

**1340, 1350 & 1360 Danforth Road, Zoning Amendment –  
Final Report**

<b>Date:</b>	July 29, 2014
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 38 – Scarborough Centre
<b>Reference Number:</b>	12 247037 ESC 38 OZ

**SUMMARY**

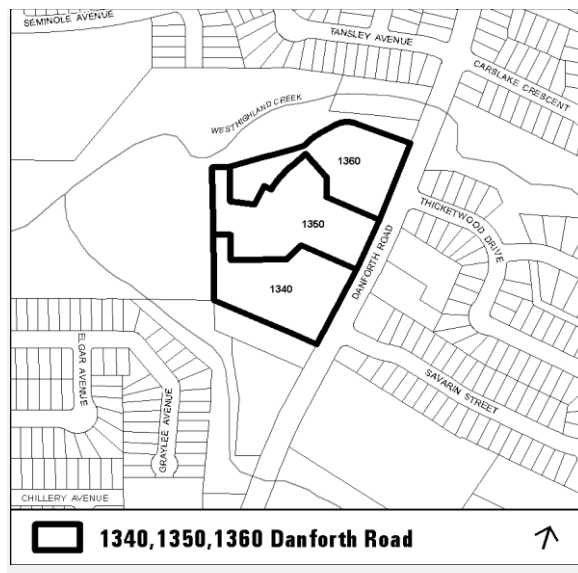
This application proposes the intensification of lands at 1340, 1350 and 1360 Danforth Road by constructing an 18-storey, 277-unit residential (condominium) building behind three existing 15-storey rental apartment buildings and immediately adjacent to Knob Hill Park. The application also proposes 12 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 to create a parcel of land that would contain the existing buildings; a parcel containing the new building to the rear of the rental buildings, and a parcel, adjacent to the ravine that would be conveyed to the City. An easement would facilitate permanent vehicular, pedestrian and servicing access to the new building from Danforth Road.

This report reviews and recommends approval of the rezoning application to amend the Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

City Council amend Eglinton Community Zoning By-law No. 10048, for the lands at 1340, 1350 and 1360 Danforth Road



substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
  - a. The community benefits recommended to be secured in the Section 37 Agreement in exchange for the increase in density are as follows:

A total of \$450,000.00 as follows:

- \$100,000 for improvements to Bendale Library (including decorative fencing around the reading garden and computer upgrades for library users);
- \$100,000 for improvements to the 45 Trudelle Street Park/ Piazza;
- \$100,000 for improvements to playground and community facilities at 400 McCowan Road TCHC project/ Cliffcrest Community Centre; and
- \$150,000 for Knob Hill Park improvements

The above noted \$450,000.00 is to be paid prior to the issuance of the first above-grade building permit for the building on Parcel B and indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the registration of the Section 37 Agreement to the date of payment.

- b. The following improvements and amenities will also be secured as community benefits in the Section 37 Agreement, with no cost pass-through to residents of the existing buildings, all to the satisfaction of the Chief Planner, Executive Director of City Planning and the City Solicitor:
  - 1) the owner of the existing 566 unit residential rental buildings, known as 1340, 1350 and 1360 Danforth Road, shall agree to secure the tenure of all existing units as well as the proposed new 12 units in the three existing rental buildings as rental housing, with no applications for demolition or conversion of the existing and proposed rental units to a non-rental purpose for a period of 20 years commencing from the date of Council's decision;
  - 2) the owner, prior to the first above grade building permit on Parcel B, will provide approximately 149 square metre (1,604 square foot) of multi-purpose amenity space to be provided within the building at 1340 Danforth Road, on the ground floor (at grade-level). The applicant will provide furnishings and finishes appropriate to its use, including

washroom facilities for the use and enjoyment of all residents of the rental buildings at 1340, 1350 and 1360 Danforth Road;

- 3) the owner will provide for the use and enjoyment of all residents of the rental buildings at 1340, 1350 and 1360 Danforth Road, prior to the first above-grade building permit on Parcel B, an amenity space of at least 61 square metre (656 square foot) in the building at 1360 Danforth Road with furnishings and finishes appropriate to its use;
- 4) the owner will continue to provide and maintain an amenity space of 224 square metres (2,411 square feet) within the building at 1350 Danforth Road, and now occupied by the swimming pool and change rooms, for the use and enjoyment of all residents of the rental buildings at 1340, 1350, and 1360 Danforth Road with furnishings and finishes appropriate to its use;
- 5) the owner shall ensure that the amenity space mentioned in 3 (b) 2, 3 and 4) above will continue to be used for amenity purposes without the loss of existing rental units or related services or facilities in a location agreeable to the Chief Planner, with the provisions of the attached zoning by-law, with no application to be made by the owner or subsequent owner to amend the amenity space provisions of the Zoning By-law for at least 20 years, without the consent of the Chief Planner;
- 6) the owner will provide for the enhancement of each laundry room in the buildings existing on Parcel A at the time of Council's decision, appropriate seating, tables, clothing racks, security cameras, and painting and furnishings and finishes appropriate for its use, to be provided prior to the issuance of the first above-grade building permit for the new building on Parcel B;
- 7) The provision and maintenance of a play area for the casual, everyday use and enjoyment of all the residents and occupants of the four buildings, not later than the occupancy of the new building on Parcel B, to be not less than 150 square metres (1,614 square feet) in area with play structures/equipment, and located to the north of the existing building at 1350 Danforth Road. The Section 37 Agreement shall include details respecting legal access for all residents of all buildings to the play space area/structures, continued maintenance, and shall include provisions respecting legal access for the condominium corporation of the new building for maintenance access to the play area/structures; and
- 8) The provision of a barbeque pit amenity area, with a minimum of two barbeque pits, two picnic tables, one chess/checkerboard table and a shade structure for the casual use and enjoyment of all the residents and

occupants of the four buildings on the site and not later than the occupancy of the new building on Parcel B.

- c. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development, with no cost pass-through to residents of the existing rental buildings:
- 1) the provision of pedestrian pathways including the following:
    - i) a realigned pathway, northeast of the building at 1340 Danforth Road;
    - ii) a realigned pathway, southeast of the building at 1350 Danforth Road;
    - iii) a new pathway south of the building at 1350 Danforth Road to connect with the new driveway/sidewalk from Danforth Road;
    - iv) a new pathway, to the north of the building at 1350 Danforth Road to connect with the new playground areas;
    - v) new seating and passive recreation areas; and,
    - vi) enhanced landscaping including new trees and shrubs/plantings.
  - 2) The owner will provide, prior to the issuance of any building permit on Parcel B, a minimum of four security cameras within the underground parking garages of 1340 and 1360 Danforth Road to cover all entrances and exits within the respective garages;
  - 3) The provision of, prior to the issuance of any building permit on Parcel B, a minimum of three new lighting structures; one near the underground parking entrance for 1340 Danforth Road and two near the underground parking entrance for 1360 Danforth Road;
  - 4) the owner of 1340, 1350 and 1360 Danforth Road provide, prior to the issuance of the first building permit on Parcel B, a Construction Mitigation and Tenant Communication Plan;
  - 5) the owner to provide for access for tenant groups from the buildings at 1340, 1350 and 1360 Danforth Road to the meeting room space of the new condominium, to be provided for at least a 20 year period following construction of the new building. Details respecting legal access, means of access, cost sharing arrangements, scheduling and availability, all to be set out in the Section 37 Agreement;
  - 6) site plan drawings to be submitted for Site Plan Approval are to include two, car-share vehicle parking spaces, at grade;
  - 7) easements in favour of the City for: pedestrian access along defined pathways/sidewalks through the site from Danforth Road to the west gate of Knob Hill Park;

- 8) an easement in favour of the City for vehicular access through the site from Danforth Road to the west gate of Knob Hill Park shall be provided; and
- 9) the applicant shall construct and maintain the development on Parcel B in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

Scarborough Community Council (SCC) adopted a Preliminary Report for the subject application at its November 6, 2012 meeting. The report provided background information on the proposal and recommended that a community consultation meeting be held, and that notice be given according to the regulations of the *Planning Act*. The preliminary report is available online at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.SC20.28>

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 indoor recreational/amenity 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 the minor variance 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.

Following discussions with City Planning staff, the current owner now proposes to amend the zoning by-law to permit the construction of the 12 rental units (a reduction of 2 units from the previously approved, 14 units [upon condition] by the Committee of Adjustment) and to provide a total of 435 square metres (4,682 square feet) of indoor amenity space for the residents of all three apartment buildings.

### **ISSUE BACKGROUND**

#### **Proposal**

Heintzman Co-operative Housing Development Corporation (through Options for Homes) and 6965083 Canada Inc. proposes to amend the Eglinton Community Zoning By-law (No. 10048) as amended, as it pertains to 1340, 1350 and 1360 Danforth Road to

intensify the existing use of the lands. The zoning amendment would permit an 18-storey, 277-unit residential apartment (condominium) building to the rear of three existing 15-storey rental apartment buildings containing a total of 566 dwelling units.

The proposed new building would have a gross floor area of 21 794 square metres (234,596 square feet). This 18-storey building, at a height of 52 metres (168 feet) would be constructed on Parcel B as shown on Attachment No. 1 and would be located behind the existing 15-storey (42 metre, 138-foot) rental buildings, immediately adjacent to Knob Hill Park.

Contiguous indoor amenity space (332 square metres, 3,574 square feet) would be provided on the ground floor of the building for the use of the new residents and the residents of the rental buildings. 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. One level of underground parking would be constructed below the new building to accommodate 65 resident parking spaces. Surface parking areas on the proposed new building site would accommodate 53 vehicle parking spaces for the residents of the new building and 42 vehicle parking spaces for visitors. Bicycle parking spaces (208 spaces) would be provided for residents (108 spaces) and visitors (100 spaces) within the below grade parking structure and at grade.

The applicant has indicated that the proposed residential dwelling units in the new building are intended to be provided through Options for Homes as affordable ownership units. The applicant also advises that 154 of the 277 condominium units (68%) would be two-bedroom units.

The owner of the rental buildings (6965083 Canada Inc.) is also seeking permission to create 12 new rental units within the existing rental buildings on Parcel A, as shown on Attachment No. 1, by converting an existing convenience store, a former day-care space, ground level storage, laundry rooms and maintenance rooms to residential use. Currently, there are 566 rental units within the three buildings. The proposal would result in an increase of the number of rental units in all three buildings to 578 dwelling units. The existing 566 units and the new 12 rental units would be secured as rental housing for a minimum of 20 years. Together with the proposed new building, there would be a total of 855 dwelling units on the site.

The applicant has advised that the parcels of land known municipally as 1340, 1350 and 1360 Danforth Road have been merged in title. To facilitate construction of the new condominium building, the owner proposes to sever the site into separate parcels: one

containing the existing rental buildings along Danforth Road; the second, a land-locked parcel containing the new condominium building, to the rear of the three existing buildings. The applicant intends to create an easement to facilitate permanent vehicular, pedestrian and servicing access for the parcel containing the new building. 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. The applicant has filed a consent application (No.: B002/14SC) seeking approval to sever the lands.

Within the 1340 Danforth Road building, the owner of the existing rental buildings proposes to convert an existing laundry room, existing storage space and a vacant amenity space previously used for a daycare (all located on the ground floor), into four new rental dwelling units and a new laundry room. Existing storage and maintenance space on the ground floor is proposed to be converted into two amenity rooms, totaling 149 square metres (1,604 square feet).

