

1117 Danforth Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report – Approval

Date: April 19, 2024

To: Toronto and East York Community Council

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

Ward: 14 - Toronto-Danforth

Planning Application Number: 24 120936 STE 14 OZ and 24 120946 STE 14 RH

SUMMARY

This application proposes to amend the Zoning By-law to permit a 14 storey mixed-use building with 108 affordable and rent-controlled market units, including 27 social housing replacement units, and 50 square metres of commercial/retail space at grade at 1117 Danforth Avenue.

This report also recommends approval of the Rental Housing Demolition application. The proposal includes a Tenant Relocation and Assistance Plan that address the right for existing tenants to return to replacement social housing dwelling units at similar rent and interim accommodation at rent-geared-to-income levels for the duration of the construction period.

The proposed development is consistent with Provincial Policy Statement (2020), conforms with the Growth Plan (2020), and represents an appropriate form and scale of development.

This report reviews and recommends amending the Zoning By-law with a holding provision (“H”) to address a shared loading space.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 1117 Danforth Avenue, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

3. City Council approve the Rental Housing Demolition Application (File No.: 24 120946 STE 14 RH) in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of 27 existing social housing units located at 1117 Danforth Avenue, subject to the following conditions:

a. the owner shall provide and maintain 27 replacement social housing units on the subject site for a period of at least 25 years beginning from the date that each replacement social housing unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The replacement social housing units shall collectively have a total gross floor area of at least 982.7 square metres and be comprised of 16 studio and 11 one-bedroom units as generally illustrated in the plans submitted to the City Planning Division dated April 3, 2024. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b. the owner shall, as part of the 27 replacement social housing units required in Recommendation 3.a above, provide at least 16 studio units and 11 one-bedroom units at mid-range (affordable) rents, as currently defined in the City's Official Plan, all for a period of at least 20 years beginning from the date of first occupancy of each unit. Rents shall not include additional charges for laundry or central air conditioning;

c. the owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the 27 existing social housing units proposed to be demolished at 1117 Danforth Avenue, addressing the right to return to occupy one of the replacement social housing units at similar rents, the provision of an alternate rental unit during the construction period, and other assistance to lessen hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division;

d. the owner shall provide tenants of all 27 replacement social housing units with access to, and use of, all indoor and outdoor amenities in the proposed 14 storey building. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as an established practice for private bookings;

e. the owner shall provide central air conditioning in each replacement social housing unit;

f. the owner shall provide tenants of all replacement social housing units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed building;

g. the replacement social housing units required in recommendation 3.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement social housing units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

h. the owner shall enter into, and register on title to the lands at 1117 Danforth Avenue, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 3.a. through 3.g. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

4. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 27 existing social housing units located at 1117 Danforth Avenue after all the following have occurred:

a. all conditions in Recommendation 3 above have been fully satisfied and secured;

b. the issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate, pursuant to Section 114 of the City of Toronto Act, 2006;

c. the issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and

d. the owner has confirmed, in writing, that the 27 existing social housing units are vacant.

5. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 4 above.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 1117 Danforth Avenue after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 4 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

a. the owner removes all debris and rubble from the site immediately after demolition;

b. the owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

c. the owner erects the proposed building on site no later than 3 years from the date that demolition of the existing social housing units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and

d. should the owner fail to complete the proposed building within the time specified in Recommendation 6.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

7. 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 1117 Danforth Avenue from Permit Parking.

8. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and any other related agreements.

9. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps, as required, to implement City Council's decision.

FINANCIAL IMPACT

At the October 11, 2023 City Council meeting, a recommendation was adopted to authorize the Deputy City Manager, Development and Growth Services, in consultation with the Executive Director, Housing Secretariat, to provide \$500,000 in funding for the purpose of conducting pre-development activities related to the redevelopment of 1117 Danforth Avenue to provide affordable supportive housing, in addition to replacing all existing rent-geared-to-income dwelling units.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

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). City Council's 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>

On November 8, 2023, City Council adopted EX9.3 “Generational Transformation of Toronto’s Housing System to Urgently Building more Affordable Homes”.

City Council’s decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

A pre-application consultation (PAC) meeting was held on December 13, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available here: www.toronto.ca/1117DanforthAve. The current application was submitted on March 1, 2024 and deemed complete on March 4, 2024. Staff conducted a Community Consultation Meeting for the application on March 27, 2024. Community consultation is summarized in the Comments section of this Report.

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 located on the south side of Danforth Avenue between Byron Avenue and Greenwood Avenue with West Greenwood North Chatham Lane providing the southern boundary. The site has area of 781 square metres with frontage of 18 metres and depth of 40 metres.

Existing Use

The site is currently occupied by a 2-storey rental apartment building.

Rental Housing

The existing rental apartment building, operated by Houselink and Mainstay Community Housing, contains 16 studio and 11 one-bedroom units. All units are categorized as mid-range (affordable) rents, but tenants pay rents-geared-to-income. The rent-geared-to-income subsidies are provided through the Ministry of Health in order to reduce the rents from mid-range (affordable) rents however they are not counted as part of the City's social housing service level standards.

For the purpose of the Rental Demolition Application, all 27 units are considered as social housing units with mid-range (affordable) rents.

THE APPLICATION

Description: The applications propose a 14 storey mixed-use building (44.7 metres excluding mechanical penthouse). A total of 108 affordable and rent-controlled market units are proposed with a total of 6,964 square metres of residential gross floor area . The non-residential floor area of 50 square metres consists of commercial/retail space located on the ground floor along Danforth Avenue. The total gross floor area for residential and non-residential uses is 7,013 square metres.

Density: 9.0 times the area of the lot.

Dwelling Units: The proposal includes 108 affordable and rent-controlled market units that will be operated by Houselink and Mainstay Community Housing. In addition to the 27 replacement social housing units, the proposal intends to provide up to 11 new rent-geared-to-income units; up to 29 income based affordable units; and up to 41 rent-controlled market units, pending additional financial support. The dwelling types includes 20 studio (19%), 52 one-bedroom (48%), 26 two-bedroom (24%), and 10 three-bedroom units (9%).

Rental Replacement Units: The 27 replacement social housing units represent full replacement by unit type and the existing rental gross floor area.

