



**THE
DANFORTH
STUDY**

Planning Study Update

Community Meeting #4
October 28, 2021 | 7-9pm

To commence this meeting we would like to first take a moment to acknowledge the land on which we are meeting. This land is the traditional territory of many nations including the **Mississaugas of the Credit**, the **Anishnabeg**, the **Chippewa**, the **Haudenosaunee** and the **Wendat** peoples and is now home to many diverse Indigenous, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the **Mississaugas of the Credit**.

- Video – The presenters will have their videos on. We suggest keeping your video off to minimize network interruptions during the presentation, and turning it on when you are speaking.
- Audio – During the presentation, all users will be muted. There will be opportunities to raise your hand and unmute yourself to speak during the Q+A.


To ask a question:

- Send via Q+A – Type your question in the Q+A chat panel
- Raise Hand – Click the raise hand icon in your Reactions menu. Or Click the hand icon next to your name in the participant panel. Your hand is raised when the icon is blue.
- The facilitator will manage the Q+A questions and raised hands.



This meeting is being recorded

Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record. Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website.



Introductions (5 mins)
Presentation (50 mins)
Discussion (65 mins)
Next Steps

Councillor Welcome

- Councillor Paula Fletcher, Ward 14
- Councillor Brad Bradford, Ward 19

Team Introductions

Facilitation

- Karla Kolli, Facilitator – Dillon Consulting

City Planning

- Lynda Macdonald, Director, Community Planning
- Nader Kadri, Community Planning
- Helen Song, Community Planning
- James Parakh, Program Manager, Urban Design
- Kevin Lee, Urban Designer, Urban Design
- Gary Miedema, Project Manager, Heritage Planning
- Loryssa Quattrociocchi, Heritage Planner, Heritage Planning
- Kristen Flood, Heritage Planner, Heritage Planning

Transportation Services

- Jacquelyn Hayward, Director, Project Design & Management (Project Director)
- Violetta Savage, Senior Project Manager, Major Projects

Economic Development & Culture

- David Hessels, Manager Business Improvement Area Office

COMPLETE STREETS UPDATE

The "Destination Danforth" Complete Streets pilot project was installed in summer 2020 as part of the City's restart and recovery response to COVID-19. Monitoring and evaluation of the pilot project is underway.

Measures that will inform the evaluation include:

- Safety
- Pedestrian, cyclist and motor vehicle counts
- Impacts to adjacent street networks
- Motor vehicle traffic congestion
- Stakeholder input
- Economic impact
- Curbside demands/parking



A recommendation on the future of Destination Danforth, including if it will become permanent, will be made to City Council in the coming months

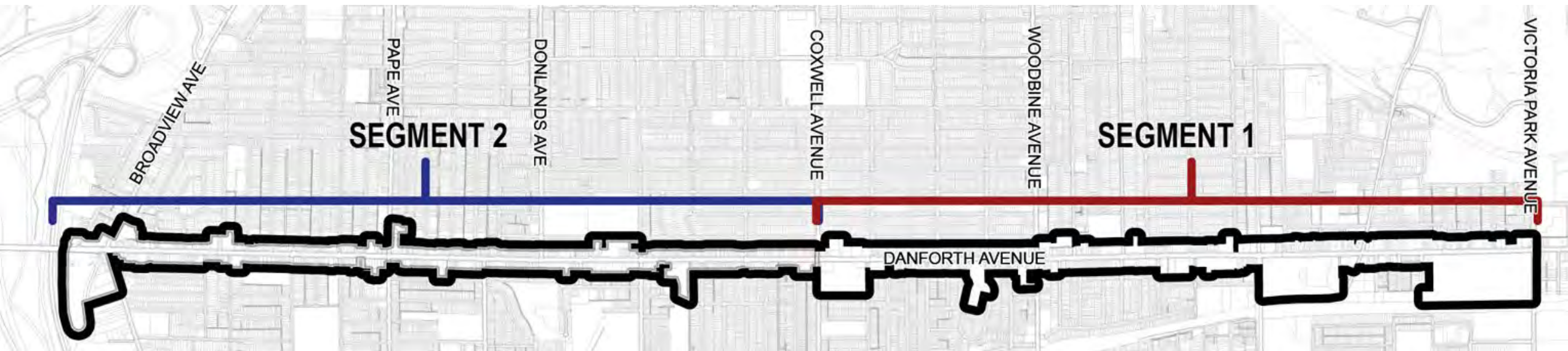
The focus of today's meeting is on The Danforth Planning Study

1 Background

- **Council Direction**
- **Provincial Direction**
- **Study Overview**
- **Project Timelines**
- **What We've Heard So Far**

COUNCIL DIRECTION

- **City Council requested** the Chief Planner and the Executive Director, **City Planning** to undertake a **planning study** of Danforth Avenue in two segments, from the Don River to Coxwell Avenue and from Coxwell Avenue to Victoria Park Avenue.
- **Councillor Fletcher's Motion** - The Terms of Reference for the upcoming Danforth Planning and Complete Streets Study include options to secure new affordable rental along Danforth Avenue.
- Segment 1 Planning Study from Coxwell Avenue to Victoria Park Avenue was Council Approved in July 2018



DEVELOPMENT POTENTIAL

Why do we need to know what the development potential is?

- The Planning Study will inform future development and built form in a way that is sensitive to the existing character
- Based on how much development exists today, we have identified areas intended to prioritize growth to meet growth targets, as required by Provincial and City Policy



DEVELOPMENT POTENTIAL

Municipalities are required to undertake an intensification strategy to satisfy Provincial Growth Plan policies.

- Intended to prioritize growth where transit currently exists or is planned, including in Major Transit Station Areas (MTSAs).
- The City is currently reviewing 180 potential MTSAs as part of the Municipal Comprehensive Review and every station has to be delineated by 2022.
- 4 priority transit projects are identified in Toronto including the Ontario Line which includes Pape Station.



BACKGROUND

Integrated Study

Transportation Study

- Complete Street Design and Implementation Plan

Economic Development

- Retail Vibrancy Study

Planning Study

- Long-term Planning and Development Framework



BACKGROUND: STUDY SCHEDULE

2019
To Dec 2019

2020
Dec 2019 – Feb 2020

Mar – Dec 2020

2021
Jan - Sep 2021

2022
Q1

**Work Plan
Development**

**Background
Review &
Analysis**

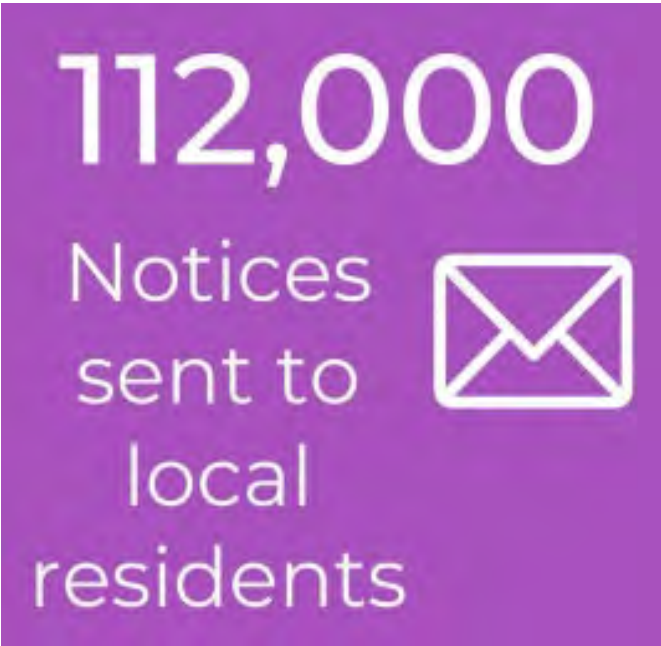
**Development
of Preliminary
Policy &
Design
Direction**

**Final Planning
Framework,
Heritage
Assessment &
Retail Vibrancy**

**Final Pilot
Evaluation,
Street Design
& Urban
Design
Guidelines**

**We are
here**

WHAT WE HEARD



WHAT WE HEARD

Community Survey Results

89% are supportive of the planning study project goals

72% are supportive of the way Character Areas are defined in the Planning Study

61% felt that the introduction of transition zones would provide a good opportunity to expand housing the area

74% want the City to consider maintaining sunlight and limiting shadows from taller buildings

71% want the City to consider maintaining the character of the neighbourhood when testing different building massing, heights and zoning policies

85% want to preserve green spaces and trees



WHAT WE HEARD

Planning Study Public Input

Affordable
housing and
rental units

Moderate, sensitive
density

Public realm
improvements

Encourage mixed-use,
heritage conservation, main
street character, community
spaces, and greenspace

Greener
buildings



2 Emerging Direction

- **Study Priorities**
- **Overall Approach to Public Realm**
- **Overall Approach to Heritage**
- **Overall Approach to Built Form**



In response to provincial direction, lands included in Special Policy Areas are to be subject to further study to determine site-specific policy and/or development guidelines prior to redevelopment at the Broadview and Pape nodes.

Polling Question #1

Do you agree with the addition of nodes as a Part 2 Study at the Broadview and Pape interchange stations?