Within the ground floor area of 1350 Danforth Road, the owner proposes to convert an existing convenience store, an existing rental office and a maintenance/storage room into three rental units, a 52 square metre (660 square foot) workshop (related to the maintenance of the building) and new rental administrative offices. The existing pool is proposed to remain for the time being and is available for use as an amenity space for the tenants of the three rental apartment buildings. The owner's long term plans are to convert the pool/change room area to a different type of amenity space in the future.

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 area used as a worship space, into five rental units and a new laundry room. An existing storage space is proposed to be converted into a new, multi-purpose 61 square metre (656 square foot) indoor amenity space.

The applicant for the new condominium building is Heintzman Co-operative Housing Development Corporation through Options for Homes. Options for Homes is a non-profit, affordable home ownership organization. The applicant advises that the proposed new building would add 277 "affordable housing ownership" units to the City's housing stock. The applicant also advises 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 12 new rental units, and on-site improvements including: improved landscaping, pedestrian walkways, on-site lighting, fenced garbage enclosures, public access through the site to Knob Hill Park, enhanced security measures 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. These benefits are in addition to the Section 37 community benefits secured in exchange for the increase in density, totalling \$450,000 outlined further in this report.

## **Site and Surrounding Area**

The subject site 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 (fronting Brimley Road to the west) is located along the north/west boundary of the site. There is an existing gate to the park at the north/west property line that provides informal access to the park. To the north and adjacent to Knob Hill Park is Knob Hill Public School. To the southwest, there is a wooded area associated with the Knob Hill Park and further southwest, there are low rise residential dwellings fronting on Graylee Avenue.

## **Provincial Policy Statement and Provincial Plans**

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS provides for planning authorities to identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated taking into account existing building stock or areas, including brown-field sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. The PPS also ensures that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. The recently updated housing policies of the PPS require planning authorities to provide for an appropriate range of housing, including affordable housing to meet the needs of current and future residents. The PPS recognizes that local context and character is important. 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



by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The subject property is designated *Apartment Neighbourhoods* on Map 20, Land Use Plan, within the City's Official Plan. The *Apartment Neighbourhoods* 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, Knob Hill Park is designated *Park* in the Official Plan.

The *Apartment Neighbourhoods* designation permits apartment buildings, all forms of residential development permitted in *Neighbourhoods*, parks, local institutions, cultural and recreational facilities, and small scale retail, service and office uses that serve the needs of area residents. The Official Plan indicates that built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated, however compatible infill development is provided for.

Policies and development criteria aim 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. Improving amenities and accommodating sensitive infill, where it can improve the quality of life and promote environmental sustainability, are key considerations. Section 4.2 of the Plan contains policies for new development within this designation which include:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edge of streets and parks with good proportion;
- providing sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*;
- maintaining an appropriate level of residential amenities for residents;
- providing existing residents with access to community benefits;
- maintaining adequate sunlight, privacy and areas of landscaped open space;
- organizing development to frame streets, parks and open spaces;
- front onto public streets and provide pedestrian access from an adjacent public street;
- preserving/replacing important landscape features; and
- preserving/providing adequate alternative recreational space for residents.

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*. Official Plan Housing Policy 3.2.1.5 provides that significant new development on sites containing six

or more rental units, where existing rental units will be kept in the new development: will be secured as rental housing, the existing rental housing units which have affordable rents and mid-range rents and may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to the height and density incentives of Section 5.1.1 of the Plan, without pass-through of such costs in rents to tenants. 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.

Section 3.4 contains natural heritage policies that direct that there be a development setback of 10 metres, or more, if warranted by the severity of existing or potential natural hazards including the top-of-bank of valleys, ravines and bluffs; or other locations where slope instability or other physical conditions present a significant risk to life or property. The natural heritage policies also state that land below top of bank or other hazard lands may not be used to calculate permissible density in the zoning by-law or used to satisfy parkland requirements. The applicant is proposing to convey lands within the top of bank set back area and lands located below the top of bank to the City, at no cost to the City.

In addition to the policies referenced above, the entire Official Plan was considered through the review of this application. The Toronto Official Plan is available on the City's website at:

[http://www1.toronto.ca/static\\_files/CityPlanning/PDF/chapters1\\_5\\_dec2010.pdf](http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf)

## **Zoning**

The lands at 1340, 1350 & 1360 Danforth Road are zoned Apartment Residential (A) Zone - Eglinton Community Zoning Bylaw No. 10048 (See Attachment No. 4) 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. Attachment No. 4 provides an excerpt of the zoning map for the site and vicinity.

## **Site Plan Control**

The property known municipally as 1340, 1350 and 1360 Danforth Road is subject to the City's site plan control bylaw. A site plan control application has been submitted and is under review (File No. 14 104488 ESC 38 SA).

## **Reasons for 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 to accommodate the new 277 dwelling unit building ;
- establish new performance standards to permit and regulate the new building and the additional rental units within the existing rental buildings;
- rezone a portion of the lands that are to be conveyed to the City as Open Space;
- change several by-law requirements including frontage of the proposed building/new lot on a public street; vehicle parking spaces; minimum recreational amenity space requirements; coverage; front yard vehicle parking, and building setback requirements; and
- create new performance standards for the entire site including, intensity of use, minimum indoor and outdoor amenity space, landscape open space, building height, bicycle parking spaces, and building setback requirements.

## **Community Consultation**

A community consultation meeting was held on September 11, 2013 at Knob Hill Public School, with 54 members of the public in attendance including approximately 18 residents from the existing rental buildings, the local councillor and the applicant. The following questions and issues were raised:

- benefits to the existing tenants of the buildings;
- potential for improvements to the existing buildings/amenities;
- need for improved security on the site/desire for surveillance cameras in the underground garages;
- on-going maintenance concerns respecting the existing rental buildings;
- need for well lit, well maintained and clearly signed path to Knob Hill Park; and
- concern for the presence of heavy vehicles during construction and dust & noise and the need for a construction management plan.

Two written submissions on the application were received, one in support for the proposed development, the other expressing concerns relating to the maintenance of the rental buildings.

An online survey was also conducted, and residents responding raised a variety of concerns including:

- concerns relating to the proposed development (e.g. increased cars, people and loss of views resulting from new building, design of building);
- maintenance of existing buildings, and specific concerns relating to essential services (e.g. elevators, plumbing, pest control);
- loss of existing services (e.g. convenience store);
- need for better security and increased security and lighting for parking areas (including more video surveillance inside underground garages); and
- need for more amenity spaces such as a multi-purpose room and fitness centre,

The matters noted above, are addressed in the sections of this report that follow:

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

### **COMMENTS**

The applicant proposes to intensify an existing site that contains three, 15 storey buildings at 1340, 1350 and 1360 Danforth Road by constructing a new 18 storey building to the rear of the site. Although the new building would have frontage onto public lands (Knob Hill Park), the new building would not front onto a public street and would be located behind existing development. Generally, City Planning discourages buildings located behind other buildings. It is preferable that new development, especially infill development on existing apartment sites, front onto public streets. However, the Toronto Official Plan does provide for opportunities for infill development to occur where such development can adequately address, the infill development policies of the *Apartment Neighbourhoods* including, amongst other matters, the ability of new infill development to: frame the edge of parks and open spaces; provide clearly defined pedestrian entrances from the adjacent public street; preserve/provide adequate recreational space for residents and maintain an appropriate level of residential amenities for residents.

As part of the proposed redevelopment of the site, the applicant has incorporated a number of features that address the Official Plan policies respecting infill development and has proposed a number of improvements for 1340, 1350 and 1360 Danforth Road. The following provides a brief overview of the proposed features/improvements and are more fully discussed in the following sections of this report:

- the proposed new building will overlook and frame the adjacent Knob Hill Park;

- access to the new building will be provided via a re-configured driveway, similar to a public street, containing sidewalks, curbs, signage, lighting, trees and landscaping;
- the new building has been sited to ensure visibility from Danforth Road;
- easements granted to the City will permit pedestrian access through the site from Danforth Road to the Knob Hill Park to improve accessibility to Knob Hill Park;
- the new building will be consistent with the scale of the adjacent buildings; and
- the new building will be separated from the existing buildings by a minimum of 42.0 metres (138 feet).

The applicant proposes a number of benefits/improvements including:

- the owner of the rental buildings (6965083 Canada Inc.) has agreed to secure the tenure of the existing rental units including the new rental units for a period of 20 years and to not apply for demolition or conversion of the existing and proposed rental units;
- pedestrians from the surrounding community and residents on-site will have improved accessibility to Knob Hill Park thorough a series of new and re-configured walkways that include enhanced lighting and signage;
- security will be enhanced by the installation of security cameras within all of the existing and proposed underground parking structures;
- security will also be enhanced through the installation of new lighting at key locations on the site;
- two new, indoor amenity areas will be created within the buildings at 1340 and 1360 Danforth Road;
- tenant groups from 1340, 1350 and 1360 Danforth Road will have reasonable access to the meeting room space in the new building;
- a vehicle access easement in favour of the City to provide access to the west portion of Knob Hill Park for park maintenance; and
- other on-site improvements include the replacement of existing outdoor play equipment with new play structures; new outdoor seating structures; a new, outdoor barbeque amenity area, enhanced landscaping and lighting; and on-site car-share parking spaces.

Upon careful review of land use planning and urban design considerations and upon a review of the benefits/improvements proposed by the applicant, staff conclude that the applicant's proposal is consistent with the Official Plan policies respecting development within an *Apartment Neighbourhoods* designation and is in keeping with the policies respecting the intensification of an existing rental building site. The proposal represents an appropriate balance between intensification of a site and respect for the local context.

### **Provincial Policy Statement (PPS) and Provincial Plans**

The proposal is consistent with the PPS and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Among other matters, the proposal will provide for an efficient development pattern and use of land, add to the City's supply and diversity of

housing, utilize public infrastructure and services and promote the use of public transit. In section 1.4.3 the PPS states that an appropriate range and mix of housing is to be provided throughout communities. This proposal is consistent with this by securing the rental tenure of the existing buildings and proposing improvements that increase the rental property's long-term viability and vibrancy by renewing it without passing that cost through to the existing residents.

### **Toronto Official Plan**

The *Apartment Neighbourhoods* designation for the site permits apartment buildings and all forms of residential development permitted in Neighbourhoods, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. An amendment to the Official Plan is not required to permit the proposed use of the lands.

The proposal is for an infill residential development that will provide new home ownership units, contribute to an improved pedestrian realm throughout the site and provide new outdoor amenity play areas and provide needed easements to the park. In addition to the new development, the proposal includes the provision of new rental housing and increased and improved indoor amenity areas in the existing apartment buildings.

The proposed development supports the policy direction of the Official Plan and is consistent with the Plan's policies regarding intensification of existing rental building sites and infill development on lands designated *Apartment Neighbourhoods* (Policies 3.2.1.5 & 4.2). The proposed development would provide diversity of tenure and relatively affordable housing on an underutilized parcel of land. Further, the redevelopment of the site will provide new residential rental housing units and increase and provide needed upgrades to the amenity space in the existing rental buildings.

Note that the proposed units, although affordable compared to the private market condominiums being constructed, have not been deemed to meet the "affordable ownership" definition prices currently identified in the City's Official Plan.