Rents for the replacement units will be set at the same affordability level as the existing units, comprising 27 units at mid-range (affordable) rents. Houselink and Mainstay Community Housing will make best efforts to secure funding to provide the 27 replacement social housing units at rents-geared-to-income.

Regardless of funding, any eligible tenant who returns to a replacement unit will continue to pay similar rent that they currently pay, generally in-line with their rent being geared-to-income.

All replacement social housing units will be provided with central air conditioning and access to a shared laundry room. Tenants of the replacement social housing units will have access to bicycle parking and all indoor and outdoor amenities at no extra charge, on the same terms and conditions as any other resident of the building.

Tenant Relocation and Assistance Plan: The applicant has agreed to provide tenant relocation and assistance to all eligible tenants, all to the satisfaction of the Chief Planner and secured through legal agreements with the City.

The Tenant Relocation and Assistance Plan will provide tenants alternative accommodations within the existing Houselink and Mainstay Community Housing portfolio during the demolition and construction period. As part of this plan, all eligible tenants would receive:

- at least five months' notice of the date that they must vacate their rental unit;
- the right to return to a rental replacement unit of the same type at similar rent;
- the provision of an alternate unit at rents-geared-to-income levels, for the duration of the construction period; and
- the provision of moving services and assistance for move-out and move-back.

Non-Residential Component

The proposal includes 50 square metres of commercial/retail uses along Danforth Avenue.

Amenity Space: The proposal includes 242 square metres of indoor amenity space (2.2 square metres per unit), and 190 square metres of outdoor amenity space (1.8 square metres per unit), for a combined ratio of 4.0 square metres per unit.

Access, Bicycle Parking, Vehicle Parking and Loading

The proposal includes a total of 5 vehicular parking spaces at grade, accessed from West Greenwood North Chatham Lane. A total of 106 bicycle parking spaces are provided, with 9 short-term bicycle parking spaces and 98 stacked long-term bicycle parking spaces located in a bicycle storage area on the ground floor. One shared Type G loading space will be provided at 1111 Danforth Avenue as part of the redevelopment of 1095 and 1111 Danforth Avenue (File No.: 22 114259 STE 14 OZ) and accessed from West Greenwood North Chatham Lane. With the consent of both this applicant and the applicant for the 1095 and 1111 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.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a 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/1117DanforthAve.

Reasons for Application

The proposal requires an amendment to Zoning By-law 569-2013, as amended, to vary performance standards to permit the proposed height, building setbacks, density, parking requirements, and other performance standards.

A Rental Housing Demolition application is required because the development site contains six or more residential units, of which at least one unit is rental housing. The By-law requires an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

APPLICATION BACKGROUND

Application Requirements

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

- Arborist Report;
- Geotechnical Study;
- Heritage Impact Study;
- Housing Issues Report;
- Hydrological Report;
- Pedestrian Level Wind Study;
- Planning and Urban Design Rationale;
- Public Consultation Strategy Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Sun/Shadow Study; and
- Transportation Impact Study.

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 & REGULATION 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, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being 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.

Policy 3.2.1.1 requires development to provide a full range of housing, in terms of form, tenure and affordability across the City and within neighbourhoods to meet the current and future needs of residents. A range of housing includes ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless and at-risk groups, and housing that accommodates people with disabilities.

Policy 3.2.1.7 requires redevelopment of social housing properties that would have the effect of removing a social housing building or related group of buildings containing one or more social housing units, to provide full replacement of the social housing units at rents similar to those at the time of the application. The replacement includes the provision of a similar number of units with rents geared to household income. An acceptable tenant relocation and assistance plan is also required to address the provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first refusal to occupy one of the replacement social housing units, and other assistance to mitigate hardship.

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, which includes the Protected Major Transit Station Area (PMTSA) and Site and Area Specific Policy 617 (SASP 617) Donlands Station and SASP 618 Greenwood Station. The Official Plan Amendment 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 a Council-endorsed Site and Area Specific Policy (SASP 772) and Urban Design Guidelines to guide development on Danforth Avenue-fronting properties. The SASP policies are intended to guide and manage moderate, incremental development while respecting and reinforcing the existing mixed-use, main street character of Danforth Avenue. An objective of the SASP also includes supporting development of a diversity of housing types, forms, tenures, and affordability

levels, including affordable ownership, affordable rental, and supportive housing options, to ensure that Danforth remains an inclusive community. Achieving the development of affordable housing is supported and prioritized through all available City programs and tools, and implemented in the context of the built form and public realm policies of the SASP.

SASP 772 was appealed to the Ontario Land Tribunal and is not currently in effect.

Zoning

The site is zoned CR 3.0 (c2.0; r2.5) SS2 (x2219) under Zoning By-law 569-2013. The Commercial Residential (CR) zoning category permits mixed-use buildings and a height of 14 metres with a permitted density of 3.0 times the lot area, including a commercial density of 2.0 times the lot area and residential density of 2.5 times the lot area. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Mid-Rise Building Performance Standards;
- Danforth Avenue (Don Valley to Coxwell Avenue) Urban Design Guidelines;
- Complete Streets and Pedestrian Priority Guidelines;
- Best Practices for Bird-Friendly Glass;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

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

Toronto Green Standard

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 virtual Community Consultation Meeting was host by City staff on March 27, 2024. Approximately 20 residents participated, as well as the representative on behalf of the Ward Councillor and the applicant. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, existing planning policy framework, and the proposed development. Following the presentations, City staff led a question-and-answer format discussion. Comments and questions raised at the meeting included:

- Funding for the range of affordable unit types;
- Tenancy criteria of the development;
- Timing of construction of 1117 Danforth Avenue and the adjacent development at 1095 and 1111 Danforth Avenue;
- Vehicular and bicycle parking supply and infrastructure;
- Building materiality;
- Shadow impacts on the surrounding area; and
- Support for the proposal and opportunities for the City to advance similar developments that contribute to affordable housing.

The comments heard through community consultation has been considered through the review of the application.