- a) Yes - Strongly Agree
- b) Yes - Agree, but require more information
- c) No - Disagree
- d) No - Strongly Disagree
- e) Not Sure

EMERGING DIRECTION: AFFORDABLE HOUSING

Affordable Housing Options

- Working with community service providers, social services
- Variety of housing types via the introduction of low-to-mid buildings.
- The continued application of the Growing Up Guidelines.
- Supporting Social Purpose Real Estate
- Inclusionary Zoning
- Encouraging the use of City Programs like Housing Now
- Exploring development potential on City-owned Sites



EMERGING DIRECTION: SUSTAINABILITY

- New development will be encouraged to adhere to **Tier 2 or higher** of the latest version of the **Toronto Green Standards**.
- Urban Design Guidelines will speak to building materials and the application of punched windows to limit glass curtain wall construction.
- Policies promoting active transportation including walking, cycling, and taking public transport.



EMERGING DIRECTION: RETAIL

Supporting Small Businesses


- Ensure that new development provides retail on the ground floor.
- Limiting retail frontage widths in order to maintain the rhythm and character of the existing retail fabric along Danforth Avenue.
- Provide opportunities for large format retailers behind or on top of small-scale retailers.
- Provide a high degree of visibility, create rhythm and complement heritage.
- Signage to be in accordance with the sign by-law.
- Opportunities for social retail spaces to support emerging and small business.



Polling Question #2

The affordability issue is impacting more than just housing in Toronto, we know it hurts businesses too. Should the City explore ways to secure social real estate at the base of some mid-rise buildings to support business incubator spaces and emerging or vulnerable businesses like food stalls on the Danforth?

- a) Yes
- b) No
- c) I'm not sure

- 
- Policies to:
 - Minimize shadow on public realm.
 - Promote sidewalk expansion, and an animated public realm.
 - Support the development and enhancement of Boulevard Spaces.
 - Prioritize an integrated and accessible public realm.
 - Create strong pedestrian linkages through Open Space Network.
 - Expand space dedicated to pedestrians, sidewalk cafes and outdoor retailing.
 - Support Public Art initiatives.

EMERGING DIRECTION: PUBLIC REALM



Integrated Streetscape Design



Spaces for a Diverse Community



Accessibility and Mobility



Street Furniture, Materials, Art and Identity



Enhancing Boulevard Spaces



Improving Pedestrian Connections






Supporting Active Streetscapes



Protect the Danforth from Shadow

EMERGING DIRECTION



-  Existing Public Park
-  Existing TPA Parking Lots
-  TTC Station

Secondary Connections

Improve pedestrian circulation and access over time through Existing Public Parks and Toronto Parking Authority Lots



Shadow Mitigation - (North side of Danforth Ave)

Limiting shadows on the public realm



@12:00 pm on March/ September 21st

EMERGING DIRECTION: ANIMATION



- Require retail and non-residential uses at grade
- Stepbacks and materials to respect historic character
- Implementing short term and long term plans for mural art
- Potential to animate blank side walls





Accommodate future growth and changes in the area, while conserving and enhancing historic Main Street character

- Conserve the existing low-scale and fine-grained character as well as pedestrian-oriented streetwall
- Conserve the existing horizontal and vertical rhythm in the study area
- Conserve properties of cultural heritage value designated under the Ontario Heritage Act

Community Input

- Community input is integral to helping us understand the social and community value of properties within a Study Area

Provincial Criteria for Determining Cultural Heritage Value or Interest:

- design or physical value
- historical or associative value
- contextual value

Integrity

- Do the physical features continue to represent or support the cultural heritage value or interest of the property?



HOW WILL THE RESULTS OF THE CHRA BE USED?

- Properties identified as heritage resources inform planning policies and guidelines to make sure that they are an integral part of the future.
- These properties will also be considered for inclusion on the City of Toronto's Heritage Register by the Toronto Preservation Board and Council.



Example of a map - showing properties identified through the Danforth Avenue I CHRA (Coxwell to Victoria Park Avenue) (Source: Map 4, [Danforth Avenue Urban Design Guidelines](#))

- Having properties “listed” on the Heritage Register as non-designated properties is an important first step in ensuring we can preserve our heritage, but it does not prevent growth.
- A "listed" property has no legal protection under the Ontario Heritage Act; the only change for a property owner is that they will need to provide 60 days notice when applying for a demolition permit in accordance with the City’s Municipal Code to allow staff to further assess the property. A Heritage Impact Assessment may be required when submitting a planning application.
- When a property is listed it does not necessarily mean that it will be subsequently “designated” under the Ontario Heritage Act. Listed means further evaluation of the property will take place.
- "Listing" a property does not change the existing building permit process - it does not restrict an owner's ability to make exterior and interior alterations, when demolition is not involved. It does not trigger maintenance requirements over and above existing property standards.

HISTORIC CONTEXT STATEMENT

- **The Historic Context Statement** highlights the development and evolution of the Study Area over time, from the earliest occupation of Indigenous communities, through the various waves of development during the first quarter of the twentieth century and the street's emergence as a retail main street
- The dominant period of development was the **construction boom period of the 1910s and 1920s**, when approximately **68%** of the existing properties were constructed and the dominant built form was established



COMMON BUILDING TYPOLOGIES

The Main Street Commercial Row

Generally 1-4 storeys, contains public retail/commercial use at grade with private/residential uses above, and is often part of a row of buildings with the same or similar architectural scale, design, proportions and material



307-341 Danforth Avenue (1919)

The Main Street Commercial Block

Similar to the row, however, the primary difference is the scale and design. They are generally 3-5 storeys, are larger in width and height, and of a singular architectural design in which several individual units are integrated to be part of a larger building complex



199-209 Danforth Avenue (1919)

EXAMPLES OF PROPERTIES WITH POTENTIAL CULTURAL HERITAGE VALUE

Main Street Commercial Block



261-273 Danforth Avenue (1919)



1156-1164 Danforth Avenue (1929)



129-139 Danforth Avenue (1924)



1096-1106 Danforth Avenue (1929)

EXAMPLES OF PROPERTIES WITH POTENTIAL CULTURAL HERITAGE VALUE

Main Street Commercial Row

307-341 Danforth Avenue (1919)



1430-1274 Danforth Avenue (1929)

EXAMPLES OF PROPERTIES WITH POTENTIAL CULTURAL HERITAGE VALUE

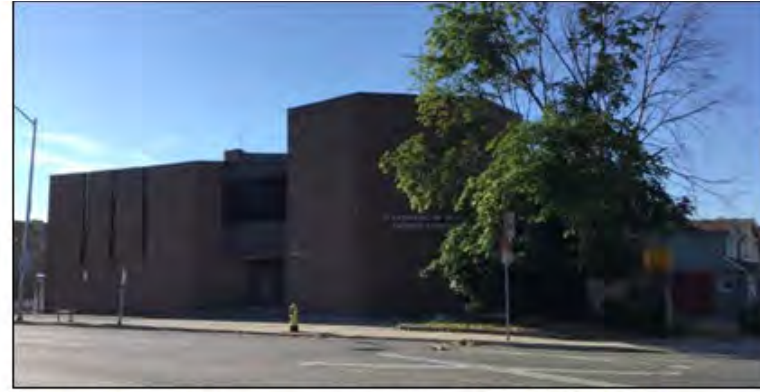
Places of Worship



Danforth Baptist Church, 285 Danforth Avenue (1911 & 1931)



Eastminster United Church, 310 Danforth Avenue (1910, 1914, 1923)



St Catherine of Siena Catholic Church, 1095 Danforth Avenue (1966)



Church of the Holy Name, 606 Danforth Avenue (1915-26; Listed)



Madinah Masjid, 1015 Danforth Avenue (1939; addition in 1960s, 1990s, and 2000s; became Madinah Masjid in 1983)



St Barnabas Anglican Church, 359 Danforth Avenue (1910 & 1921)

EXAMPLES OF PROPERTIES WITH POTENTIAL CULTURAL HERITAGE VALUE

Banks



1190 Danforth Avenue (1924)

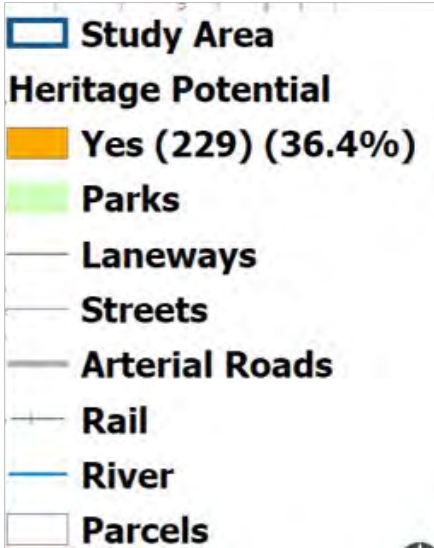


557 Danforth Avenue (1929)



1416 Danforth Avenue (1919)

MAP OF PROPERTIES WITH POTENTIAL CULTURAL HERITAGE VALUE



Polling Question #3

The direction for Heritage is to accommodate future growth and changes in the area, while conserving and enhancing historic Main Street character. Did the CHRA effectively capture the historic character of Danforth Avenue?

