

1340, 1350 & 1360 Danforth Road – Zoning Amendment Application - Preliminary Report

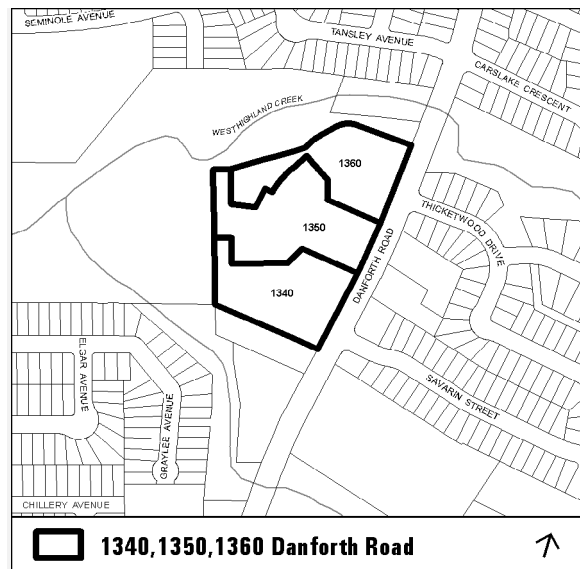
Date:	October 18, 2012
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 38 – Scarborough Centre
Reference Number:	12 247037 ESC 38 OZ

SUMMARY

This application proposes the intensification of lands at 1340, 1350 and 1360 Danforth Road by constructing an 18-storey, 277-unit residential (condominium) building behind three existing 15-storey rental apartment buildings. The application also proposes 14 new rental units be constructed within the existing rental buildings by converting existing non-residential space to residential use. The owner intends to sever the lands into two parcels: one containing the existing buildings; the second, a land-locked parcel containing the new building to the rear of the rental buildings. An easement between the two parcels would facilitate permanent access to the new building from Danforth Road.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the normal planning process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once the issues raised during the review of the development proposal have been satisfactorily addressed.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1340, 1350 and 1360 Danforth Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At a public hearing on November 26, 2003, the Scarborough Committee of Adjustment granted minor variances to the owner of the three rental buildings to convert existing storage space to 14 new rental units (five additional units in 1340 Danforth Road, three additional units in 1350 Danforth Road and six additional units in 1360 Danforth Road). In addition, the owner received approval to reduce the amount of required recreational space on site.

Prior to the issuance of any building permit for the construction of the residential units, the owner was required, as a condition of approval, to provide written confirmation to the Director of Community Planning, that all work required for a proposed 107.7 square metre (1,159 square foot) meeting/party room located within the 1350 Danforth Road building, had been substantially completed. The owner did not proceed with the construction of the rental units nor the meeting/party room space. The current owner now proposes to amend the zoning by-law to permit the construction of the 14 rental units (previously approved [upon condition] by the Committee of Adjustment) and to provide 182 square metres (1,959 square feet) amenity space for the residents of all three apartment buildings.

Pre-Application Consultation

Three pre-application consultation meetings were held with the proponents (Options for Homes and the owner) on February 17, May 11 and August 15, 2012 to discuss the proposed intensification of the existing apartment site.

At the above-noted meetings and through correspondence with the proponents (dated May 30, 2012 and August 17, 2012), Planning staff advised that the proposal must, as a first step, demonstrate conformity to the Official Plan. Staff outlined a number of issues and concerns respecting the proposal including:

- the ability of the proposal to address the policies of the Official Plan respecting infill development within the "Apartment Neighbourhoods" land use designation as set out in Policy 4.2 of the Plan and, in particular, demonstrating that there would be a net benefit to existing residents on the site, locating and massing new buildings to frame streets, parks and open spaces in good proportion; maintaining adequate sunlight, privacy and areas of landscaped open space; and maintaining an appropriate level of recreational amenity on site;
- the proposal's ability to address Official Plan policies respecting the Built Environment (Policy 3.1), and in particular, the desire to avoid a "building behind a building" and to have new development front onto a public street; and
- the manner in which the proposed development intends to address the Height and/or Density Incentives (Policy 5.1) of the Plan.

While some improvements have been made to the proposal in the course of pre-application discussions, staff have advised the proponents that City Planning continues to have serious concerns with the proposal regarding conformity with the Official Plan.

ISSUE BACKGROUND

Proposal

Heintzman Co-operative Housing Development Corporation (through Options for Homes) and 6965083 Canada Inc. have filed an application to amend the zoning by-law on the lands known as 1340, 1350 and 1360 Danforth Road. The application proposes an 18-storey, 277-unit residential apartment (condominium) building to the rear, and behind, three existing 15-storey rental apartment buildings containing a total of 569 dwelling units. The proponents have indicated that the proposed residential dwelling units in the new building are intended to be affordable ownership units. The proponents also propose that 137 of the 277 condominium units (49%) would be two-bedroom units.

The owner of the rental buildings (6965083 Canada Inc.) is also seeking permission to create 14 new rental units within the existing rental buildings on Parcel A, as shown on Attachment No.1, by converting an existing convenience store, ground level storage and maintenance rooms and an existing place of worship to residential use. Currently, there are 569 rental units within the three buildings. The proposal would result in an increase of the number of rental units in all three buildings to 583 dwelling units. Together with the proposed new building, there would be a total of 860 dwelling units on the site.

The proponents have advised that the parcels of land known municipally as 1340, 1350 and 1360 Danforth Road have been merged in title (July 20, 2011). To facilitate construction of the new condominium building, the owner proposes to sever the site into two parcels: one containing the existing rental buildings along Danforth Road; the second, a land-locked parcel containing the new condominium building, to the rear, and behind, three existing buildings. The proponents intend to create an easement between the two parcels to facilitate permanent access. This access would include a private

driveway and pedestrian walkway that extends from Danforth Road to the vehicle parking entrance and the pedestrian entrance to the new condominium building. To date, the proponents have not submitted a consent application to sever the lands.

