

985 Woodbine Avenue and 2078, 2086, 2100, 2102 and 2106 Danforth Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report – Approval

Date: October 7, 2024

To: Toronto and East York Community Council

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

Ward: 19 - Beaches-East York

Planning Application Numbers: 19 122810 STE 19 OZ; 19 132721 STE 19 RH

SUMMARY

This application proposes to amend Zoning By-law 569-2013 for the lands municipally known as 985 Woodbine Avenue and 2078, 2086, 2100, 2102 and 2106 Danforth Avenue to permit a mixed-use development with a 10-storey residential building in the north-easterly portion of the site and a 35-storey tower in the south-westerly portion of the site, connected by non-residential uses in a shared base building. The site is immediately adjacent to the Woodbine TTC station.

The proposed development includes 45,766 square metres of Gross Floor Area, of which 3,492 square metres are allocated to non-residential uses. The proposed non-residential uses include a grocery store and theatre space in the west building and daycare space in the east building. The application also proposes a total of 606 residential units, including 14 rental replacement units and 12 affordable rental units. One level of underground parking will serve both buildings.

The proposed development is consistent with the Provincial Policy Statement (2020) and the Provincial Planning Statement (2024). It conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan, including Site and Area Specific Policy 552 implementing Segment 1 of the Danforth Planning Study from Coxwell Avenue to Victoria Park Avenue.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed mixed-use buildings fit with the existing and planned context of the surrounding area. The mix of residential unit types including affordable rental units, as well as the proposed daycare space, theatre space and commercial component, assists in the creation of complete communities by providing mixed-use intensification around a transit station.

This report also reviews and recommends approval of the Rental Housing Demolition application. The proposal includes full replacement of the existing 14 rental dwelling units, and a Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to replacement rental dwelling units at similar rents and financial assistance to mitigate hardship.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning by-law 569-2013 for the lands at 985 Woodbine Avenue and 2078, 2086, 2100, 2102 and 2106 Danforth Avenue, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
2. City Council allow the Owner of 985 Woodbine Avenue and 2078, 2086, 2100, 2102 and 2106 Danforth Avenue (the "Site") to design, construct, finish, provide and maintain on the Site twelve (12) affordable rental housing units as part of the development (the "Affordable Rental Housing Units"), to the satisfaction of the Chief Planner and Executive Director, City Planning, and the Executive Director, Housing Secretariat, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act; all in accordance with the following terms (the "in-kind contribution"):
 - a. the in-kind contribution shall be comprised of one (1) bachelor unit, eight (8) one-bedroom units, two (2) two-bedroom unit, one (1) three-bedroom unit (the "Affordable Rental Housing Units") (the "Affordable Rental Housing Units");
 - b. the average unit size of the Affordable Rental Housing Units shall be no less than the average unit size of all the market units, by unit type, in each phase of the proposed development. The Affordable Rental Housing units shall collectively have a total gross floor area of at least 716.4 square metres (7,711 square feet);
 - c. the minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of all market units, by unit type, in each phase of the proposed development;
 - d. the Affordable Rental Housing Units shall be provided in contiguous groups of at least 6 rental dwelling units;
 - e. the general configuration, location and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - f. tenants of the Affordable Rental Housing Units shall be provided with access to, and use of all indoor and outdoor amenities in the development at no extra charge; 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 a customary practice for private bookings;

g. all Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;

h. tenants of the Affordable Rental Housing Units will be provided with access to permanent and visitor bicycle parking/bicycle lockers in accordance with the Zoning By-law and on the same basis as other units within the development.

i. the initial rent (inclusive of utilities) charged to first tenants and upon turnover shall not exceed Affordable Rent as currently defined by the Official Plan for a minimum 25-year period, beginning with the date each such unit is first occupied. During the first 25 years of occupancy, increases to initial rents charged to tenants occupying any of the affordable rental units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline;

j. the Owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in 2.i above for the duration of the Affordability Period. The Affordable Rental Housing Units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any Affordable Rental Housing Unit shall be made for the duration of the Affordability Period; upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

k. the Owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat;

l. the Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units erected on the site as are available and ready for occupancy.;

3. City Council attribute a value to the in-kind contribution set out above, equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development.

4. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Part 2 above to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, with such agreement to be registered on title to 985 Woodbine Avenue

and 2078, 2086, 2100, 2102 and 2106 Danforth Avenue lands, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

5. City Council approve that in accordance with Section 42 of the Planning Act prior to the First Above Grade Building Permit, the Owner shall convey to the City, an off-site parkland dedication, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

6. City Council approve the acceptance of an off-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition.

7. City Council direct that should the cost of acquiring the land for the off-site dedication, including the purchase price, less reasonable real estate commissions of 5 percent, land transfer tax, and typical closing adjustments incurred, to the satisfaction of the General Manager, Parks, Forestry and Recreation, be less than the value of the parks levy calculated upon the submission of an application for the first above-grade building permit, the difference will be paid as cash in lieu to the City prior to the issuance of the first above-grade building permit for the development.

8. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

9. City Council approve the Rental Housing Demolition Application (File Number 19 132721 STE 19 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 14 existing rental housing units located at 2100, 2102 and 2106 Danforth Avenue, subject to the following conditions:

a. The owner shall provide and maintain fourteen (14) rental replacement units on the subject site for a period of at least 20 years beginning from the date that each replacement 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 units shall collectively have a total gross floor area of at least 1001.9 square metres (10,784 square feet) and be comprised of twelve (12) one-bedroom units, and two (2) three-bedroom units as generally illustrated in the revised plans submitted to the City Planning Division dated August 29, 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 provide all fourteen (14) replacement rental dwelling units required in Recommendation 9.a above at affordable rents, defined as gross monthly rent no greater than one times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation all for a period of at least 10 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 access plan addressing how replacement rental dwelling units will be occupied, including the use of the City's Centralized Affordable Rental Housing Access System or, where the system is not yet in place, to tenants who have demonstrated that they are in need of affordable rental housing through a fair and transparent process developed in consultation and to the satisfaction of the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat;

d. the owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the fourteen (14) existing rental units proposed to be demolished 2100, 2102 and 2106 Danforth Avenue, addressing the right to return to occupy one of the rental replacement 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;

e. the owner shall provide tenants of all fourteen (14) rental replacement units with access to, and use of, all indoor and outdoor amenities in the proposed 35-storey and 10-storey buildings. 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;

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

g. The owner shall provide ensuite laundry in each replacement rental dwelling unit at no extra charge;

h. The rental replacement units required in recommendation 9.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 rental replacement 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

i. the owner shall enter into, and register on title to the lands at 985 Woodbine Avenue and 2078, 2086, 2100, 2102 and 2106 Danforth Avenue, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 9.a. through 9.h. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

10. 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 fourteen (14) existing rental units located at 2100, 2102 and 2106 Danforth Avenue after all the following have occurred:

- a. all conditions in Recommendation 9 above have been fully satisfied and secured;
- b. the Zoning By-law Amendments have come into full force and effect;
- c. 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, or as otherwise agreed to by the Chief Planner and Executive Director, City Planning;
- d. the issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and
- e. the owner has confirmed, in writing, that the fourteen (14) existing rental units are vacant.

11. 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 10 above.

12. 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 985 Woodbine Avenue and 2078, 2086, 2100, 2102 and 2106 Danforth Avenue after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 11 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 rental units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division, or as otherwise agreed to by the Chief Planner and Executive Director, City Planning; and
- d. should the owner fail to complete the proposed building within the time specified in Recommendation 12.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.

13. 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.

14. 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 985 Woodbine Avenue from Permit Parking.

15. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The CBC in-kind contribution for this site, if approved, will secure 12 rental housing units at affordable rents for a period of at least 25 years. An agreement pursuant to subsection 37(7.1) of the Planning Act will be entered into to address the provision of the in-kind contribution, which will be registered on title to the 985 Woodbine Avenue and 2078, 2086, 2100, 2102 and 2106 Danforth Avenue lands.

The estimated value of the CBC in-kind proposed is 4% of the value of the land that is the subject of the development or redevelopment in accordance with the CBC By-Law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

On July 23, 2018 City Council adopted Official Plan Amendment 420 (OPA 420) with Site and Area Specific Policy No. 552 (SASP 552), which implemented the recommendations of the Danforth Avenue Planning Study for Segment 1 between Coxwell Avenue and Victoria Park Avenue. <https://secure.toronto.ca/council/agenda-item.do?item=2019.TE5.36>

OPA 420 and SASP 552 were subsequently appealed to the Ontario Land Tribunal by the applicant. Pursuant to directions provided by City Council on January 29, 2020, a settlement was reached with the applicant resulting in approval of an amended SASP 552 with site specific direction for the subject site. <https://secure.toronto.ca/council/agenda-item.do?item=2020.CC14.6#>

An application for a combined Official Plan and Zoning By-law Amendment to permit a 15-storey residential mixed-use building fronting Woodbine and Danforth Avenues, and a 9-storey residential building fronting Strathmore Boulevard was received and deemed

complete on April 1, 2019. A Preliminary Report was considered by Toronto and East York Community Council on April 24, 2019 and A Community Consultation Meeting was held on May 24, 2019. <https://secure.toronto.ca/council/agenda-item.do?item=2019.TE5.36>

On July 19, 2022, City Council adopted Official Plan Amendment 540 (OPA 540) implementing Site and Area Specific Policy No. 620 (SASP 620). SASP 620 identifies a Protected Major Transit Station Area (PMTSA) for lands in the vicinity of the Woodbine TTC station, including the subject site, and states that existing and permitted development within the PMTSA is planned for a minimum population and employment target of 200 residents and jobs combined per hectare, with a minimum density of 2.0 FSI specified for the subject site. To date, the Minister of Municipal Affairs and Housing has not yet approved OPA 540 and it is not yet in force. <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

In December 2023, a revised rezoning application was submitted on behalf of the owner. The revised application proposed several changes from the original application, including a 35-storey residential mixed-use building along Danforth Avenue and a 10-storey residential building. Staff conducted a Community Consultation Meeting for the revised application on May 6, 2024. Community consultation is summarized in the Comments section of this Report.

