

1095 and 1111 Danforth Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: April 19, 2024

To: Toronto and East York

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

Wards: Ward 14 - Toronto-Danforth

Planning Application Number: 22 114259 STE 14 OZ

SUMMARY

This report reviews and recommends approval of an application to amend the City of Toronto Zoning By-law 569-2013 to permit a 13 storey mixed use development at 1095 and 1111 Danforth Avenue. The building is proposed to contain 272 rental dwelling units, 673.7 square metres of non-residential gross floor area and one level of underground parking. Staff support approval of the proposed development, as it responds to the City's affordable housing strategy, provides an enhanced public realm, and integrates and retains the façade of the Trull Funeral Home at 1111 Danforth Avenue, identified as having cultural heritage value.

This report recommends a holding provision (“H”) be included in the proposed Zoning By-law Amendment, to address a shared loading arrangement with the neighbouring 1117 Danforth Avenue proposal (file 24 120936 STE 14 OZ).

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and represents an appropriate form and scale of development.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1095-1111 Danforth Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 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.

3. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1095-1111 Danforth Avenue from Permit Parking.

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

The application was submitted on February 22, 2022, and deemed complete on March 15, 2022. A Preliminary Report on the application was adopted by Toronto and East York Community Council on May 26, 2022 authorizing staff to conduct a community consultation meeting with an expanded notification area. That decision is available at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE33.28>

At its meeting on April 6, 2022, City Council endorsed the Danforth Avenue Planning Study (Segment 2 – Don Valley to Coxwell Avenue) – City-Initiated Official Plan Amendment 573 and Urban Design Guidelines (Danforth Segment 2 Study). That decision is available at the following link:

<https://secure.toronto.ca/council/agendaitem.do?item=2022.te31.12>

On July 19, 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 Official Plan Amendment 540 (OPA 540) which would amend Chapter 8 of the Official Plan. Taken together, these OPAs add a combined total of 115 MTSAs and PMTSAs to Chapter 8 of the Official Plan. These OPAs are awaiting a decision by the province and not yet in force. The final report and OPA can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

On October 11, 2023, City Council adopted a Motion MM11.3 “New Housing Opportunities on the Danforth”, to advance the redevelopment of 1117 Danforth as affordable supportive housing, and to provide \$500,000 in funding for the purpose of conducting pre-development activities. City Council’s decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MM11.3>

At its meeting on November 8 and 9, 2023, City Council adopted the recommendations, as amended, for Item EX9.3 - Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes. The Council decision and reports is available at the follow link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

At its meeting on December 13, 2023, City Council adopted the recommendations to revise the Official Plan Amendment 573 for 1095 and 1111 Danforth Avenue, to support the redevelopment of the existing non-profit housing site at 1117 Danforth Avenue, subject to appropriate arrangements being made to secure affordable rental and rent-geared-to-income units. That decision is available at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.CC13.9>

On its meeting on April 5, 2024, Planning and Housing Committee considered the notice of intention to designate 1111 Danforth Avenue under Part IV, Section 29 of the Ontario Heritage Act. This item was received but was not passed within the statutory timeline by City Council on April 17, 2024. The decision is available at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH11.13>

THE SITE

Description: The site is at the southeast corner of Danforth Avenue and Byron Avenue. It is L-shaped and has an approximate area of 2,885 square metres, with frontages of 76 metres on Danforth Avenue and 30 metres on Byron Avenue. The lot depth varies across the site from approximately 30 metres to 40 metres.

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

THE APPLICATION

Description of Application: A 13 storey (45.85 metres including mechanical penthouse) mixed use building with a 5 storey (17.6 metre) streetwall height.

Density: 6.74 times the area of the lot.

Dwelling Units: The proposal includes 17,759.3 square metres of residential gross floor area (GFA) with rental tenure. Of the 272 rental dwelling units proposed, 183 are studio and one-bedroom units (68%), 12 are two-bedroom units (4%), 6 are three-bedroom units (2%), and 71 are four-bedroom units (26%).

Amenity Space: The proposal includes 544 square metres of indoor amenity space (2 square metres per unit), and 544 square metres of outdoor amenity space (2 square metres per unit), for a combined ratio of 4.0 square metres per unit.

Access, Bicycle Parking, Vehicle Parking and Loading: Separate retail and residential access points are along the Danforth Avenue and Byron Avenue frontages and at the rear of the site for the at-grade dwelling units. The development includes 362 bicycle parking spaces: 302 long term and 60 short term spaces. The short term spaces are located at grade and the long term spaces are located within the basement level.

Vehicular access is from the existing private laneway to the rear (south) of the site. One level of underground parking with a total of 19 parking spaces and 1 Type-G loading space is being proposed, shared with the neighbouring site at 1117 Danforth Avenue. With the consent of both this applicant and the applicant for the 1117 Danforth Avenue, holding (H) provisions are recommended in both implementing zoning by-laws to allow for the respective owners to enter into appropriate easements and agreements securing this arrangement.

A 2.34 metre lane widening is required along the rear of the property to satisfy the requirement of a 6 metre wide lane right-of-way.

Non-Residential Component: The proposal includes 673.7 square metres of commercial/retail uses along Danforth Avenue.

Additional Information

See Attachments 1 through 8 of this report for an Application Data Sheet, location map, three dimensional representations of the project in context, site 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/1095DanforthAve.

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, residential uses at grade, building stepbacks and parking requirements.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- 3D Model
- Arborist Report

- Architectural Plans
- Civil and Utility Plans
- Community Services and Facilities Study
- Construction Management Plan
- Draft Zoning By-law
- Energy Strategy Report
- Environmental Site Assessment
- Geotechnical Study
- Heritage Impact Assessment
- Hydrogeological Study
- Landscape and Lighting Plan
- Utility Investigation Report
- Methane Level Monitoring
- Pedestrian Wind Level Study
- Planning Rationale
- Public Consultation Study
- Servicing Report
- Site Plan
- Sun/Shadow Study
- Survey Plan
- Topographical survey
- Toronto Green Standard Checklist
- Traffic Impact Study
- Tree Preservation Plan
- Simplified Report Graphics

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

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 (2020), and shall conform to provincial plans, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as located on an Avenue. The land use designation for the site is Mixed Use Areas. See Attachment 2 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Planning for Major Transit Station Areas

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

The site is also subject to Official Plan Amendment 540 (OPA 540), which includes the Protected Major Transit Station Area (PMTSA) Site and Area Specific Policy 617 (SASP 617) Donlands Station and 618 (SASP 618) Greenwood Station. OPA 540 is pending approval by the Ministry of Municipal Affairs and Housing and is not currently in effect.

Danforth Avenue Planning Study and Site and Area Specific Policy 772

The site is located within the Danforth Avenue Planning Study area (Segment 2 – Don Valley to Coxwell Avenue), which resulted in resulted a Council-endorsed Site and Area Specific Policy 772 (SASP 772) and the Urban Design Guidelines. The SASP policies are intended to guide and manage moderate, incremental development while respecting the existing mixed-use, main street character of Danforth Avenue.