- a) Yes
- b) No
- c) Not Sure

EMERGING DIRECTION: BUILT FORM



Heritage Conservation



Mid-rise Development



Transition to Neighbourhoods



Opportunities for low-rise infill

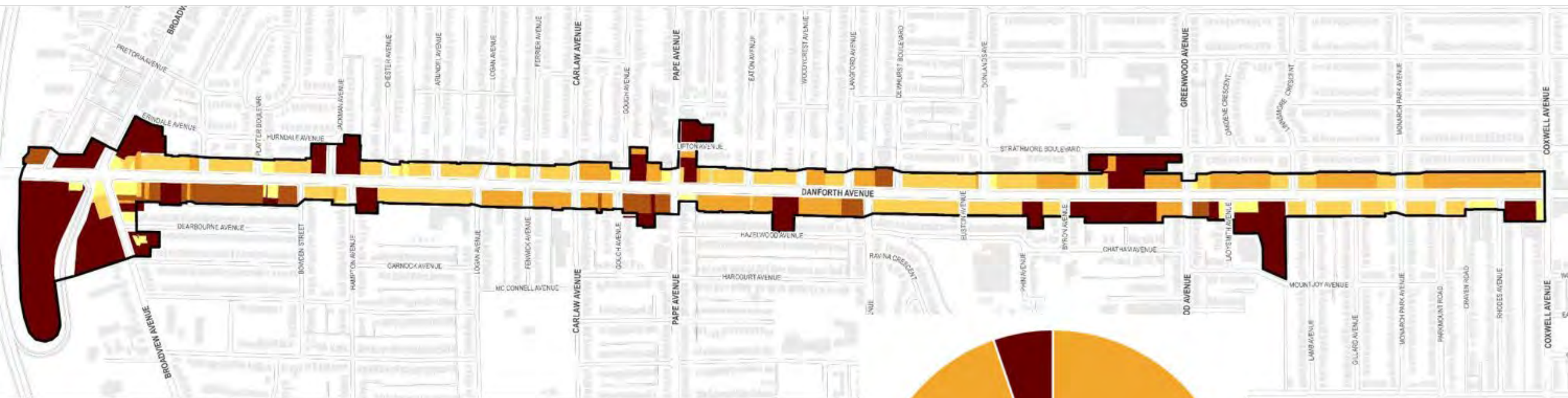



Variety of housing types



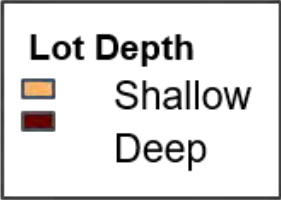
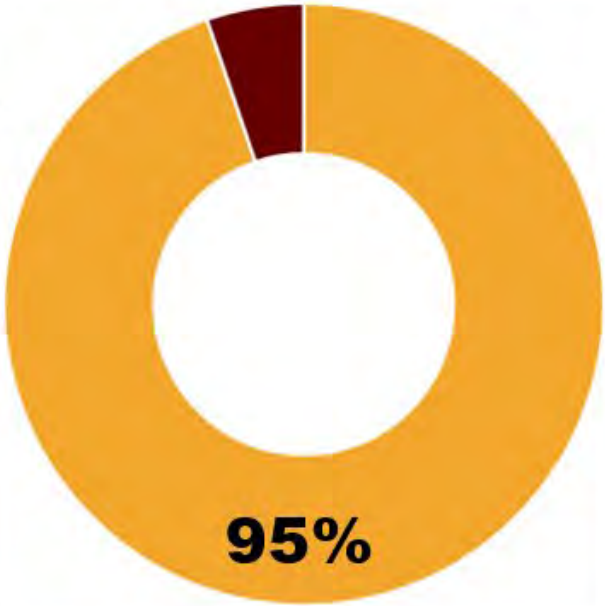
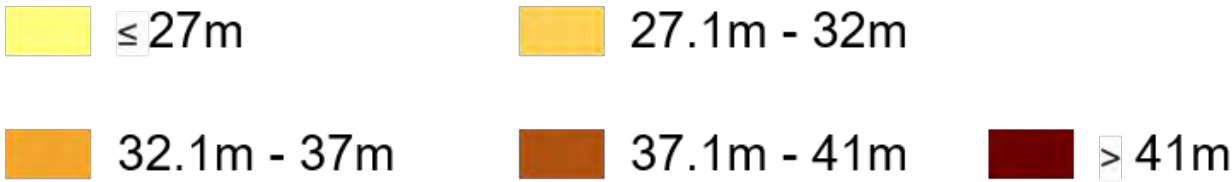
Ensuring materials support heritage context, and the City's sustainability mandate

EMERGING DIRECTION: BUILT FORM

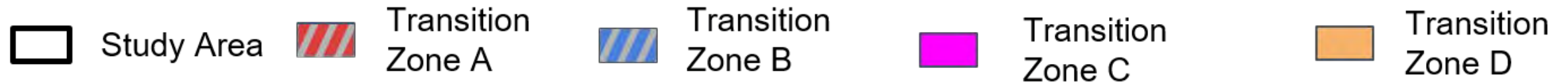


 Study Area

Lot Depth



EMERGING DIRECTION: TRANSITION ZONES



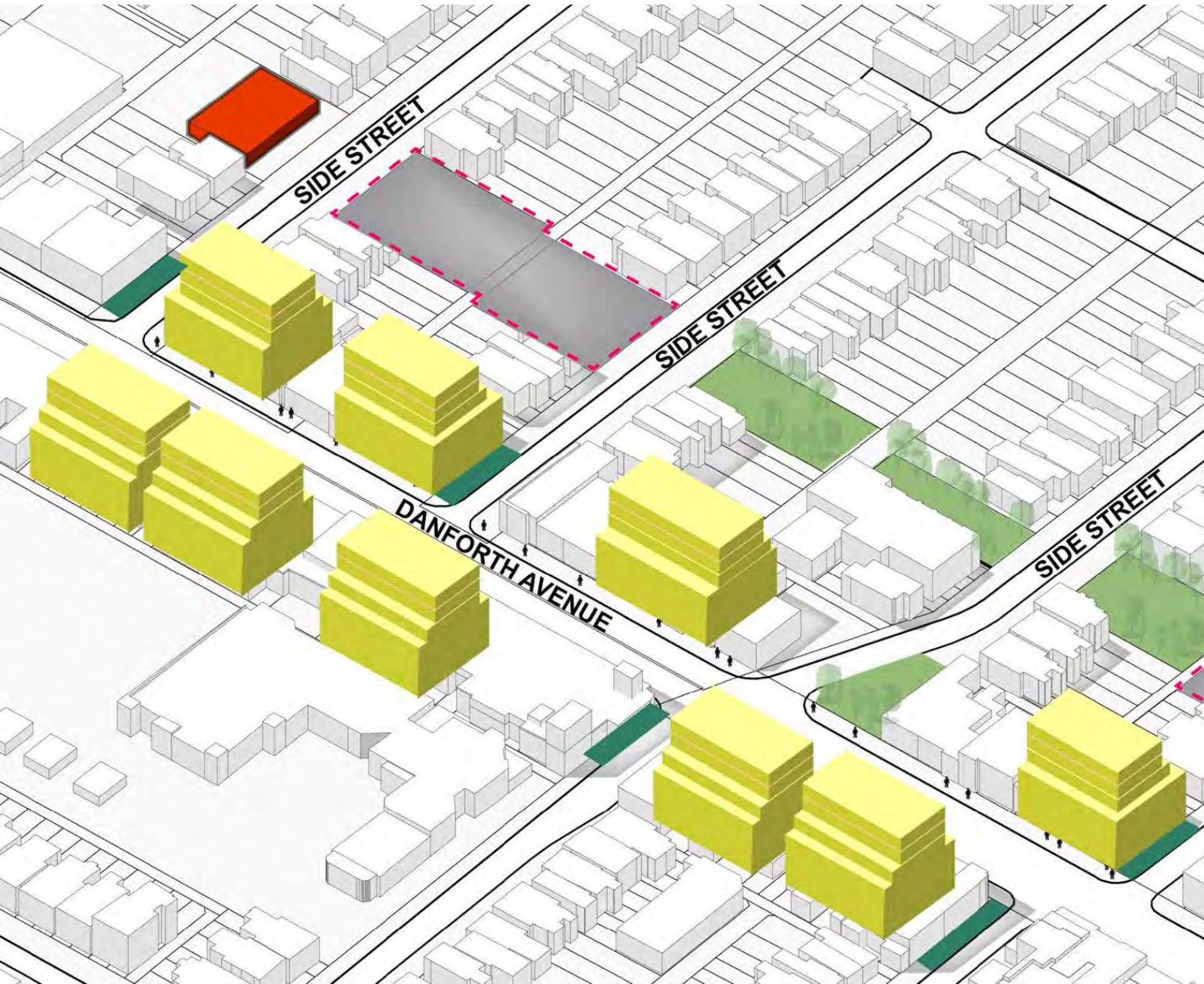
- Needed to increase potential for additional housing across the Study Area
- Varied approach taken relative to existing built fabric