THE SITE

Description

The site is located at the northeast corner of Woodbine Avenue and Danforth Avenue, adjacent to the Woodbine TTC subway station. It is approximately 6,798 square metres in size and includes the majority of the block bounded by Woodbine Avenue, Danforth Avenue, Cedarvale Avenue and Strathmore Boulevard. The site excludes the Woodbine Station TTC lands, as well as a row of commercial properties along Danforth Avenue to the east.

Existing Use

The site is currently occupied by a parking lot, several two to three storey buildings with a total of 14 residential rental units above the first floor and commercial uses at grade, including the existing Valu-Mart grocery store.

Existing Rental Dwelling Units

The existing uses on site were confirmed by a site visit conducted by City Planning Staff On June 20, 2019. The existing rental dwelling units include 12 one-bedroom units and 2 three-bedroom units. All 14 units had affordable rents at the time of application. At the time of this report 9 of the 14 existing rental dwelling units proposed to be demolished are occupied. All tenants currently occupying the existing rental dwelling units are eligible tenants.

THE APPLICATION

Description

The application contemplates redevelopment of the site with a 35-storey (121.5 metres) residential mixed-use building in the south-western portion of the site along Danforth Avenue, and a 10-storey (42 metres) residential building in the north-easterly portion of the site along Strathmore Boulevard. The two buildings share a commercial podium and an underground parking garage.

The proposed development contains a total Gross Floor Area (GFA) of 45,766.9 square metres. 606 residential rental units are proposed including 14 rental replacement units and 12 affordable housing units. There are 2,797 square metres of combined indoor and outdoor amenity space proposed across the entire development.

Density

The proposal has a density of 6.92 times the area of the lot.

Rental Replacement Units

Fourteen (14) replacement rental dwelling units comprising of twelve (12) affordable one-bedroom and two (2) affordable three-bedroom units represent full replacement by unit type and existing rental gross floor area.

Tenant Relocation and Assistance Plan

A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants residing in the existing rental dwelling units at 2100, 2102 and 2106 Danforth Avenue.

All Eligible Tenants will receive the following:

- the right to return to a replacement rental dwelling unit of the same unit type, similar size, and at similar rents;
- at least 6 months notice before having to vacate their existing rental dwelling unit;
- financial compensation equal to 3 months' rent, as required by the Residential Tenancies Act; compensation above and beyond that required under the Residential Tenancies Act, in the form of rent gap assistance or alternative interim accommodation acceptable to the tenant. The rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for private rental apartments built on or after 2015 by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) for Zones 1-4, for 36 months, indexed to the end of the notice period;
- the services of a rental leasing agent upon request to assist tenants with finding interim accommodation;

- two moving allowances to assist with the cost of moving: the first for the move into alternative interim accommodation; the second for the move from the interim accommodation into a replacement rental unit; and
- additional compensation and assistance for tenants with special needs, as determined by the Chief Planner and Executive Director, City Planning.

Dwelling Units

The proposal includes 606 rental dwelling units comprised of 53 bachelor units (8.7%), 389 one-bedroom units (64.2%), 99 two-bedroom units (16.3%), and 65 three-bedroom units (10.7%).

Non-Residential Component

The proposal includes 3,492.3 square metres of non-residential uses, comprised of a grocery store, daycare, street-level retail and theatre space.

Access, Bicycle Parking, Vehicle Parking and Loading

Pedestrian access is provided at various locations around the site. The residential lobby of the 35 storey building is accessed from Woodbine Avenue through the proposed POPS space, close to the existing Woodbine TTC station entrance. The grocery store is accessed via a chamfered corner entrance addressing the intersection of Woodbine and Danforth Avenue and the institutional/theatre space is accessed directly from Danforth Avenue. Entrances for both the daycare space and the residential component of the midrise building to the northeast are accessed from the Strathmore Boulevard frontage.

Vehicular parking for the site is proposed in a one-level underground garage accessed from Cedarvale Avenue. A total of 88 vehicular spaces are proposed, including 48 spaces for residential uses, 38 spaces for retail uses and 2 car share spaces.

The current proposal also includes 704 bicycle parking spaces comprised of 546 long-term bicycle parking spaces and 125 short-term spaces for residential use, with 7 long-term and 26 short-term spaces proposed for the non-residential uses. The short-term bicycle spaces are to be located in a secured room on the ground floor, while long-term bicycle spaces are provided within two bicycle storage rooms on the first floor mezzanine level. Long-term non-residential bike parking is provided in a bicycle storage room in the underground parking garage.

One Type 'A' and two Type 'G' loading spaces will be provided on the ground floor, accessed from the existing driveway along Strathmore Boulevard and internalized within the first floor building footprint.

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/985WoodbineAve/.

Reasons for Application

A Zoning By-law Amendment (ZBA) is required to create site-specific performance standards, including building height, floor space index, setbacks and step backs.

The rental housing demolition application is required to address city policy related to the protection and replacement of the existing rental stock, as it applies to the 14 rental units currently on the site.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application (Available on the City's Application Information Centre at the following link:

www.toronto.ca/985WoodbineAve/):

- Planning and Urban Design Rationale
- Housing Issues Report
- Energy Efficiency Report
- Architectural Drawings
- Landscape Plans
- Arborist Report and Tree Inventory and Preservation Plan
- Transportation Impact Study
- Hydrological Review Report
- Geotechnical Investigation Report
- Methane Gas Study
- Electromagnetic Field and Stray Current Study
- Functional Servicing and Stormwater Management Report
- Groundwater Servicing Report
- Sun/Shadow Study
- Pedestrian Wind 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 AND 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) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)), the Greenbelt Plan and others.

On October 20, 2024 the Provincial Planning Statement (2024) will come into effect combining the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

Official Plan

The Official Plan Land Use Map 21 designates the subject site as Mixed Use Areas. These areas are designated for growth and permit a broad range of commercial, residential and institutional uses in single use or mixed-use buildings, as well as parks and open spaces and utilities. Site and Area Specific Policy 552 provides additional direction for these lands.

See Attachment 3 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/>.

Site and Area Specific Policies 552 and 620

SASP 552 includes the lands shown in Attachment 5. This policy provides direction regarding land use mix, improvements to the public realm and pedestrian access to Woodbine TTC station, among other matters.

SASP 620 identifies a Protected Major Transit Station Area (PMTSA) for lands in the vicinity of the Woodbine TTC station and establishes a density target of 200 people and jobs per hectare. SASP 620 is not yet in force, pending Provincial approval.

Zoning

Zoning By-law 569-2013, as amended, zones the property adjacent to Danforth Avenue and the southernmost portion of the rear parking area, as CR 3.0 (c2.0; r2.5) SS2 (x2219), with a height limit of 14.0 metres. The remainder of the parking area is zoned R (d0.6) (x322).

The CR (Commercial Residential) zone permits dwelling units in a wide range of residential building types, including apartment buildings and townhouses, and a wide range of non-residential uses, including art galleries, eating establishments, financial institutions, offices,

personal service shops and retail stores. The zoning permits a maximum total density of 3.0 times the area of the lot.

The R (Residential) zone permits dwelling units in a detached and semi-detached house, townhouse, duplex, triplex, fourplex, and an apartment building.

Rental Housing Demolition and Conversion By-law

This application involves the demolition of rental housing units. Under Chapter 667 of the City of Toronto Municipal Code ("Chapter 667"), an applicant is required to obtain a Rental Housing Demolition Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit.

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan addressing the right of existing tenants to return to the replacement rental units at similar rent and other assistance to lessen hardship.

Design Guidelines

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

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities
- Danforth Avenue (Coxwell to Victoria Park) Urban Design Guidelines
- 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.

Site Plan Control

The site is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

COMMUNITY CONSULTATION

An in-person Community Consultation meeting was held on May 24, 2019 at the Hope United Church on the original application. This event was attended by approximately 65 people. Following the submission of a substantively revised application in 2023, an additional Community Consultation Meeting was hosted by City staff online, on May 6, 2024. Approximately 60 people participated, as well as the Ward Councillor and the applicant. At the meeting, City staff and the applicant's consultants provided presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, a moderated question and answer discussion was held.

