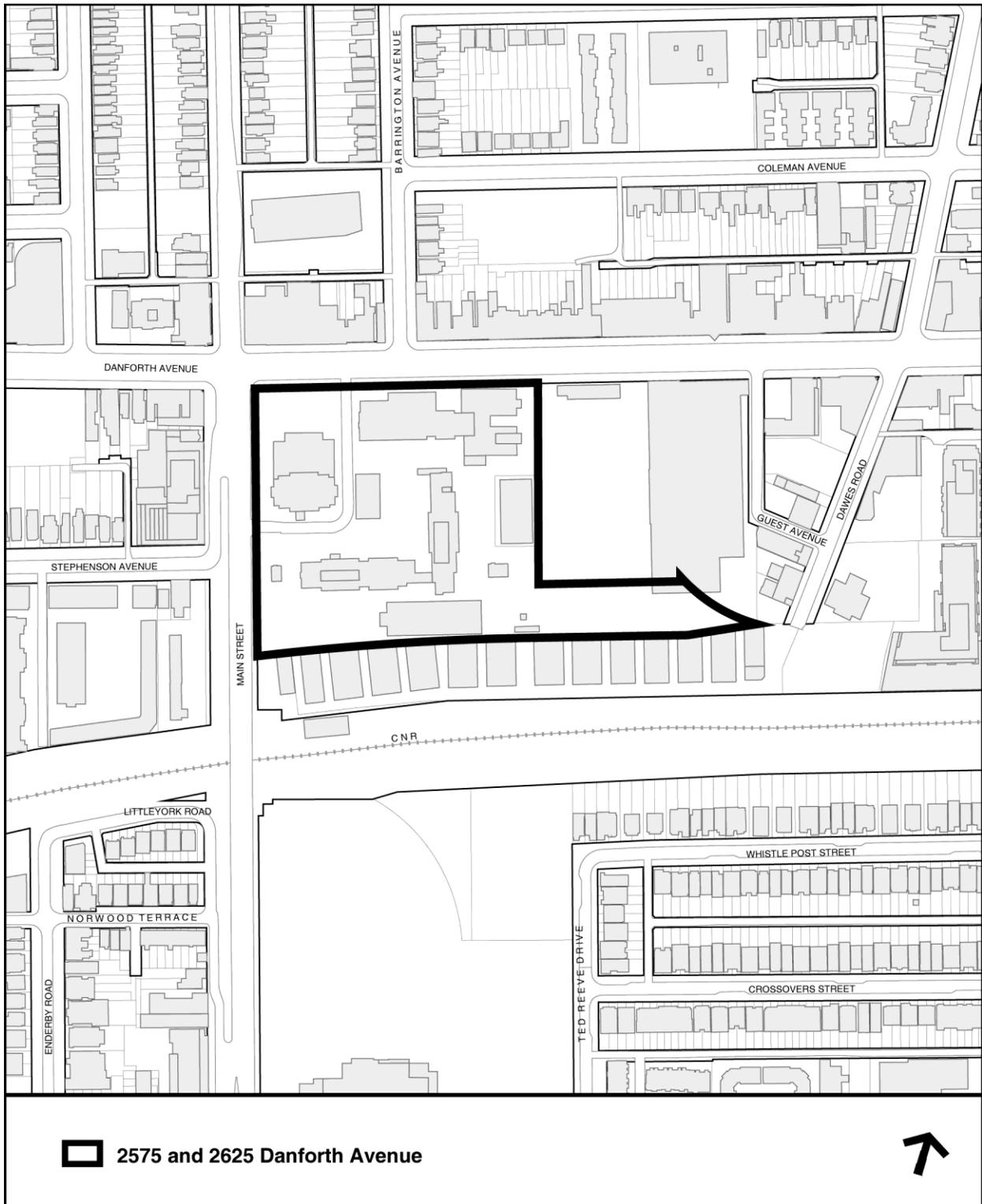
A handwritten signature in black ink, appearing to read "Carly R", with a long horizontal flourish extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning,
Toronto and East York District

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context: North-East Perspective
- Attachment 3: 3D Model of Proposal in Context: South-West Perspective
- Attachment 4: Site Plan
- Attachment 5: Official Plan Land Map
- Attachment 6: Official Plan Amendment 478 Map
- Attachment 7: Zoning By-law Map
- Attachment 8: Application Data Sheet