Tenant Meeting

On April 2, 2024, staff held a tenant meeting for impacted tenants to learn more about the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was held onsite at 1117 Danforth Avenue and attended by 14 tenants, representatives of the applicant, and City Planning staff. During the meeting, tenants asked questions and expressed concerns about the timing of the application and overall development, including the length of time tenants would be displaced from their unit, and process of being relocated to an alternative unit.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members will be 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 Provincial Policy Statement and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the report as well as the policies of the Toronto Official Plan as a whole. The proposal is an appropriate form of mixed-use development in Mixed Use Areas along an Avenue, provides a range of affordable

rental housing including the replacement of the existing social housing units, and is supported by staff.

Rental Housing Demolition and Replacement

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 would provide for 108 affordable and rent-controlled market units and align with the Growing Up Guidelines unit mix.

In accordance with Official Plan policy 3.2.1.7., all 27 existing social housing units will be replaced in the new development with units of the same type, at similar unit sizes, and at rents similar to those in effect at the time of application. The proposed replacement represents 113% of the existing rental gross floor area. All replacement units are larger than existing units by unit type.

The applicant has agreed to provide and maintain the 27 replacement social housing units within the proposed development for at least 25 years, beginning on the date the replacement social housing units are first occupied. All tenants who resided on the lands at the time of application would have the right to return to a replacement social housing unit of the same bedroom type at similar rent, and rents for the replacement social housing units without returning tenants would not exceed the applicable rent threshold for a period of at least 20 years from first occupancy.

Staff are satisfied with the proposed approach to replacing demolished social housing units and the tenant relocation and assistance plan as it is in line with the intent of the City's standard practices for social housing and will appropriately address and mitigate hardship experienced by tenants.

The replacement housing and tenant assistance matters will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Public Realm and Streetscape

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposal provides a 3 metre pedestrian clearway, to be conveyed to the City, along the entire Danforth Avenue frontage. An additional setback to the building face is provided to create in total a pedestrian zone (from curb to building face) of approximately 6.8 metres, 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 responding to the listed heritage structure at 1111 Danforth Avenue.

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 rental housing options to ensure Danforth remains an inclusive community. The development provides appropriate transition in density and scale to adjacent low-rise residential buildings to the south.

The 14 storey (44.7 metres in height excluding mechanical penthouse) mixed-use building, while taller than a traditional mid-rise building, generally reflects the direction of the Mid-Rise Building Performance Standards and the Danforth Avenue Urban Design Guidelines. It has been designed and massed to achieve a significant number of new affordable rental housing units, while maintaining an appropriate building scale. The proposal provides building setbacks to accommodate an enhanced pedestrian zone, and introduces upper-storey stepbacks starting at the sixth storey. The building height, massing, and architectural design of the proposal will be consistent with the adjacent proposal at 1095 and 1111 Danforth Avenue.

The proposal will provide a 5 storey (15.9 metres) streetwall height that provides a pedestrian-scale frontage, and a ground floor that reinforces the vertical articulation of development along Danforth Avenue.

Sun and Shadow

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 at any point during the summer solstice (June 21).

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. The primary pedestrian access to the residential and commercial/retail components of the building is along Danforth Avenue.

Vehicular access for surface parking is proposed via the rear West Greenwood North Chatham Lane. A total of 5 visitor parking spaces are proposed, including one accessible parking space. One shared Type G loading space located as part of the redevelopment of 1095 and 1111 Danforth Avenue is provided, to service both development sites. Staff are recommending that a holding (H) symbol be placed on the zoning, to be lifted upon acceptance of the owner entering into a shared facilities agreement and obtaining an easement from the owner of 1095 and 1111 Danforth Avenue securing the future provision of the shared loading space.

A total of 106 bicycle spaces (8 short-term and 98 long-term) are proposed. Short-term spaces are provided along the Danforth Avenue right-of-way. Long-term spaces are provided in the bicycle storage area on the ground floor.

At City Council's direction, staff recommend the development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, 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.

Transportation Services staff have reviewed the Transportation Impact Study and accept its conclusions.

Toronto Transit Commission (TTC) Infrastructure

A portion of the site is located directly above and adjacent to the TTC's Line 2 subway tunnel extending south of Strathmore Boulevard. A minimum 3 metre clearance between the proposed development and all existing TTC infrastructure will be required.

Road Widening

In order 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 along the West Greenwood North Chatham Lane frontage of the site is required and is proposed to be conveyed to the City as part of the Site Plan Approval 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

The site is located adjacent to 1111 Danforth Avenue (the former Trull Funeral Home and Cremation Centre), a property listed on the City of Toronto's Heritage Register in July 2022. On January 2, 2024, City staff recommended that City Council state its intention to designate the heritage property under Part IV of the Ontario Heritage Act. On April 17, 2024, this item was received but was not passed within the statutory timeline by City Council.

A Heritage Impact Assessment, prepared by ERA Architects Inc., dated December 2022, and revised March 1, 2024, that considers both development sites was submitted 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 applicant submitted an Arborist Report and Tree Preservation Plan in support of the application indicating that there are 2 street trees to be removed and 5 private tree to be preserved to accommodate the proposed development. The application proposes to remove and replace 2 existing street trees along Danforth Avenue.

Due to the existing watermain along Danforth Avenue, the planting of street trees adjacent to the curb are not possible in this location. Discussions between the applicant and City staff, including City Planning and Urban Forestry, explored alternative methods to ensure the viability of new plantings. An additional setback of the building (at levels 1-5 inclusive) from the north property line has been provided to accommodate the new replacement street trees adjacent to the north property line.

Parkland

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu for the market residential component and non-residential uses of the proposed development. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Portions of this proposal may be exempt from parkland dedication pursuant to Chapter 415, Article III, § 415-30. A. (1) of the Toronto Municipal Code and/or as a result of receiving Open Door incentives approval from the Housing Secretariat after obtaining Council authority to enter into standard agreements for the same.

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 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.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision 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 are:

- the owner, at its sole cost and expense, shall enter into a shared facilities services agreement with the owner of 1095 and 1111 Danforth Avenue securing the provision of one shared loading space – Type G for the lands municipally known in 2024 as 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 obtain an easement from the owner of 1095 and 1111 Danforth Avenue for access and use of the future Type G loading space for the development at 1095 and 1111 Danforth Avenue, 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 Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the Provincial Policy Statement (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

The proposal conforms with the intent of the Official Plan, particularly as it relates to providing a range of affordable and rent-controlled market units and an enhanced public realm. Staff worked with the applicant and the community to address and resolve comments around affordable housing and rental replacement, built form, and street trees in the public realm. Staff recommend that Council support approval of the application.