SASP 772 is under appeal at the Ontario Land Tribunal and is not currently in effect. The development application was submitted on February 22, 2022, prior to Council approval of SASP 772 on April 6, 2022.

There is a City-initiated revision to SASP 772 as part of the Ontario Land Tribunal's adjudication of appeals, in the context of the Zoning By-law Amendment application for 1095 and 1111 Danforth Avenue.

Zoning

The site is zoned Commercial Residential CR 3.0 (c1.0; r.2.5) SS2 (x2219), with a height limit of 14 metres (Attachment 3). 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 2 – Urban Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Complete Streets and Pedestrian Priority Guidelines;
- Retail Design Manual;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here: [Design Guidelines - City of Toronto](#)

The Danforth Avenue Planning Study Recommendations can be found here: [Danforth Avenue Complete Street and Planning Study – City of Toronto](#)

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application was submitted on March 24, 2022 and is under review.

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 proposed development is striving for Tier 2 of the TGS. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A virtual joint Community Consultation Meeting was held by City staff on February 13, 2023. Approximately 120 members of the community, the local ward Councillor and the applicant team attended this meeting. City staff and the applicant team gave presentations and answered questions from the participants. The following comments were provided by participants at the meetings and via email and phone calls:

- support for the proposal including the pursuit to meet Tier 2 of the Toronto Green Standards;
- support for proposed massing and height;
- support for intensification close to the Donlands and Greenwood Subway Station;
- request to include affordable units in the proposal;
- concerns with the lack of proposed parking spaces to service the future development;
- concerns with safety and traffic conflicts with additional vehicles using the rear laneway;
- concerns with massing and height not meeting the City's Mid-Rise Building Performance Standards or Danforth Avenue Planning Study recommendations;
- concern with the proposal not being evaluated against angular planes;
- concerns with shadow impacts on Danforth Avenue and surrounding neighbourhood;
- concern with height and massing not being contextually appropriate; and
- concerns with disruption from construction activity.

The issues and comments raised through the community consultation have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

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 Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy Consideration Section of the report as well as the policies of the Toronto Official Plan as a whole. Given the existing and the planned context for the subject property and the surrounding area, the proposal for a mid-rise, mixed-use building is an appropriate use for the land and is supported by Staff.

The applicant is exploring an arts and culture use at-grade in the non-residential space at 1111 Danforth Avenue. Staff will enable the arts and culture use in the Zoning By-law Amendment.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal does not include affordable housing units on site; however, the applicant is supporting the redevelopment of the existing non-profit housing site at 1117 Danforth Avenue to rebuild and modernize the existing units and include net new affordable rental and rent-g geared-to-income units. The proposal at 1117 Danforth Avenue consists of 108 affordable rental dwelling units, including 27 rental replacement social housing units.

The proposed development includes 272 market rental units on the site with a unit mix that meets the Growing Up Guidelines.

Public Realm

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposal provides 3 metre pedestrian clearway, to be conveyed to the City, along the entire Danforth Avenue frontage as well as 2.1 metres, along Byron Avenue on the west frontage. There is an additional setback to the building face to provide a sidewalk zone (from curb to building face) across the site except for the frontage directly along the listed heritage structure located at 1111 Danforth Avenue. The proposal is providing an enhanced and activated streetscape along this part of Danforth Avenue that supports the implementation of the Mid-Rise Building Performance Standards and Danforth Avenue Urban Design Guidelines, and also appropriately responds to the heritage structures on site.

Built Form

The proposed Zoning By-law Amendment conforms with the applicable Official Plan policies related to built form. It also meets the intent of SASP 772 respecting maintaining and enhancing the mixed-use main street character of Danforth Avenue, and the objective of developing affordable and supportive housing options to ensure that the Danforth remains an inclusive community. The development provides appropriate transition in density and scale to adjacent low-rise residential buildings to the south.

The 13 storey (45.85 metres in height including mechanical penthouse) mixed-use building consisting of 272 rental dwelling units and 673.3 square metres of non-residential space, meets the general direction of the Mid-Rise Building Performance Standards and the Danforth Avenue Urban Design Guidelines to allow appropriate intensification. The proposal provides appropriate building setbacks to accommodate an

enhanced pedestrian zone and introduces upper-storey stepbacks starting at the 11th storey. The building height, massing, and architectural design of the proposal will be consistent with the adjacent proposal at 1117 Danforth Avenue.

The proposal has a 5 storey (17 metres) streetwall height that provides a pedestrian-scale frontage and ground floor that reinforces the vertical articulation of Danforth Avenue. The proposed development will also provide a three metre stepback with no projections above the retained principal façade of the listed heritage building at 1111 Danforth Avenue.

Sun and Shadow Impacts

The shadow impact resulting from the proposal is acceptable. The proposal adequately minimizes shadows on the north side of Danforth Avenue during the spring and fall equinoxes (March 21 and September 21). While the shadow extends on the north side of Danforth Avenue up to 1:18pm, the shadow moves off the public realm by 2:18pm. The shadow does not cross Danforth Avenue during the summer solstice (June 21).

Unit Mix

The proposal includes 70 four-bedroom units (26%) which exceeds both the unit mix and size required in the Growing Up Guidelines. The Growing up Guideline requirements for unit size and mix is 15% two-bedroom and 10% three-bedroom units. These larger units will provide additional housing options in the community to accommodate children, families and larger living arrangements.

Staff are recommending to include a minimum of 30% two bedrooms or greater in the Zoning By-law to secure this commitment and the unit mix ultimately supporting the implementation of the Growing Up Guidelines.

Traffic Impact, Access, Parking and Loading

The rear east-west laneway entrance along Byron Avenue will provide access to the proposed Type 'G' loading space and underground vehicle parking for 19 vehicle spaces. Of the 19 parking spaces, there will be 2 car share spaces, 11 residential parking spaces, and 6 visitor spaces. Of these spaces, two will be barrier free accessible parking spaces and 25% of all spaces will be equipped with EV charging capabilities. The proposed loading space will service both this site and the adjacent supportive housing redevelopment located at 1117 Danforth Avenue. Laneway safety measures such as restricting truck turning movements, adding signage for limited access, and speed humps will be employed to mitigate laneway safety concerns.

A total of 272 bike parking spaces are proposed, which will consist of 60 short-term spaces along Byron Avenue and Danforth Avenue. The remaining 245 spaces for long-term bike parking is proposed at the underground parking level.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, by Transportation Services and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

No additional upgrades to traffic infrastructure are required to support the proposal.

Road Widening

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Danforth Avenue a 0.4 metre road widening dedication is required and is proposed to be conveyed to the City with this application.

Additionally, to satisfy the Official Plan requirement of a 6 metre right-of-way for this segment of West Greenwood North Chatham Lane, a 2.34 metre road widening dedication is required and is proposed to be conveyed to the City with this application

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have accepted the proposed functional servicing design for the proposed development.