The proposed new building would have a gross floor area of 21 794 square metres (234,596 square feet) and would be constructed on Parcel B as shown on Attachment No. 1. This 18-storey (58.5 metre, 192 foot) building would be located behind the existing 15-storey (45 metre, 148-foot) rental buildings, and immediately adjacent to Knob Hill Park. Indoor amenity space (277 square metres, 2,982 square feet) would be provided on the ground floor of the building for the exclusive use of the new residents. Outdoor amenity space, consisting of a 277 square metre (2,982 square foot) patio would also be provided for the new residents of the building.

Vehicle parking spaces would be provided at grade and below grade through a combination of new and existing vehicle parking areas. A total of 226 resident and visitor vehicle parking spaces are proposed for the 277 dwelling unit condominium building. An existing underground parking structure, originally constructed to serve the existing rental buildings, but currently unused, would be rebuilt to accommodate 66 resident vehicle parking spaces and 78 resident bicycle spaces associated with the new condominium building. One level of underground parking would be constructed below the new building to accommodate 65 resident parking spaces and 14 bicycle spaces. Surface parking areas on the proposed new building site would accommodate 67 vehicle parking spaces for the residents of the new building and 28 vehicle parking spaces for visitors.

Within the 1340 Danforth Road building, the owner proposes to convert an existing laundry room, a maintenance room, vacant amenity space previously used for a daycare, and existing storage spaces (all located on the ground floor) to five new 1, 2 and 3 bedroom rental units and a new laundry room. Within the ground floor area of 1350 Danforth Road, the owner proposes to convert an existing convenience store, an existing rental office, a maintenance/storage room and a pool/change room area to three (1 and 2 bedroom) rental units, a 52 square metre (660 square foot) workshop (related to the maintenance of the building), new rental administrative offices, and a new amenity space (a 99 square metre (325 square foot) party room and an 82 square metre (882 square foot) gym for residents of the three buildings. On the lower floor of 1360 Danforth Road (a portion of which is below grade), the owner proposes to convert existing storage and maintenance space and an existing place of worship to one, 1-bedroom unit and four, 2-bedroom units (and a new laundry area). The owner has advised that they intend to work with the worshippers who use the current place of worship and provide a new place of worship area within the new amenity space to be created. To provide sunlight into three of the new residential units, located on the lower level, and at the east side of the building, the owner intends to construct an exterior "light well" along two edges of the building.

Currently, there are 618 vehicle resident and visitor parking spaces consisting of 425 surface and 193 below-grade spaces that serve the 569 units of the three rental buildings.

The proponents propose to utilize existing below-grade vehicle parking areas, re-stripe existing surface parking areas, and construct new surface vehicle parking spaces to provide a total of 434 vehicle parking spaces for residents and visitors of the three rental buildings. Combined with the new residential building, a total of 660 resident and visitor vehicle parking spaces would be provided (588 resident and 72 visitor vehicle parking spaces) for the 860 residential units proposed on the entire site, consisting of 404 surface and 256 below-grade parking spaces. As part of this application, the proponents are seeking approval to reduce the total amount of vehicle parking spaces that would be provided under current zoning by-law provisions. The proposed new building contemplates providing 92 bicycle spaces, while no bicycle parking for the existing and proposed new rental units would be provided.

The proponent for the new condominium building is Options for Homes, a non-profit low-income home ownership organization. The proponent advises that the proposed new building would add 277 "affordable housing" units to the City's housing stock. The proponents and the current owner of the rental buildings also advise that the intensification of the site would provide a number of benefits to the existing residents and the surrounding community such as the provision of 14 new rental units, and on-site improvements including: landscaping, walkways, on-site lighting, fenced garbage enclosures, and a new children's play area to the north of the 1350 Danforth Road building that would be accessible to existing and new residents.

Site and Surrounding Area

The subject property, municipally known as 1340, 1350 and 1360 Danforth Road is located on the west side of Danforth Road, north of Eglinton Avenue East. The site has a total area of 3.8 hectares (9.5 acres) and contains three, 15-storey residential rental apartment buildings. Built in the early 1960's, in a "towers in the park" format of apartment buildings common to that era, the buildings are surrounded by a large amount of open space and numerous mature trees. The buildings are located along Danforth Road with surface parking areas and three below grade parking structures located to the rear of the site, behind the existing buildings.

North: Natural area/ravine; part of the West Highland Creek;

South: A residential apartment building (4 storeys in height);

East: Across Danforth Road, there is a retail plaza containing convenience stores and single detached dwellings (to the southeast); and

West: Knob Hill Park (accessed by Brimley Road to the west) is located along the north/west boundary of the site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include:

building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Toronto Official Plan designates the subject site as "Apartment Neighbourhoods". The Apartment Neighbourhood designation also applies to the lands immediately south. The lands immediately north and west of the subject property are designated "Natural Area". To the east, across Danforth Road, the lands are designated "Neighbourhoods". To the west is Knob Hill Park, designated "Park" in the Official Plan.

In areas designated Apartment Neighbourhoods, policies that guide development including the intensification of existing apartment sites are contained in Policy 4.2 of the Official Plan. Development proposals are evaluated to ensure that new development and infill development will maintain and/or create a high quality urban environment that provides new and existing residents with quality services, safety and access to residential amenities. To this end, Policy 4.2 sets out a number of specific policies with respect to development and infill development in Apartment Neighbourhoods.