CONTACT

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Andrew Cohrs
Planner, SIPA
Telephone: 416-392-4730
E-mail: Andrew.Cohrs@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, MSc.PI., 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 1: Application Data Sheet

Municipal Address: 1117 Danforth Avenue **Date Received:** March 1, 2024

Application Number: 24 120936 STE 14 OZ

Application Type: Zoning By-law Amendment

Project Description: A Zoning By-law Amendment for a 14-storey mixed use, purpose-built rental building with commercial/retail use at-grade. The proposed development contemplates the replacement of the existing 27 rental units with an additional 81 new affordable rental units.

Applicant	Agent	Architect	Owner
MHBC Planning	David McKay	Studio JCI	Houselink and Mainstay Community Housing

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 772 (under appeal)
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2219)	Heritage Designation:	N/A
Height Limit (m):	14 metres	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 781 Frontage (m): 18 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	491		550	550
Residential GFA (sq m):	1,752		6,964	6,964
Non-Residential GFA (sq m):			50	50
Total GFA (sq m):	1,752		7,013	7,028
Height - Storeys:	2		14	14
Height - Metres:			45	45

Lot Coverage Ratio (%): 75.2 Floor Space Index: 9

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	6,964	
Retail GFA:	50	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	27		108	108
Freehold:				
Condominium:				
Other:				
Total Units:	27		108	108

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		20	52	26	10
Total Units:		20	52	26	10

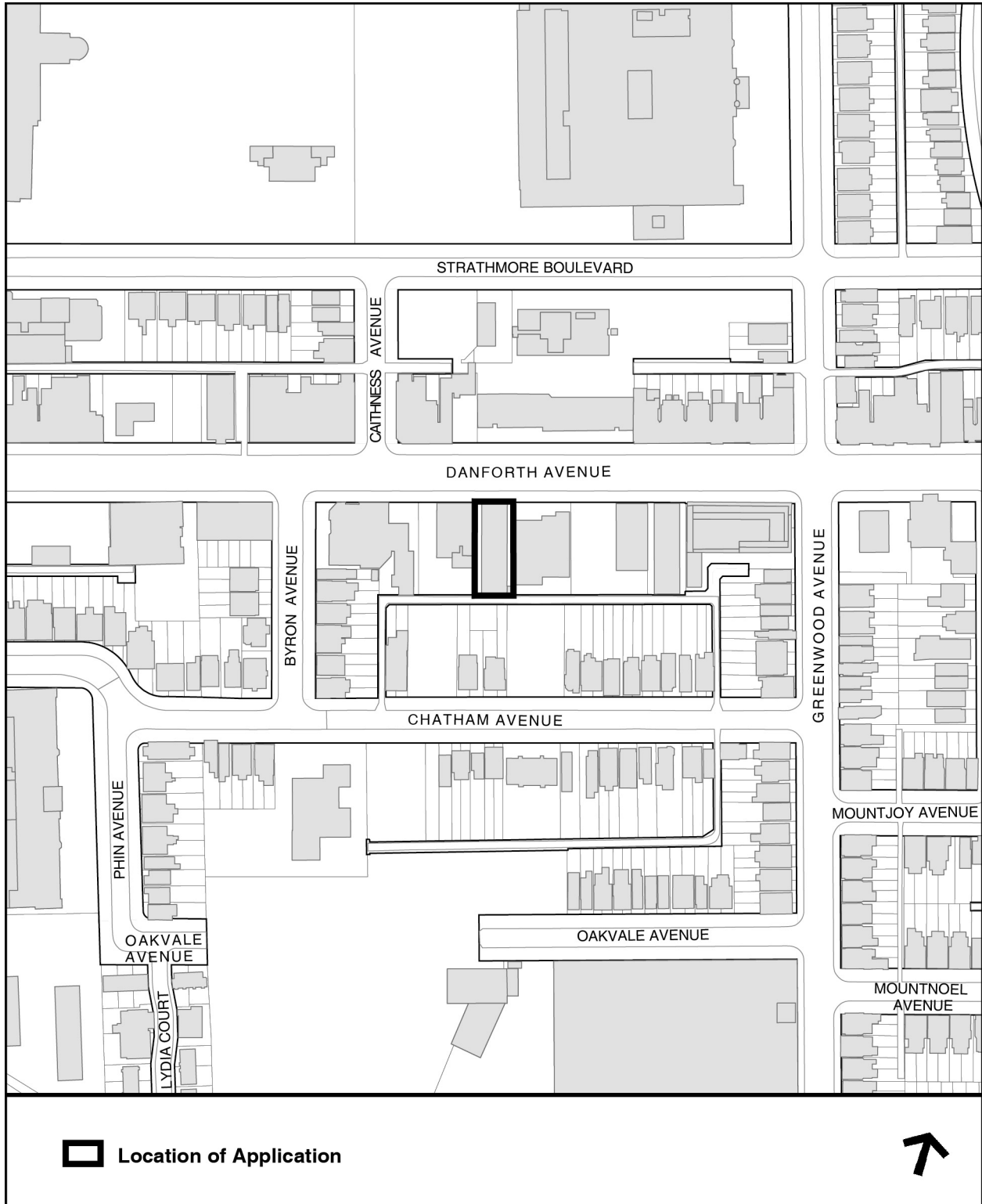
Parking and Loading

Parking Spaces: 5 Bicycle Parking Spaces: 106 Loading Docks: 1 located at and shared with 1095 and 1111 Danforth Avenue