Attachment 1: Location Map



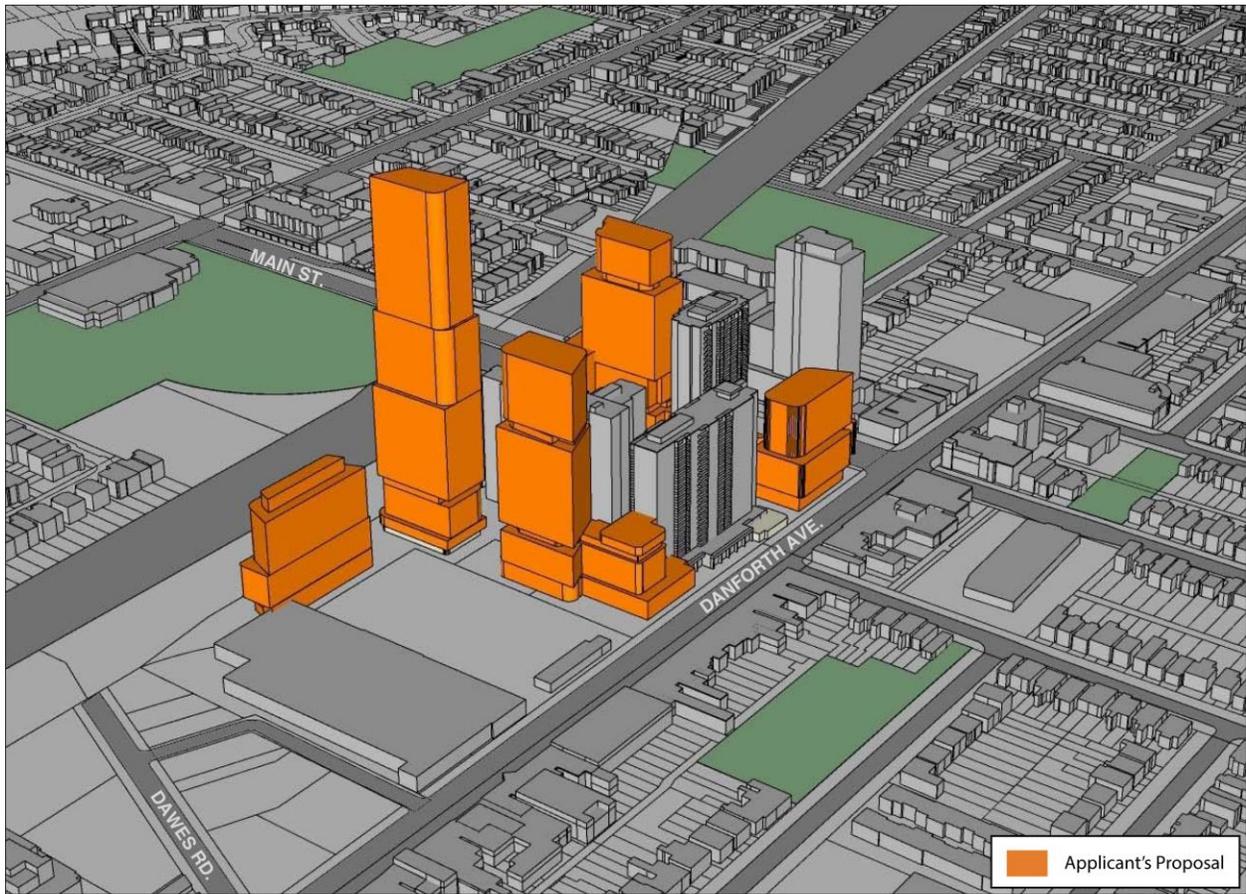
Attachment 2: 3D Model of Proposal in Context - North-East Perspective