The Official Plan also sets out a number of policies respecting the City's Built and Human Environment. The Built Form policies specify that new development will be located and organized to fit with its context, frame and support adjacent streets, parks and open spaces, be located parallel to streets, define the edges of streets and parks/open spaces at good proportion, locate and organize vehicle parking to minimize their impact on the property, and be massed to provide for adequate light and privacy and limiting shadowing and uncomfortable wind conditions. The housing policies of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The Community Services and Facilities policies of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change and will be informed through the preparation of a community services strategy. The inclusion of community service facilities are encouraged in all significant private sector development.

The Official Plan provides for the use of Section 37 of the Planning Act to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan.

A small portion of the north boundary of the site and a portion of the proposed new parcel lie within the City's Natural Heritage System (designated Natural Areas). The Natural Heritage System is made up of areas where protecting, restoring and enhancing the natural features and functions should have a high priority in City building decisions. Where the underlying land use designation provides for development in or near the natural heritage system, development will: recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and minimize adverse impacts and when possible, restore and enhance the natural heritage system.

The Toronto Official Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan

Zoning

The lands at 1340, 1350 & 1360 Danforth Road are zoned Apartment Residential (A) Zone - Eglinton Community Zoning Bylaw No. 10048 (See Attachment No. 3) which permits apartment buildings, day nurseries, group homes, nursing homes, and senior citizen homes. The current zoning permits a maximum of 572 dwellings units on site.

Site Plan Control

The property known municipally as 1340, 1350 and 1360 Danforth Road is subject to the City's site plan control bylaw. City staff have recommended to the proponents that a site plan control application be filed in conjunction with the zoning by-law amendment application. To date, an application for site plan control approval has not been submitted.

Ravine Control / Tree Preservation

A portion of the site, adjacent to the West Highland Creek, is within the area regulated by the Ravine and Natural Feature Protection By-law. The application has been circulated to the City's Urban Forestry Division and the Toronto and Region Conservation Authority (TRCA) for review and comment. In support of this application, the proponents have submitted an Arborist/Tree Preservation Report and Tree Preservation Plans which are under review.

Reasons for the Application

Although the proposed land use is permitted under the Official Plan and the Apartment (A) Zone of the Eglinton Community Zoning Bylaw, amendments to the zoning by-law are necessary to change several of the existing performance standards that currently apply to the site and to establish new performance standards to permit and regulate the new building and the additional rental units within the existing rental buildings. Relief from numerous by-law requirements are required including, but not limited to: maximum

density; frontage of the proposed building/new lot on a public street; the number of vehicle parking spaces; minimum recreational amenity space requirements; coverage; front yard vehicle parking, and building setback requirements. New performance standards for the entire site would also be required including, but not limited to, maximum density, indoor and outdoor amenity space, landscape open space, building height, bicycle parking spaces, and building setback requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Traffic Impact Study (including Parking Supply & Loading Analysis)
- Community Services & Facilities Study
- Qualitative Pedestrian Level Wind Assessment
- Shadow Study Proposal
- Toronto Green Standards Checklist
- Arborist Report
- Stage 1 & 2 Archaeological Assessment
- Slope Stability Study
- Site Servicing Assessment
- Stormwater Management Implementation Report

A Notification of Incomplete Application was issued on October, 11, 2012 which identified the following outstanding material required for a complete application submission:

- Housing Issues Report
- Computer Generated Building Mass Model

Issues to be Resolved

City Planning staff met with the proponents at three pre-application meetings to discuss the proposal and to identify potential issues, particularly with respect to conformity with the Official Plan. While the applicant had made several improvements to the proposal, Planning staff identified a number of significant issues that require further review and/or improvements. The application has been circulated to City divisions and public agencies for comment and may result in further issues being identified. The following issues have been identified to date:

A. Conformity to the Official Plan

Where intensification of existing apartment sites is proposed, Policy 4.2.3 of the Plan notes that: "compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents". In addition to meeting the development criteria set out in Policy 4.2.2, infill development must address the following policies set out in Policy 4.2.3:

- i. Front onto and provide pedestrian entrances from an adjacent public street, wherever possible; and**
- ii. Organize development to frame streets, parks and open spaces in good proportion, provide sky views from the public realm, and create safe and comfortable open spaces;**

The proponents intend to sever the site into two parcels: one containing the existing rental buildings along Danforth Road (Parcel A) as shown on Attachment No. 1; the second (Parcel B), would contain the new condominium building and would be located to the rear of the site, behind the existing buildings. Parcel B would be a "land-locked" parcel. It would not have frontage on a public street contrary to the Official Plan policies regarding infill development (noted above) and contrary to City zoning by-law requirements. To provide access to the new lot/building, the proponents propose to create an easement (registered on title) between the two parcels. Within the easement area, the proponents intend to re-configure an existing driveway and walkway for vehicle and pedestrian access to the building at the rear of the site. This access would extend from Danforth Road through a vehicle parking entrance and onto the pedestrian entrance to the new condominium building (a distance of 140 metres [459 feet] from Danforth Road). The driveway would be designed to resemble a public street with a sidewalk, lighting and trees.

The proposed re-configured driveway terminates at a surface parking area, containing three rows of surface vehicle parking. The design and location of the driveway and pedestrian walkway, the building entrance, drop-off/pick-up areas and servicing access need to be clearly articulated. An entrance that is not clearly visible or easily accessible from the public street, an entrance/address that is located behind a parking area and which is accessed from a very long driveway, does not create an acceptable environment for residents and visitors to the building. The proposal creates a land-locked parcel; a building located behind other buildings without frontage onto a public street.

- iii. Maintain an appropriate level of residential amenity on the site; and**
- iv. Preserve or provide adequate alternative on-site recreational space for residents.**

The current Apartment (A) zone that applies to the existing rental buildings sets out a minimum requirement for recreational space within each building. The current owner advises that no recreational amenity space had ever been provided within the apartment buildings at 1340 and 1360 Danforth Road and that a 224 square metre (2,416 square foot) swimming pool and change room space, located on the ground floor of the building at 1350 Danforth Road, has been decommissioned/unused for several years.