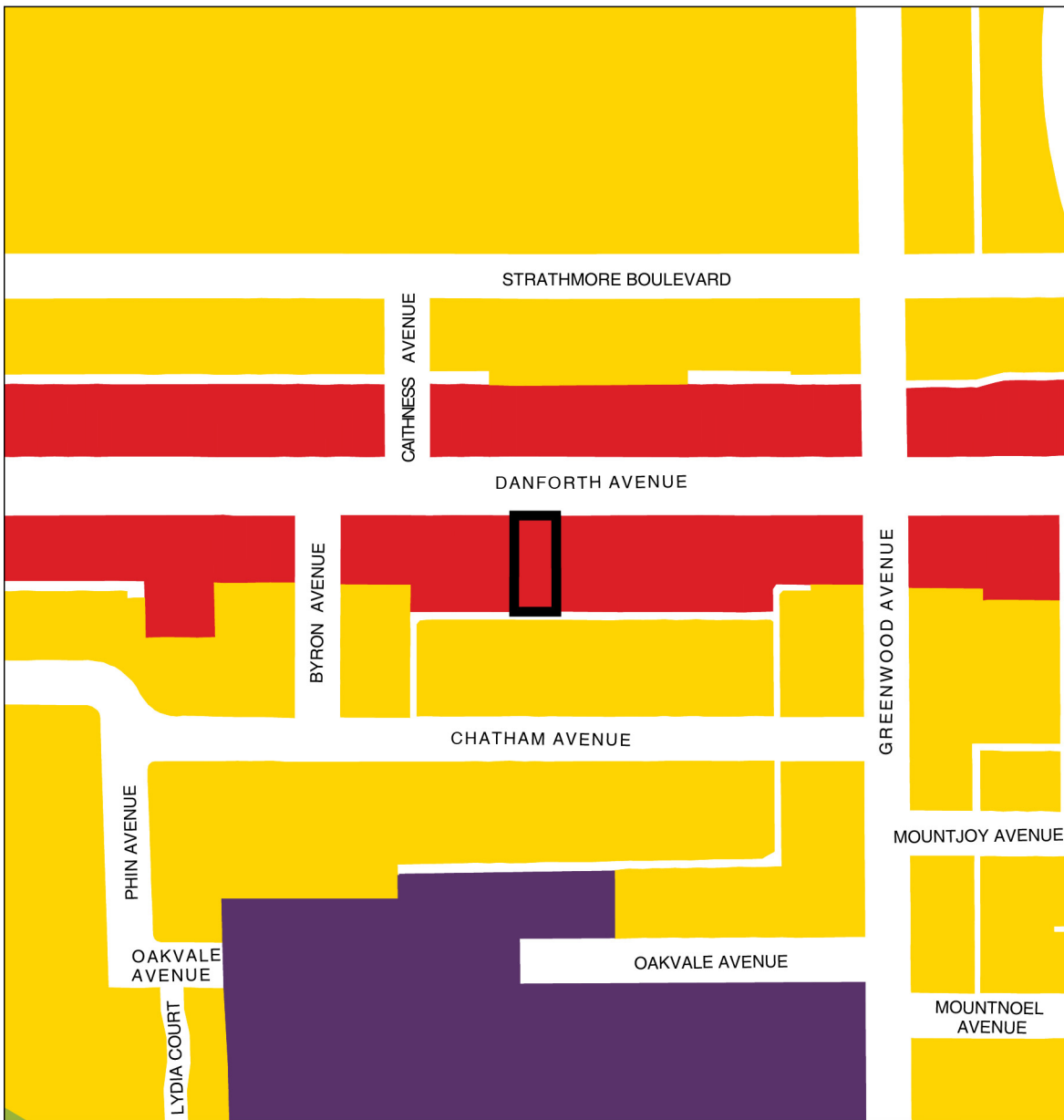
CONTACT:

Doris Ho, Community Planner
416-338-1264
Doris.Ho@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #21