View of Applicant's Proposal Looking Northeast

↑
12/05/2023

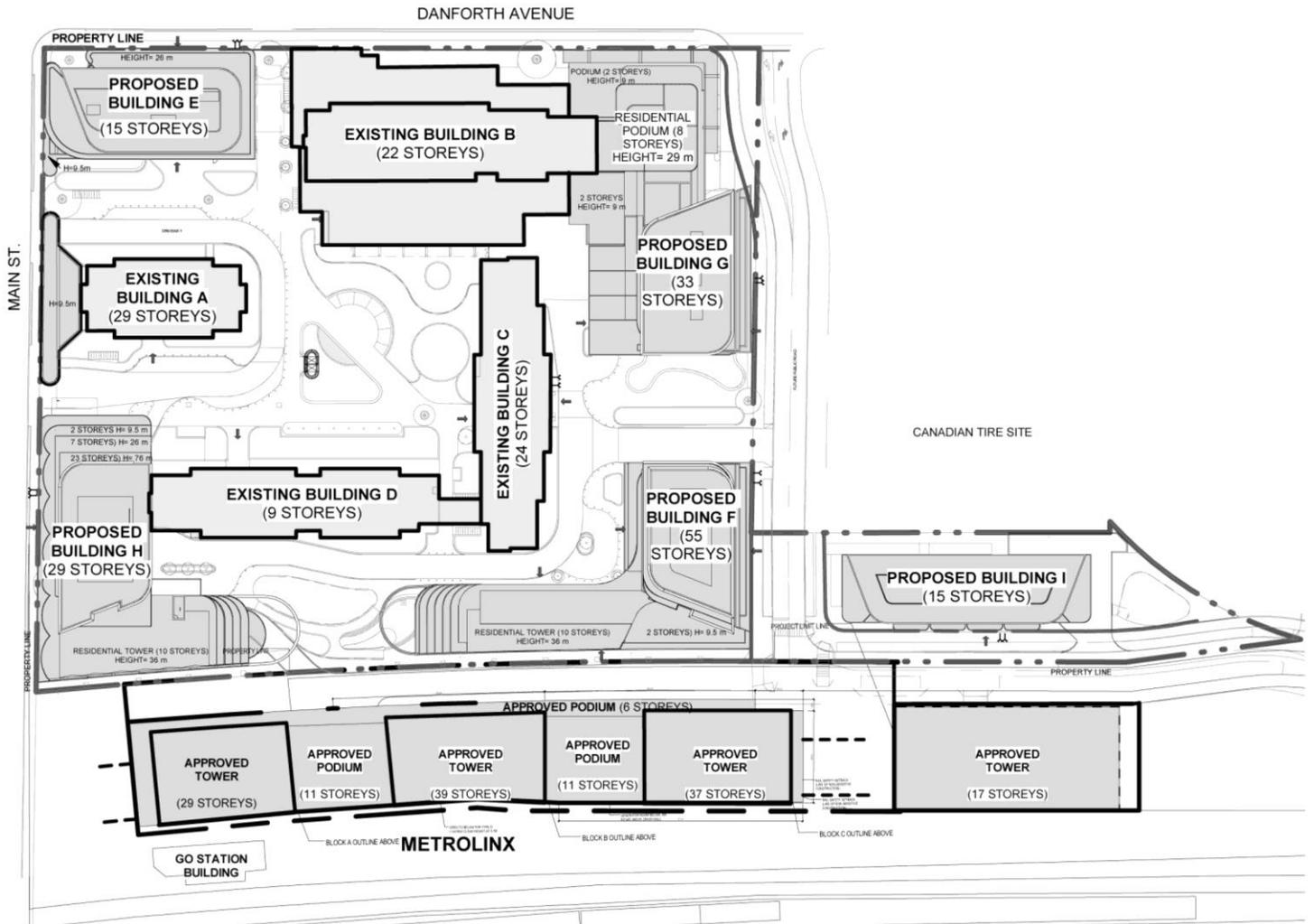
Attachment 3: 3D Model of Proposal in Context - South-West Perspective