Heritage Impact & Conservation Strategy

The former Trull Funeral Home and Cremation Centre, located at 1111 Danforth Avenue, was listed on the City of Toronto's Heritage Register in July 2022. The property was originally identified as having potential cultural heritage value through the Cultural Heritage Resource Assessment completed as part of the Danforth Avenue Planning Study (Segment 2 – Don Valley to Coxwell Avenue) in October 2021.

Following further research and evaluation, City staff determined that the property at 1111 Danforth Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act (OHA). On January 2, 2024.

City staff recommended that City Council state its to designate the heritage property under Part IV of the OHA. On April 17, 2024, this item was received but was not passed within the statutory timeline by City Council.

A Heritage Impact Assessment was submitted by ERA Architects Inc., dated February 11, 2022, and revised December 9, 2022, and March 1, 2024 to support the development applications. The conservation strategy for the proposed development is to retain the former Trull Funeral Home and Cremation Centre building in-situ and integrate the retained principal (north) façade and returns on the east and west elevations (of approximately 5.0 metres) into the base building of the proposed development.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). One City owned street tree and no privately owned by-law regulated trees were inventoried within six metres of the subject lands. The City owned street tree will be preserved and protected. The proposal includes the addition of seven new street trees to improve the streetscape.

Parkland

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. In this instance, and as per the Toronto Municipal Code Chapter 415-26, Parks, Forestry & Recreation would accept the conveyance of lands off-site that would expand an existing park or create a new park as the required parkland dedication. As per Toronto Municipal Code Chapter 415-29, all appraisals will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires the conveyance of land or payment of cash-in-lieu be made prior to the issuance of the first above-ground building permit for the land to be developed.

Toronto Green Standard

Council has adopted the four-tier 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. 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 or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the Zoning By-law Amendment and Site Plan Approval process.

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 2050 or sooner. The applicant has indicated that they will pursue Tier 2 of the TGS and may be eligible for a post-construction DC refund. By achieving Tier 2 compliance, development would meet the following standards, among others:

- limit Green House Gas emissions from mandatory to high performance levels;
- use construction materials with low embodied carbon emissions;
- conduct a Whole Building Air Leakage Test to ensure heating and cooling systems become more efficient;
- geothermal heating and colling for the building;
- design the building to accommodate connections to green infrastructure; and

- divert construction waste where possible.

Staff's recommended building massing allows for sustainable building design in accordance with Policy 3.4.19 of the Official Plan.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision ("H") under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions required to lift the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the holding provisions in the proposed By-law include:

- The owner, at its sole cost and expense, shall enter into a shared facilities services agreement with the owner of 1117 Danforth Avenue securing the provision of one shared loading space – Type G for the lands municipally known in 2024 as 1095 and 1111 Danforth Avenue, and 1117 Danforth Avenue, all to the satisfaction of the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning, the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services; and
- The owner shall register on title, an easement with 1117 Danforth Avenue for access and use of the future shared Type G loading space, to the satisfaction of the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning, the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services.

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). The proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to sustainability, and an enhanced public realm. Staff worked with the applicant and the community to address and resolve the key concerns including the provision of affordable housing, laneway safety, and street trees in the public realm. The proposal would provide a variety of sizes of rental dwelling units compatible with the surrounding context. Staff recommend that Council support approval of the application.

CONTACT

Helen Song
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E-mail: Helen.Song@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

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: Elevations
Attachment 8: 3D Model of Proposal in Context

Attachment 1: Application Data Sheet

Municipal Address: 1095 and 1111 Dandforth Avenue
Date Received: February 15, 2022
Application Number: 22 114259 STE 14 OZ
Application Type: Rezoning
Project Description: Zoning By-law amendment application to facilitate the redevelopment of the site for a 13-storey mixed-use building having a non-residential gross floor area of 673 square metres, and a residential gross floor area of 17,778 square metres. 272 rental dwelling units are proposed.

Applicant	Agent	Architect	Owner
MHBC PLANNING LTD			1095-1111 DANFORTH PROJEST GP INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 772
Zoning: CR 3.0 (c2.0; r2.5) SS2 (x2219) Heritage Designation: Y - listed
Height Limit (m): 14 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,885 Frontage (m): 76 Depth (m): 42

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,979	1,979
Residential GFA (sq m):			17,759	17,759
Non-Residential GFA (sq m):	1,616		673	673
Total GFA (sq m):	1,616		18,432	18,432
Height - Storeys:			13	13
Height - Metres:			42	42
Lot Coverage Ratio (%): 69.3			Floor Space Index: 6.71	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	17,759	
Retail GFA:	673	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			272	272
Freehold:				
Condominium:				
Other:				
Total Units:			272	272

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		180	1	13	78
Total Units:		181	1	13	78