EMERGING DIRECTION: MID-RISE APPROACH



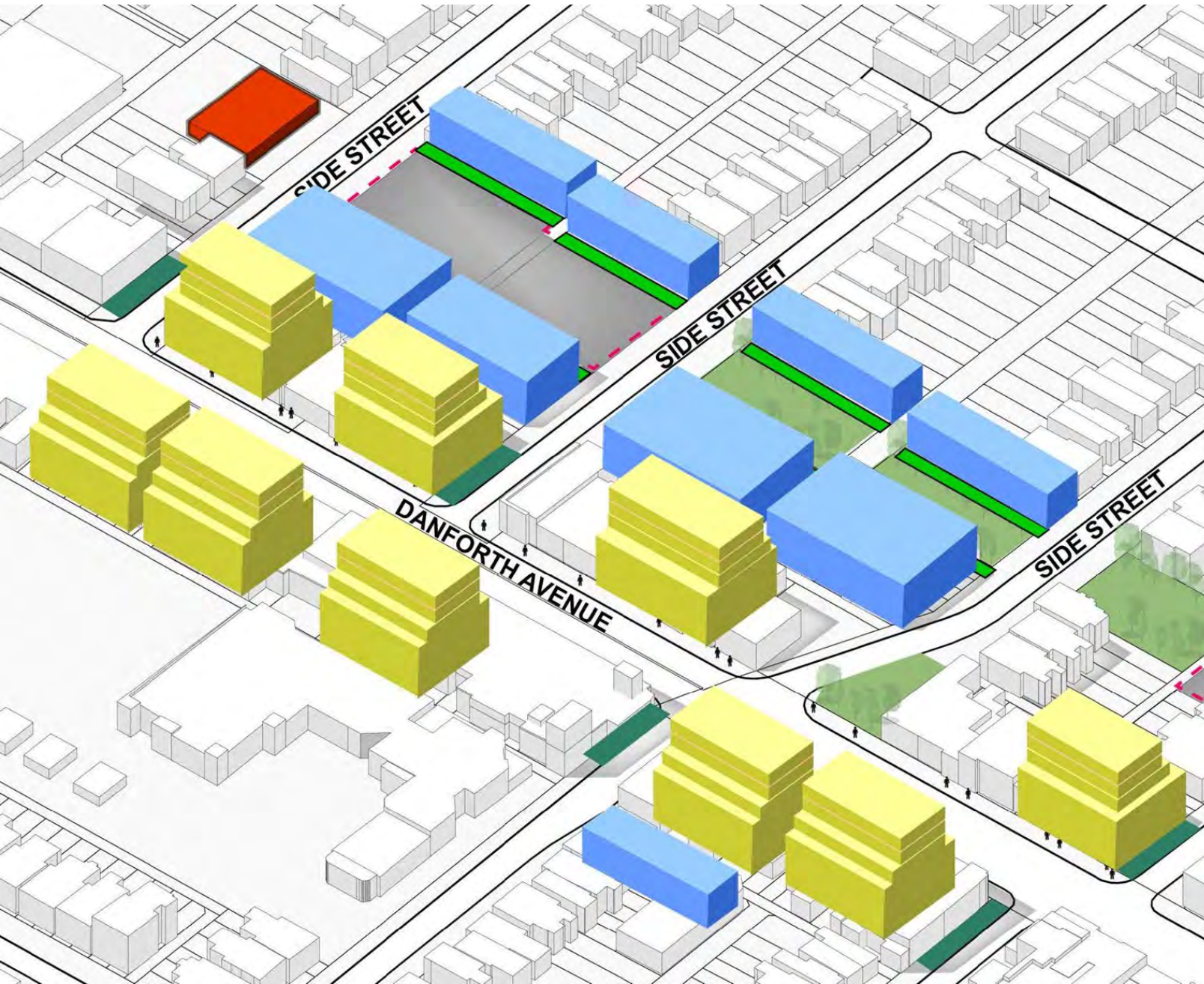
-  Study Area
-  7-storey
-  7 or 8-storey

EMERGING DIRECTION: BUILT FORM



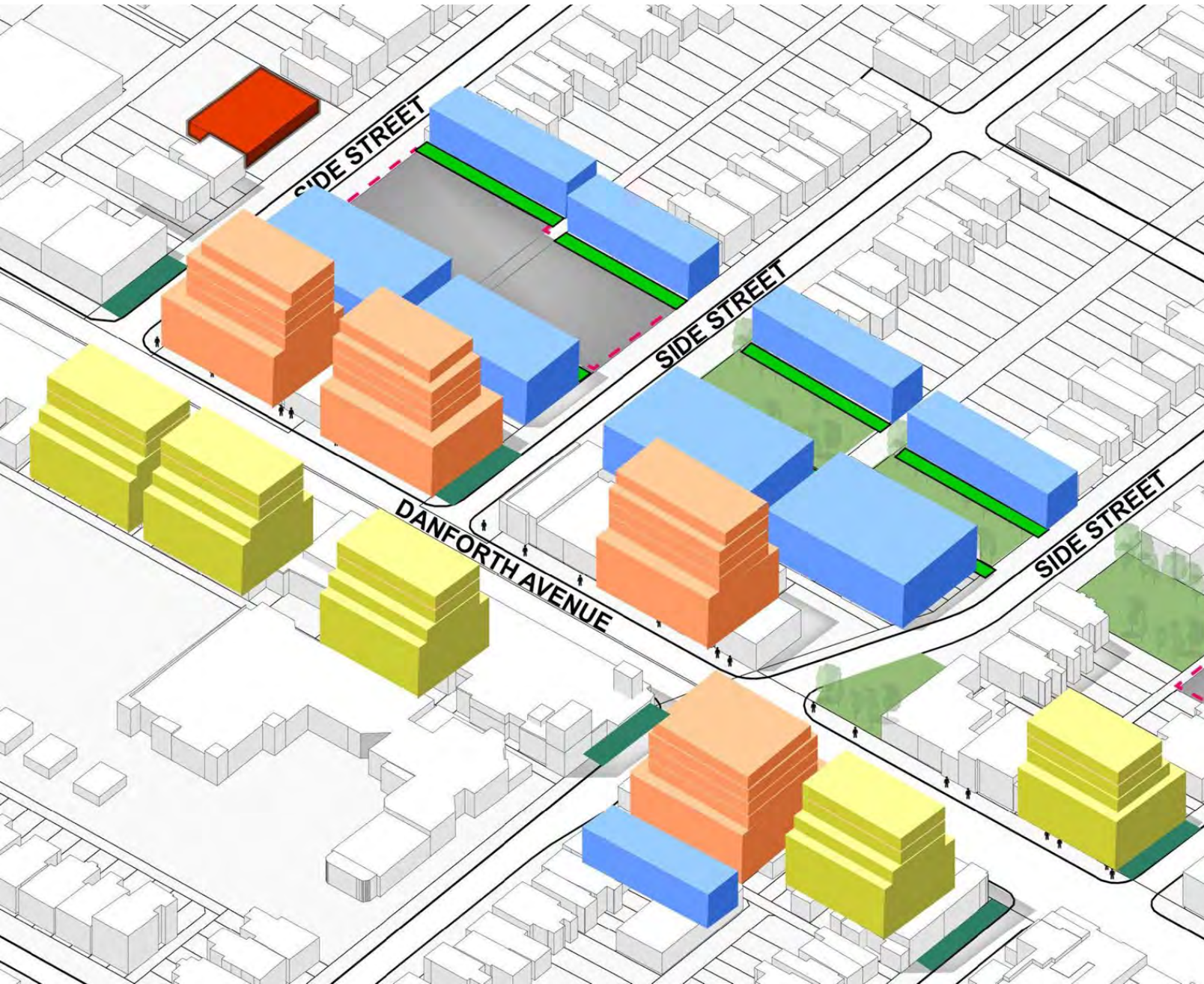
- Existing Public Parkettes
- Existing TPA Parking Lots
- TTC Station
- Maximum 7-storey Potential Built Form
- Boulevard Space Public Realm Improvement

EMERGING DIRECTION: BUILT FORM



- Existing Public Parkettes
- Existing TPA Parking Lots
- TTC Station
- Potential Private Pedestrian Greenway
- Transition Zone Potential Built Form
- Maximum 7-storey Potential Built Form
- Boulevard Space Public Realm Improvement