In accordance with the Apartment (A) zone requirements, a minimum of 160 square metres (1,722 square feet) of recreational amenity space would be required

for the 172 existing dwelling units and for the five proposed new dwelling units within the rental building at 1340 Danforth Road. The proponents intend that no recreational amenity space be provided within this building. Similarly, the proponents intend that no recreational amenity space be provided within the building at 1360 Danforth Road whereas, the current Apartment (A) zone provisions that apply to the building would require a minimum of 161 square metres (1,733 square feet) of recreational amenity space for the 172 existing dwelling units and for the six proposed new dwelling units.

The building at 1350 Danforth Road would have a total of 228 dwelling units (225 existing and three proposed new dwelling units). Under the current Apartment (A) zone provisions, a minimum of 206 square metres (2,217 square feet) of recreational amenity space would be required for this building. The proponents intend to provide recreational amenity within the ground floor of the 1350 Danforth Road building. The unused pool and change rooms are intended to be converted to a 99 square metre (325 square foot) party room and an 82 square metre (882 square foot) gym. This 182 square metre (1,959 square foot) amenity space is intended for the residents of all three apartment buildings.

Outdoor amenity areas serving the existing buildings consist of landscaped open space and a small playground area (consisting of a singular piece of inadequate playground equipment) at the rear of the site.

The proposed development of the site would result in 860 dwelling units on the entire site (277 new condominium units and 583 rental units). The residents of the new condominium building would have exclusive use of 277 square metres (2,982 square feet) of indoor amenity space and 277 square metres (2,982 square feet) of defined outdoor amenity space (patio), representing ratio of 1 square metre per dwelling unit, respectively. In contrast, the rental buildings would have indoor amenity space at a ratio of approximately 0.31 square metres per dwelling unit. It should also be noted that the proponents intend to provide a small children's play area to the rear of the 1350 Danforth Road building.

There is a need to assess the adequacy of on-site amenities currently available or to be available for all residents. Intensification of this site should enhance the quality of life for existing residents. In this regard, the adequacy of the proposed indoor and outdoor amenity areas requires further examination.

v. Maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;

The proponents have submitted a sun/shadow study and a pedestrian level wind study. Staff will assess the shadowing impacts of the proposed building on existing buildings, Knob Hill Park, existing and proposed landscape open space areas and adjacent properties. The proponents have also submitted a pedestrian level wind study. Staff will review the study to assess any wind impact and to determine potential mitigation requirements.

The proponents note that the total landscaped area would be increased from the amount currently found on site. This increase is the result of a net reduction in the area devoted to driveways and surface parking. However, a review of the application to date notes that new surface parking areas are proposed and that several are located within the current landscaped open space areas, in close proximity to the buildings and within the landscaped areas that front onto Danforth Road. The amount and location of any surface areas to be created/re-designed must be further reviewed as well as the size and appropriateness of the remaining landscaped areas.

- vi. Provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Policy 5.1.1 of the Official Plan (Section 37 provisions);** The proponents have provided a Community Services and Facilities Study. The study has been circulated to City divisions and commenting agencies for review. Opportunities to provide community benefits on-site will need to be determined in return for the increase in height and/or density of development proposed. Such benefits should be accessible to the existing and new residents on site. Section 37 of the Planning Act may be used to secure these benefits should the application be recommended for approval.
- vii. Provide adequate on-site below grade, shared vehicle parking for both new and existing development, with any surface parking appropriately screened;** Vehicle parking spaces will be provided at grade and below grade through a combination of new and existing vehicle parking areas. The proponents are seeking a reduction in the vehicle parking spaces required under the current zoning by-law. The number of resident and visitor vehicle and bicycle parking spaces provided and the location of, and access to vehicle parking areas, requires further assessment to determine the appropriate location, design, and amount of on-site vehicle parking spaces. The proponents have submitted a Traffic Impact Study which includes a parking supply analysis which is currently under review by City divisions.
- viii. Preserve and/or replace important landscape features and walkways and create such features where they did not exist;** Currently, the site is connected to the east boundary of Knob Hill Park by a pedestrian walkway at the northwest portion of the site. This walkway meanders through additional on-site walkways, through surface vehicle parking areas and eventually connects to Danforth Road. The proponents propose to provide a new private, but publicly accessible pedestrian walkway to replace the existing walkway at the northwest portion of the site. Staff will review this proposed walkway and determine whether it provides an adequate connection to Danforth Road. The opportunity to create a well-defined, publicly accessible walkway through the site to Knob Hill Park and which limits interaction with surface parking areas, needs to be further explored.

The site currently contains landscaped open space at the front of the existing buildings (along Danforth Road) and at the northwest corner (including playground equipment). These existing amenity and open spaces that serve the existing 569 dwelling units represent a desirable on-site asset. The proposal would impact these landscaped open space features. Intensification of development on this site should not come at the expense of this amenity, rather intensification should enhance this amenity for existing and future residents of the site.

ix. Consolidate loading, servicing and delivery facilities;

As part of the improvements proposed on-site, the proponent intends to improve the existing solid waste storage areas that are located at the rear of the existing three buildings. Currently, there are several wood-fenced enclosures on the site, none of which have roofs. New wood enclosures are proposed, however, the enclosures would not include roofs. Without roofs, the enclosures create an unpleasant view for the units overlooking these areas. Improvements to the loading, servicing and delivery facilities that currently exist on site should be further examined to explore additional improvements in conjunction with the development proposal.