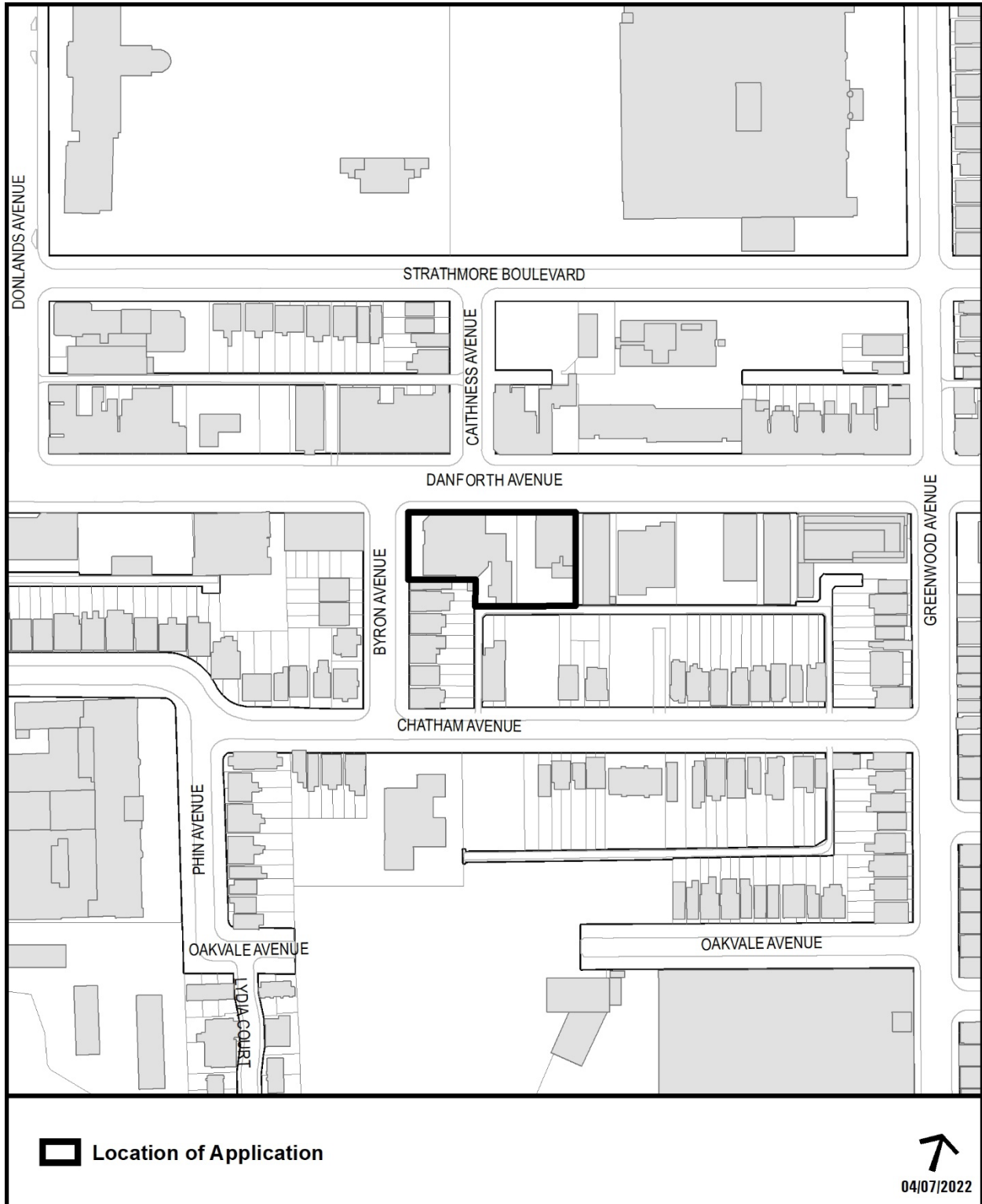
Parking and Loading

Parking Spaces: 19 Bicycle Parking Spaces: 362 Loading Docks: 1

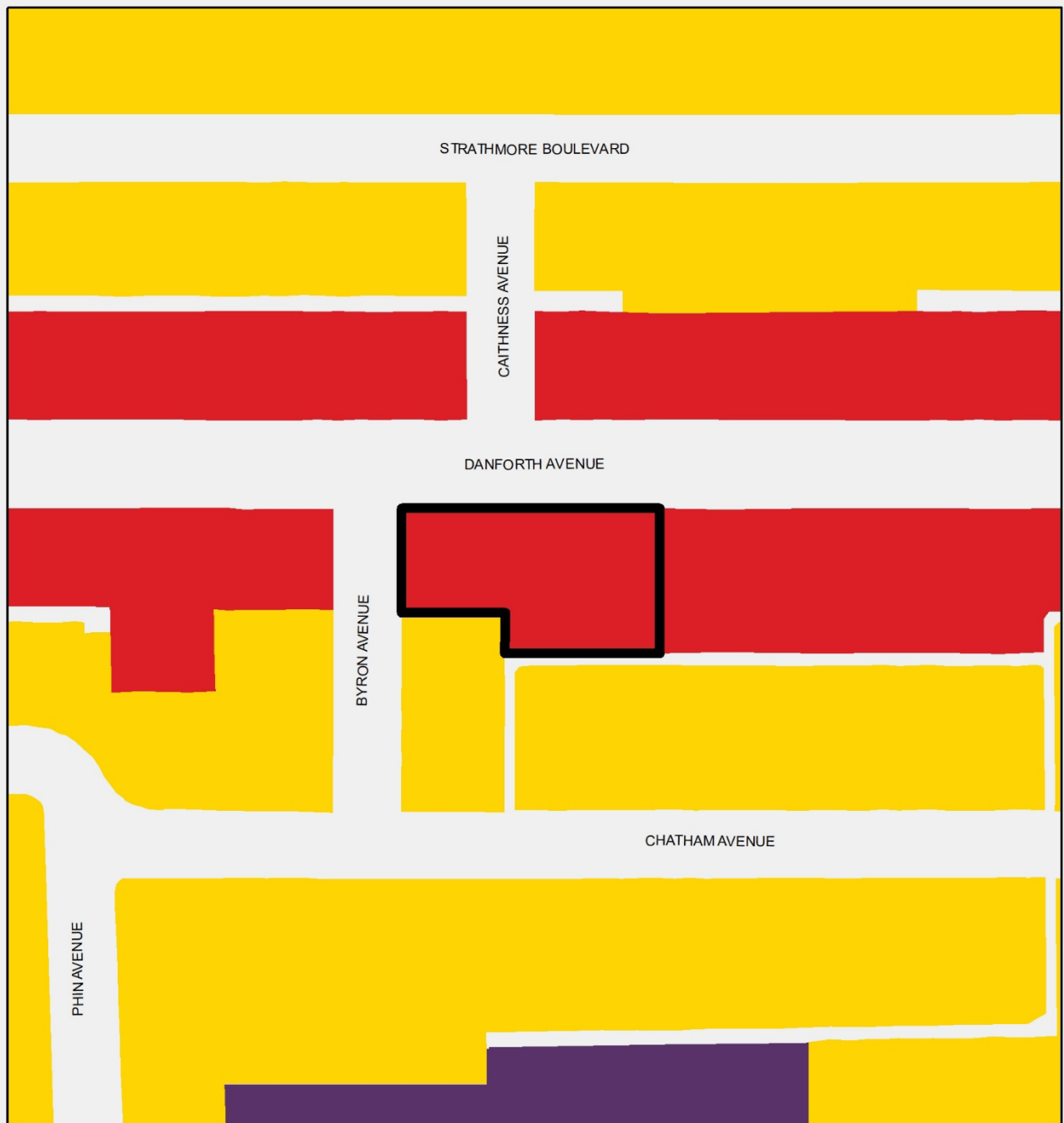
CONTACT:

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Helen.Song@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #21