Comments and questions raised at the meeting and through written comments and phone calls include:

- Impacts on local traffic and parking;
- Shadow impacts on adjacent Neighbourhoods;
- Provision of a mix of unit sizes and types to accommodate families;
- Affordability of units; and
- Preservation of historic Danforth community character.

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

Tenant Meeting

On July 25, 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 on site at 2080 Danforth Avenue and was attended by 11 tenants, representatives of the applicant and City Planning staff. During the meeting tenants asked questions about:

- the replacement units within the proposed development;
- the length of time tenants would be displaced from their unit;
- the process of returning to the new units; and
- details of the Tenant Relocation and Assistance Plan.

Tenants also expressed concerns about the difficulty of finding alternative accommodation, and the availability of parking in the new building.

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 have reviewed the current proposal for consistency with the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS (2020) and the PPS (2024), and conforms with the Growth Plan (2020).

Public Realm

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Considerations section of the report. The proposed development will substantively improve the Woodbine and Danforth intersection, and the Woodbine Avenue frontage, both currently very constrained.

Along Woodbine Avenue, the northern portion of the ground floor is proposed to be set back by 9.3 metres to accommodate the proposed 225 square metre Privately Owned Publicly-Accessible Space (POPS). The POPS is intended to function as a gathering space, and also to provide a more generous entryway towards the TTC's Woodbine Station. The street level setback of the west building has also been increased from 5.2 metres to 5.4 metres through the development review process to allow for an expanded sidewalk zone. A 7.2 metre front yard setback has been incorporated into the 10-storey midrise building fronting onto Strathmore Boulevard.

Trees are proposed along frontages of both buildings. Staff are supportive of the significant improvements to the public realm in particular as they support an improved pedestrian connection from Danforth Avenue to Woodbine TTC station.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Considerations section of the report. The residential intensification of lands to leverage existing major transit infrastructure is a principle strongly emphasized in both Provincial and City policy. This site has been identified in the Official Plan as an appropriate location to consider additional height for the purposes of intensifying a block with immediate access to Woodbine TTC station.

The proposed 35-storey building implements this policy framework, and maximizes housing opportunities adjacent to major transit. It is set back from the property line on Woodbine Avenue 9.2 metres at the POPS adjacent to the TTC station and 5.5 metres for the remainder of the Woodbine frontage, providing significant improvements to the pedestrian realm by widening and animating the clearway between the TTC station entrance and Danforth Avenue. The tower element also has a stepback of 12.5 metres above the podium, which significantly improves the prominence of the character base building and the perception of the overall mass from street level. Additional articulation of the tower above the eighth storey further improves the impact of the tower massing.

The 10-storey midrise building provides a transition in height to the neighbourhood areas to the north of the site, providing housing and community infrastructure close to transit. It is set back 7.2 metres from Strathmore Boulevard, to support a comfortable fit with the adjacent neighbourhood.

Sun, Shadow, Wind

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Considerations section of the report. Staff have reviewed the Sun/Shadow Study and find the shadow conditions resulting from this development acceptable.

Respecting pedestrian level wind conditions, conditions on all frontages and in amenity areas are generally comfortable during the summer season. Conditions for the outdoor space and entrances adjacent to the proposed childcare in the north-easterly building are comfortable for sitting and standing in the spring, summer and fall. At the corner of Danforth and Woodbine, as well as on amenity terraces, some uncomfortable conditions may occur in the spring and fall. These locations will require detailed design mitigation solutions, secured through the site planning process.

Access, Parking, Loading

The residential lobby for the 35-storey building is accessed from Woodbine Avenue through the proposed POPS space, close to the existing Woodbine TTC station entrance. The grocery store is accessed via a chamfered corner entrance addressing the intersection of Woodbine and Danforth Avenue and the institutional/theatre space is accessed directly from Danforth Avenue. Entrances for both the daycare space and the residential component of the midrise building to the northeast are accessed from the Strathmore Boulevard frontage.

One level of underground parking, accessed from Cedarvale Avenue, is proposed. 48 resident parking spaces; 38 commercial spaces and 2 car share spaces are proposed for a total of 88 vehicle parking spaces. 704 bicycle parking spaces are proposed, providing long and short term service for both the residential and non-residential uses. At City Council's direction, staff have also recommended the subject 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.

Regarding traffic impacts, the proposed development is projected to generate 50, 55, and 60 net new two-way vehicular trips during the morning, afternoon, and Saturday peak hours, respectively. This is related to the new residential density, with non-residential/grocery trips assumed to remain the same as existing. Given this level of trip generation and the results of the applicant's traffic analyses, it was concluded that the projected development traffic will have minimal impacts on area intersections, and therefore, can be acceptably accommodated on the adjacent road network. With the proposed reduced parking supply and site context, Transportation Services has accepted the methodology and conclusions of the applicant's submitted report concerning vehicular traffic.

Three loading spaces are provided within a dedicated loading area at grade, including one Type A space to serve the non-residential uses and two Type G spaces to accommodate site-related residential waste collection and loading/unloading activity. Additionally, two Type C spaces are provided within the second parking level to accommodate move-in activity for the future residents of the west tower. Vehicle maneuvering diagrams have been provided, illustrating the forward motion of a truck entering and exiting the site and using the proposed loading spaces. As such, this supply was determined to be acceptable to Transportation Services.

Transportation Demand Management (TDM)

The following Transportation Demand management Measures are proposed to be secured through Site Plan Approval:

- Car-share Spaces and Vehicles – Provision of two (2) car-share parking spaces provided on P1 level on the site that are accessible to the public.
- Real-time Transportation Screen –A transit screen will be displayed in the lobby of each building, providing real-time information on transit schedules and walking and cycling routes, amongst other items.
- Bike Repair Station – Provide bicycle repair stations above the minimum by-law requirement, with one (1) provided in each long-term bike room. The number, locations, and dimensions will need to be specified on the plans.

Toronto Transit Commission

The westbound nearside TTC bus stop on Danforth Avenue at Woodbine Avenue is located on the frontage of the site, which is used regularly by local night buses as well as shuttle bus service during emergency and scheduled subway closures. In order to provide adequate room to operate the accessible bus ramp, and to accommodate standard and articulated buses, the TTC has required an integrated raised bus-bike platform 16 metres in length and the width of the cycle track at the existing stop location, which the applicant has incorporated into their plans.

The applicant is also providing a raised cycle track along the east side of Woodbine Avenue, between Danforth Avenue and the adjacent intersection to the north at Strathmore Boulevard. Traffic signal modifications may be necessary at the intersection of Danforth Avenue and Woodbine Avenue in conjunction with the construction of raised cycle tracks.

Lastly, the applicant will be encouraged to continue working with the TTC to explore opportunities to provide additional access points from the development site into Woodbine TTC station through future Site Plan review.

Road Widening

Based on the requirements of the City's Official Plan, a 0.40-metre widening is required along the Danforth Avenue frontage of this property to satisfy the requirement of a 27.0-metre wide right-of-way. Danforth Avenue has an approximate width of 26.21 metres. The submitted plans have been revised to identify the 0.40-metre wide strip of land as "lands to be conveyed to the City".

The applicant will also convey 5.0 metre corner rounding at the northeast and southwest corners of the site (the southwest corner of Strathmore Boulevard and Cedarvale Avenue and the northeast corner of Danforth Road and Woodbine Avenue, respectively) as lands to be secured via a Pedestrian Clearway Easement.

Servicing

Engineering and Construction Services staff has reviewed the submitted materials and have accepted the analysis in support of the Zoning By-law Amendment application.

Housing Issues

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 is for purpose-built rental housing, including rental replacement and new affordable units, with a unit mix that meets the Growing Up Guidelines.

Rental Housing Demolition and Conversion By-law

In accordance with Official Plan policy 3.2.1.6., all 14 existing rental 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 total proposed replacement rental GFA is greater than the existing rental dwelling unit GFA.

The applicant has agreed to provide and maintain the 14 replacement rental units at affordable rents for a period of at least 10 years, beginning on the date the replacement rental dwelling units are first occupied. Tenants that occupy one of the replacement rental units during the initial 10-year period will have rents that will only increase by the annual provincial guideline until their tenancies end, irrespective of whether the Guideline applies to the proposed development under the Residential Tenancies Act, 2006 (RTA).

All the replacement rental units will be provided with ensuite laundry and central air conditioning. Tenants of the replacement rental dwelling units will have access to bicycle and visitor parking and all indoor and outdoor amenities at no extra charge, on the same terms and conditions as any other resident of the proposed residential replacement building.

The recommended Tenant Relocation and Assistance Plan, which includes the right to return to a replacement unit at similar rent, an extended notice period for all tenants and compensation beyond the requirements of the Residential Tenancies Act for Eligible Tenants, is consistent with Official Plan policy 3.2.1.6 and the City's current practices.

The replacement rental dwelling units and tenant assistance matters will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10% of the development site as the site is less than five (5) hectares, with the non-residential uses

subject to a 2% parkland dedication. The total parkland dedication requirement is 638 square metres.