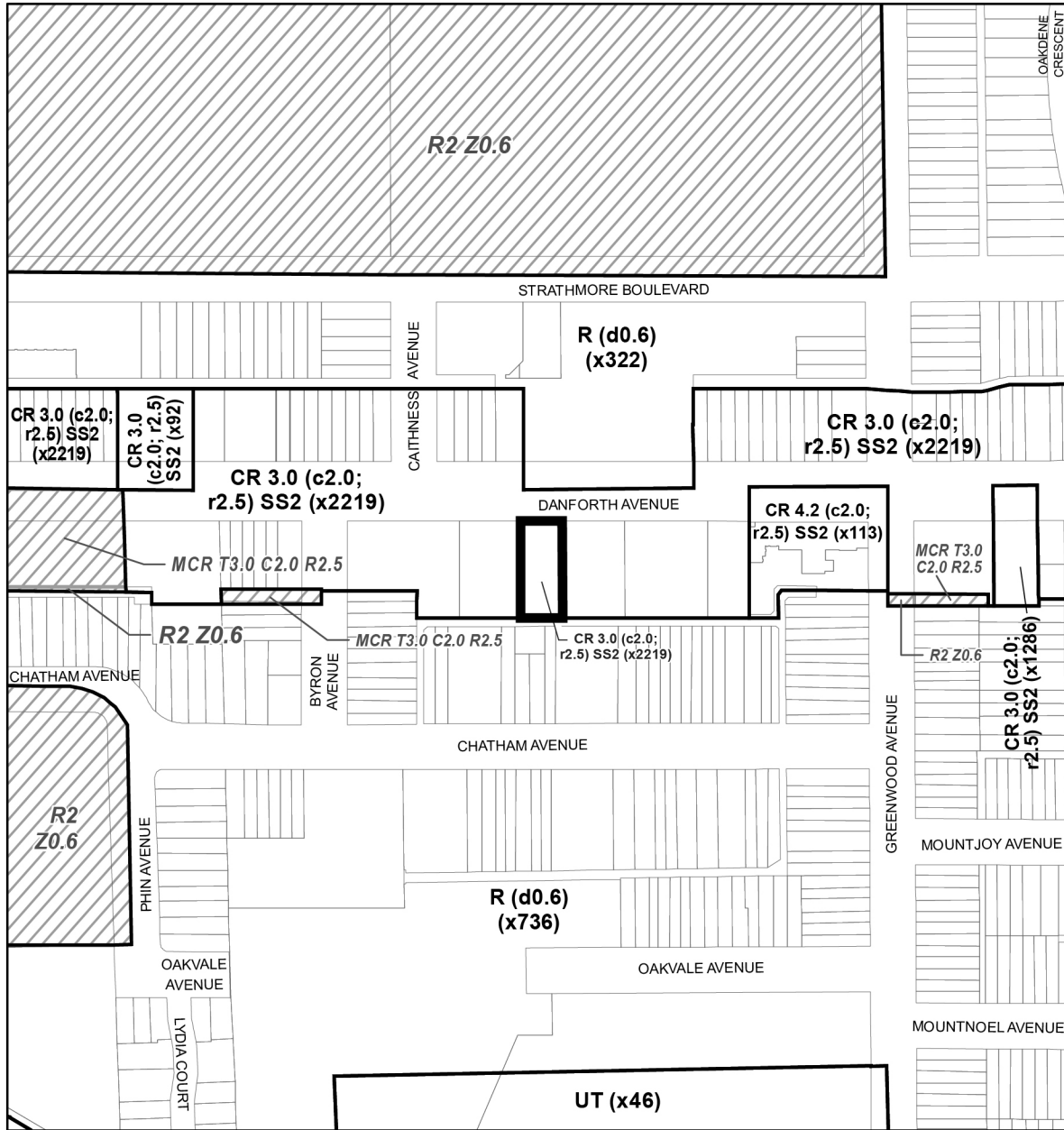
1117 Danforth Avenue

File # 24 120936 STE 14 0Z

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


 Not to Scale
 Extracted: 03/04/2024


Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

1117 Danforth Avenue

File # 24 120936 STE 14 0Z

 Location of Application

R Residential
CR Commercial Residential
UT Utility and Transportation

 See Former City of Toronto By-law No. 438-86
R2 Residential District
MCR Mixed-Use District

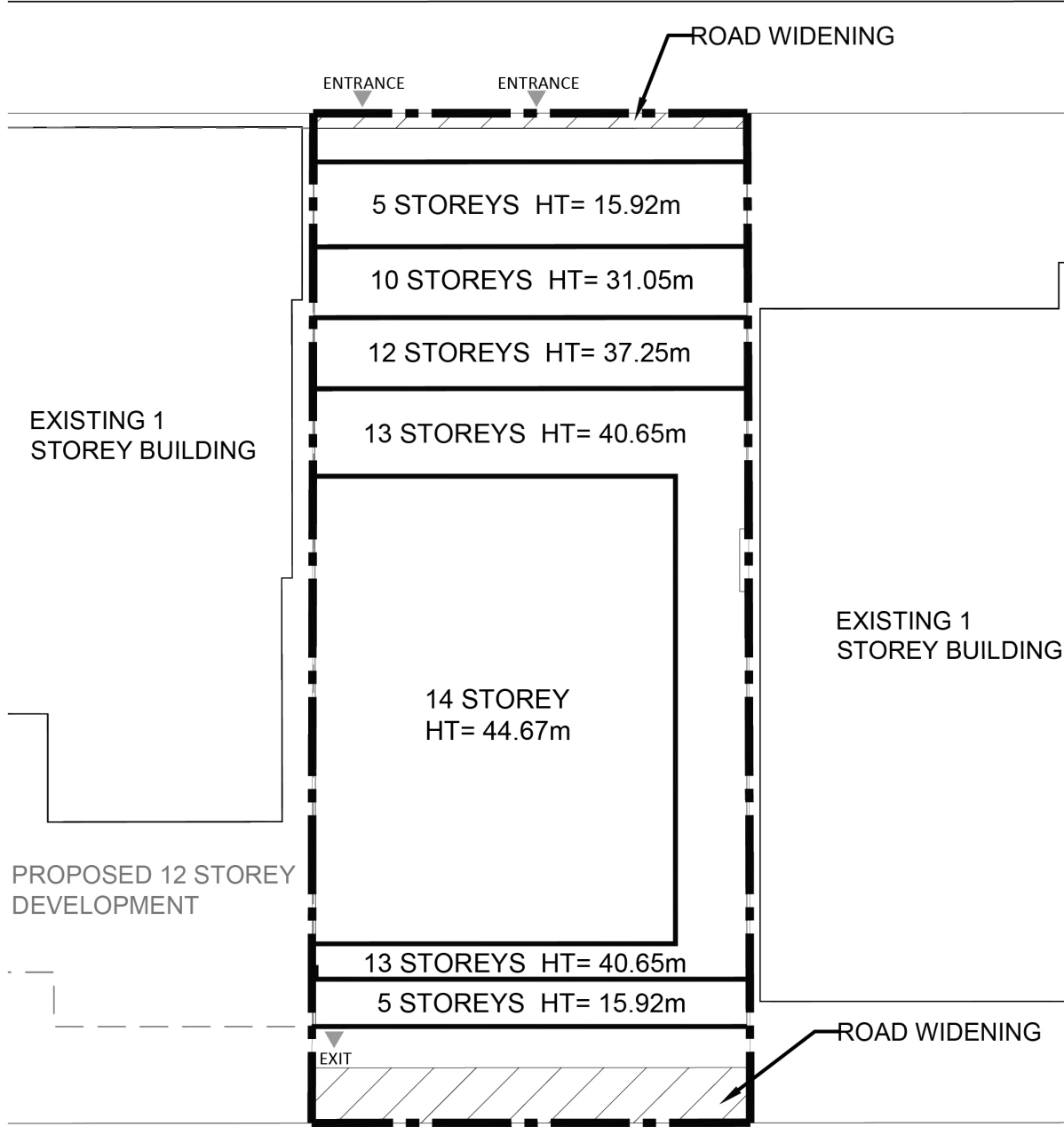


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Attachment 5: Draft Zoning By-law Amendment