1095-1111 Danforth Avenue

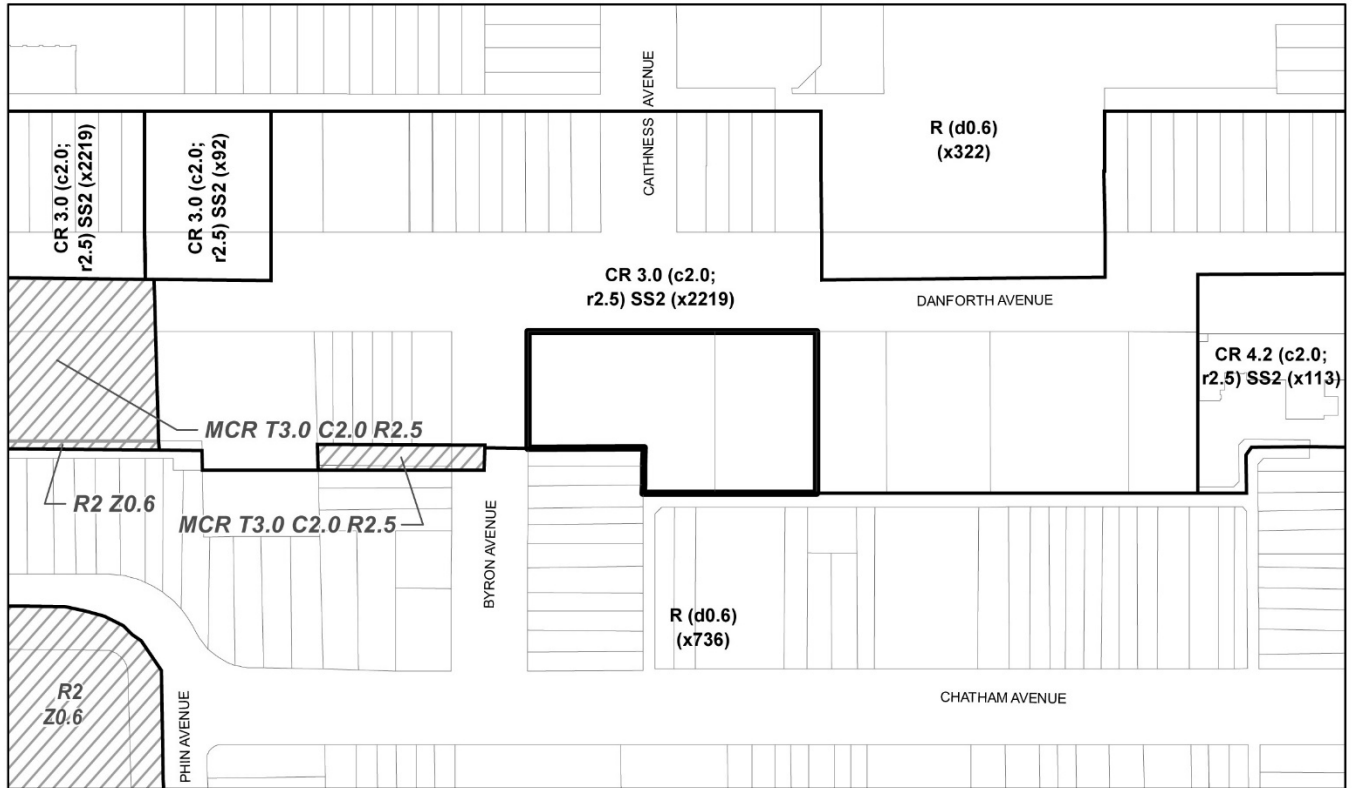
File # 22 114259 STE 14 0Z

- Location of Application
- Neighbourhoods
- Mixed Use Areas
- Core Employment Areas



Not to Scale
Extracted: 03/25/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1095-1111 Danforth Avenue