In this instance and as per the Toronto Municipal Code Chapter 415-26, Parks, Forestry and 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.

The off-site dedication shall comply with Policy 3.2.3.8 of the Toronto Official Plan. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks, Forestry and Recreation and would be subject to this Division's conditions for conveyance of parkland prior to the issuance of the First Above Grade Building Permit. The owner shall provide confirmation to Parks Development if they would be agreeable to pursuing an off-site parkland dedication.

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. Should the value of the off-site dedication not fulfill the value of the on-site dedication, the remaining value shall be provided in cash-in-lieu, prior to the issuance of the First Above Grade Building Permit.

If the owner has demonstrated, to the satisfaction of the General Manager, Parks, Forestry and Recreation, that the pursuit of an off-site parkland dedication has not been successful, payment of cash-in-lieu of parkland will be required.

Privately Owned Publicly-Accessible Space (POPS)

In accordance with the Official Plan, Privately Owned Publicly-Accessible Spaces (POPS) are spaces that contribute to the public realm but remain privately owned and maintained. POPS do not replace the need for new public parks and open spaces. A POPS of approximately 225 square meters is being proposed as an extension the public realm on the west side of the development along Woodbine Avenue. This POPS will include trees and street furniture and will improve pedestrian access to and from Woodbine TTC station. Staff consider the proposed POPS to be a positive element of the proposal.

Tree Preservation

There are 19 trees within the property boundary in addition to seven trees located on public lands, none of which can be preserved as all existing trees are expected to be damaged through construction and removal is recommended. The development proposes 15 new trees, including 4 within the City right-of-way on Danforth Avenue. The Landscape and Planting Plan and Soil Volume Plans for this development are acceptable to City Staff.

The applicant is to submit a tree planting deposit to ensure the planting and survival of 4 new City trees. In addition, Forestry requires the planting of 11 new trees to replace the private trees proposed for removal.

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. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the deployment of cycling infrastructure, the Transportation Demand Management strategies described above, and the provision of adequate soil volumes among other measures.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities 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.

In-Kind Affordable Housing Offer

The CBC in-kind contribution would secure 12 of the proposed residential units as affordable rental housing units. The units would include:

- one, bachelor unit with a minimum average size of 40.1 square meters;
- eight, one-bedroom units with a minimum average unit size of 54.3 square meters; and
- two, two-bedroom units with a minimum average size of 74.9 square meters; and
- one, three-bedroom unit with a minimum average size of 92.3 square meters

All units are of the same average size as the proposed market units. The general configuration, location, and layout of the affordable rental units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning.

The units will be secured as rental units and at affordable rents for a period of at least 25 years. The units will be similar in design and finish to the market units, and include ensuite laundry and air conditioning. Tenants of the affordable units will have access to amenities, bike parking, and visitor parking on the same terms and conditions as any other resident of the building.

Staff are of the opinion that the proposed in-kind CBC contribution is appropriate. Securing the 12 units as affordable rental housing units for a period of at least 25 years represents 100% of the Community Benefits Charge contribution.

Conclusion

The proposal has been reviewed against the policies of the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and the PPS (2024) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms to the Official Plan and the area SASP, particularly as it relates to the intensification of land adjacent to a major transit station, the delivery of a range and mix of housing, including affordable housing, and the development of complete communities. Staff worked with the applicant and the community to incorporate 14 rental replacement units, 12 affordable units, a grocery store, a privately operated theater space, a private daycare and commercial retail space. Staff recommend that Council support approval of the application.

CONTACT

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Drew Anderson-Ramsaroop, Planner, Strategic Initiatives, Policy and Analysis, Tel. No. 416-396-4324, E-mail: Drew.Ramsaroop@toronto.ca

SIGNATURE



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

ATTACHMENTS

- 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: Site and Area Specific Policy No. 552 Map
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Model of Proposal in Context

Attachment 1: Application Data Sheet

Municipal Address: 985 WOODBINE AVE and 2078, 2086,
2100, 2102 and 2106
DANFORTH
AVENUE

Application Number: 19 122810 STE 19 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-Law Amendment to permit the redevelopment of the site for a 35-storey residential mixed-use building along Danforth Avenue and a 10-storey residential building along Strathmore Boulevard. The two buildings share an underground parking garage.

Applicant	Agent	Architect	Owner
2132397 ONTARIO LIMITED	BOUSFIELDS INC.	SUPERKUL	CP REIT ONTARIO PROPERTIES LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP No. 552 and SASP No. 620
Zoning:	MCR T3.0 C2.0 R2.5	Heritage Designation:	N
Height Limit (m):	11	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	6,642	Frontage (m):	136	Depth (m):	76
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,768			
Residential GFA (sq m):	769		42,274	42,274
Non-Residential GFA (sq m):	4,439		3,492	3,492
Total GFA (sq m):	5,208		45,766	45,766
Height - Storeys:	3		35	35
Height - Metres:			120	120
Lot Coverage Ratio (%):	100		Floor Space Index:	6.89

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	45,766	
Non-Residential GFA:	3,492	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	14			14
Freehold:				
Condominium:			592	592
Other:				
Total Units:	14		592	606

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		53	389	99	65
Total Units:		53	389	99	65