View of Applicant's Proposal Looking Southwest

12/05/2023

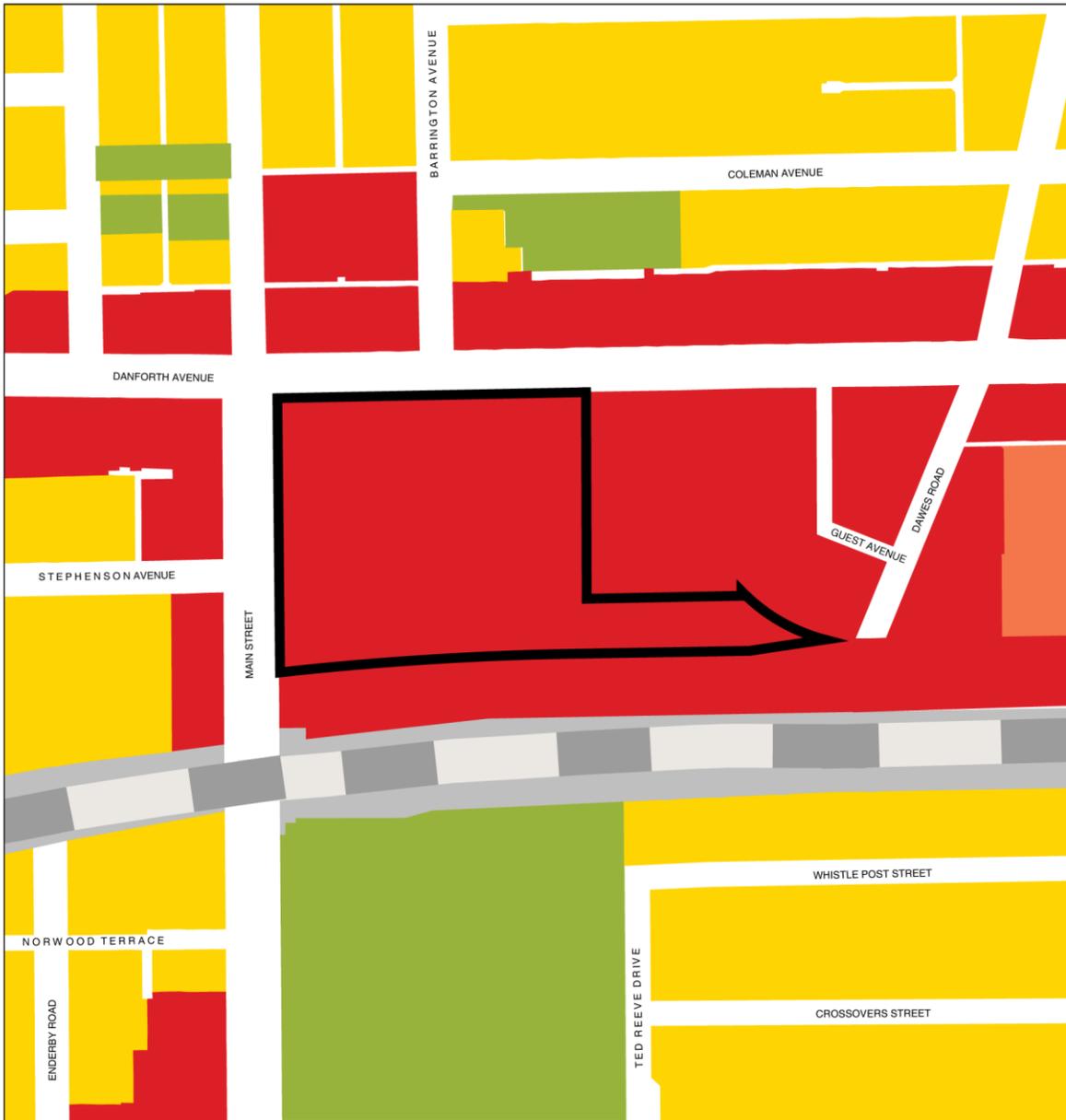
Attachment 4: Site Plan



Site Plan



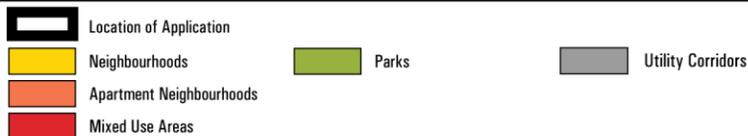
Attachment 5: Official Plan Map



Official Plan Land Use Map #21

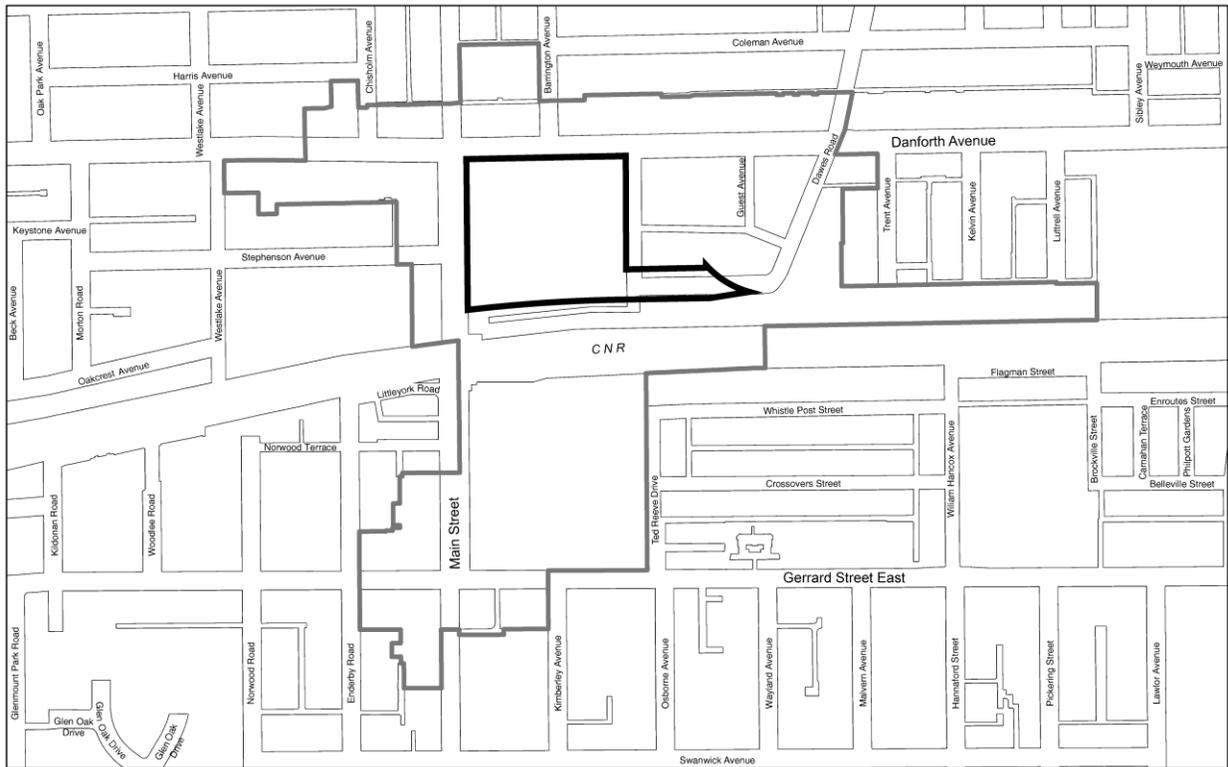
2575 and 2625 Danforth Avenue

File # 22 196279 STE 19 0Z



↑
Not to Scale
Extracted: 11/22/2023

Attachment 6: Official Plan Amendment 478 Map



Toronto
Main Street Planning Study
MAP 2B Streets and Block Plan

2575 and 2625 Danforth Avenue
 File # 22 196279 STE 19 02

 Location of Application
 Main Street Planning Study Boundary


 Not to Scale
 11/27/2023

Attachment 8: Application Data Sheet

Municipal Address: 2575 and 2675 DANFORTH AVENUE Date Received: August 26, 2022

Application Number: 22 196279 STE 19 OZ

Application Type: Rezoning

Project Description: Rezoning application to redevelop certain portions of this large 3.18-hectare property with five new buildings (Buildings E to I) ranging in height from 15 to 55-storeys and accommodating approximately 1,543 new residential units, with a diversity of types, sizes and tenures (rental and/or condominium).

Applicant	Architect	Owner
HUNTER AND ASSOCIATED 647-505-7381	WZMH ARCHITECTS	JACOB'S TENT INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: 161-2006, SASP 577