### **Apartment Infill Development/Intensification of Rental Building Sites**

The Official Plan policies respecting infill development on lands designated *Apartment Neighbourhoods* and its policies respecting the intensification of existing rental building sites are intended to ensure that such development contributes to the quality of life for both new and existing residents. These policies are also intended to ensure that proposed development adequately addresses a number of matters including, the relationship of the proposed development with its surroundings, its contribution to the public realm and amenities for its future residents. The following sections explain the applicant's proposal and demonstrates its consistency with the Official Plan.

### **Preservation of Existing Rental Housing**

The Toronto Official Plan (Policy 3.2.1.5) provides that significant new development on sites containing six or more rental units, where the existing rental units will be kept in the

development, are to secure, as rental, the existing rental housing units which have affordable and mid-range rents. The owner of the rental buildings (6965083 Canada Inc.) will provide long term security of housing tenure for the existing and proposed (12) rental units. The owner has agreed not to apply for demolition or conversion of the existing and proposed rental units for a period of 20 years. The owner of the rental buildings and the applicant for the new building will be required to enter into a Section 37 Agreement under the *Planning Act*. This agreement, amongst other matters, will stipulate that no applications to either demolish or convert the existing rental building to condominium will be made for the 20 year period, from the date that any implementing by-law comes into effect.

### **Height, Massing, Built Form**

The built-form policies of the Official Plan encourage new development to frame and support adjacent streets, parks and open spaces. These policies seek to locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions to provide an attractive, comfortable and safe pedestrian environment.

The built form, height and massing of the proposed buildings have been developed with sensitivity to the existing buildings on the site, existing apartment development to the south and Knob Hill Park to the west of the subject site. The proposed 18 storey building (52 metres, 170 feet, in height), will be situated immediately adjacent to Knob Hill Park and west of the 1340 and 1350 Danforth Road buildings which are each 15 storeys (42 metres, 139 feet) in height. The new building would be approx. 10 metres (32 feet) taller than the three existing buildings on site. Its scale is consistent with the adjacent rental buildings.

Although taller, the new building is located a distance of 42.0 metres (138 feet) from the closest existing building (1350 Danforth Road) at its extreme west corner. Its location, to the rear of the existing buildings and at the west portion of the site, limits any impact on the privacy of the existing residents.

The proposed new building has been designed as a tall, rectangular building. The proposed building is oriented on a north/south axis, facing west towards the adjacent public park. Given its siting between the 1340 and 1350 Danforth Road buildings, the proposed 18 storey building will be clearly visible from Danforth Road and will offer a visual terminus from the public sidewalk and street. Together with the re-configured driveway that will incorporate sidewalks, lighting, trees, landscaping and signage, a strong visual and physical connection will be provided from Danforth Road to the new building for both vehicular and pedestrian activity.

The new building would overlook and frame the adjacent Knob Hill Park. The building has been designed to incorporate ground-level dwelling units with west-facing patios and indoor and outdoor amenity spaces (both common and private outdoor spaces) that face onto Knob Hill Park, framing the park and providing active uses which serve to animate the park edge. Private amenity space in the form of west-facing balconies (on floors 2 to

17) and terraces (on the 18<sup>th</sup> floor) provide "eyes on the park" which will enhance the safety of the area.

### **Building Frontage/Access**

The applicant intends 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 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 intent of Policy 4.2 of the Official Plan and City zoning by-law requirements.

Although the proposed development would not front onto a public street, the applicant intends to provide vehicular, pedestrian and servicing access to the new lot/building, through the creation of an easement(s) registered on title. Within the easement area, the applicant intends to re-configure the existing driveway and walkway for vehicle, pedestrian and servicing access to the building. This access would extend from Danforth Road to the new building (a distance of approximately 140 metres (459 feet) from Danforth Road) and across the front of the building, providing vehicular access for residents and visitors and pedestrian access to the building, parking areas and to the park. The proposed driveway would be 8.6 metres in width (curb to curb) and designed to resemble a public street with sidewalks, on both sides, lighting, "on-street" parking, directional signage, landscaping and trees. The re-configured driveway would enable the new building to be visible from Danforth Road and will provide a clear, defined pedestrian, vehicular and servicing connection to the entrance of the building. Planning staff are of the opinion that given the proposed access arrangement and design, siting of the building, and proximity to Knob Hill Park, the intent of Policy 4.2 is met, in this instance.

As noted above, the proposed new building would be located immediately adjacent to public lands, Knob Hill Park. Immediately north of the park is the Knob Hill Public School. Knob Hill Park and the school front onto Brimley Road. Vehicular and pedestrian access to the park is by way of Brimley Road. There is no vehicular or pedestrian access to the park from Danforth Road. Currently, residents from the 1340, 1350 & 1360 Danforth Road site and members of the adjacent community access the Park and school via a walkway and gate at the east boundary of Knob Hill Park. There is no formal (legal) access for residents of this community to access the park at this location. Through site visits to the area, staff have observed that the walkway and gate are regularly used by school children, building residents and residents of the community to access the park and school.

As part of the development proposal for the lands, the applicant and the owner of the rental buildings have agreed to provide an easement to the City of Toronto permitting pedestrian access from Danforth Road to the Knob Hill Park, via the new re-configured driveway and lands of the new parcel to be created for the proposed building and the lands of 1340, 1350 & 1360 Danforth Road. Pedestrian access to Knob Hill Park (and to the school) would occur through a series of connected sidewalks and delineated



pedestrian crossings over parking areas that will include signage to the east gate of Knob Hill Park. In addition, to enable Parks, Forestry and Recreation staff to gain access to Knob Hill Park for maintenances purposes, the applicant and the owner have agreed to provide a vehicular easement on the lands to the City. By providing these easements to the City, access to the park and school for residents of the existing and proposed buildings, the adjacent community and the City, is substantially enhanced.

### **Amenity/Recreational Space**

Within lands designated *Apartment Neighbourhoods*, the Official Plan permits new development and infill development provided new development is sensitive to its surroundings and maintains and/or creates a high quality urban environment that provides new and existing residents with quality services, safety and access to residential amenities. The Official Plan also requires that new development provide adequate indoor and outdoor recreational space for residents.

For the new building, the applicant is proposing indoor amenity space for residents of 1.2 square metres per unit, for a total of 332 square metres (3,574 square feet) of indoor amenity space. The applicant is proposing outdoor amenity space of 1.0 square metre per unit, for a total of 277 square metres (2,981 square feet) of outdoor amenity space.

The applicant (Options for Homes) has indicated that the proposed ratio of 1.2 square metres per unit for indoor amenity space is in keeping with other Options for Homes' projects in Toronto, whereby the indoor amenity space provision ranged from 1.0 square metres per unit to 1.15 square metres per unit. Based upon Options for Homes' observations of their residents' use, the proposed indoor amenity space of the new building would accommodate 50 to 100 people at a time, sufficient for gatherings, meeting and exercise use. Further, the proposed new building will be immediately adjacent to Knob Hill Park, providing easy access to outdoor recreational space.

The indoor amenity space will consist of two separate amenity areas on the ground floor of the new building, with direct access to the proposed outdoor amenity area. Both spaces will be designed as flexible spaces to be used for meetings, exercise and other gatherings and at least one of the areas will contain kitchen facilities. The applicant also proposes that the indoor amenity space be made available, for up to three events a week, to tenant groups from the 1340, 1350 and 1360 Danforth Road buildings. Provision for tenant access and the means of access to the indoor amenity space of the new building for a period of 20 years, including the amount of access, available times, legal access and cost sharing arrangements are to be set out in the Section 37 Agreement.

The applicant's proposal also includes the provision for additional indoor amenity space within the existing rental buildings. The site specific performance standards of the Eglinton Community Zoning By-law that apply to the rental buildings at 1340, 1350 and 1360 Danforth Road contains provision for a recreational room to be provided in each apartment building of 46 square metres plus 0.9 square metres for every dwelling unit in excess of fifty dwelling units.

Within the building at 1350 Danforth Road, there is an existing pool and change rooms (224 square metres, 2,411 square feet) that serves all of the existing rental buildings. This existing recreational space is to be retained for the use of the residents. However, the applicant has advised that the owners (6965083 Canada Inc.) may seek to convert this space from its current use as a pool/change rooms to another amenity use due to the age and maintenance costs associated with the pool. It is important that indoor amenity space be retained within the existing building at 1350 Danforth Road. The draft zoning by-law amendment (Attachment No. 6 to this report) requires a minimum of (224 square metres, 2,411 square feet) of indoor amenity space for the existing building at 1350 Danforth Road.

Within the buildings at 1340 and 1360 Danforth Road there is currently no indoor amenity space. The applicant advises that such space was either not provided in the past or has been converted to other use many years ago. The applicant has agreed to retrofit (at the applicant's expense) existing space within each of these buildings for indoor amenity space which would be multi-purpose spaces and to include exercise facilities, and meeting and gathering space. Within the existing buildings at 1340 Danforth Road, 149 square metres (1,604 square feet) of new indoor amenity space located at grade is proposed. Planning Staff would prefer that the former existing day-care space be converted to new amenity space, given that this space has direct access to the outside. Planning staff will continue to work with the applicant/owner to achieve this objective prior to the completion of the Section 37 Agreement. Within the existing building at 1360 Danforth Road, 61 square metres (656 square feet) of indoor amenity space respectively will be provided. Planning Staff would prefer that this new amenity space be located at grade and staff will continue to work with the applicant/owner to achieve this objective prior to the completion of the Section 37 Agreement.

In total, 454 square metres (4,887 square feet) of indoor amenity space will be provided in all three rental buildings and available to all tenants of the buildings. This is an improvement in the quantity and quality of indoor amenity space available to tenants of the buildings. The draft zoning by-law amendment (Attachment No. 6 to this report) secures the indoor amenity space in both buildings. The details respecting the indoor multi-purpose space will be included within the Section 37 Agreement to the City's satisfaction.

### **Landscaped Open Space**

As noted earlier in this report, the existing three rental buildings were constructed in the early 1960's in a "towers in the park" format, typical of apartment buildings common to the era. The existing buildings are situated on a 3.8 hectare (9.5 acre) site. The buildings are surrounded by a generous amount of open space (predominantly lawn areas) which contains numerous mature trees. Currently, landscaped open space constitutes approximately 49.6 percent of the existing site.

With the proposed infill development of the site, the ownership of the lands will be subdivided. The new parcel of land containing the existing three buildings will have an

area of 2.9 hectares (7.3 acres). Landscaped open space will constitute 45.7 percent of the new parcel.

A new 0.86 hectare (2.1 acre) parcel of land will be created for the new building. Landscape open space will constitute approximately 50 percent of the new parcel following tree and shrub plantings and the introduction of new walkways on the parcel.

Construction of the new building on the site of the existing three buildings will result in only a slight reduction (approximately 3 percent) in the overall landscape open space on the site (from 49.6 percent to 46.7 percent). The small reduction in landscape open space is due to the fact that the majority of the new building will be constructed on an existing surface vehicle parking area and new landscaping such as areas for shrub and tree plantings will be added on the site.