B. Official Plan Housing Policies

The Official Plan provides for a range of housing in terms of form, tenure and affordability to be provided within the City. A full range of housing includes rental and ownership housing. The proposed infill development contemplates the creation 277 affordable home ownership dwelling units by Options for Homes, a non-profit developer. Under the direction of Options for Homes, condominium units are sold at cost. Options for Homes takes a second mortgage for the difference between the market value and the at-cost sales price and holds it in trust. The second mortgage must be repaid only when the unit is sold. No interest is charged, but the second mortgage shares in the market appreciation of each unit.

The proposal will be assessed against the City housing policies respecting affordable housing as set out in Policy 3.2.1 of the Official Plan.

A key housing policy that applies to this proposal is Policy 3.2.1.5 of the Official Plan which sets out two conditions that apply when significant development is proposed on sites containing six or more rental units. Part a) of this policy requires that the existing rental units be secured as rental housing for a period of time. Part b) calls for improvements and renovations to the existing rental housing, with no pass through of costs in the form of rent increases.

The proponents need to provide a clear statement as to whether or not Options for Homes proposes to meet the City's Official Plan affordable ownership definition. Planning staff have requested the proponents to provide a Housing Issues Report to review the proposed infill development.

C. Built Form, Height & Massing

This application will be reviewed in light of the built form policies of the Official Plan and the City's Tall Building Design Guidelines, should a tall building be considered for this site. The Design Criteria for Review of Tall Building Proposals includes, but is not limited to, such matters as: building placement and massing; transition in scale to neighbouring sites; site servicing and parking; streetscape and landscaping; shadow impacts and pedestrian level wind effects.

The proposed new building has been designed as a tall, rectangular building. The middle of the building continues the same form as the base of the building. The building would have a height of 58.5 metres (192 feet) and be oriented on a north/south axis, facing west towards the park and located to the west of the existing 15-storey buildings. The height of the new building would be approximately 8 metres (26 feet) taller than the three existing buildings.

The height, massing and articulation of the building, its location in relation to the park and the existing buildings on site will need to be further examined. Potential shadow, privacy and overlook impacts will also need to be reviewed. A sun/shadow study has been submitted and is currently being reviewed by City staff. In order to fully assess the physical impacts of the proposed development, a Computer Generated Building Mass Model is required to be submitted.

D. Traffic Impact

The proponent has submitted a Traffic Impact Study which includes a parking supply and loading analysis. This report has been circulated to the appropriate City divisions and agencies for review, and to determine whether the proposed infill development can be accommodated in terms of operational and servicing impacts on the site, its impact upon the existing and proposed transportation network; and its impact with respect to anticipated traffic growth in the area.

E. Natural Heritage

A portion of the north boundary of the site and a portion of the proposed new parcel lie within the City's Natural Heritage System. Proposed development in, or near the natural heritage system is to be evaluated to assess the development's impact on the natural heritage system and to identify measures to mitigate negative impact on and/or improve the natural heritage system, taking into account the consequences for: terrestrial natural habitat features and functions including wetlands and wildlife habitat; known watercourse and hydrologic functions and features; significant physical features and land forms; riparian zones or buffer areas and functions; and vegetation communities and species of concern. The will assess the potential for an impact of the proposal upon the Natural Heritage System.

F. Slope Stability Study

A Slope Stability Study has been submitted and circulated to the appropriate City divisions and agencies for review and verification of the feasibility of locating the building in close proximity to the top-of-bank.

G. Community Services & Facilities

The City of Toronto has designated 13 Priority Areas under the City's Neighbourhood Action Plan, a program designed to strengthen the health and prosperity of the City's neighbourhoods. The subject site is located within the Eglinton East-Kennedy Park Neighbourhood Investment Area.

The proponents propose to convert existing amenity areas including recreational space, an on-site convenience store, day care space and a place of worship area within the rental buildings, to residential use. The removal of these amenities would eliminate existing residents' access to these services and amenities. The proponents have provided a Community Services and Facilities Study. The study has been circulated to City divisions and commenting agencies for review.

H. Tower Renewal

The City's "Tower Renewal" initiative seeks to improve the City's supply of apartment buildings through opportunities to assist in the reinvestment of these residential buildings and their surrounding neighbourhoods. City Planning will consult with the City's Tower Renewal project respecting the proposed intensification of the existing apartment site.

I. Green Development Checklist

The proponents have submitted a Toronto Green Development Checklist for review. Staff will be encouraging the proponents to review sustainable development opportunities by utilizing the Toronto Green Development Standard adopted by Council.

J. Servicing

A Site Servicing Assessment Report and a Stormwater Management Implementation Report have been submitted. The reports have been circulated to City divisions for review and comment. The proposed new building would be located on a land-locked parcel, located to the rear of the existing three rental buildings. The ability to service and the requirements of servicing a land locked parcel will need to be reviewed.

K. Limiting Distance Agreement

The proposed new building is located in close proximity to the boundary of Knob Hill Park. Where new development does not meet land use setback requirements including limiting distance requirements of the Ontario Building Code, a Limiting Distance Agreement may be required between the City and the landowner. A Limiting Distance Agreement would preclude the City from constructing over a portion of the park. The limiting distance areas would be used by the owner in its setback calculations to comply with fire regulations of the Ontario Building Code.

Additional Issues

Additional issues may be identified through the review of the application, City division and agency comments and the community consultation process.