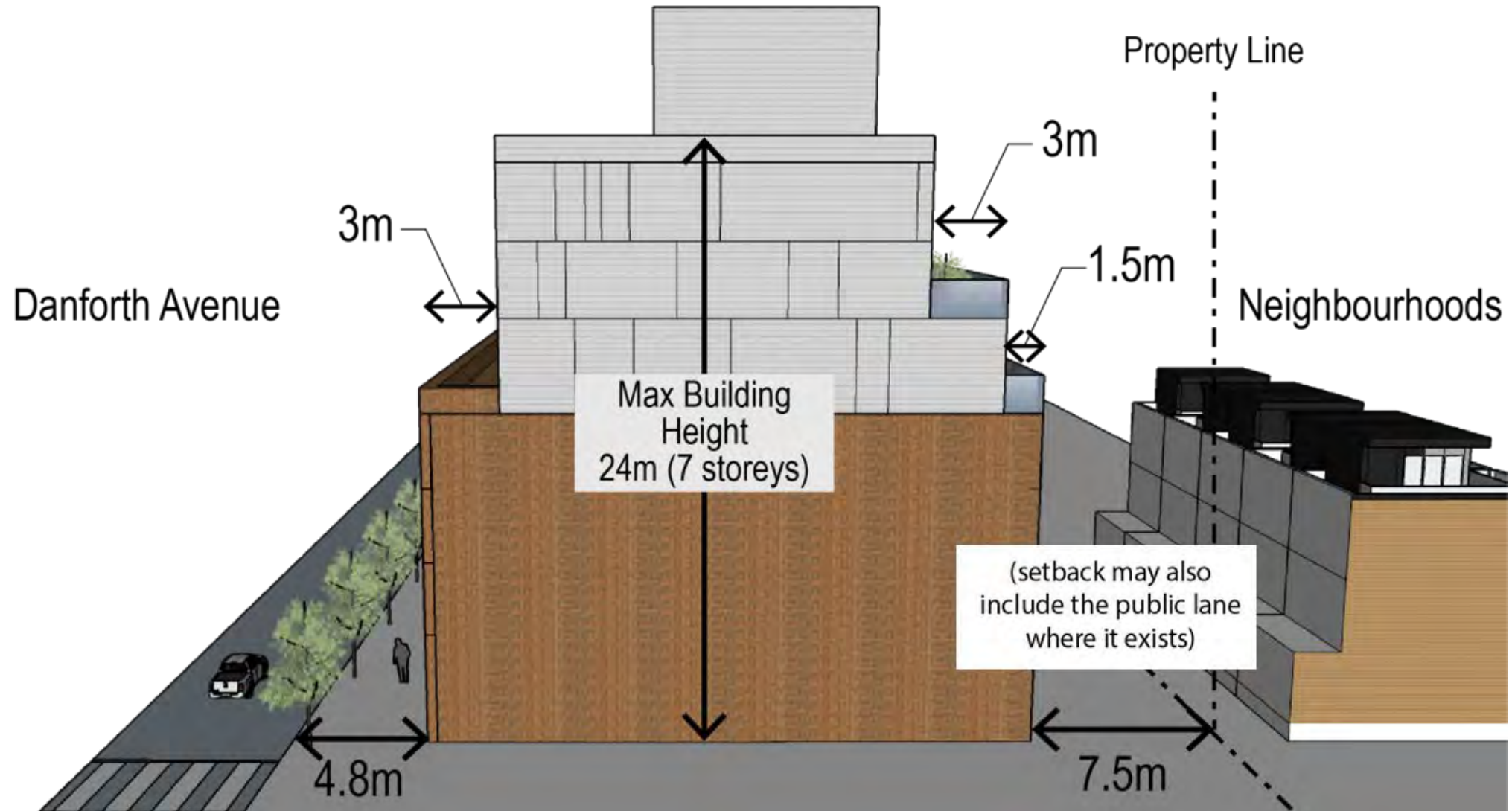
EMERGING DIRECTION: BUILT FORM



- Existing Public Parkettes
- Existing TPA Parking Lots
- TTC Station
- Potential Private Pedestrian Greenway
- Transition Zone Potential Built Form
- Maximum 8-storey Potential Built Form
- Maximum 7-storey Potential Built Form
- Boulevard Space Public Realm Improvement

EMERGING DIRECTION: MID-RISE APPROACH

Recommended: 7-storey Option with Modified Rear Transition



MID-RISE FACING DANFORTH

7-storey Option



- Baseline Standard across the majority of the Study Area.
- Maximum streetwall height of 14m or 4 storeys.
- Maximum building height of 24m or 7 storeys.
- Retail/commercial uses at grade.
- Terraces at rear of buildings.

CONCEPTUAL ILLUSTRATION

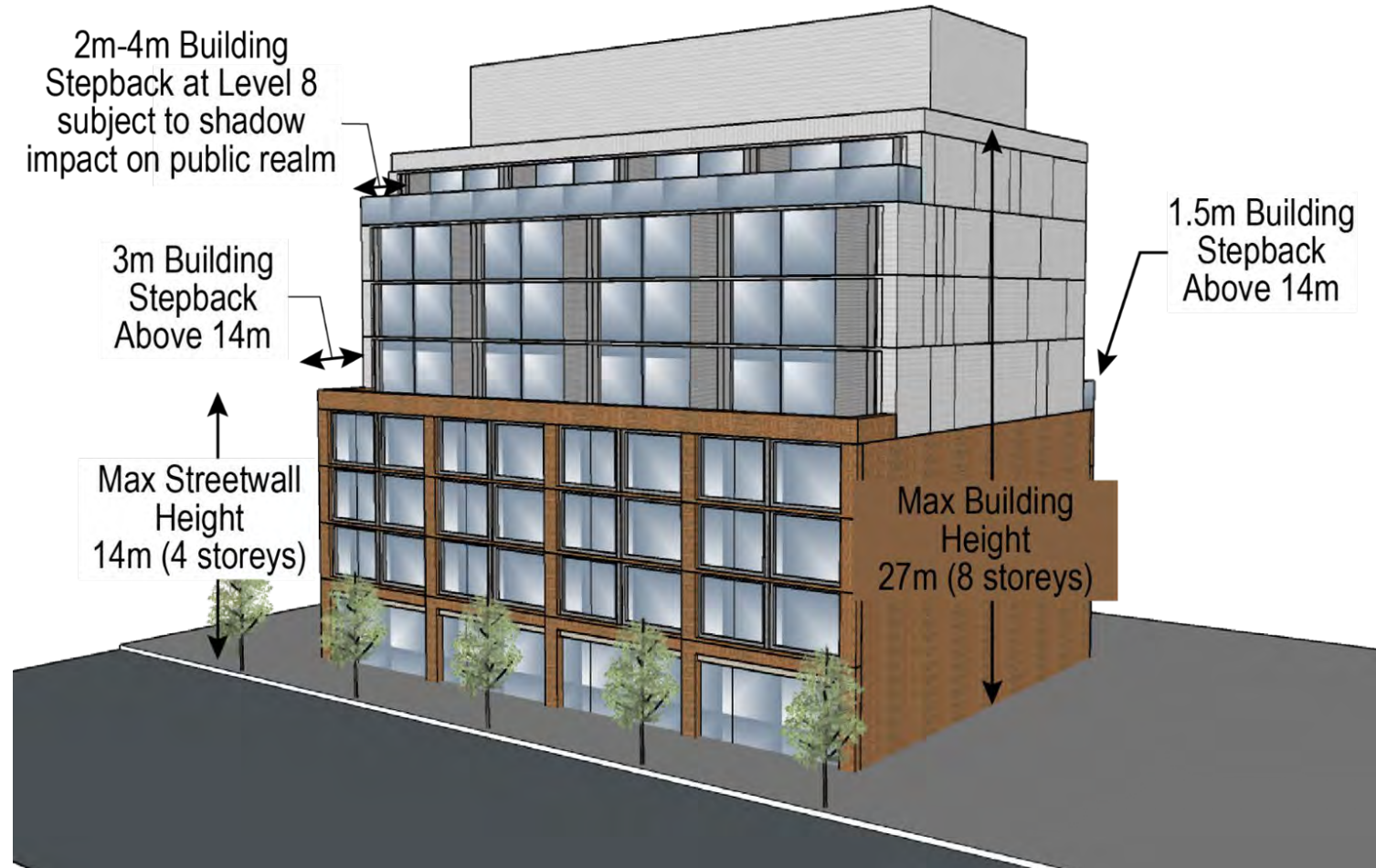
View looking South from side street toward Danforth Avenue with potential 7-storey corner lot mid-rise built form



MID-RISE FACING DANFORTH

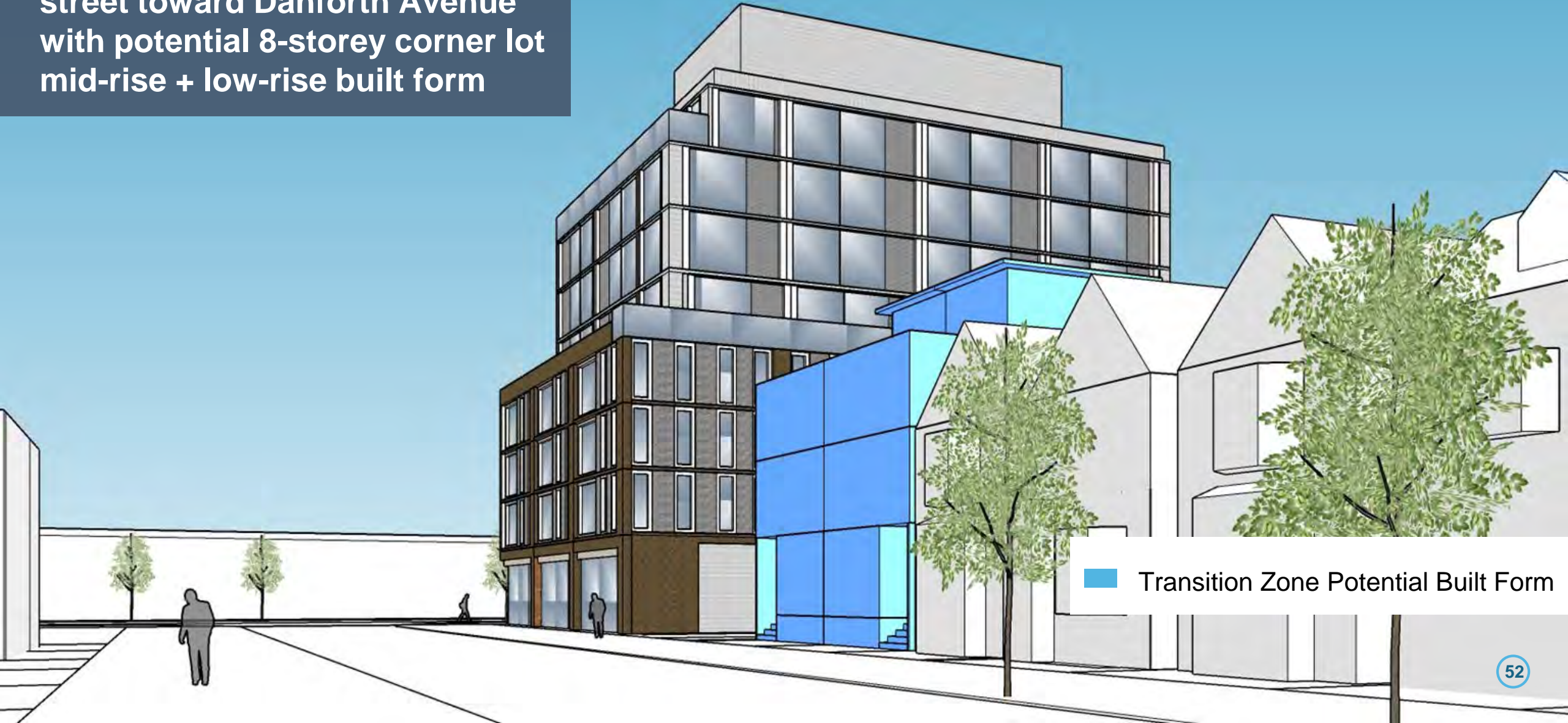
8-storey Option

- Must be a deeper lot or include lands within Transition Zone A, or lots in Transition Zones C or D in overall development.