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

DANFORTH AVENUE



LANE 2 WEST GREENWOOD NORTH CHATHAM

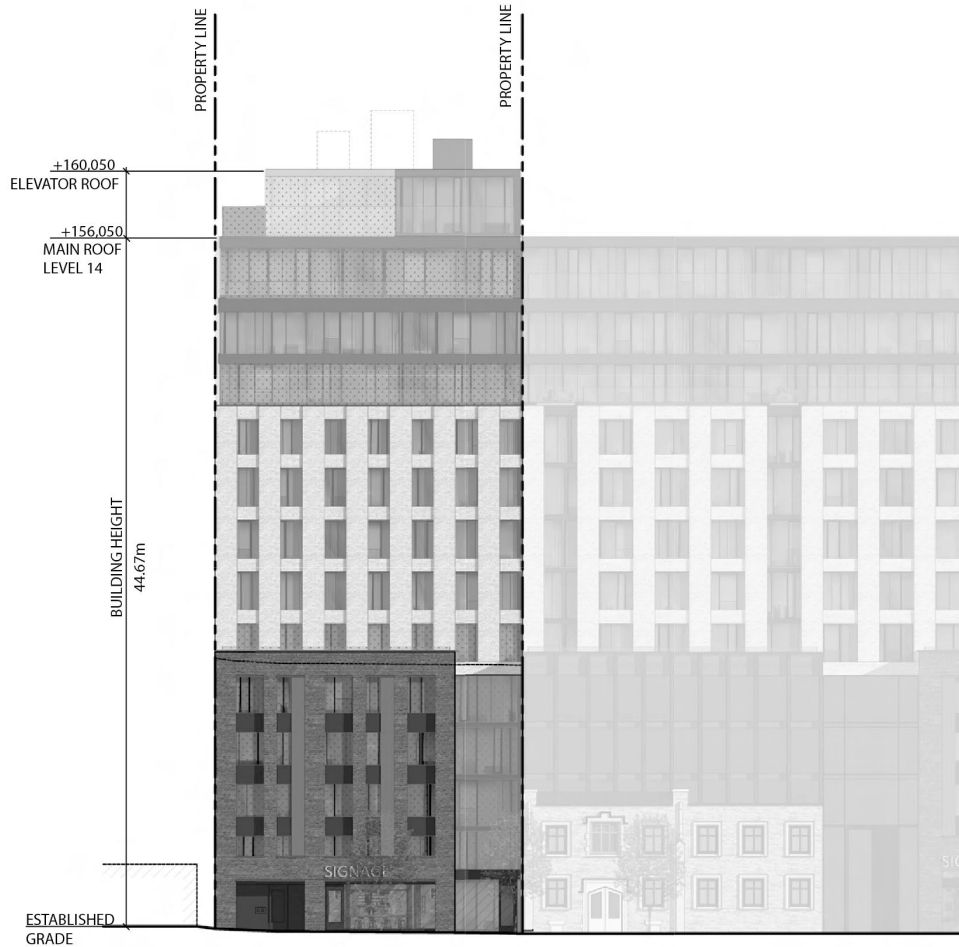
Site Plan



Attachment 7: Elevations (1 of 4)

TO Mechanical 48.67m

TO 14 FL 44.67m

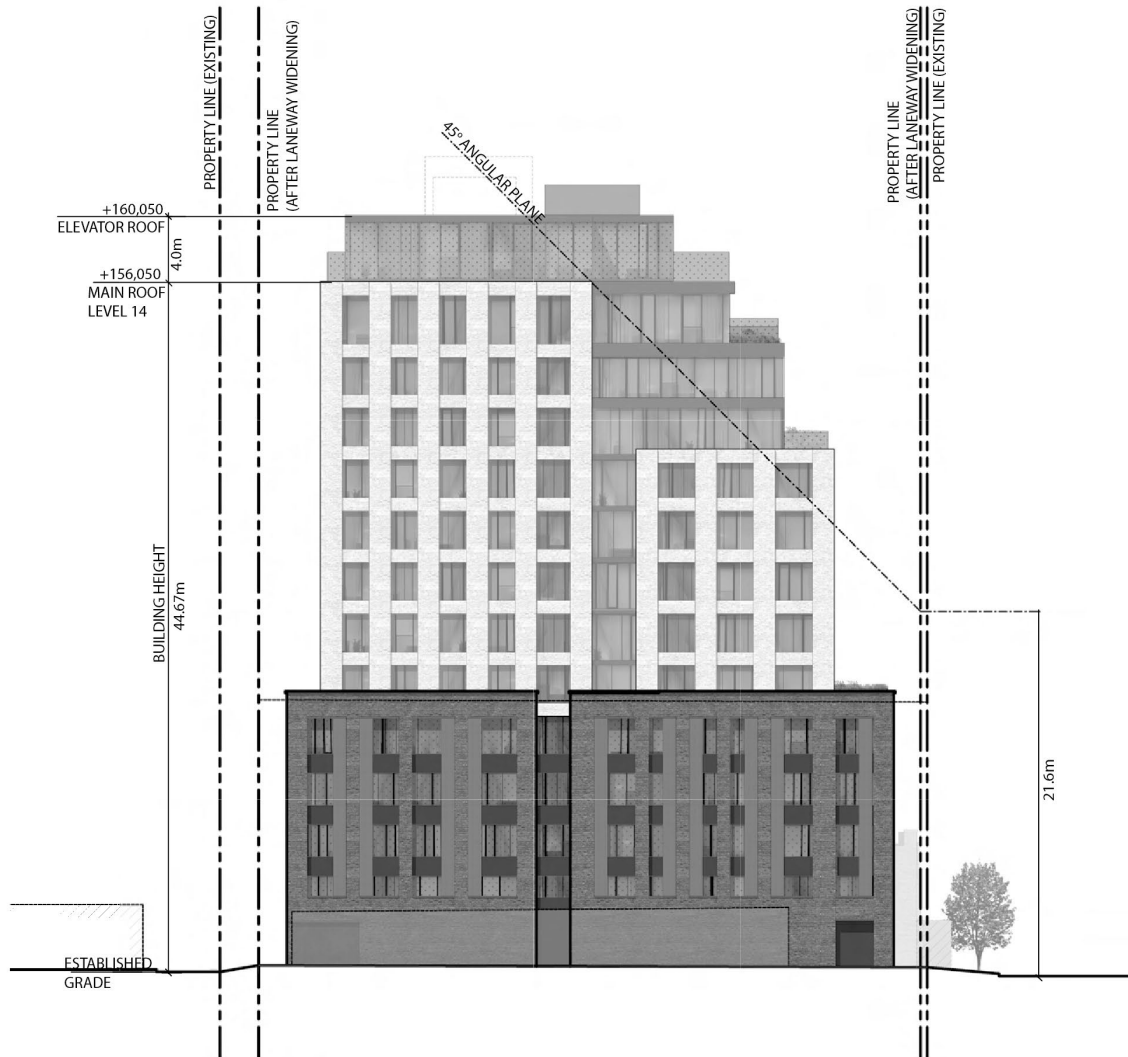


North Elevation

Attachment 7: Elevations (2 of 4).