File # 22 114259 STE 14 OZ



Location of Application



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

R2 Residential District
MCR Mixed-Use District

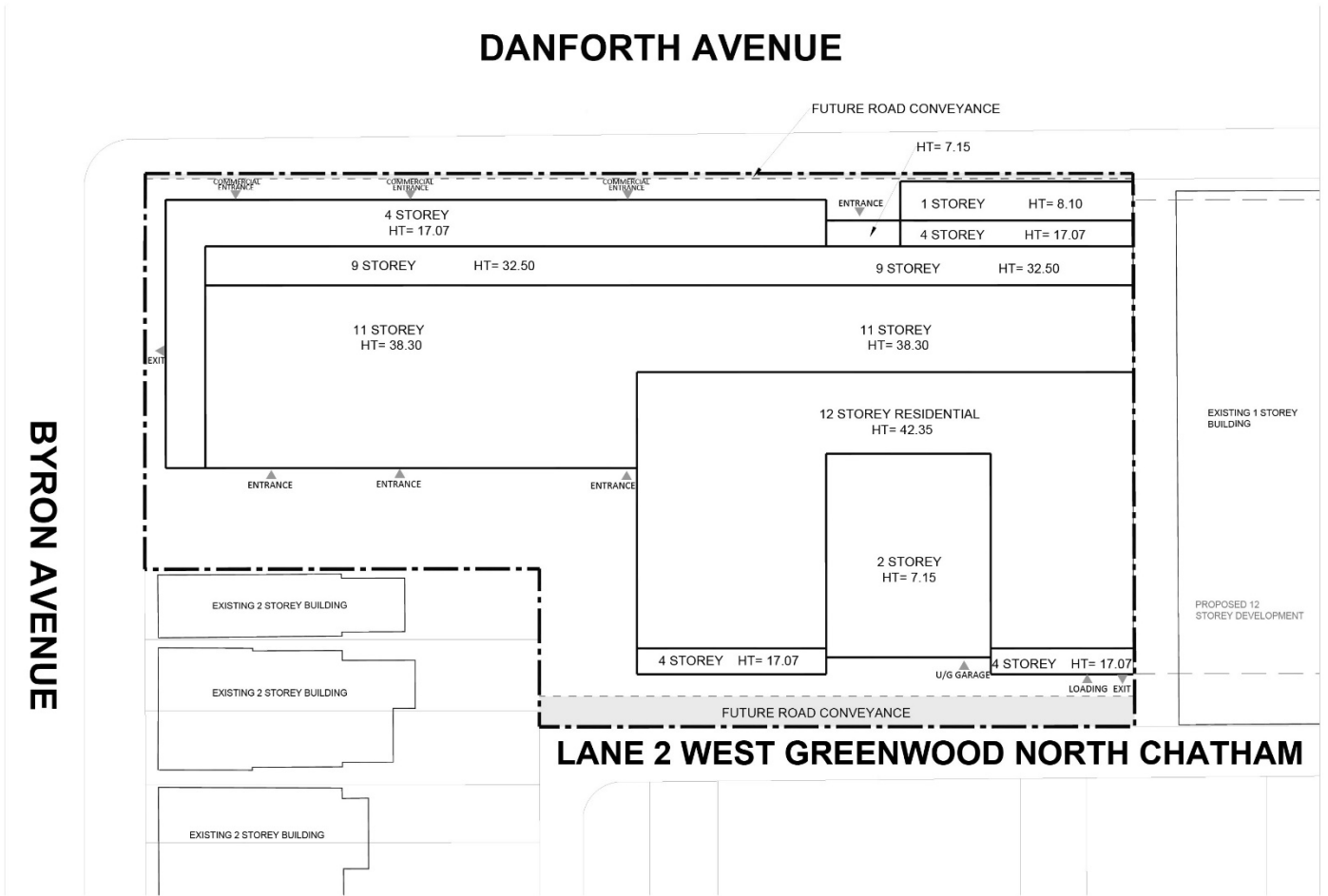
R Residential CR Commercial Residential



Not to Scale
Extracted: 03/22/2024

Attachment 5: Draft Zoning By-law Amendment

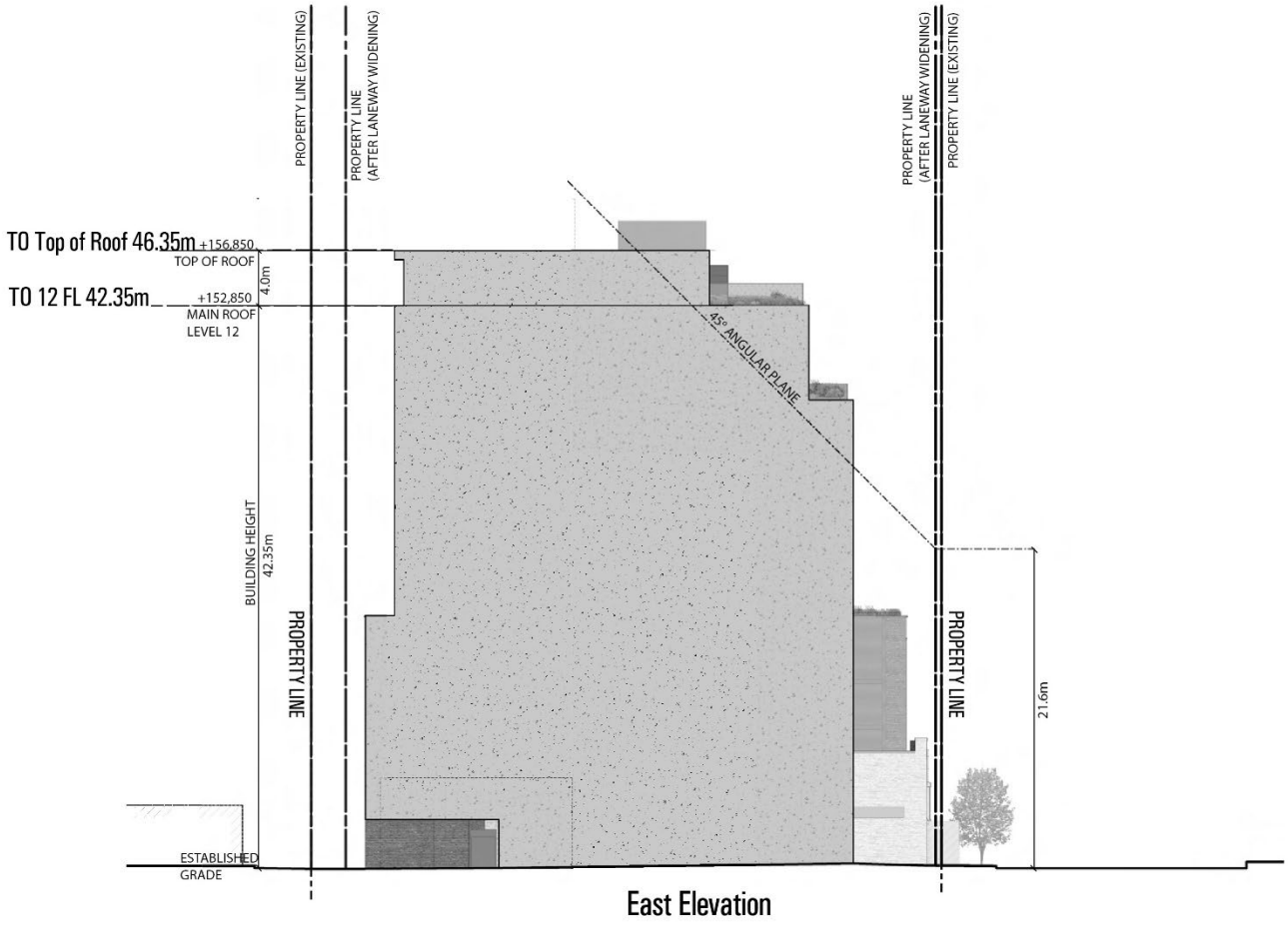
Attachment that it will be made available on or before the May 7, 2024, Toronto and East York Community Council meeting.