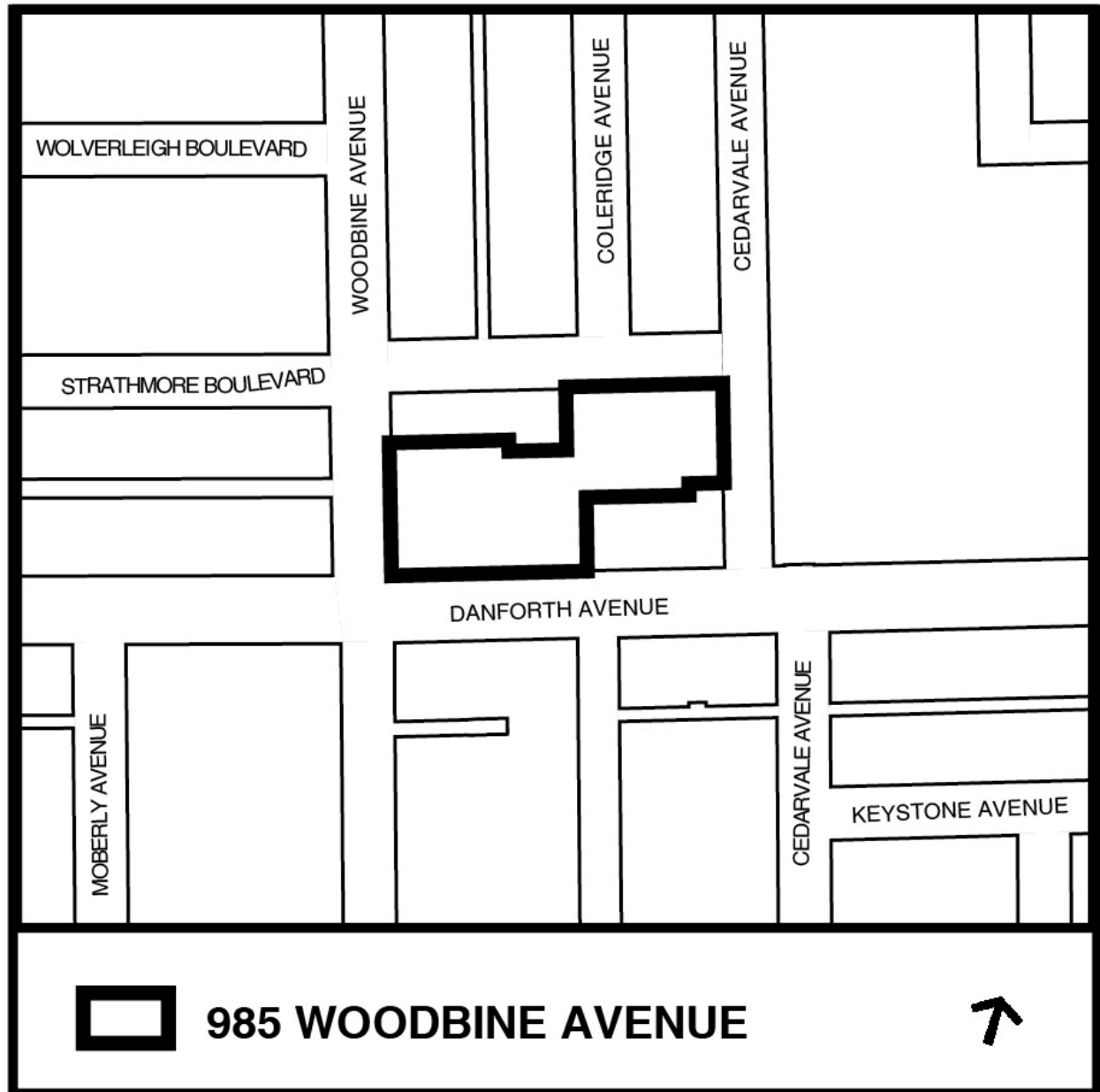
Parking and Loading

Parking Spaces: 88 Bicycle Parking Spaces: 704 Loading Docks: 3

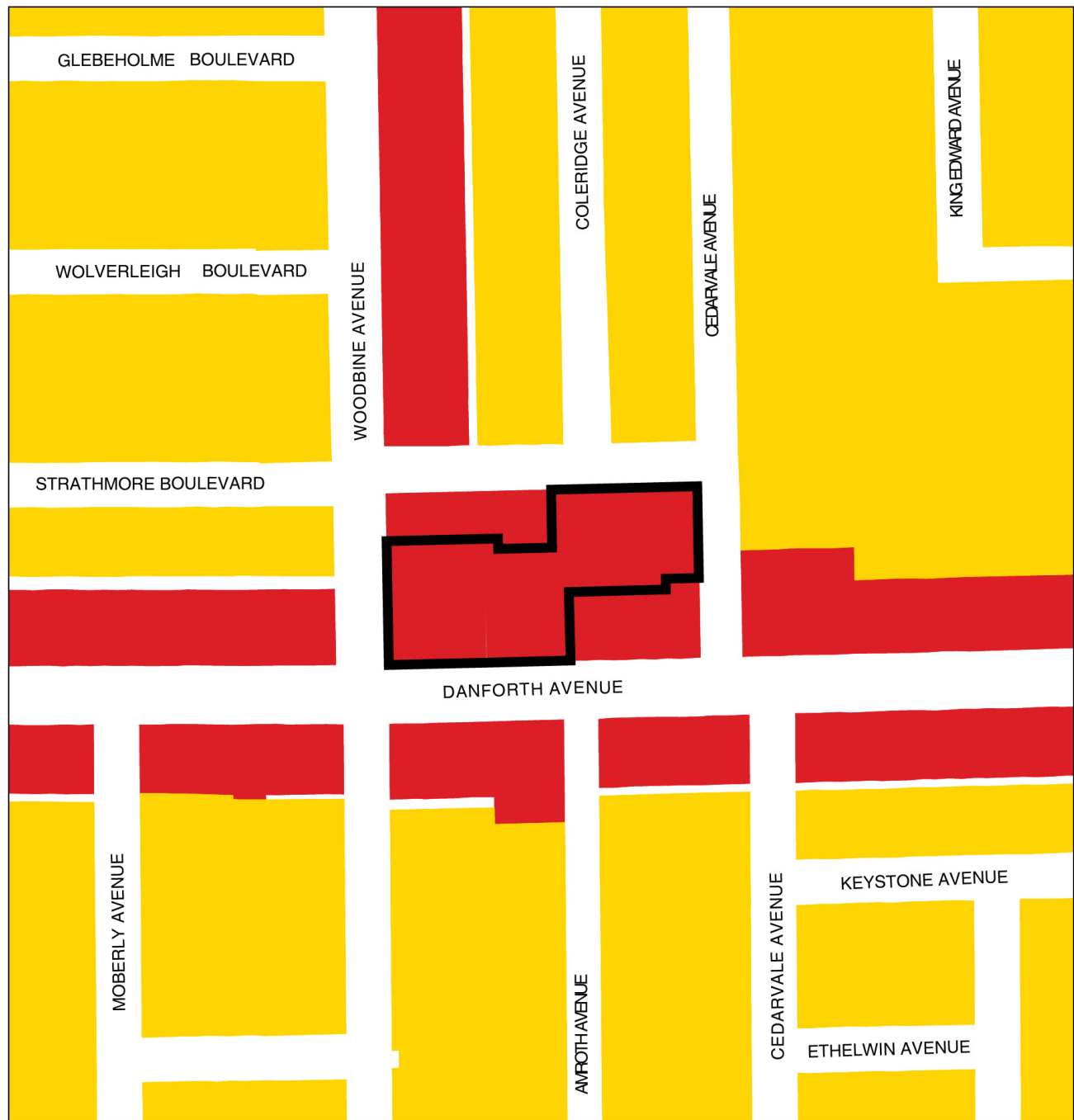
CONTACT:

Steven Barber, Senior Planner, Community Planning
416-338-8567
Steven.Barber@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #21

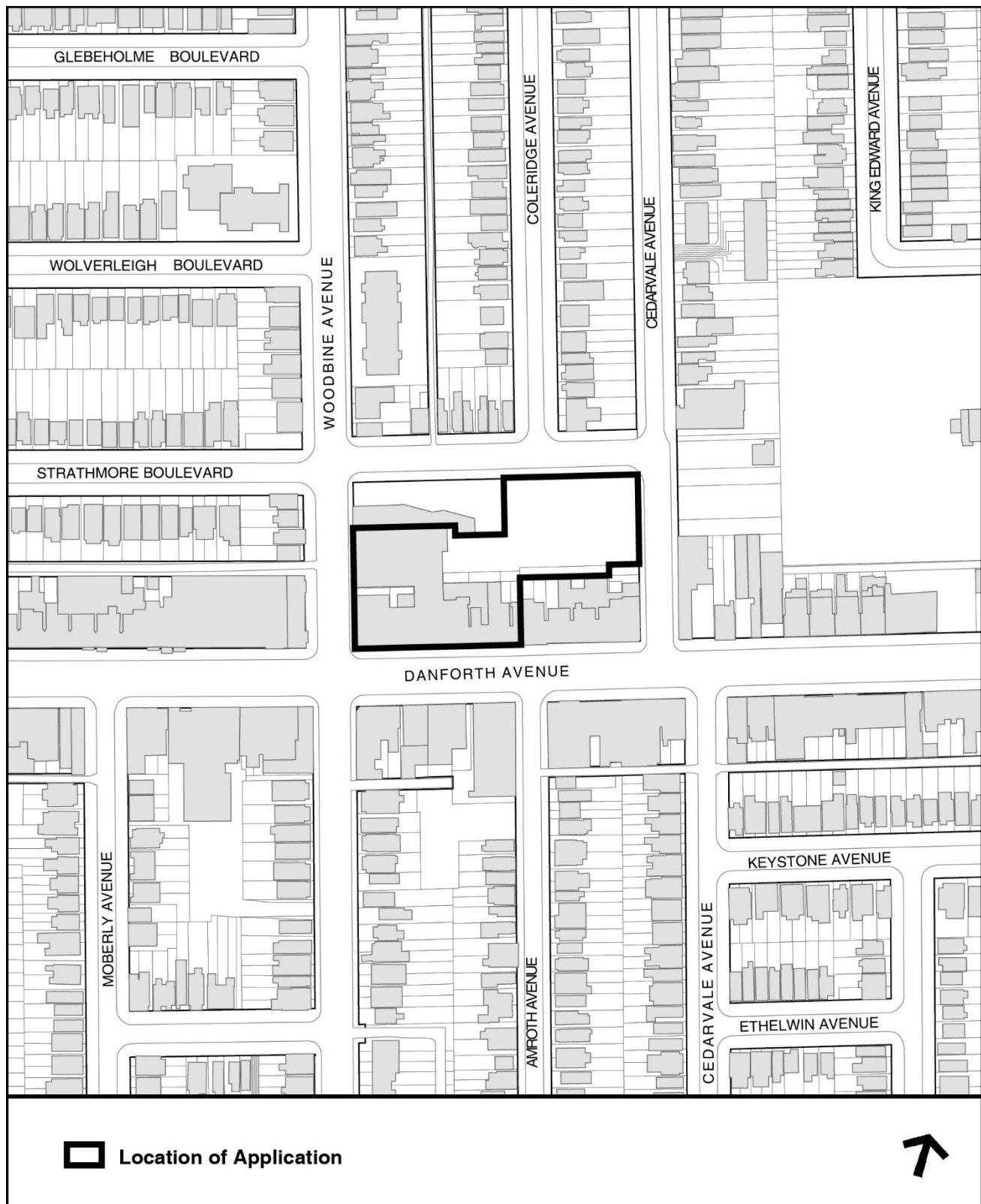
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File # 19 122810 STE 20 0Z