TO Mechanical 48.67m

TO 14 FL 44.67m

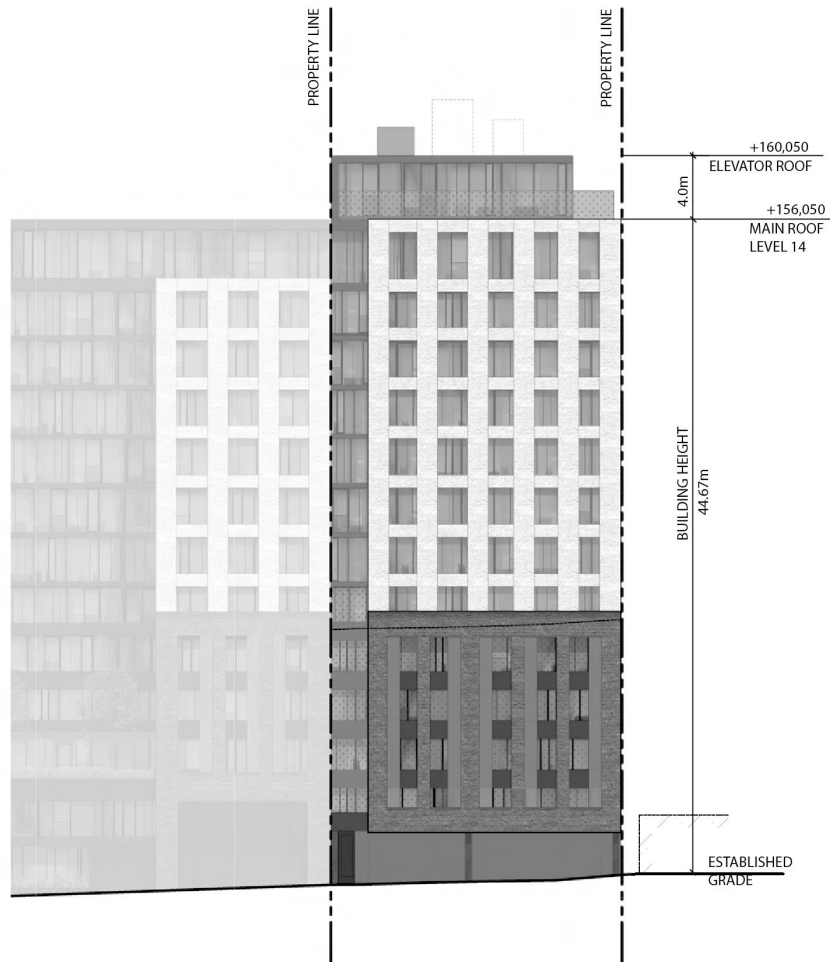


East Elevation

Attachment 7: Elevations (3 of 4)

TO Mechanical 48.67m

TO 14 FL 44.67m

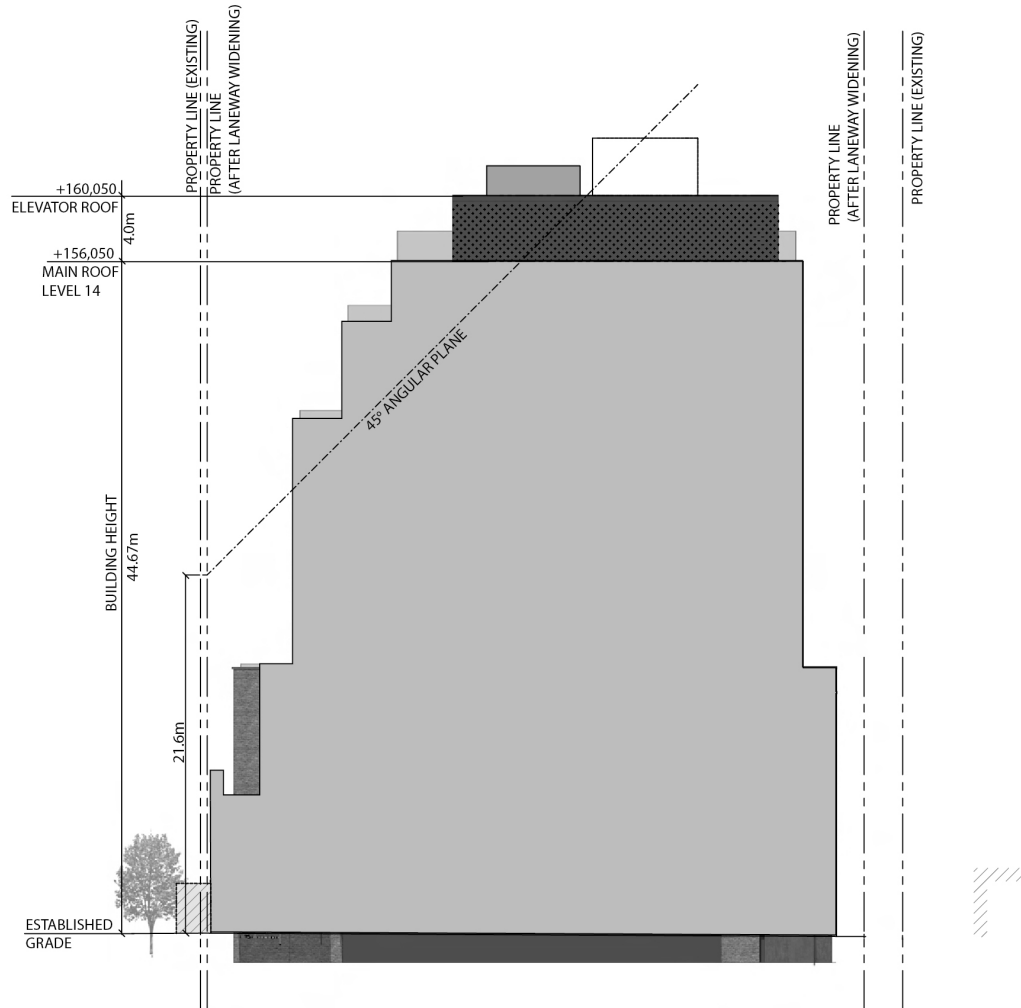


South Elevation

Attachment 7: Elevations (3 of 4)

TO Mechanical 48.67m

TO 14 FL 44.67m



West Elevation