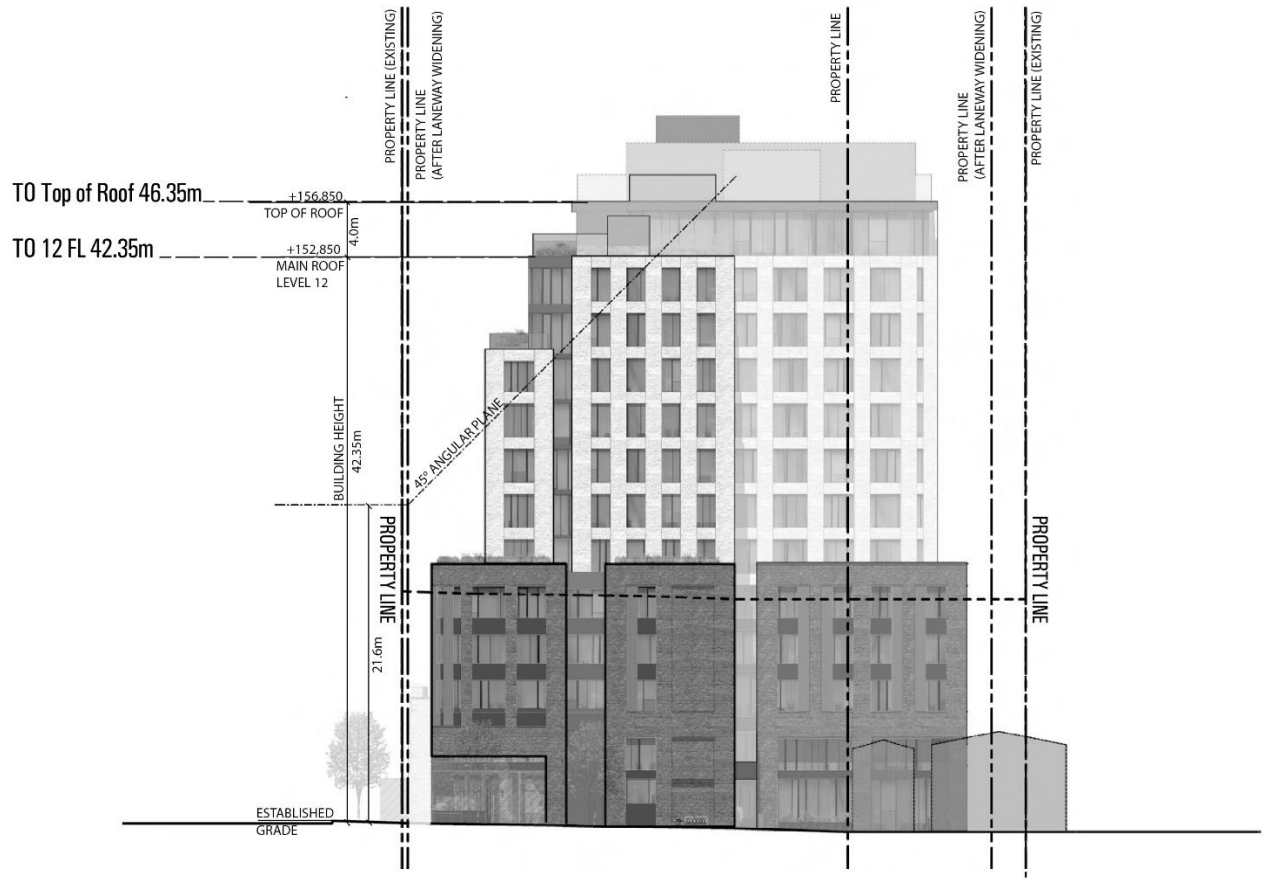


Site Plan

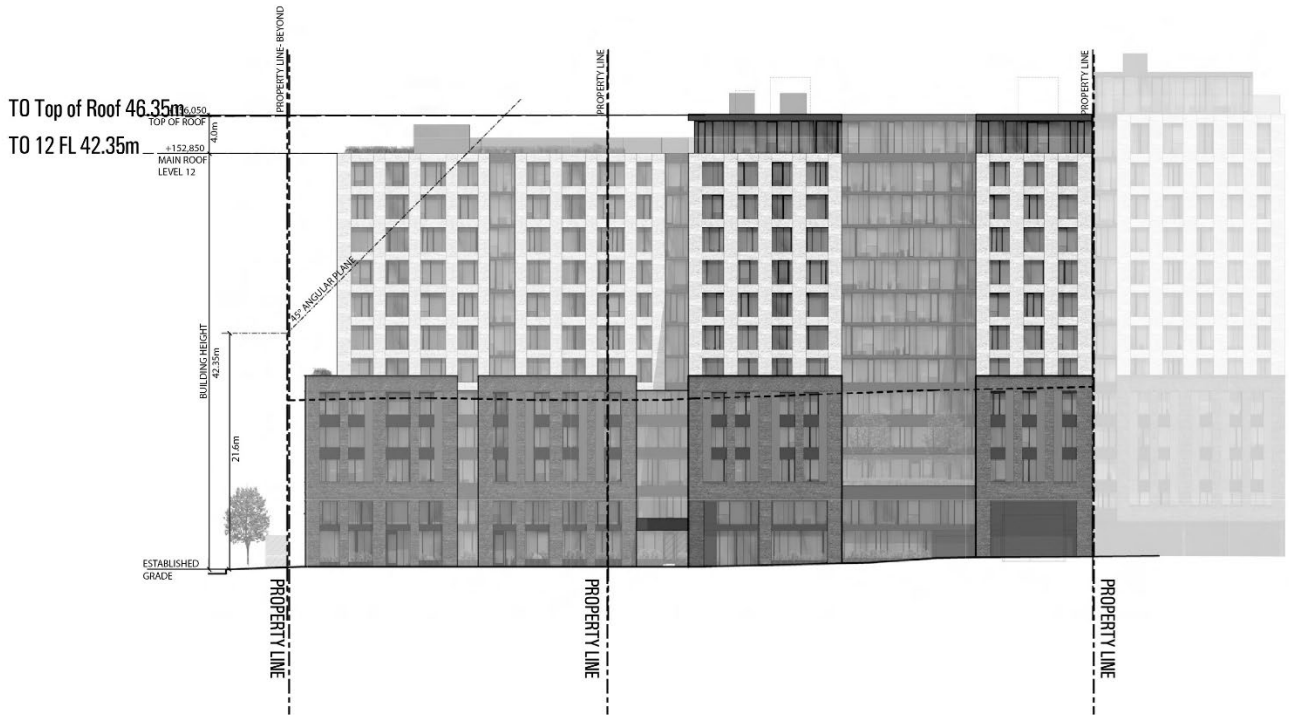


Attachment 7: Elevations

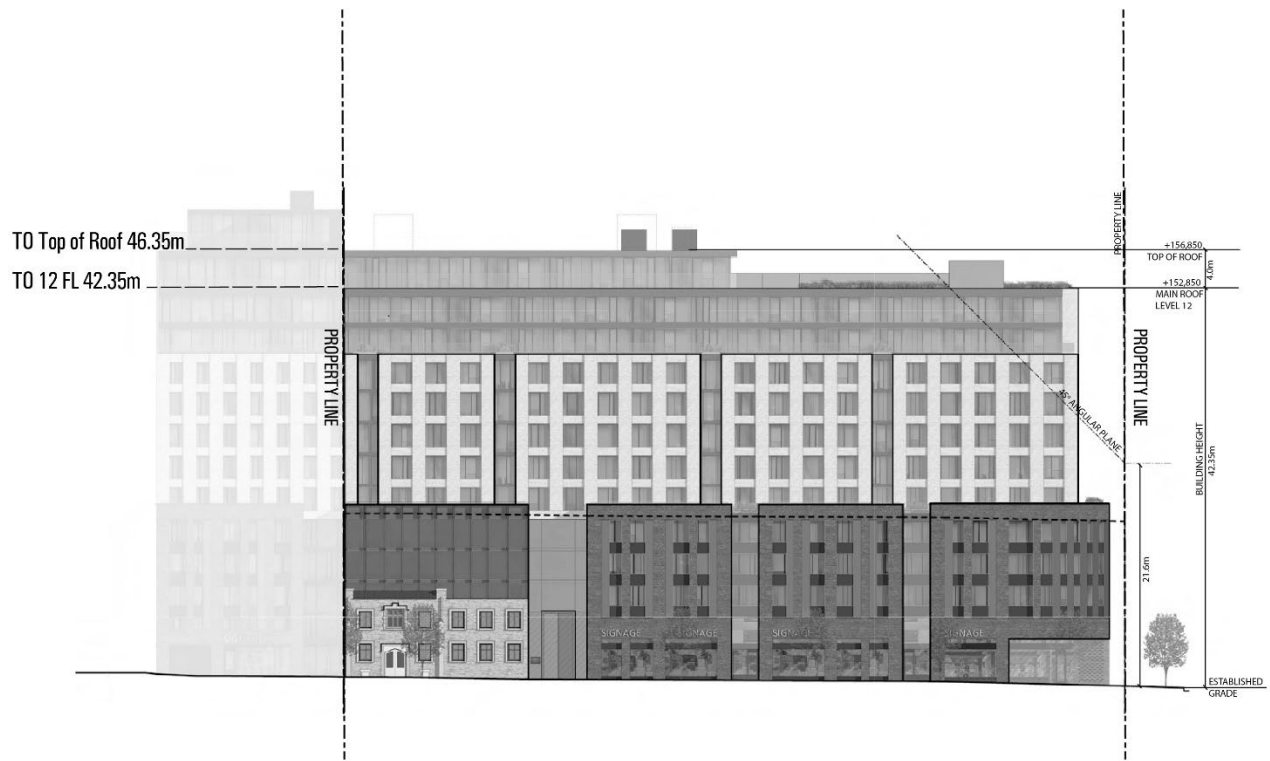




West Elevation

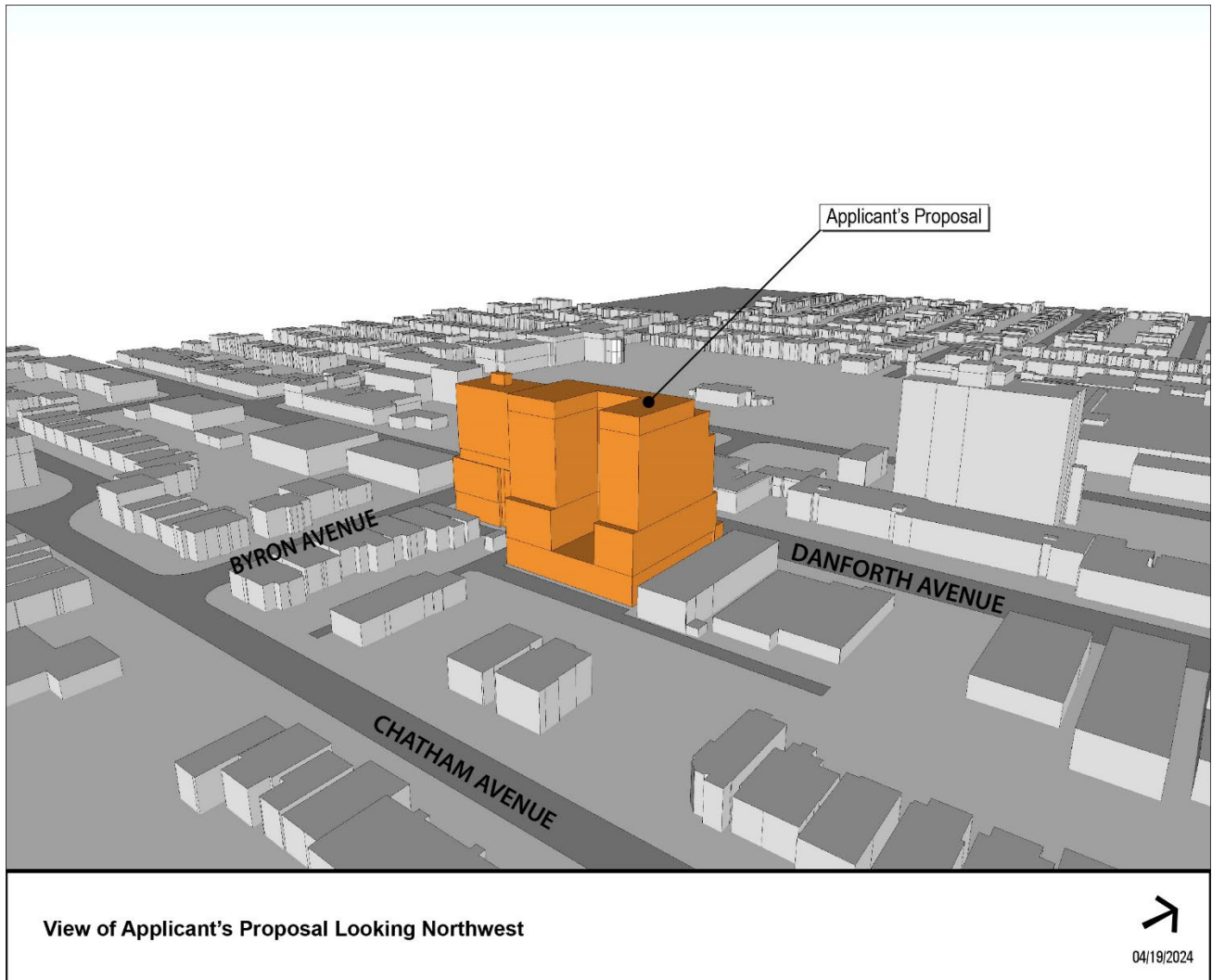