CONCEPTUAL ILLUSTRATION

View looking South from side street toward Danforth Avenue with potential 8-storey corner lot mid-rise + low-rise built form



Transition Zone Potential Built Form

HERITAGE CRITERIA

7-storey Option



8-storey Option



- Baseline criteria subject to findings of a Heritage Impact Assessment

CONCEPTUAL ILLUSTRATION



View looking East on Danforth Avenue with potential 8-storey mid-rise built form on south side

MAIN STREET BUILDING EXAMPLES



899 Queen Street East



1285 Queen Street East



794 Gerrard Street East

MAIN STREET HERITAGE INTEGRATION



866 College Street



106 Broadview Avenue



2946 Dundas Street West



View looking East on Danforth Avenue with potential 8-storey mid-rise built form on north side

Polling Question #4

The mid-rise approach uses 7 storeys as a baseline, with the potential to go up to 8 storeys (with a rear transition zone, providing additional GFA). Do you think that the 7 storey baseline, with the potential to increase to 8 is appropriate for Danforth Avenue?

- a) Yes
- b) No - go higher
- c) No - go lower
- d) Not Sure

OVERALL APPROACH: TRANSITION ZONES

- Expanding opportunities for Transition Zones to support the development of mid-rise buildings, and to provide a range of housing options in the area.
- Application based on area characteristics including lot fabric, block structure, the location of parks, open spaces, publicly-owned land, and other considerations.



EMERGING DIRECTION: TRANSITION ZONES



TRANSITION ZONES



- Transition Zone A
- Transition Zone B
- Existing TPA parking lot or public parkette
- Potential private pedestrian greenway

CONCEPTUAL ILLUSTRATION



View looking South on existing public parkette with potential townhouse development in Transition Zone A

CONCEPTUAL ILLUSTRATION

View looking through the new publicly accessible private greenway next to Transition Zones A & B



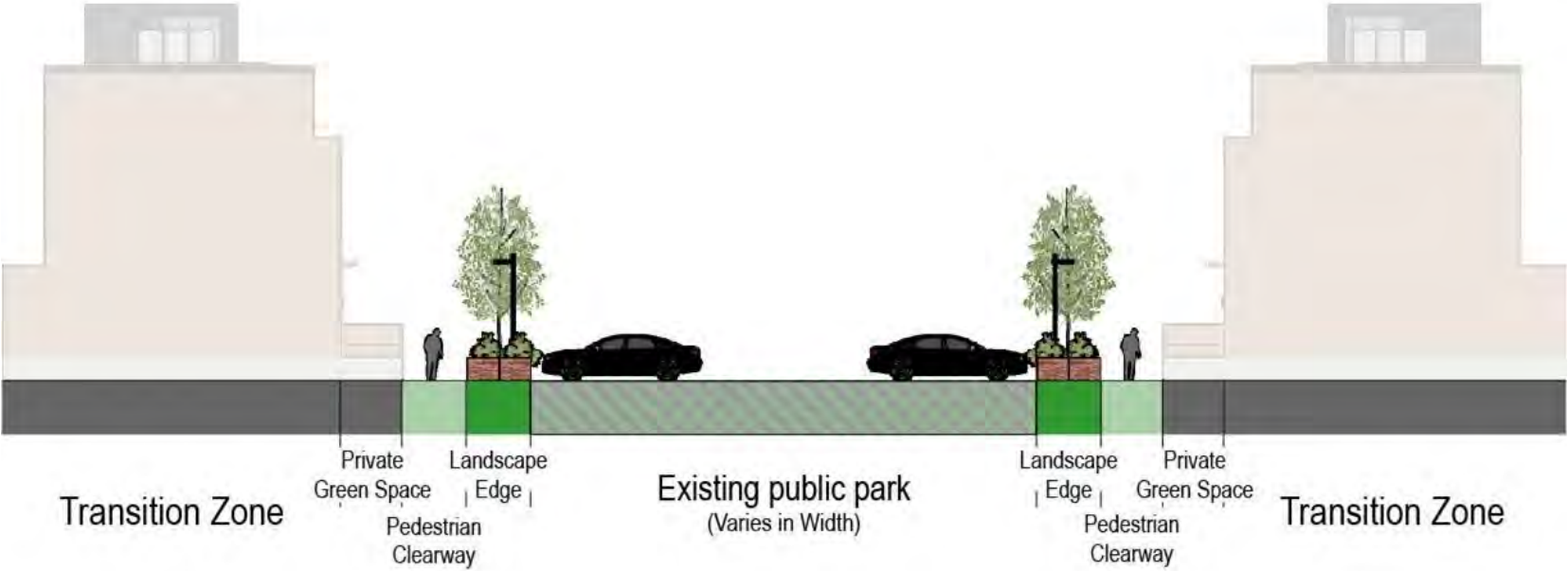
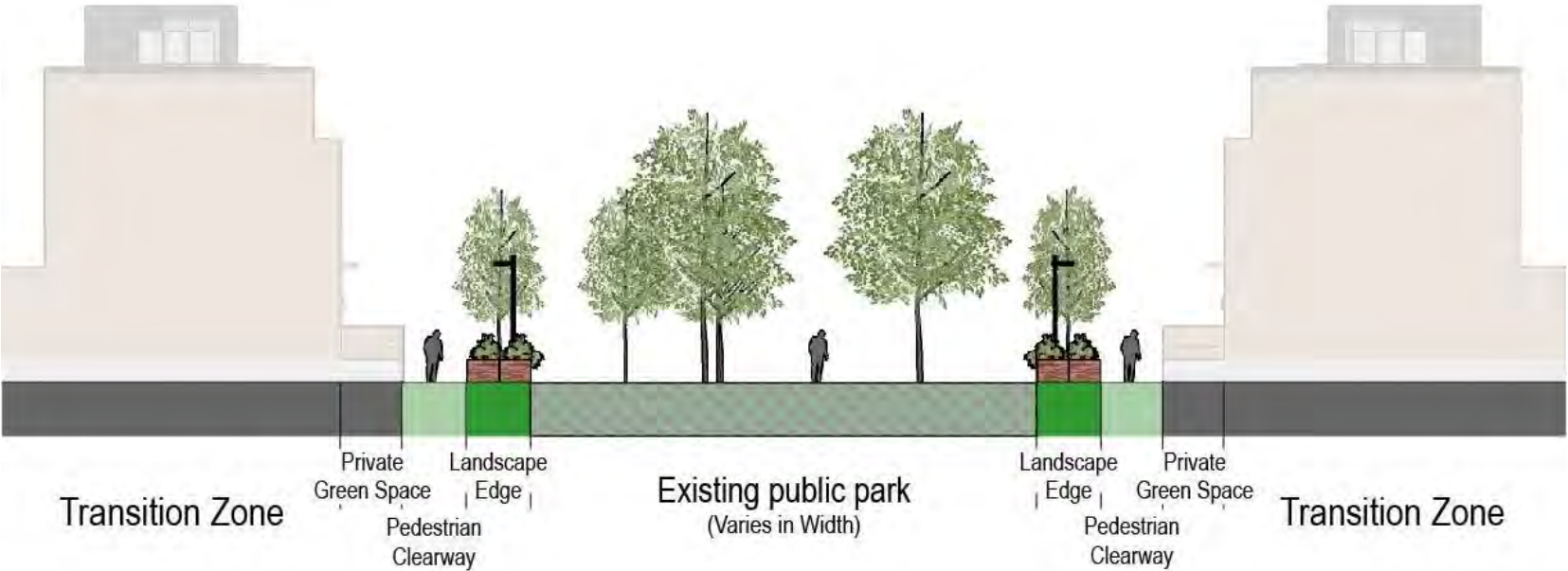
2m
Private Green Space