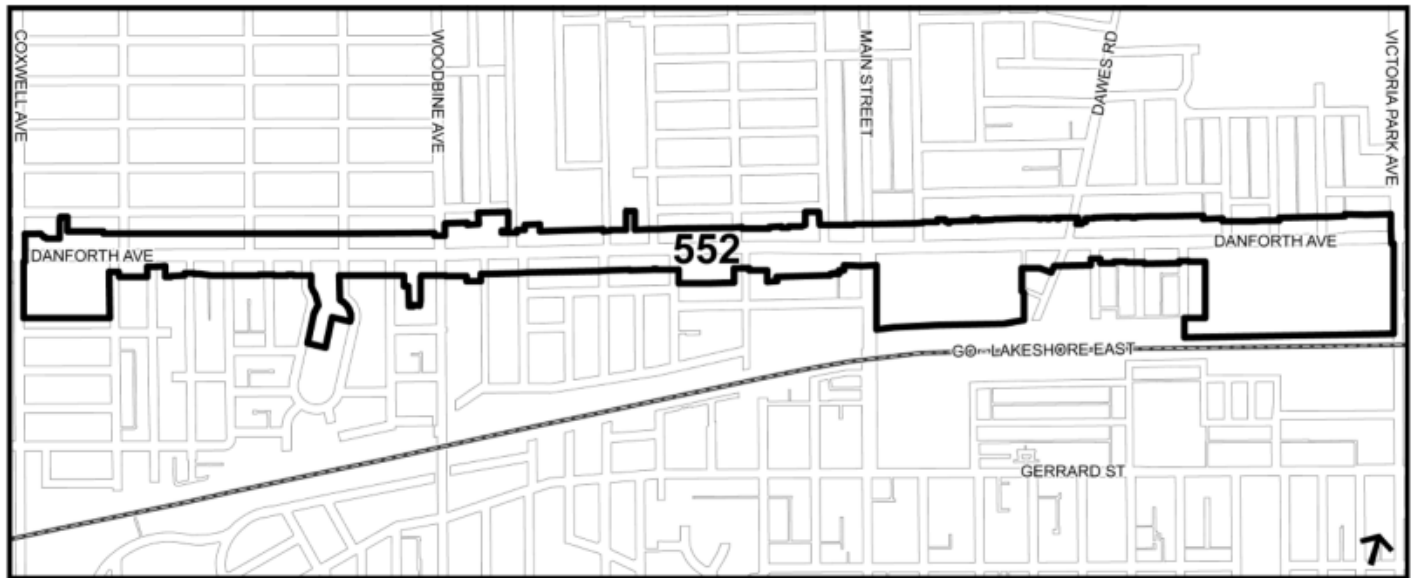
Not to Scale
Extracted: 01/15/2024

Attachment 4: Existing Zoning By-law Map



Attachment 5: Site and Area Specific Policy No. 552 Map

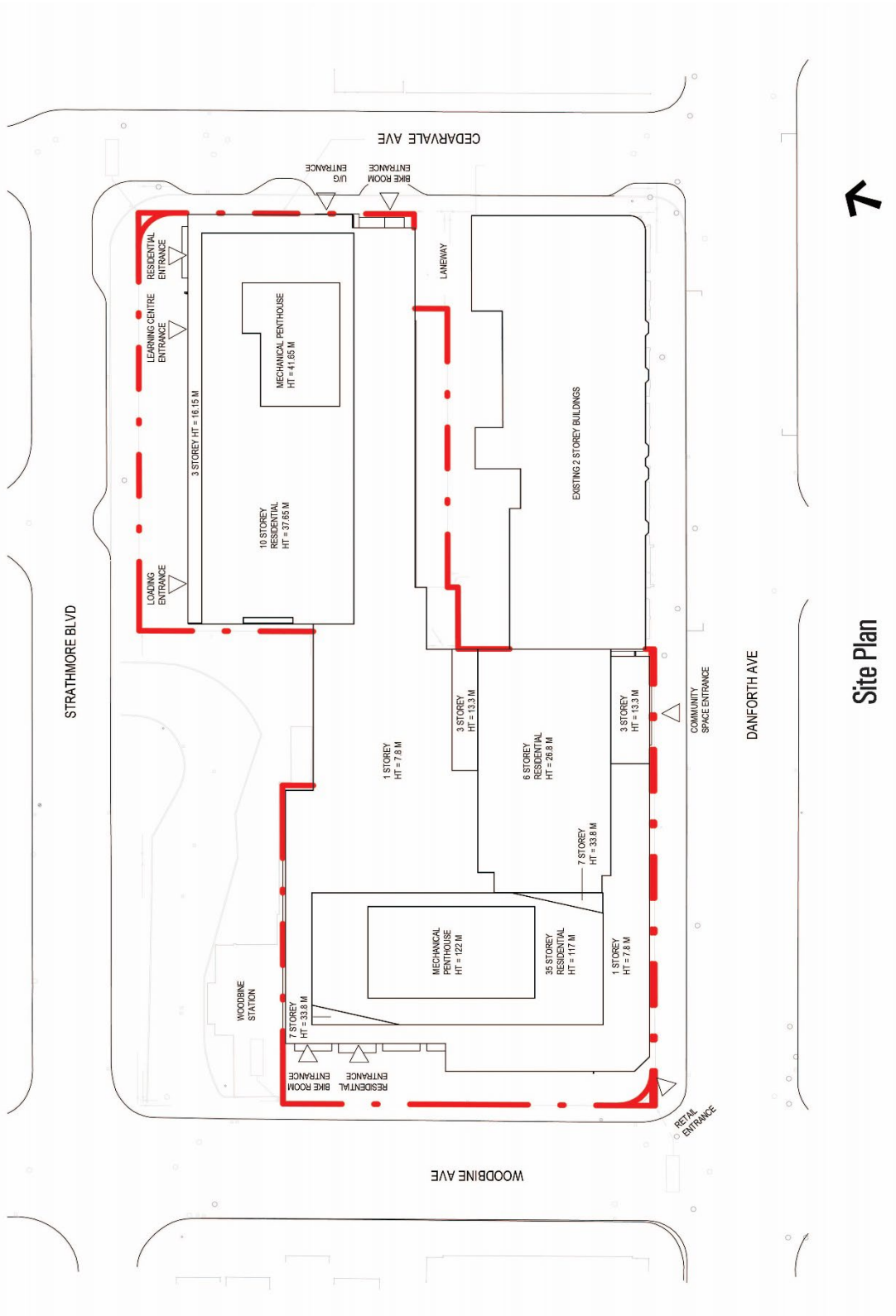
552. Danforth Avenue between Coxwell Avenue and Victoria Park Avenue