It is important to note that the applicant intends to convey to the City as open space (park), 0.24 hectares (0.58 acres) of the existing site, adjacent to the existing ravine associated with the West Highland Creek. The conveyance of these lands is discussed later in this report. It is also important to note that existing and proposed buildings are located on lands that are immediately adjacent to the Knob Hill Park. A pedestrian gate to the park is located at its west boundary. Existing and future residents of the three buildings and the new building will have improved access to the open space and play areas of Knob Hill Park via this pedestrian gate.

There are eight existing trees within the area of the new building that would need to be removed to facilitate construction of the building. The eight trees qualify for protection under the Private Tree By-law, Municipal Code Chapter 813. An application and fee for permission to injure or remove the trees is required. City Parks, Forestry & Recreation (Urban Forestry) will require the replacement of the 8 trees with 24 new trees to be planted on site. To accommodate a re-configured driveway for pedestrian, vehicular and servicing access, the applicant also proposes to remove 6 trees within the existing driveway area. No trees are being removed to provide for re-configured surface vehicle parking spaces as discussed later in this report. The applicant intends to provide a total of 62 new trees on site to enhance the landscaped open space. New trees are proposed on top of the new underground vehicle parking structure for the new building on Parcel B. Urban Forestry staff recommend a minimum of 1.2 metres (4 feet) of soil between the top of the parking structure and the final grade at the base of the tree. Provision for the replacement of existing trees and new tree plantings, including soil depth above structures will be secured through Site Plan Approval.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows the local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.8 + 1.56 hectares of local parkland per 1,000 people. The site is in the third highest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The applicant is proposing to add 12 rental dwelling units within the existing residential buildings on Parcel A. The applicant will be subject to a park levy of 5% for the 12 additional residential units. Appraisal Services will provide the amount of Parks Levy payable at the time of the building permit for the new rental units.

The applicant proposes to construct a 277 unit, residential building on a lands (approximately 0.8660 hectares, 2.14 acres, and prior to conveyance of lands to the City) to be severed from the existing 3.8 hectare (9.5 acre) site. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010 and subject to a 10 percent cap on the land dedication, the residential component will generate a parkland requirement of 0.0866 hectares (866 square metres, 0.2 acres).

A portion of the proposed parcel for the new building lies within the Toronto and Region Conservation Authority's (TRCA) Regulated Area. These lands are located along the northern boundary of the proposed Parcel B as shown on Attachment No. 1 and are within the valley/steam corridor and as such, are subject to the TRCA, Valley and Stream Corridor Management Program (VSCMP). Where new development, including new lot creation is proposed, the VSCMP policy supports the creation of a 10 metre (33 foot) vegetated buffer, measured inland from the defined top-of-bank. Where new development is proposed, it is the policy objective of TRCA to secure valley and hazard lands including the 10 metre top-of-bank setback area in public ownership. The applicant proposes to convey these lands (approximately 0.1356 hectares, 1 356 square metres) to the City. The draft zoning by-law for the site will zone these lands Major Open Space (O). There is will be no credit for parkland dedication for any lands conveyed to the City that are within the top-of-bank/valley area. The applicant will be required to naturalize the area with tree plantings which would increase green space and enhance the tree canopy. These improvements will be secured through Site Plan Approval.

The applicant is proposing to dedicate the lands within the top-of-bank setback area and the valley lands (0.1356 hectares, 1 356 square metres) plus additional lands (approximately 0.0760 hectares (760 square metres) as parkland located along the northern boundary of Parcel B, adjacent to the ravine associated with the West Highland Creek (but inland from the top-of-bank). Based on the required parkland dedication of 0.0866 hectares (866 square metres, 0.2 acres), the applicant has a parkland dedication shortfall of 0.0106 hectares (106 square metres). The applicant is required to satisfy the 0.0106 hectare (106 square metre) short fall of parkland dedication through a cash-in-lieu payment. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the first above grade building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

### **Sun/Shadow Analysis & Wind Analysis**

Where intensification of existing apartment sites is proposed, the Official Plan notes that compatible infill development must be consistent with the development criteria for *Apartment Neighbourhoods* set out in Policy 4.2.2, and adequately address the infill

development policies set out in Policy 4.2.3. Policy 4.2.3 (d) notes that infill development will maintain adequate sunlight for both new and existing residents.

The applicant has submitted a sun/shadow study, undertaken by Burka Architects Inc. (dated August, 2012) to examine the shadow impacts of the proposed new building during the spring and fall equinoxes (March 21 and September 21), as well as the summer solstice (June 21).

Planning Staff have reviewed the sun/shadow study and note that throughout the year, for most times of the day, the new building would not create additional shadow impacts on the low rise residential properties to the east of the site, across Danforth Road. Planning Staff also note that the new building would create some limited shadow impact on the existing buildings on site, predominantly, the building at 1350 Danforth Road where there are shadows created in the mid to late afternoon. The new building would also cast limited shadows on Knob Hill Park, mostly in the morning and in the area along the western property line of the subject site. In March and September, a small percentage of Knob Hill Park is impacted by a shadow from both the new building and the existing 15 storey building at 1340 Danforth Road. Shadows on the Park can be detected from 9:00 am to 12:00 noon, at which time the shadows have completely cleared Knob Hill Park. The shadows in the morning affect the eastern portions of the tennis court of Knob Hill Park for a period of about two hours in the morning. The shadows also affect sections of the trail on the south side of the West Highland Creek at various times in the morning. However, it should be noted that the majority of shadows on the trail in the morning period, are due to the existing buildings at 1340, 1350 and 1360 Danforth Road. During the Spring and Fall equinoxes, the shadows from the proposed new building do not reach the Creek or the trail on the north side of the Creek. City Staff are satisfied with the Sun/Shadow conditions resulting from the proposed development.

The applicant has provided a wind study, undertaken by Gradient Microclimate Engineering Inc. (dated, August, 2012) that assessed wind patterns and the wind conditions on and around the proposed development for sitting, standing and walking. The consultant concluded that wind comfort at grade is expected to be suitable for the anticipated uses without mitigation at the main entrances, secondary entrances, and perimeter sidewalks. The consultant recommended a moderate level of localized mitigation for the grade level patios and amenity areas such as tree plantings, landscaping, trellis structures to ensure that wind conditions are comfortable for sitting. The consultant also noted that the proposed development is expected to result in some minor reductions to pedestrian comfort as compared to the existing conditions. The current uses of pedestrian areas, including perimeter sidewalks and existing adjacent building entrances, will not be significantly affected by the new development.

### **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to

ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building in the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 - The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

The massing and height of the proposed new building has been assessed against the City's Tall Building Design Guidelines, including 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 which are discussed in this report. Although the new building has been designed as a tall, rectangular building with a larger floor plate, the building is consistent with the existing rental buildings on the site and existing apartment building development located south of the site. Furthermore the siting of the new building is consistent with the City's Tall Building Design Guidelines respecting the minimum separation of 25 metres (82 feet) between tall buildings. The proposed new building will be located a distance of 42.0 metres (138 feet) from the closest existing building (1350 Danforth Road) at its extreme west corner. The proposed building is in keeping with the City's Tall Building Design Guidelines

### **Traffic Impact & Parking**

In support of the proposed development of the site, the applicant provided a Traffic Impact Study (October 29, 2013) and Parking Demand/Supply Survey (April 2, 2014) undertaken by BA Consulting Group, Transportation Consultants. The proposed traffic generated from the site and its impact on the surrounding road network has been deemed acceptable by City staff of the Transportation Services Division.

Vehicle parking spaces for the existing buildings and the proposed new building will be provided at grade and below grade through a combination of new and existing vehicle parking areas. The applicant is seeking a reduction in the vehicle parking spaces required under the current Eglinton Community Zoning By-law No, 10048, as amended (1 vehicle parking space per unit).

There are a total of 566 existing residential dwelling units within the three rental buildings. The applicant proposes to add an additional 12 dwelling units within the existing buildings. There is a total of 618 vehicle spaces currently on the site. The existing Eglinton Community By-law 10048 requires a minimum of 1.0 spaces/dwelling unit, i.e. 566 spaces. Currently, the 618 vehicle parking spaces are allocated as 574 vehicle parking spaces for residents of the three buildings and 44 vehicle parking spaces for visitors (located at grade). There are a total of 425 at-grade (surface) vehicle parking spaces and 193 vehicle parking spaces located within three below grade parking structures. The applicant advises that one of the parking structures located to the rear of

the 1350 Danforth Road building has not been in use for several years. It is this below grade structure that the applicant intends to re-built and connect to the new building to provide vehicle parking spaces for the new building.

While there are 574 vehicle parking spaces for residents of the three existing buildings, the applicant's parking demand/supply analysis indicates that the demand for vehicle parking spaces for residents is lower. Surveys conducted by the applicant indicate that only 275 vehicle parking spaces are required based on current leases. The applicant is proposing that the total vehicle parking spaces for residents be reduced from the existing 574 vehicle spaces to 390 vehicle parking spaces (providing a buffer of 115 parking spaces over the observed usage). City staff from Transportation Services and City Planning (Transportation Planning) have reviewed the Consultant's transportation study and parking demand/supply analysis and are satisfied with its conclusions and recommend that the site-specific zoning stipulate a minimum resident vehicle parking supply of 390 parking spaces for the existing 566 dwelling units and the proposed 12 new rental units within the three buildings.

There is a total of 44 vehicle parking spaces for visitors on site, all located at grade. City staff are satisfied with the Consultant's analysis that the 44 visitor spaces are sufficient. Staff recommend that the site specific zoning stipulate a minimum visitor vehicle parking supply of 44 parking spaces for the existing 566 dwelling units and the proposed 12 new rental units within the three rental buildings.

The applicant is proposing an 18 storey residential condominium building containing 277 dwelling units. A total of 184 vehicle parking spaces are proposed for residents of the condominium building (0.66 parking spaces per dwelling unit). A total of 42 vehicle parking spaces for visitors is proposed (0.15 parking spaces per dwelling unit). In support of the proposed resident and visitor parking supply, the applicant provided examples of two similar Options for Homes residential developments (Kintyre Co-op at 403-417 Keele Street and Dell Park Co-op at 3180 Bathurst Street) with similar resident and visitor parking ratios. The applicant notes that in general, the Options for Homes model attracts residents who are less likely to own a private vehicle and are more likely to rely upon public transit and utilize car-share programs. The applicant intends to provide two car-share parking spaces (over and above the visitor parking supply) on site, for the use of the existing and new residents on the site. The provision of car-share vehicle parking spaces will be secured through Site Plan Approval. The site is well served by transit. There are transit (bus) stops on Danforth Road and Eglinton Avenue, a short walk to the south. City Staff (Engineering and Construction Services-Transportation Services and City Planning -Transportation Planning) concur with the proposed resident and visitor vehicle parking supply for the new building. The draft zoning by-law amendment attached to this report (Attachment No. 6) incorporates the above-noted vehicle parking rates

## **Servicing**

The applicant provided a "Functional Servicing and Stormwater Management Implementation Report, prepared by GHD Consultants (August, 2013) which has been

reviewed by City Staff. The report provides an analysis of storm drainage, stormwater management, sanitary servicing and water supply facilities and capacity. Minor revisions will be required at Site Plan Approval, however, the report submitted satisfactorily addresses the sanitary sewer capacity and water supply issues. Staff of Engineering and Construction Services advise that the site is readily serviceable.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law will secure performance measures for the following Tier 1 development features:

- minimum parking rates based upon the level of demand (Parcels A & B); and
- minimum bicycle parking rates, location, dimension and design requirements for residents and visitors for the building on Parcel B.