Zoning: R4 Z2.0; MCR T3.0 C2.0 R2.5; I1 D1 1.0 Heritage Designation: N

Height Limit (m): 15, 32 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 31,754 Frontage (m): 180 Depth (m): 162

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	9,238	6,270	6,092	12,362
Residential GFA (sq m):	82,748	81,701	111,054	192,755
Non-Residential GFA (sq m):	8,854	1,056	6,074	7,130
Total GFA (sq m):	91,602	82,757	117,128	199,885
Height - Storeys:	29	29	55	55
Height - Metres:	87	87	183	183

Lot Coverage Ratio (%)	38.93	Floor Space Index:	6.29
------------------------	-------	--------------------	------

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	192,338	417
Retail GFA:	6,036	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	1,094	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1,123	1,104	9	1,113
Freehold:				
Condominium:				
Other:			1,543	1,543
Total Units:	1,123	1,104	1,552	2,656

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		232	481	341	50
Proposed:		131	833	402	186
Total Units:		363	1,314	743	236

Parking and Loading

Parking Spaces:	935	Bicycle Parking Spaces:	1,563	Loading Docks:	11
-----------------	-----	-------------------------	-------	----------------	----

CONTACT:

Seanna Kerr, Senior Planner
 416-392-7053
 Seanna.Kerr@toronto.ca