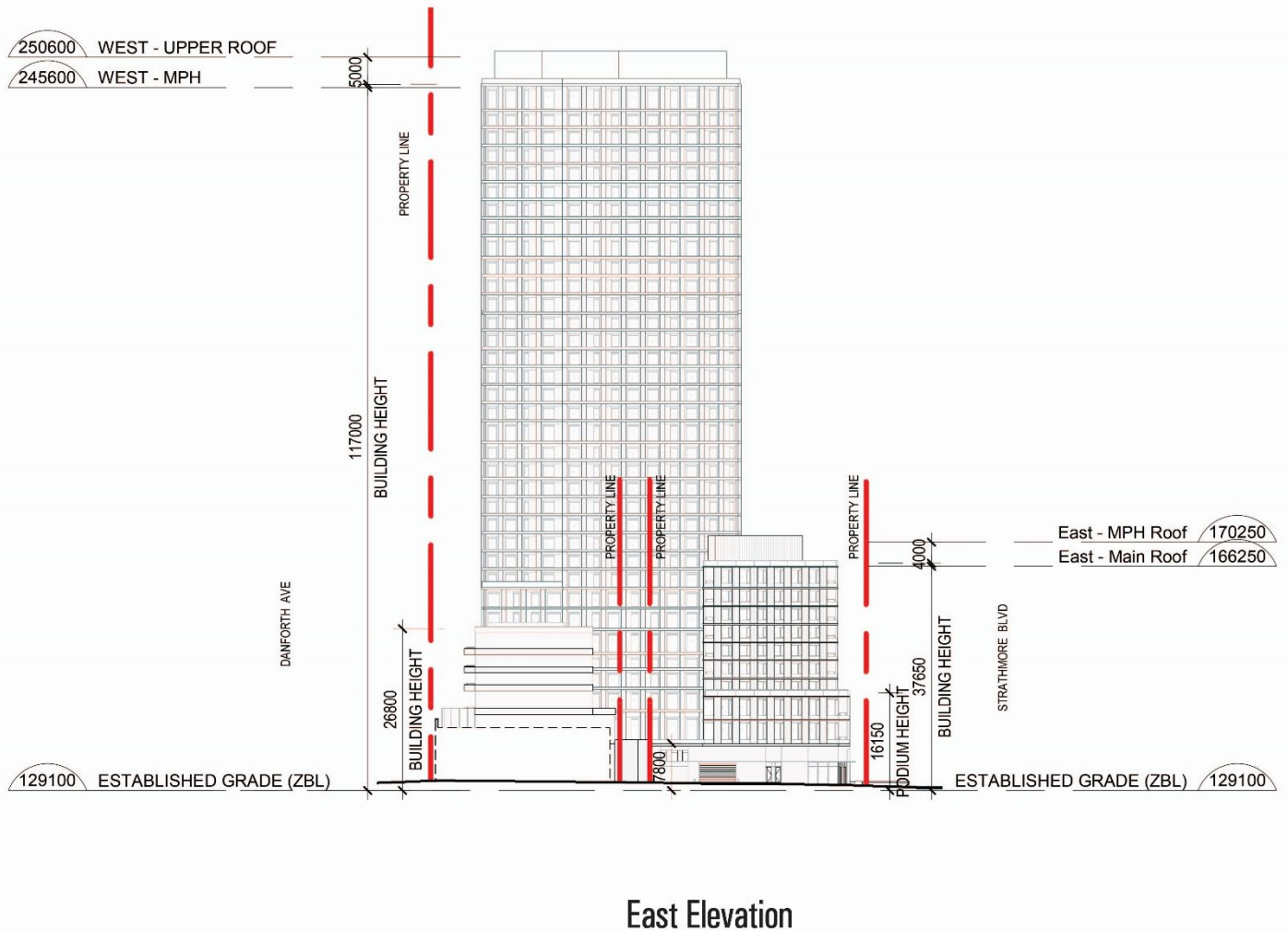
Attachment 6: Draft Zoning By-law

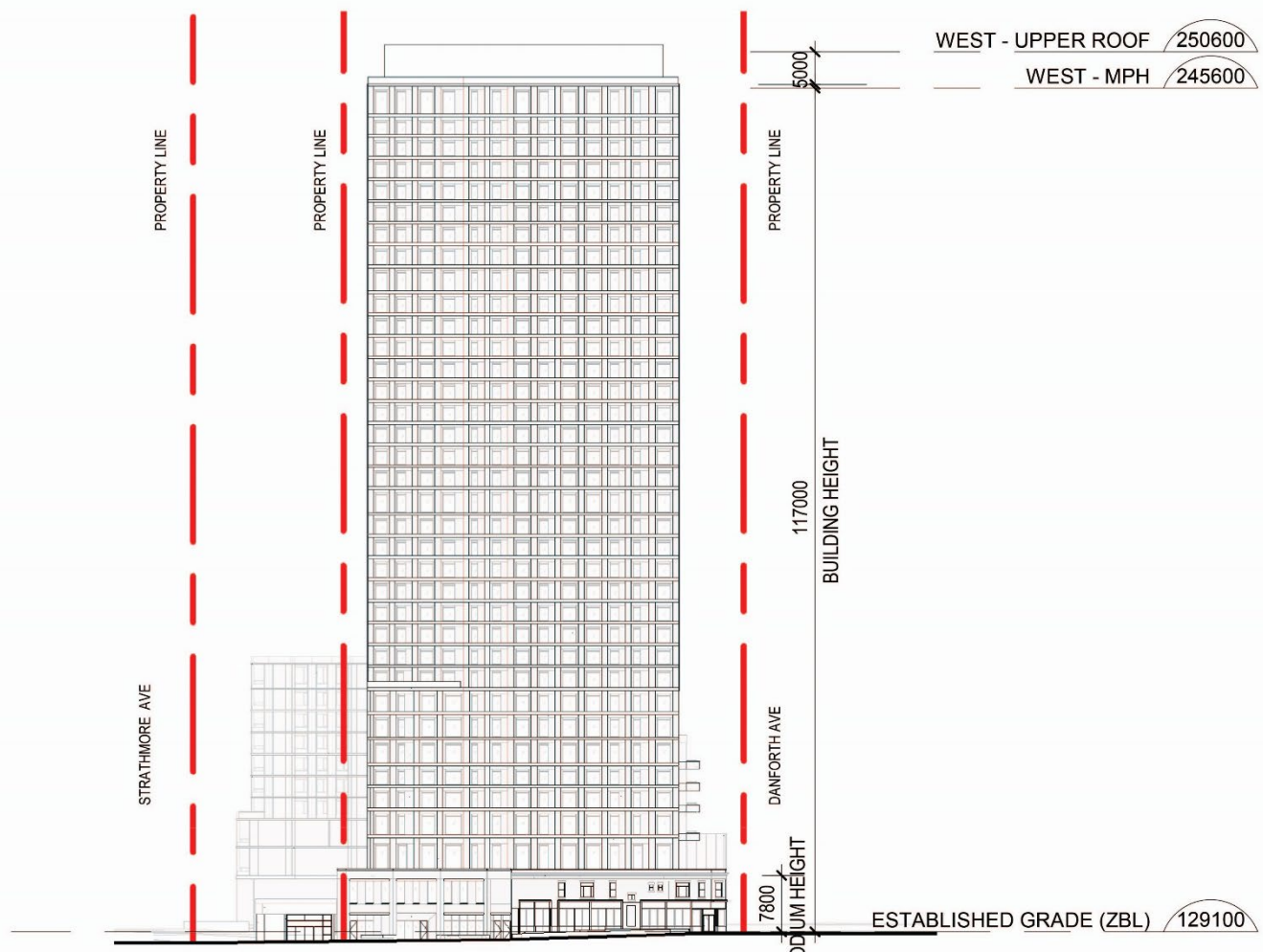
To be provided in advance of Toronto and East York Community Council.