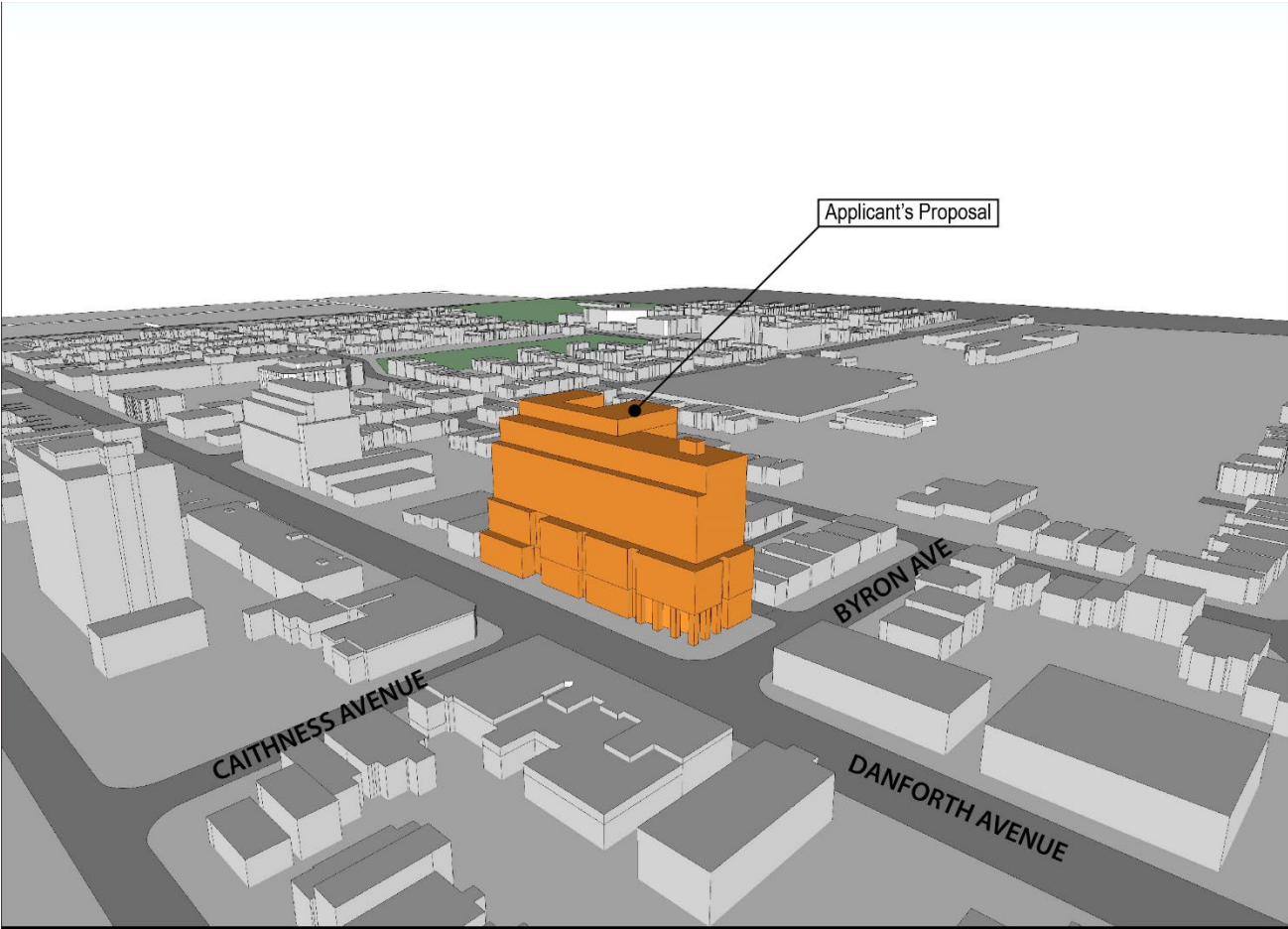
South Elevation



North Elevation

Attachment 8: 3D Model of Proposal in Context





View of Applicant's Proposal Looking Southeast



04/19/2024