CONTACT

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SIGNATURE

Raymond David, Director,
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

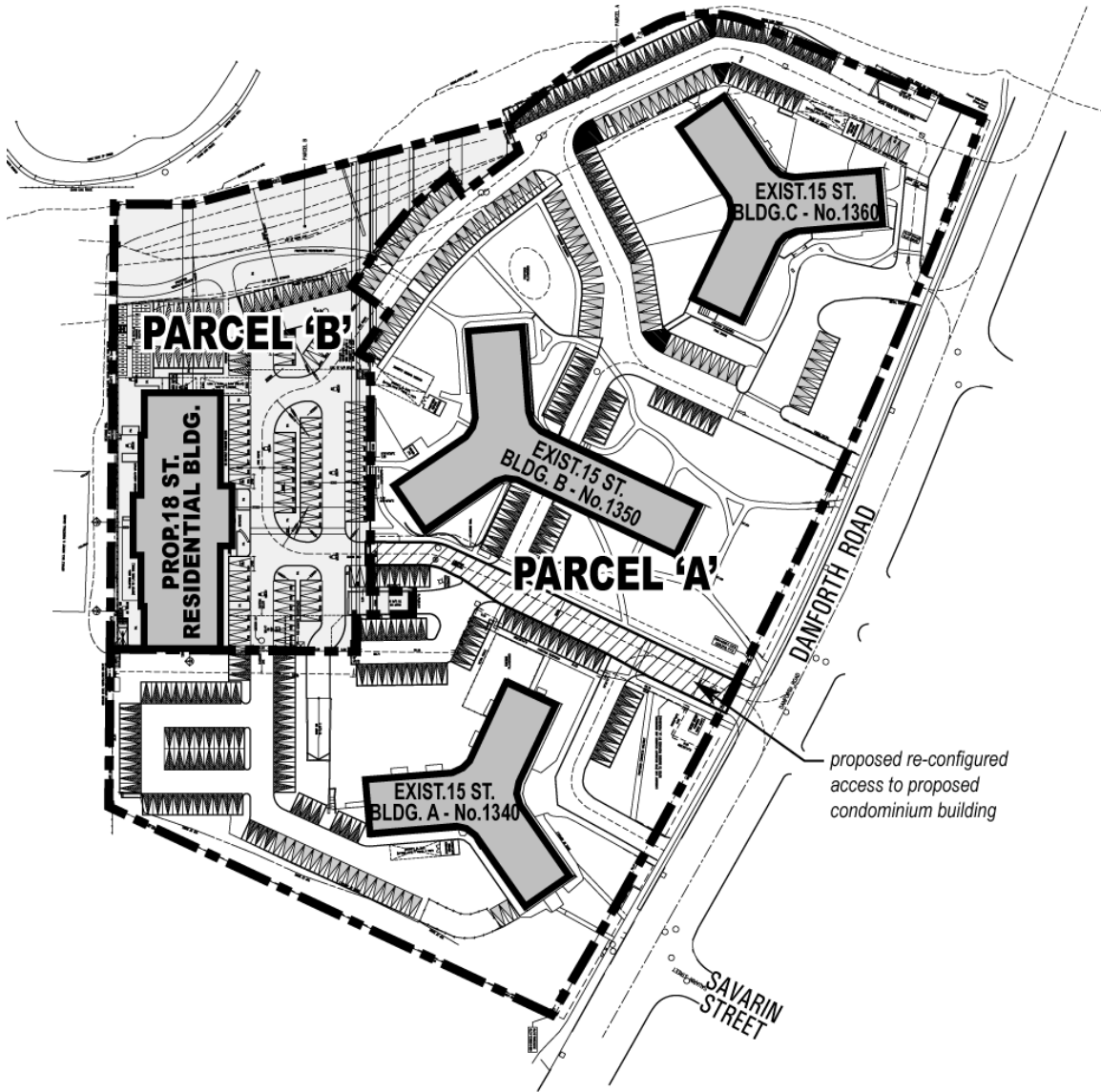
Attachment 2a: North & East Elevations

Attachment 2b: South & West Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Proposed Site Development