2.1m
Pedestrian Clearway

2m
Landscape Buffer

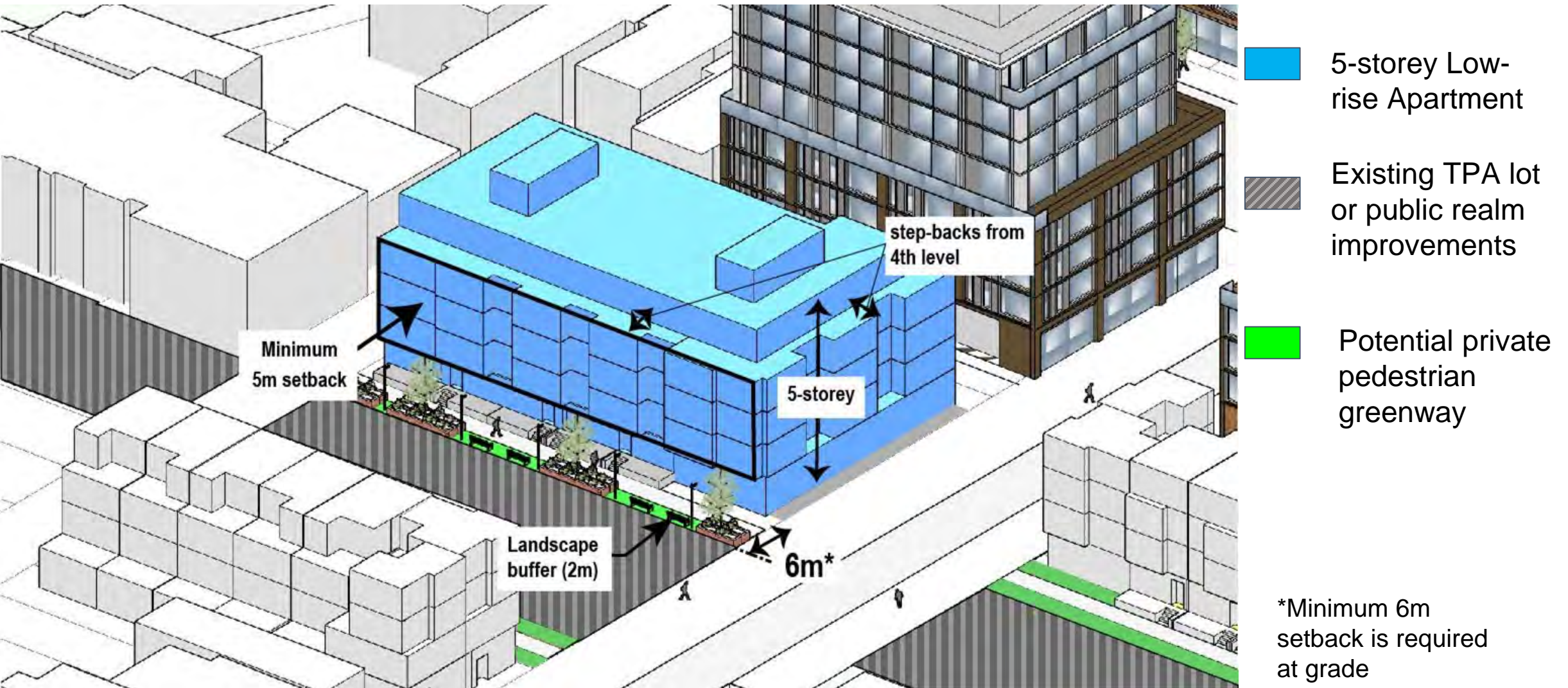
Key Map

POTENTIAL PEDESTRIAN GREENWAY



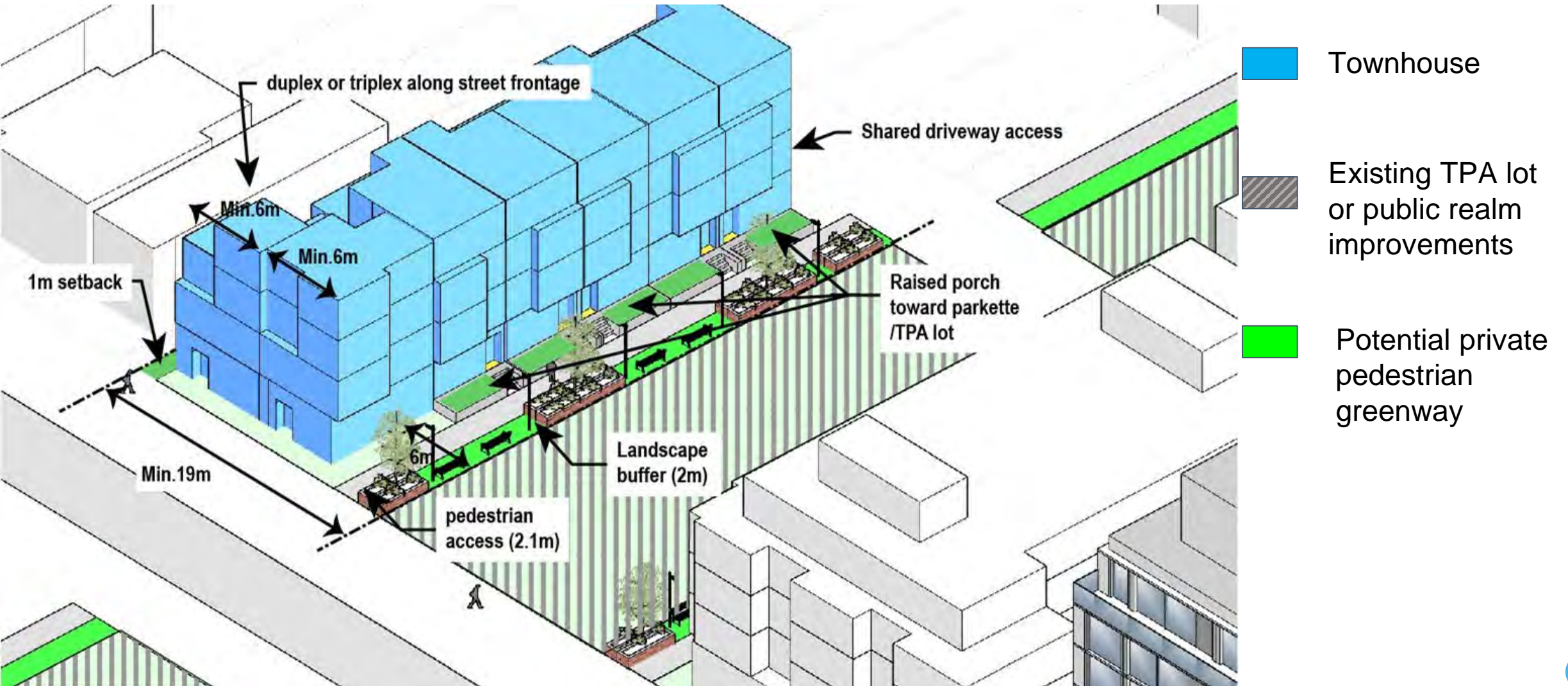
TRANSITION ZONE A

Possible Scenario: Low-rise Apartment (up to 5 storeys)



TRANSITION ZONE B

Possible Scenario: Townhouse (up to 4-storeys)



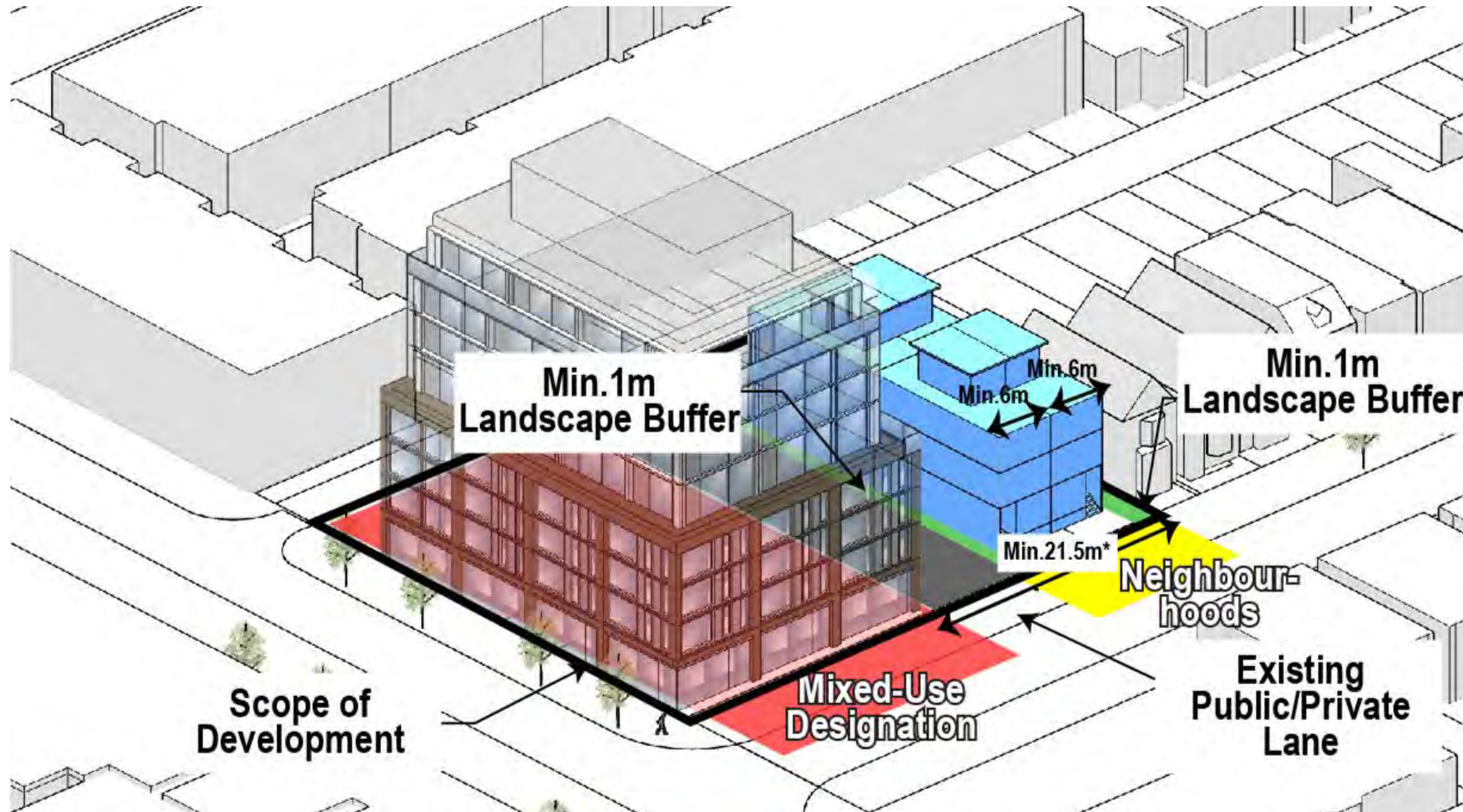
Polling Question #5

What do you think about the potential to expand the open space network on the north side of Danforth with development on either side fronting onto pedestrian greenways?