Other applicable TGS performance measures to be secured through the Site Plan Approval process, include:

- six roughed-in conduits for electrical outlets for vehicle parking spaces (Parcel B);
- pedestrian paths to transit, parking areas, park and amenities (Parcels A & B);
- pedestrian lighting (Parcels A & B);
- urban heat island reduction at grade (Parcels A & B);
- urban heat island reduction at roof (Parcel B)
- storage and collection of recycling and organic waste (Parcel B)
- storm water retention (Parcel B);
- ravine protection and naturalization (Parcel B); and
- adherence to the bird-friendly guidelines for all glass within the first 12 metres above grade (Parcel B).

### **Construction Mitigation & Tenant Communication Plan**

The applicant has agreed to develop and implement a construction mitigation and tenant communications plan for the existing residents of 1340, 1350 & 1360 Danforth Road. This strategy would mitigate the impacts of construction on the existing tenants and keep them informed about the construction timetable and rules that govern the construction such as the noise by-law, dust control and the provision of contact numbers for construction complaints, among other matters. The Construction Mitigation and Tenant Communication Plan shall be provided prior to the issuance of the first building permit (including demolition and/or excavation permit) for the new building on Parcel B. Provision respecting the construction mitigation and tenant communication strategy will be included in the Section 37 Agreement to be registered on title for the site.



## Property Maintenance

The buildings at 1340, 1350 and 1360 Danforth Road have been subject to a number of property standards orders, predominantly concerning pest control, elevator and plumbing maintenance. The applicant advises that the owner has been allocating funds within the yearly capital budget to address outstanding plumbing and pest control issues. The owner of the three rental buildings is encouraged to resolve outstanding property standards/maintenance issues in a timely manner.

## Section 37

Section 37 of the *Planning Act* authorizes a municipality to pass zoning by-laws involving increases in the height or density otherwise permitted by the zoning by-law, in return for the provision (by the applicant/owner) of facilities, services or matters (community benefits), provided the development proposed first meets the test of good planning and is consistent with the policies and objectives of the Official Plan. Community benefits are capital facilities and/or cash contributions towards specific capital facilities, above and beyond those that would otherwise be provided under the provisions of the *Planning Act* or through other legislative means, for example the *Development Charges Act*. The community benefits are to be set out in the zoning by-law and secured in a Section 37 Agreement which is registered on title.

The Toronto Official Plan contains detailed policies to govern the use and implementation of Section 37. Section 5.1.1 (Height and/or Density Incentives) of the Official Plan provides a policy framework for determining what may be considered a community benefit and how it is intended to be realized. Section 5.1.1, amongst other matters, requires that the capital facilities must bear a reasonable planning relationship to the increase in the height and/or density of a proposed development.

The applicant's proposed development of a new 277 dwelling unit condominium building on the site of the existing three buildings at 1340, 1350 & 1360 Danforth Road would result in a residential density that exceeds the density permitted in the Eglinton Community Zoning By-law No. 10048, as amended. A Section 37 contribution is considered appropriate in exchange for the increased density. City staff have worked closely with the local Councillor and the applicant to identify community benefits that would flow from the use of Section 37 in exchange for permitting an increase in density, over and above that which is permitted by current zoning by-law for the site. It is appropriate to secure the following facilities, services and matters pursuant to Section 37 of the Planning Act:

- a. payment of a cash contribution of \$450,000.00, to be paid prior to the issuance of the first above-grade building permit and indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the registration of the Section 37 Agreement to the date of payment to be directed towards the community benefits as follows:
  - \$100,000 for improvements to Bendale Library (including decorative fencing around the reading garden and computer upgrades for library users)

- \$100,000 for improvements to the 45 Trudelle Street Park/ Piazza;
  - \$100,000 for improvements to playground and community facilities at 400 McCowan Road TCHC project/ Cliffcrest Community Centre; and
  - \$150,000 for Knob Hill Park improvements
- b. The following improvements and amenities will also be secured as community benefits in the Section 37 Agreement, with no cost pass-through to residents of the existing buildings, all to the satisfaction of the Chief Planner, Executive Director of City Planning and the City Solicitor:
- 1) the owner of the existing 566 unit residential rental buildings, know as 1340, 1350 and 1360 Danforth Road, shall agree to secure the tenure of all existing units as well as the proposed new 12 units in the three existing rental buildings as rental housing, with no applications for demolition or conversion of the existing and proposed rental units to a non-rental purpose for a period of 20 years commencing from the date of Council's decision;
  - 2) the owner, prior to the first above grade building permit on Parcel B, will provide approximately 149 square metre (1,604 square foot) of multi-purpose amenity space to be provided within the building at 1340 Danforth Road, on the ground floor (at grade-level). The applicant will provide furnishings and finishes appropriate to its use, including washroom facilities for the use and enjoyment of all residents of the rental buildings at 1340, 1350 and 1360 Danforth Road;
  - 3) the owner will provide for the use and enjoyment of all residents of the rental buildings at 1340, 1350 and 1360 Danforth Road, prior to the first above-grade building permit on Parcel B, an amenity space of at least 61 square metre (656 square foot) in the building at 1360 Danforth Road with furnishings and finishes appropriate to its use;
  - 4) the owner will continue to provide and maintain an amenity space of 224 square metres (2,411 square feet) within the building at 1350 Danforth Road, and now occupied by the swimming pool and change rooms, for the use and enjoyment of all residents of the rental buildings at 1340, 1350, and 1360 Danforth Road with furnishings and finishes appropriate to its use;
  - 5) the owner shall ensure that the amenity space mentioned in 3 (b) 2, 3 and 4 above will continue to be used for amenity purposes without the loss of existing rental units or related services or facilities in a location agreeable to the Chief Planner, with the provisions of the attached zoning by-law, with no application to be made by the owner or subsequent owner to amend the amenity space provisions of the Zoning By-law for at least 20 years, without the consent of the Chief Planner;

- 6) the owner will provide for the enhancement of each laundry room in the buildings existing on Parcel A at the time of Council's decision, appropriate seating, tables, clothing racks, security cameras, and painting and furnishings and finishes appropriate for its use, to be provided prior to the issuance of the first above-grade building permit for the new building on Parcel B;
  - 7) The provision and maintenance of a play area for the casual, everyday use and enjoyment of all the residents and occupants of the four buildings, not later than the occupancy of the new building on Parcel B, to be not less than 150 square metres (1,614 square feet) in area with play structures/equipment, and located to the north of the existing building at 1350 Danforth Road. The Section 37 Agreement shall include details respecting legal access for all residents of all buildings to the play space area/structures, continued maintenance, and shall include provisions respecting legal access for the condominium corporation of the new building for maintenance access to the play area/structures; and
  - 8) The provision of a barbeque pit amenity area, with a minimum of two barbeque pits, two picnic tables, one chess/checkerboard table and a shade structure for the casual use and enjoyment of all the residents and occupants of the four buildings on the site and not later than the occupancy of the new building on Parcel B.
- c. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development, with no cost pass-through to residents of the existing rental buildings:
- 1) the provision of pedestrian pathways including the following:
    - i) a realigned pathway, northeast of the building at 1340 Danforth Road;
    - ii) a realigned pathway, southeast of the building at 1350 Danforth Road;
    - iii) a new pathway south of the building at 1350 Danforth Road to connect with the new driveway/sidewalk from Danforth Road;
    - iv) a new pathway, to the north of the building at 1350 Danforth Road to connect with the new playground areas;
    - v) new seating and passive recreation areas; and,
    - vi) enhanced landscaping including new trees and shrubs/plantings.
  - 2) The owner will provide, prior to the issuance of any building permit on Parcel B, a minimum of four security cameras within the underground parking garages of 1340 and 1360 Danforth Road to cover all entrances and exits within the respective garages;
  - 3) The provision of, prior to the issuance of any building permit on Parcel B, a minimum of three new lighting structures; one near the underground parking entrance for 1340 Danforth Road and two near the underground parking entrance for 1360 Danforth Road;

- 4) the owner of 1340, 1350 and 1360 Danforth Road provide, prior to the issuance of the first building permit on Parcel B, a Construction Mitigation and Tenant Communication Plan;
- 5) the owner to provide for access for tenant groups from the buildings at 1340, 1350 and 1360 Danforth Road to the meeting room space of the new condominium, to be provided for at least a 20 year period following construction of the new building. Details respecting legal access, means of access, cost sharing arrangements, scheduling and availability, all to be set out in the Section 37 Agreement;
- 6) site plan drawings to be submitted for Site Plan Approval are to include two, car-share vehicle parking spaces, at grade;
- 7) easements in favour of the City for: pedestrian access along defined pathways/sidewalks through the site from Danforth Road to the west gate of Knob Hill Park;
- 8) an easement in favour of the City for vehicular access through the site from Danforth Road to the west gate of Knob Hill Park shall be provided; and
- 9) the applicant shall construct and maintain the development on Parcel B in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto.

## **CONTACT**

Russell Crooks, Senior Planner

Tel. No. (416) 396-7040

Fax No. (416) 396-4265

E-mail: rcrooks@toronto.ca

## **SIGNATURE**

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Raymond David, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

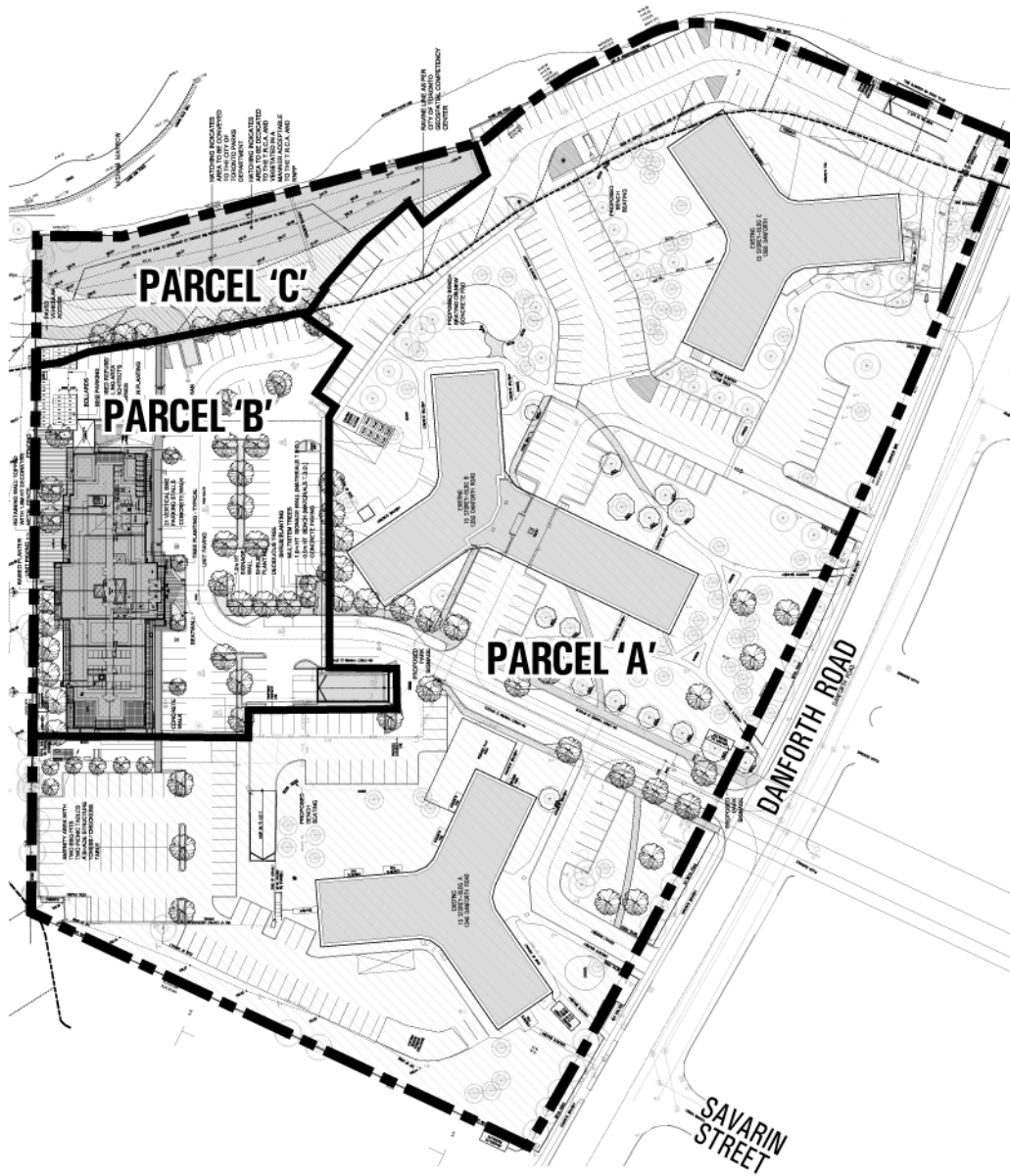
Attachment 3: Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 6: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