1340, 1350, 1360 Danforth Road

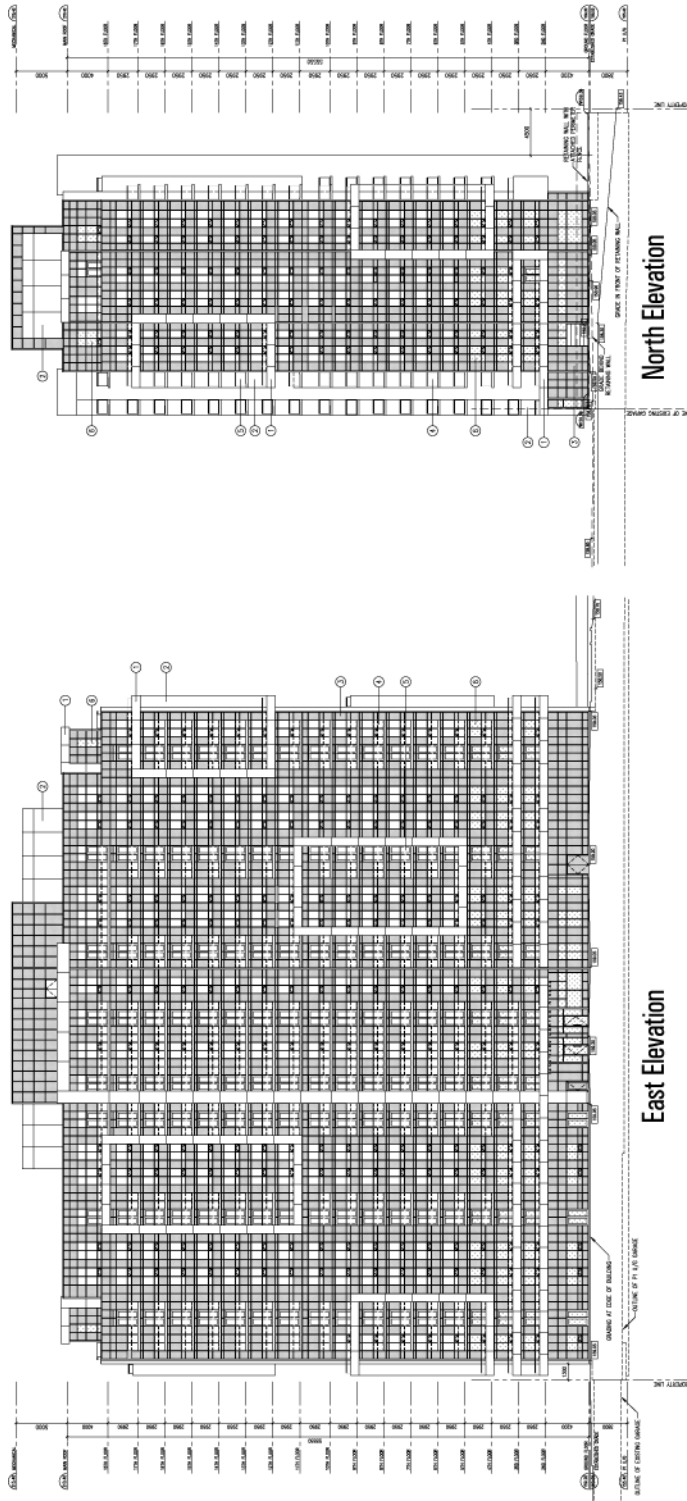
Applicant's Submitted Drawing

Not to Scale
10/17/12



File # 12 247037 ESC 38 0Z

Attachment 2a: North & East Elevations



North Elevation

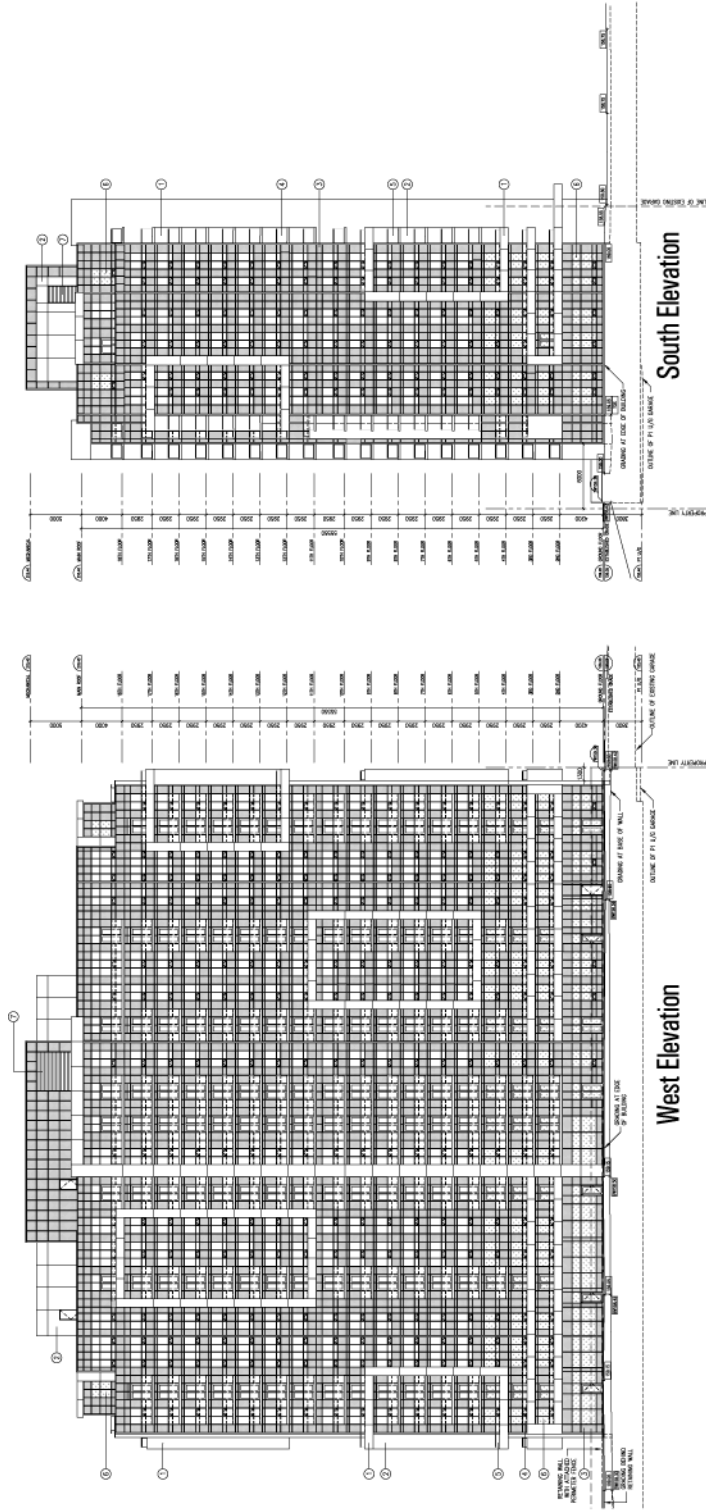
East Elevation

Elevations
 Applicant's Submitted Drawing

Not to Scale
 10/11/12

File # 12 247037 ESC 38 0Z

Attachment 2b: South & West Elevations



Elevations

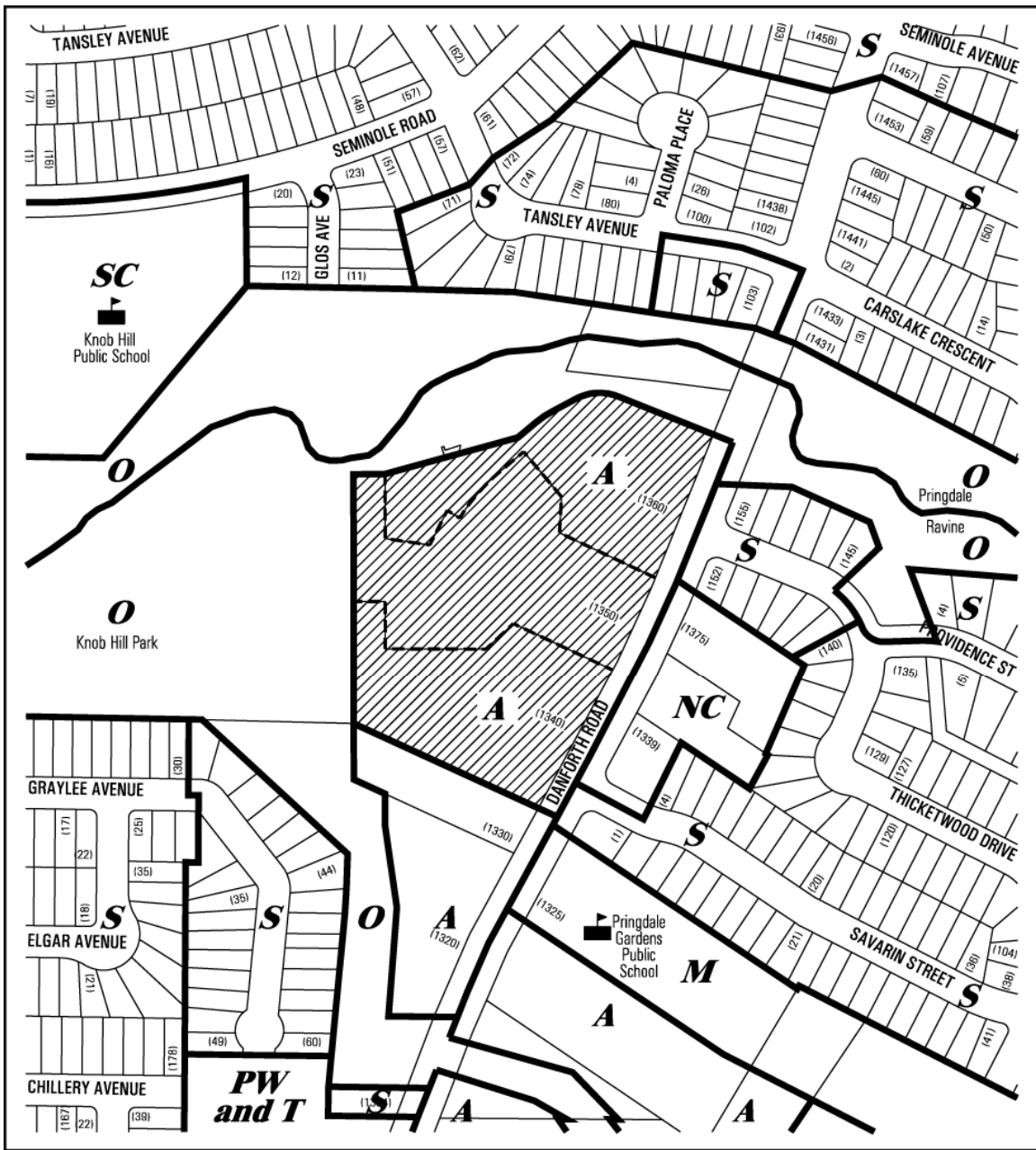
Applicant's Submitted Drawing

Not to Scale
10/11/12

1340, 1350, 1360 Danforth Road

File # 12 247037 ESC 38 0Z

Attachment 3: Zoning



TORONTO City Planning
Zoning Eglinton and Bendale Communities

1340, 1350, 1360 Danforth Road
 File # 12 247037 ESC 38 0Z

- Location of Application
 - S** Single Family Residential Zone **M** Multiple Family Residential Zone **SC** School Zone **NC** Neighbourhood Commercial
 - T** Two Family Residential Zone **A** Apartment Residential Zone **PW** Place(s) Of Worship **O** Major Open Spaces
- ↑ Not to Scale
10/03/12

Application Data Sheet

Application Type	Rezoning	Application Number:	12 247037 ESC 38 OZ
Details	Rezoning, Standard	Application Date:	September 14, 2012
Municipal Address:	1340, 1350 & 1360 Danforth Rd		
Location Description:	CON D PT LOTS 23 AND 24 RP R2310 PARTS 1 TO 3 **GRID E3808		