- a) Strongly Agree
- b) Agree, but require additional information
- c) Disagree, needs to be studied further
- d) Strongly Disagree

TRANSITION ZONE C

Possible Scenario: narrower of 2 lots or 21.5m (including public or private lane), 3 or 4-storey



Example of Back-to-back
Townhouse on two
lots in the rear to
step down into the
neighbourhood

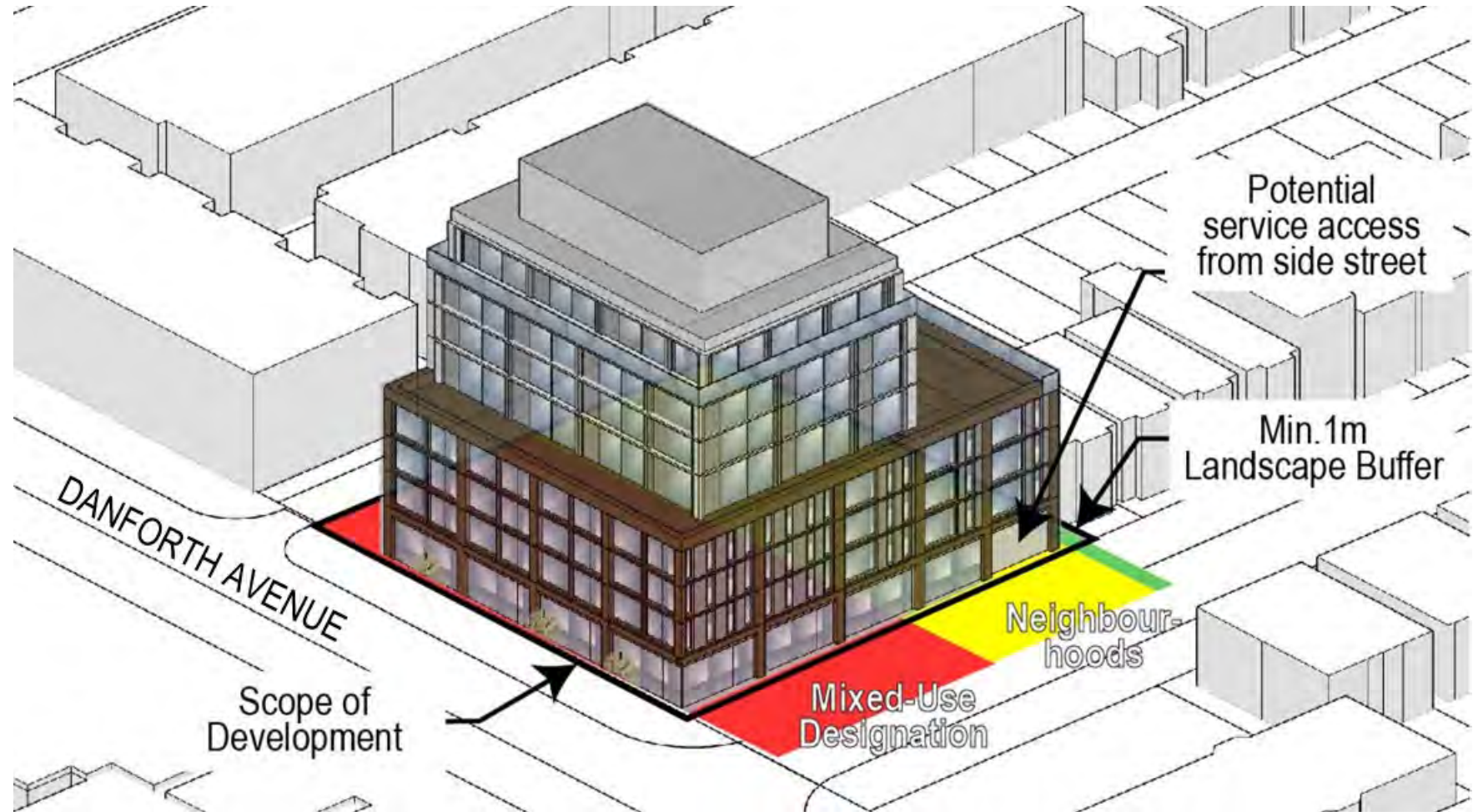
*includes
public/private lane

TRANSITION ZONE D

Possible Scenario: Expansion of 4-storey Base Building

Criteria:

Development does not abut a public or private lane, 2 lots



CONCEPTUAL ILLUSTRATION

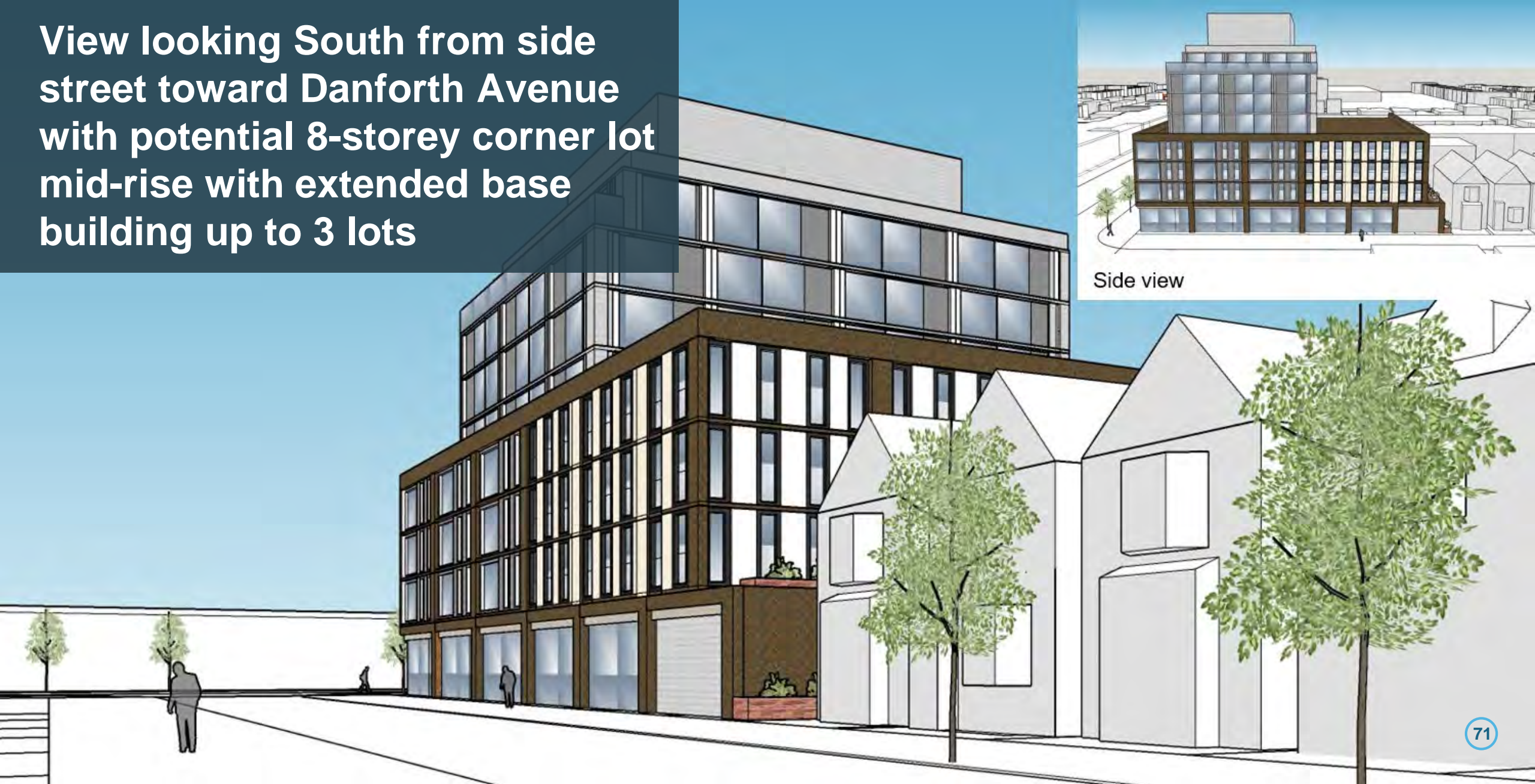
View looking South from side street toward Danforth Avenue with potential 8-storey corner lot mid-rise with extended base building up to 2 lots



Side view

CONCEPTUAL ILLUSTRATION

View looking South from side street toward Danforth Avenue with potential 8-storey corner lot mid-rise with extended base building up to 3 lots



Side view

Polling Question #6

What do you think is an appropriate lot depth for Transition Zone C and D?

- a) 2 lots
- b) 3 lots
- c) Not Sure

3 Discussion

4 Next Steps

- Key Events
- Reporting Timelines

October 28th: Community Consultation Meeting
January 2022: Final Report to Council

Thank you for your participation!

We want to hear from you.

Please email Danforthstudy@toronto.ca or visit
www.toronto.ca/danforthstudy for more information.