1340, 1350, 1360 Danforth Road

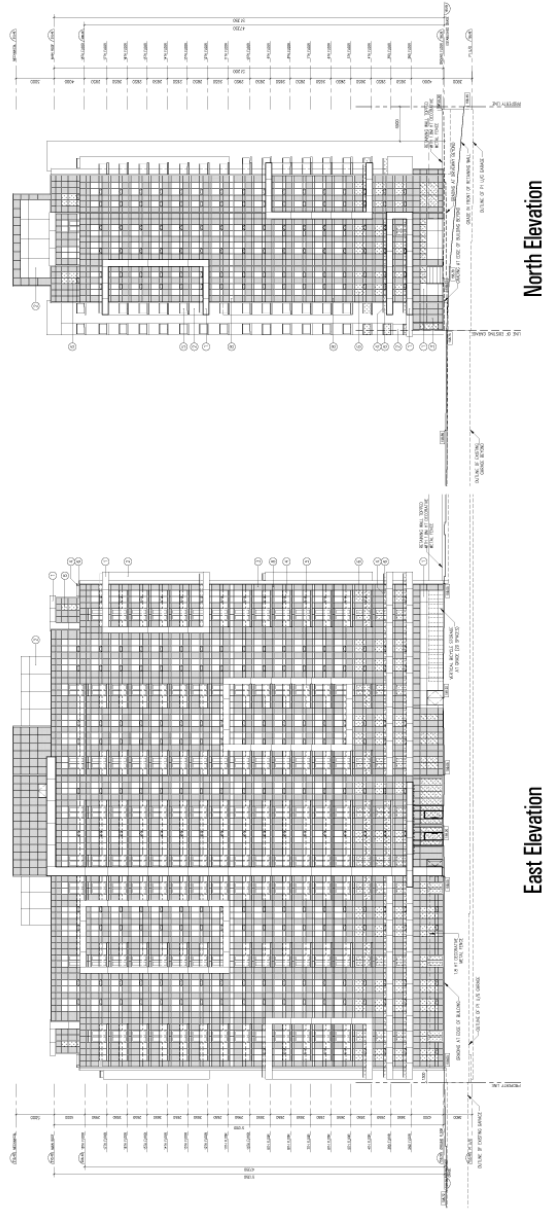
Applicant's Submitted Drawing

Not to Scale  
07/07/14



File # 12 247037 ESC 38 0Z

## Attachment 2: Elevations

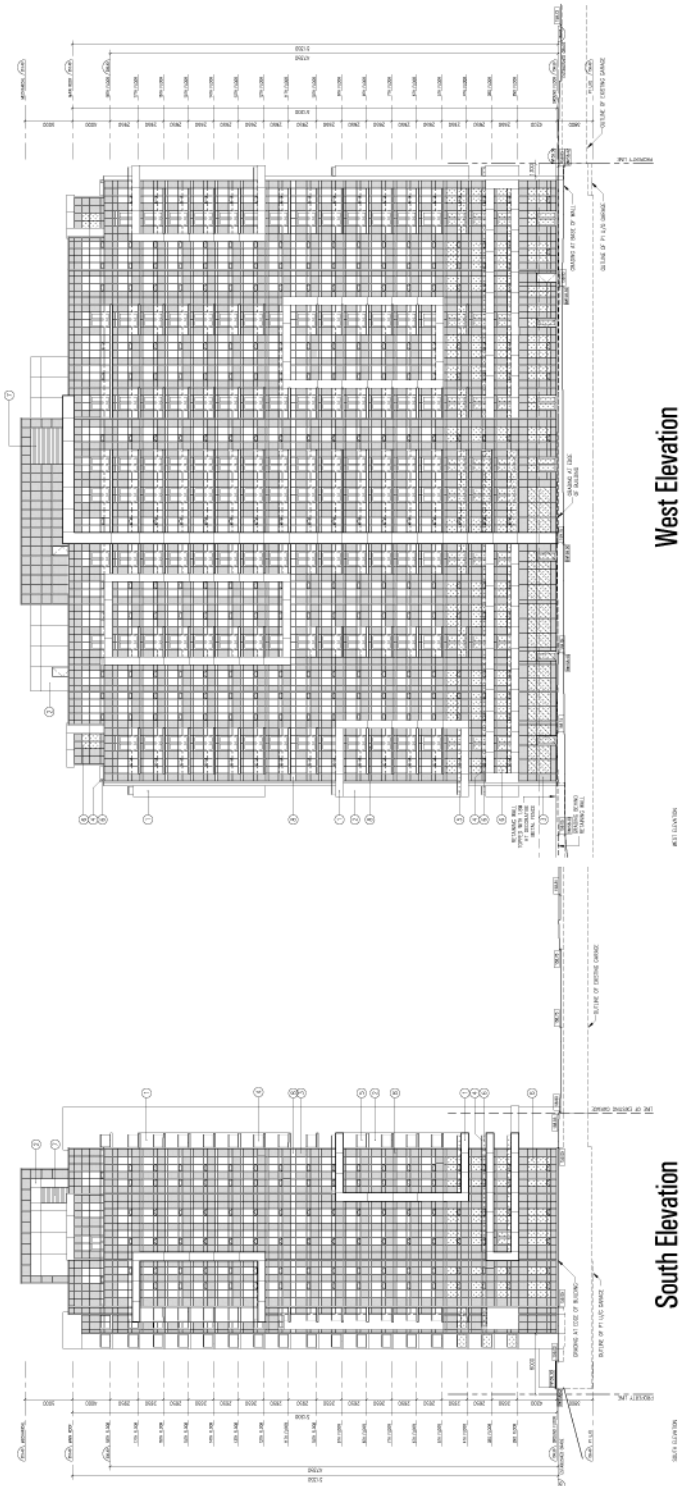


**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/07/14

**1340, 1350, 1360 Danforth Road**

File # 12 247037 ESC 38 0Z

# Attachment 3: Elevations



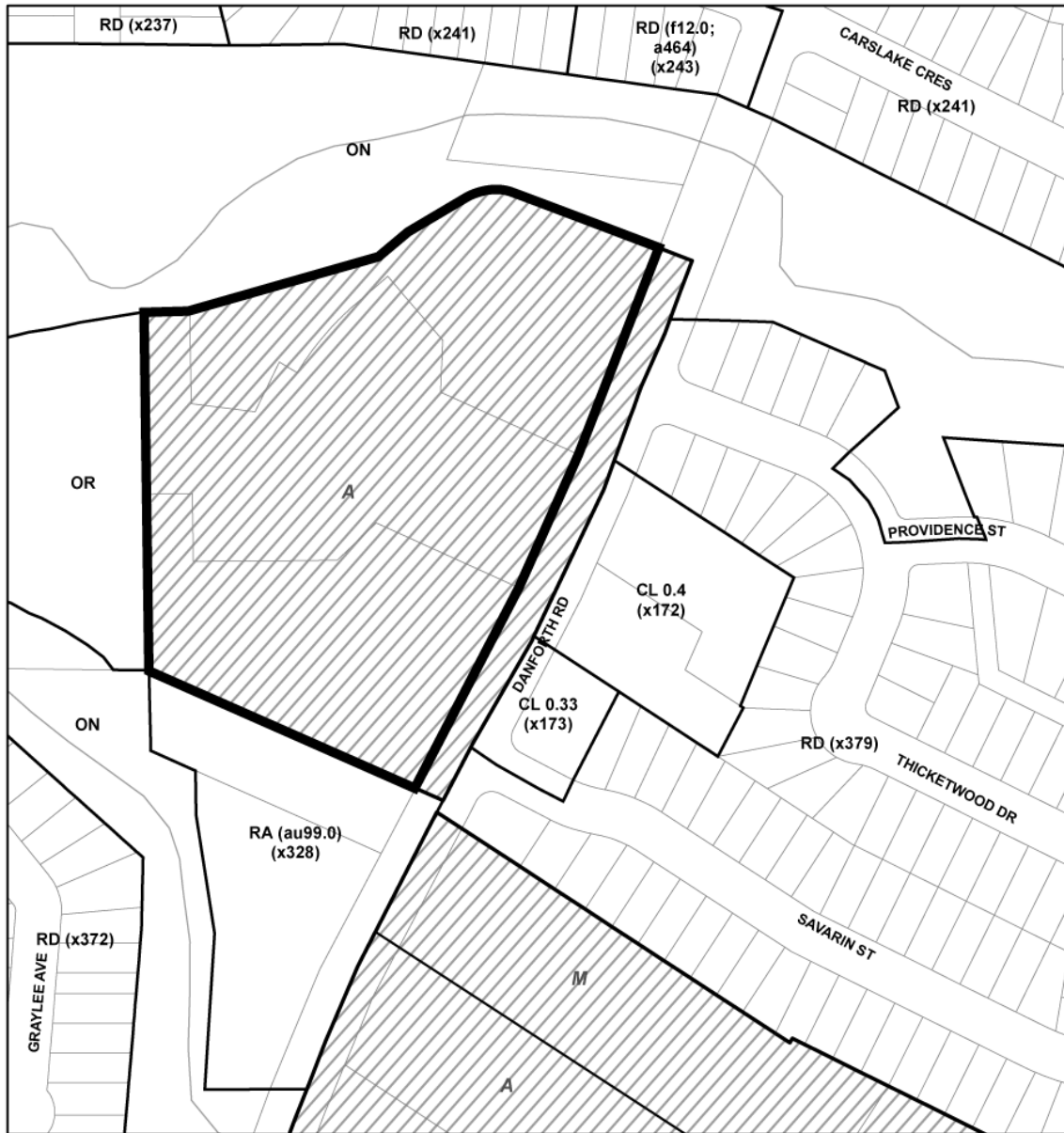
**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
07/07/14