Attachment 7: Site Plan

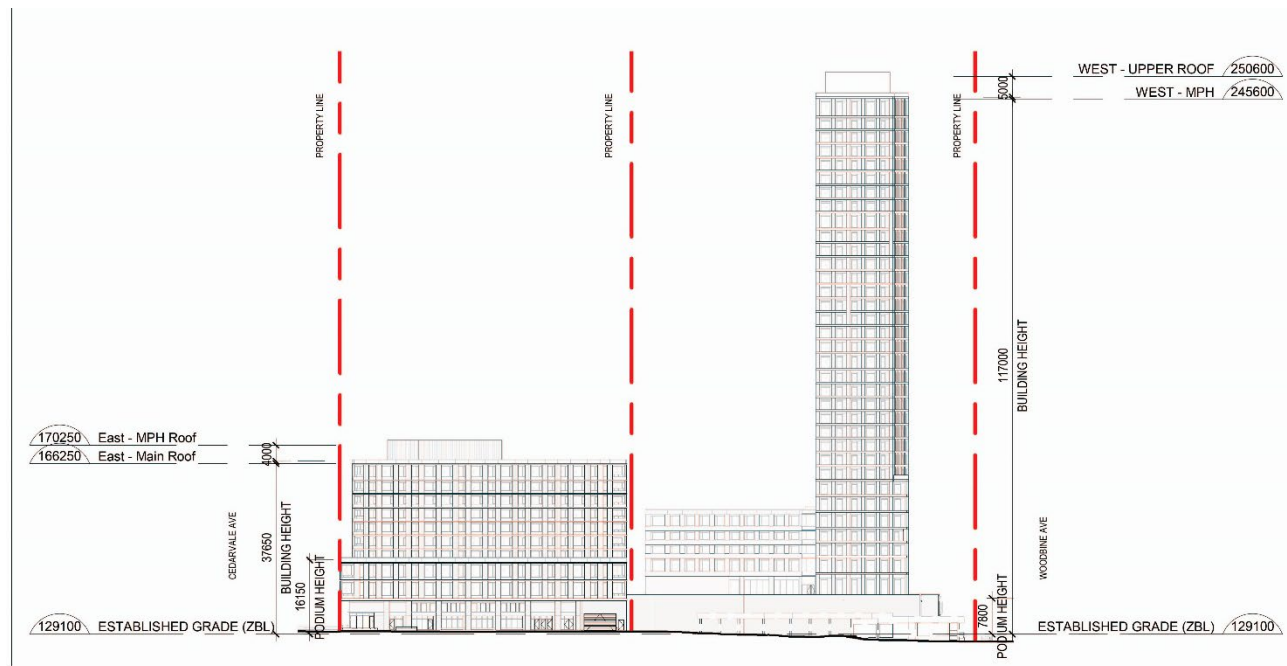


Attachment 8: Elevations

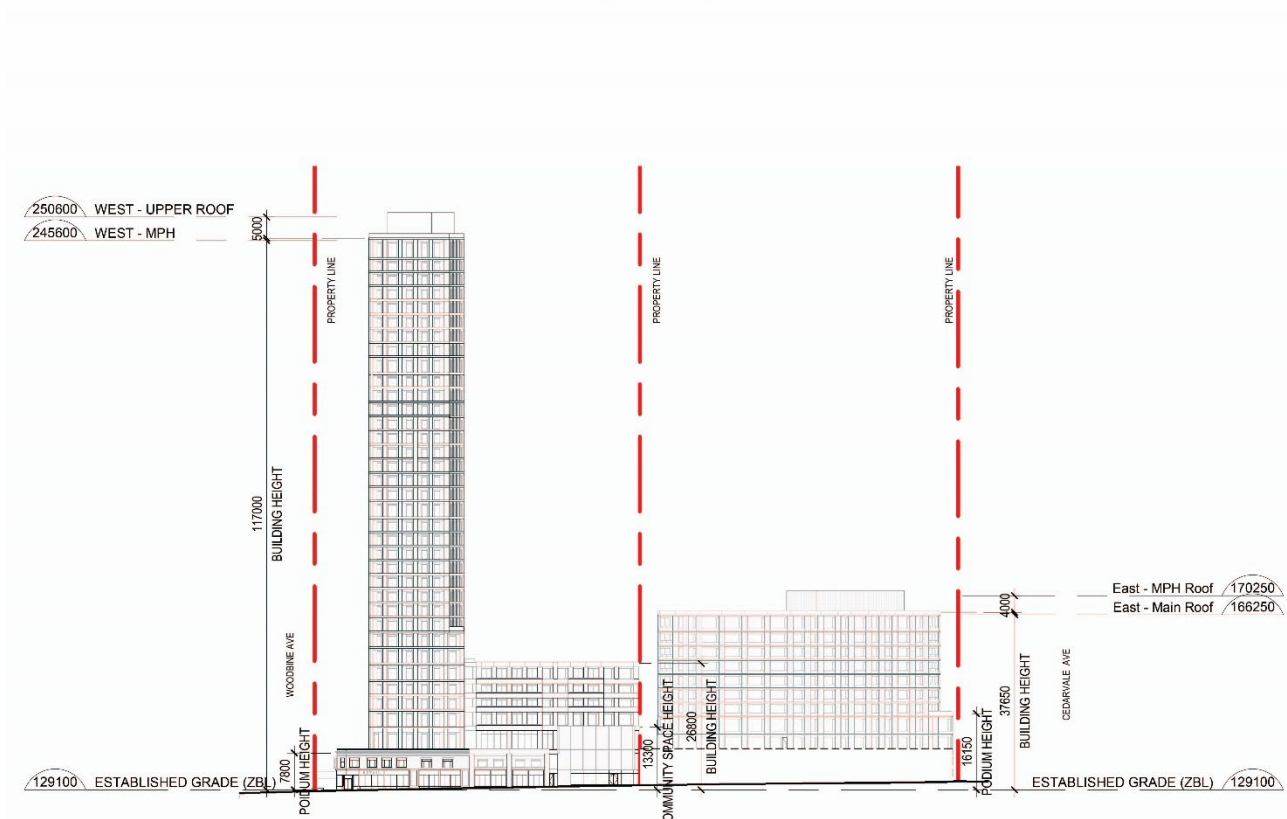




West Elevation

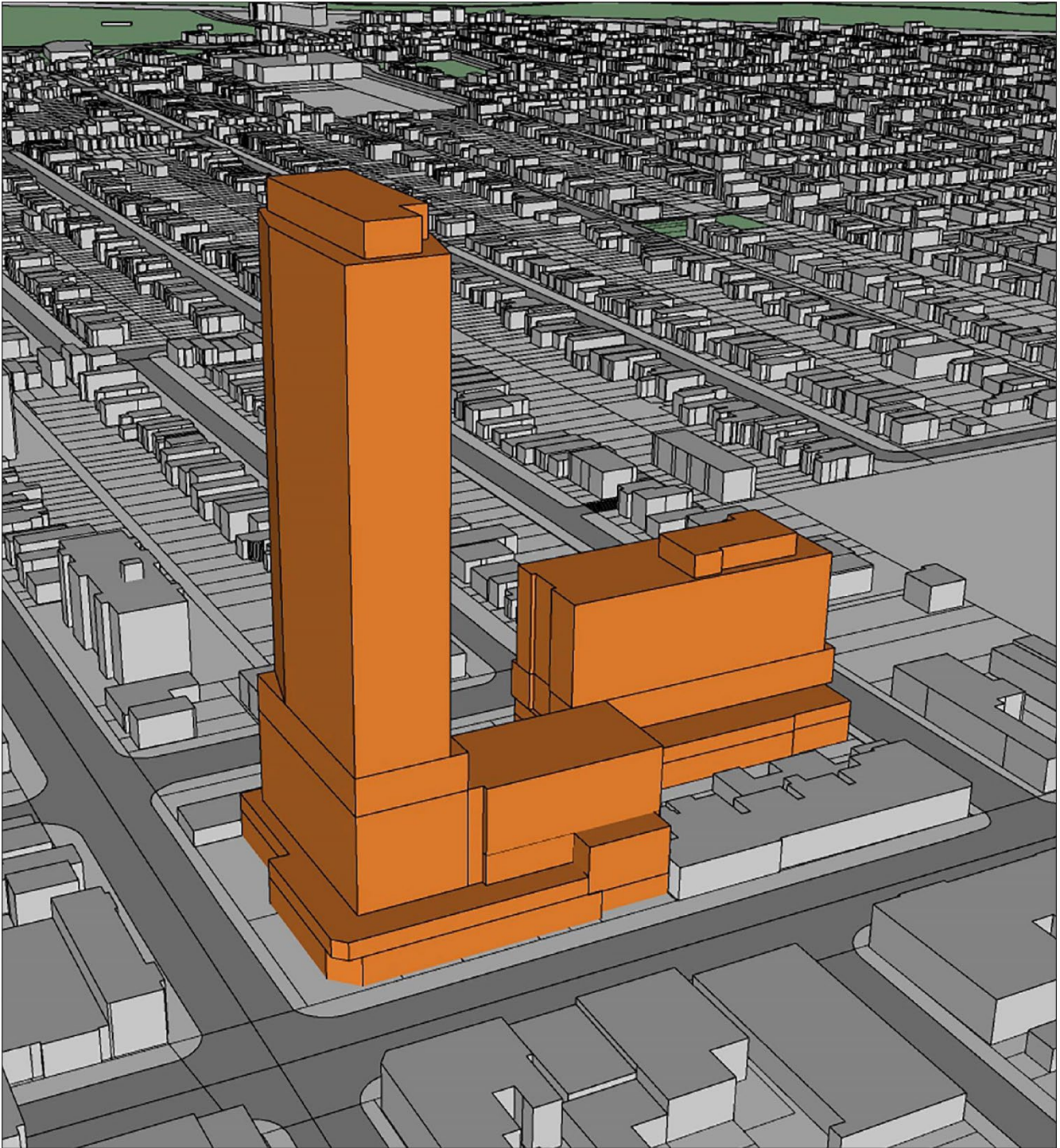


North Elevation



South Elevation

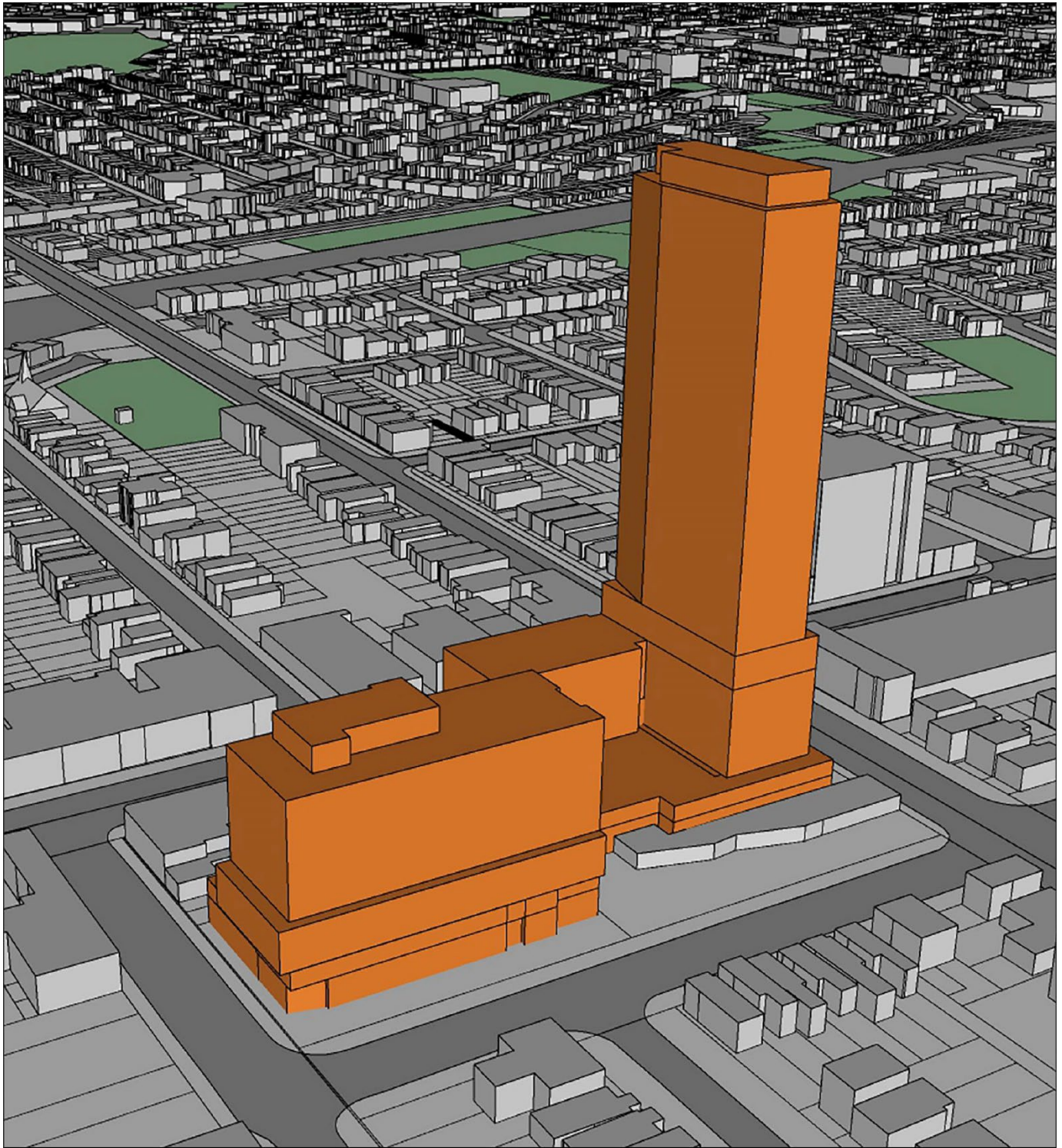
Attachment 9: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast



10/03/2024



View of Applicant's Proposal Looking Southwest



10/03/2024