Project Description:	Proposed residential intensification of lands designated "Apartment Neighbourhoods" at 1340, 1350 & 1360 Danforth Road. Proposal would add a 277 unit, 18 storey, residential apartment (condominium) building behind the three, 15 storey rental apartment buildings containing 569 units. The application also seeks approval to create 14 new rental units within the existing rental buildings. The applicant intends that the site be severed into two parcels: The applicant proposes that an easement be created to facilitate permanent access..		

Applicant:	Agent:	Architect:	Owner:
URBAN STRATEGIES			6965083 CANADA INC.
PLANNING CONTROLS			

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	A	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	38323.19	Height:	Storeys:	18 (new bldg)
Frontage (m):	260		Metres:	58.5 (new bldg)
Depth (m):	200			
Total Ground Floor Area (sq. m):	4 978			Total
Total Residential GFA (on site) (sq m)	87 876		Parking Spaces:	226 (new bldg)
:				
Total Non-Residential GFA (sq. m):			Loading Docks	1 (new bldg)
Total GFA (sq. m) (all bldgs):	87 876			
Lot Coverage Ratio (%):	13			
Floor Space Index (all bldgs):	2.3			

DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	140
2 Bedroom:	137
3 + Bedroom:	0
Total Units (new bldg) :	277
	(860 all bldgs)

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	87 876	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Russell Crooks, Senior Planner
	TELEPHONE:	(416) 396-7040