**1340, 1350, 1360 Danforth Road**

File # 12 247037 ESC 38 OZ



## Attachment 4: Zoning



**Zoning By-law 569-2013**

**1340, 1350, 1360 Danforth Road**

File # 12 247037 ESC 38 02

Location of Application

RD Residential Detached  
 RA Residential Apartment  
 CL Commercial Local

ON Open Space Natural  
 OR Open Space Recreation

See Former City of Scarborough Eglinton Community Bylaw No. 10048

A Apartment Residential  
 MF Multiple-Family Residential



Not to Scale  
 Extracted: 07/07/2014

## Attachment 5: 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 566 units. The application also seeks approval to create 12 new rental units within the existing rental buildings. The applicant intends that the site be severed into 3 parcels: The applicant proposes that an easement be created to facilitate permanent access..		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
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	Height:	Storeys:	18 (new bldg)
Frontage (m):	260		Metres:	52 (new bldg)
Depth (m):	200			
Total Ground Floor Area (sq. m):	4 978			<b>Total</b>
Total Residential GFA (on site) (sq m)	87 876		Parking Spaces:	226 (new bldg)
:			Loading Docks	1 (new bldg)
Total Non-Residential GFA (sq. m):				
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
	(855 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

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

## Attachment 6: Zoning

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto  
Council on ~, 20~  
Enacted by Council: ~, 20~

### CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the Eglinton Community Zoning By-law No. 10048, as amended,  
With respect to the lands municipally known as,  
1340, 1350 & 1360 Danforth Road**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE "A"** of the Eglinton Community Zoning By-law No. 10048 is amended by deleting the existing zoning applying to the lands.
2. **SCHEDULE "A"** of the Eglinton Community Zoning By-law No. 10048 is amended by substituting new zoning on the subject lands as shown on Schedule 'A' (Schedule '1' of this By-law) attached hereto and forming part of this By-law, together with the following letters and numerals:

A-25-32-83-89-445-446-448-451-453-455-457-458-510

A-441-442-443-444-445-447-449-450-452-454-456-457-458-511-512-513-514-515

O

3. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, of the Eglinton Community Zoning By-law No. 10048, is amended by adding the following Performance Standards:

## MISCELLANEOUS:

### Height of Buildings:

441. Notwithstanding the definition of **height** in **CLAUSE V INTERPRETATION, Section (f), Definitions**, for the purposes of this by-law, the **height** of a building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), is measured from an established grade of 158.8 metres and the elevation of the highest point

on the building excluding, mechanical penthouse, elevator machine rooms, chimneys, skylights, vents, antennae, and parapet walls. Established grade means the average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line.

442. Maximum **height** of any building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), shall not exceed 52.0 metres.
443. Mechanical penthouses, elevator machine rooms chimneys, vents, skylights, antennae, and parapet walls located on any building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), shall not exceed a height of 5.0 metres.

### Frontage on a Street

444. For any building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), **CLAUSE VI, PROVISIONS FOR ALL ZONES, Section 4, Frontage on a Street**, shall not apply.

### Vehicle Parking Spaces :

445. The following provisions of **CLAUSE VII, GENERAL PARKING REGULATIONS FOR ALL ZONES**, are not applicable:
- 2.1.4(c) & (d) Garages, Carports and Accessory Buildings
446. Notwithstanding **CLAUSE VII, GENERAL PARKING REGULATIONS FOR ALL ZONES, Section 2.1.1, Street Yard Parking** for buildings on "Parcel A" as shown on Schedule 'A' (Schedule '1' of this By-law), a maximum of 25 vehicle parking spaces may be located in any **street yard**.
447. Notwithstanding **CLAUSE VII, GENERAL PARKING REGULATIONS FOR ALL ZONES, Section 1.3.1(b), Parking Space and Driveway Dimensions**, the minimum required width of a **parking**

**space** on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), shall be increased by 0.2 metres when both sides of the **parking space** is obstructed,. All other provisions of this section shall apply.

448. Vehicle **parking spaces** shall be provided on "Parcel A" as shown on Schedule 'A' (Schedule '1' of this By-law), as follows:
- i) A minimum of 390 resident **parking spaces** for buildings located on "Parcel A" as shown on Schedule 'A' (Schedule '1' of this By-law); and
  - ii) A minimum 44 visitor **parking spaces** for buildings located on "Parcel A" as shown on Schedule 'A' (Schedule '1' of this By-law).
449. Vehicle **parking spaces** shall be provided on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), as follows:
- i) A minimum of 184 resident **parking spaces** for buildings located on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law); and
  - ii) A minimum 42 visitor **parking spaces** for buildings located on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law).

Bicycle Parking Spaces :

450. For a building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), residential and visitor bicycle parking spaces shall not be provided within a **dwelling unit** or on a balcony associated thereto, or in a storage locker and shall be provided as follows:
- i)
    - (a) minimum 0.6 Long Term bicycle parking spaces within the building for each **dwelling unit**; and
    - (b) minimum 0.15 Short Term bicycle parking spaces at grade for each **dwelling unit**.
  - ii) Meaning of Long-Term and Short-Term Bicycle Parking Spaces:
    - (a) Long-Term bicycle parking spaces are for use by the occupants of a building; and
    - (b) Short-Term bicycle parking spaces are bicycle parking spaces for use by visitors to a building.

- iii) Where the bicycles are to be parked in a horizontal position (on the ground), the space shall have horizontal dimensions of at least 0.6 metres by 1.8 metres per bicycle and a vertical dimension of at least 1.9 metres.
- iv) Where the bicycles are to be parked in a vertical position, the space shall have horizontal dimensions of at least 0.6 metres by 1.9 metres per bicycle and a vertical dimension of at least 1.9 metres.

Dwelling Units:

- 451. Maximum – 578 **dwelling units** for lands identified as “Parcel A”, as shown on Schedule 'A' (Schedule '1' of this By-law).
- 452. Maximum – 277 **dwelling units** for lands identified as “Parcel B”, as shown on Schedule 'A' (Schedule '1' of this By-law).

Gross Floor Area:

- 453. The maximum gross floor area for all buildings on "Parcel A" as shown on Schedule 'A' (Schedule '1' of this By-law), shall not exceed 66 100 square metres.
- 454. The maximum gross floor area for all buildings on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), shall not exceed 21 800 square metres.

Amenity Space:

- 455. Indoor amenity space for the residents of all buildings on "Parcel A" as shown on Schedule 'A' (Schedule '1' of this By-law), shall be provided as follows:
  - i) a minimum 149.0 square metres of indoor amenity space shall be provided on the ground floor in the building known municipally as 1340 Danforth Road;
  - ii) a minimum 224.0 square metres of indoor amenity space shall be provided on the ground floor in the building known municipally as 1350 Danforth Road; and
  - iii) a minimum of 61.0 square metres of indoor amenity space shall be provided in the building known municipally as 1360 Danforth Road.

456. For all buildings on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), indoor and outdoor amenity space shall be provided as follows:
- i) a minimum of 1.2 square metres for each **dwelling** shall be provided as indoor amenity space; and
  - ii) a minimum of 1.0 square metres for each **dwelling** shall be provided as outdoor amenity space.

Distance Between Main Walls of Buildings on "Parcel A" and "Parcel B":

457. The distance between the **main wall** of the building on "Parcel A" to a **main wall** of building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law), shall be a minimum of 40.0 metres.

Provisions to Apply Collectively:

458. The provisions of the By-law shall apply collectively to this land, notwithstanding its future division into three or more parcels of land.

**BUILDING SETBACKS**

510. **Main wall** building setbacks for a building on "Parcel A" as shown on Schedule 'A' (Schedule '1' of this By-law):
- i) minimum 19.0 metres from the north lot line;
  - ii) minimum 21.0 metres from the south lot line;
  - iii) minimum 12.0 metres from the east lot line: and
  - iv) minimum 3.5 metres from the west lot line.
511. **Main wall** building setbacks from the north lot line for a building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law):
- i) minimum 22.0 metres from the north lot line at the 1<sup>st</sup> storey to the 17<sup>th</sup> storey above grade; and
  - ii) minimum 20.0 metres from the north lot line at the 18<sup>th</sup> storey.
512. **Main wall** building setbacks from the south lot line for a building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law):

iii) minimum 0.0 metres from the south lot line at the 1<sup>st</sup> storey to the 17<sup>th</sup> storey above grade; and

iv) minimum 2.0 metres from the south lot line at the 18<sup>th</sup> storey.

513. **Main wall** building setbacks from the east lot line for a building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law):

i) minimum 36.0 metres from the east lot line at the 1<sup>st</sup> storey to the 18<sup>th</sup> storey above grade.

514. **Main wall** building setbacks from the west lot line for a building on "Parcel B" as shown on Schedule 'A' (Schedule '1' of this By-law):

i) minimum 4.0 metres from the west lot line at the 1<sup>st</sup> storey to the 18<sup>th</sup> storey above grade.

515. Notwithstanding the definition of **Main wall** in **CLAUSE V – INTERPRETATION** balconies, cornices, vertical architectural 1wing walls and horizontal architectural wing walls may project to a maximum of 1.75 for a building located on "Parcel B" as shown on 'A' (Schedule '1' of this By-law):.

3. **SCHEDULE 'C', EXCEPTIONS MAP**, is amended by adding the following Exception No. 72 for the lands shown on the accompanying Schedule "C" Map (Schedule "2" of this Zoning By-law):

72. On lands identified as "Parcel A" and "Parcel B" identified as Exception 72, the following provisions shall apply:

1. Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and density of development on the lot contemplated herein is permitted in return for the provision by the owner, at the owner's expense, of the following facilities, services and matters which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lot, to the satisfaction of the City Solicitor:

a) prior to issuance of the first above-grade building permit for a building or structure on the lot on Parcel B, the owner shall make a cash contribution to the City in the amount of \$450,000.00 which amount shall be indexed upwardly in accordance with the Statistics Canada Non- Residential Construction Price Index for Toronto, calculated from the date



of the registration of the Section 37 Agreement to the date of payment as follows:

A total of \$450,000.00 as follows:

- \$100,000 for improvements to Bendale Library (including decorative fencing around the reading garden and computer upgrades for library users);
- \$100,000 for improvements to the 45 Trudelle Street Park/ Piazza;
- \$100,000 for improvements to playground and community facilities at 400 McCowan Road TCHC project/ Cliffcrest Community Centre; and
- \$150,000 for Knob Hill Park improvements

b. The following improvements and amenities will also be secured as community benefits in the Section 37 Agreement, with no cost pass-through to residents of the existing buildings, all to the satisfaction of the Chief Planner, Executive Director of City Planning and the City Solicitor:

- 1) the owner of the existing 566 unit residential rental buildings, known as 1340, 1350 and 1360 Danforth Road, shall agree to secure the tenure of all existing units as well as the proposed new 12 units in the three existing rental buildings as rental housing, with no applications for demolition or conversion of the existing and proposed rental units to a non-rental purpose for a period of 20 years commencing from the date of Council's decision;
- 2) the owner, prior to the first above grade building permit on Parcel B, will provide approximately 149 square metre (1,604 square foot) of multi-purpose amenity space to be provided within the building at 1340 Danforth Road, on the ground floor (at grade-level). The applicant will provide furnishings and finishes appropriate to its use, including washroom facilities for the use and enjoyment of all residents of the rental buildings at 1340, 1350 and 1360 Danforth Road;
- 3) the owner will provide for the use and enjoyment of all residents of the rental buildings at 1340, 1350 and 1360 Danforth Road, prior to the first above-grade building permit on Parcel B, an amenity space of at least 61 square metre (656 square foot) in the building at 1360

Danforth Road with furnishings and finishes appropriate to its use;

- 4) the owner will continue to provide and maintain an amenity space of 224 square metres (2,411 square feet) within the building at 1350 Danforth Road, and now occupied by the swimming pool and change rooms, for the use and enjoyment of all residents of the rental buildings at 1340, 1350, and 1360 Danforth Road with furnishings and finishes appropriate to its use;
- 5) the owner shall ensure that the amenity space mentioned in 3 (b) 2, 3 and 4 above will continue to be used for amenity purposes without the loss of existing rental units or related services or facilities in a location agreeable to the Chief Planner, with the provisions of the attached zoning by-law, with no application to be made by the owner or subsequent owner to amend the amenity space provisions of the Zoning By-law for at least 20 years, without the consent of the Chief Planner;
- 6) the owner will provide for the enhancement of each laundry room in the buildings existing on Parcel A at the time of Council's decision, appropriate seating, tables, clothing racks, security cameras, and painting and furnishings and finishes appropriate for its use, to be provided prior to the issuance of the first above-grade building permit for the new building on Parcel B;
- 7) The provision and maintenance of a play area for the causal, everyday use and enjoyment of all the residents and occupants of the four buildings , not later than the occupancy of the new building on Parcel B, to be not less than 150 square metres (1,614 square feet) in area with play structures/equipment, and located to the north of the existing building at 1350 Danforth Road. The Section 37 Agreement shall include details respecting legal access for all residents of all buildings to the play space area/structures, continued maintenance, and shall include provisions respecting legal access for the condominium corporation of the new building for maintenance access to the play area/structures; and
- 8) The provision of a barbeque pit amenity area, with a minimum of two barbeque pits, two picnic tables, one chess/checkerboard table and a shade structure for the

casual use and enjoyment of all the residents and occupants of the four buildings on the site and not later than the occupancy of the new building on Parcel B.

- c. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development, with no cost pass-through to residents of the existing rental buildings:
  - 1) the provision of pedestrian pathways including the following:
    - i) a realigned pathway, northeast of the building at 1340 Danforth Road;
    - ii) a realigned pathway, southeast of the building at 1350 Danforth Road;
    - iii) a new pathway south of the building at 1350 Danforth Road to connect with the new driveway/sidewalk from Danforth Road;
    - iv) a new pathway, to the north of the building at 1350 Danforth Road to connect with the new playground areas;
    - v) new seating and passive recreation areas; and,
    - vi) enhanced landscaping including new trees and shrubs/plantings.
  - 2) The owner will provide, prior to the issuance of any building permit on Parcel B, a minimum of four security cameras within the underground parking garages of 1340 and 1360 Danforth Road to cover all entrances and exits within the respective garages;
  - 3) The provision of, prior to the issuance of any building permit on Parcel B, a minimum of three new lighting structures; one near the underground parking entrance for 1340 Danforth Road and two near the underground parking entrance for 1360 Danforth Road;
  - 4) the owner of 1340, 1350 and 1360 Danforth Road provide, prior to the issuance of the first building permit on Parcel B, a Construction Mitigation and Tenant Communication Plan;
  - 5) the owner to provide for access for tenant groups from the buildings at 1340, 1350 and 1360 Danforth Road to the meeting room space of the new condominium, to be

provided for at least a 20 year period following construction of the new building. Details respecting legal access, means of access, cost sharing arrangements, scheduling and availability, all to be set out in the Section 37 Agreement;

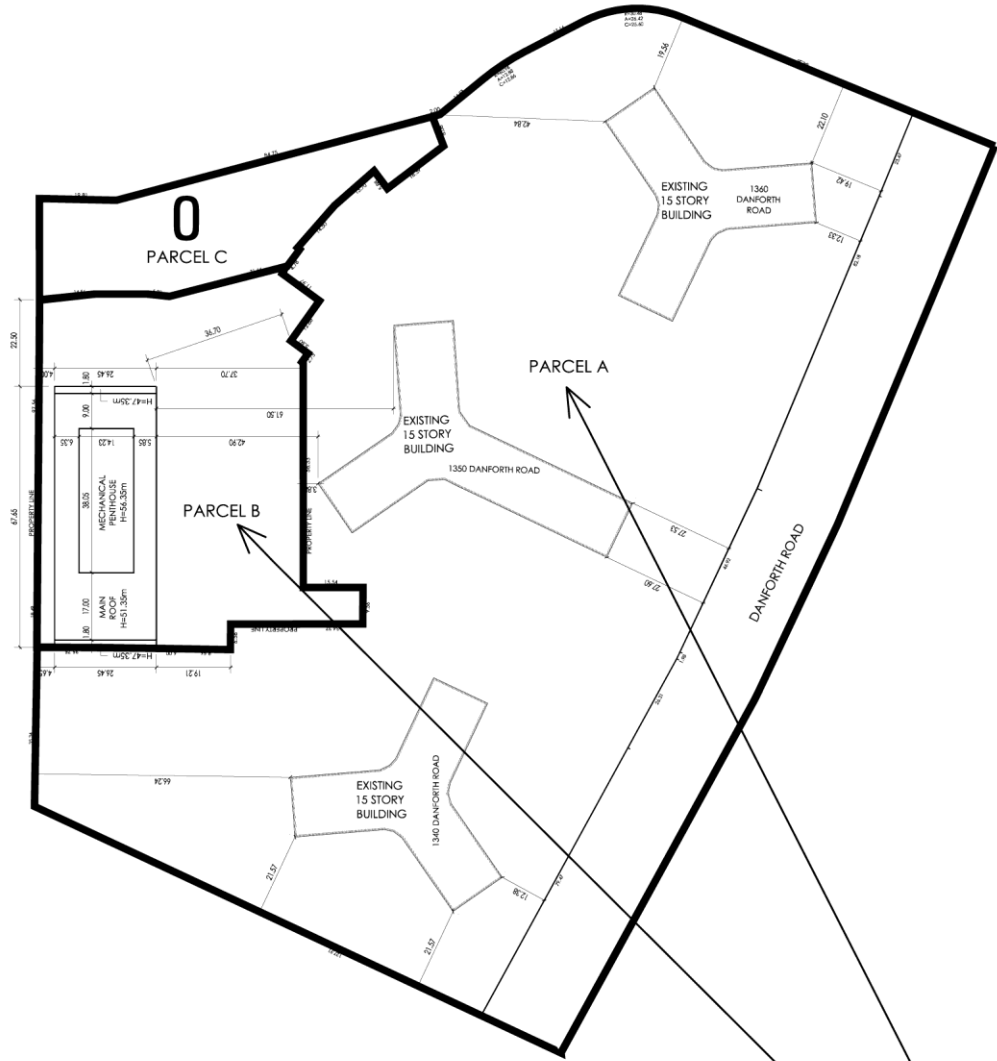
- 6) site plan drawings to be submitted for Site Plan Approval are to include two, car-share vehicle parking spaces, at grade;
  - 7) easements in favour of the City for: pedestrian access along defined pathways/sidewalks through the site from Danforth Road to the west gate of Knob Hill Park;
  - 8) an easement in favour of the City for vehicular access through the site from Danforth Road to the west gate of Knob Hill Park shall be provided; and
  - 9) the applicant shall construct and maintain the development on Parcel B in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto.
2. Where Section 1 above requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
  3. The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Section 1 above are satisfied.
  4. In the event the cash contribution referred to in Section 1. a) above has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lot.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

N. KELLY,  
Deputy Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk

# Schedule '1'



A-441-442-443-444-445-447-449-450-452-  
454-456-457-458-511-512-513-514-515

A-25-32-83-89-445-446-448-451-453-455-457-458-510

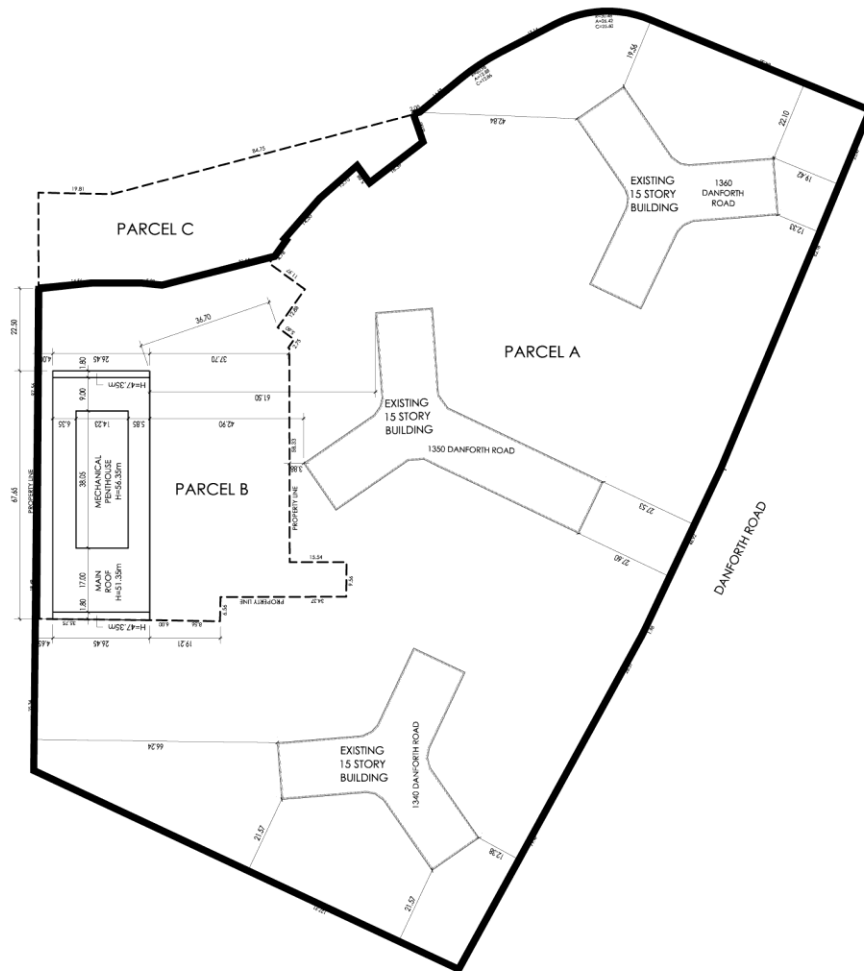
**TORONTO** City Planning  
Division  
**Zoning By-Law Amendment**

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

 Area Affected By This By-Law

Eglinton Community Bylaw  
Not to Scale  
7/28/14  


## Schedule '2'



## Exception No. 72



City Planning Division  
Zoning By-Law Amendment

1340, 1350, 1360 Danforth Road

File # 12 247037 ESC 38 02



Area Affected By This By-Law

Eglinton Community Bylaw  
Not to Scale  
07/28/14

