

2359 Danforth Avenue - Zoning Amendment Application - Preliminary Report

Date:	August 7, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	13-171352 STE 32 OZ

SUMMARY

This application proposes the construction of a 10-storey mixed-use building with retail uses on the ground floor and 139 residential units at 2359 Danforth Avenue.

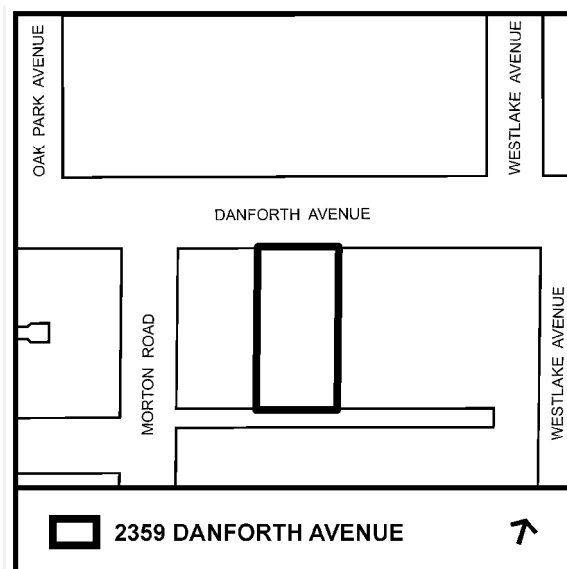
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Consultation meeting is anticipated to be held in the fall of 2013. The final report is targeted for the first quarter of 2014. The target date assumes that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2359 Danforth Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to



landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes a 10-storey 10,461 square metre mixed-use building at 2359 Danforth Avenue with retail uses at grade and 139 residential units. The proposed density is 5.61 times the area of the lot. Parking for 73 vehicles, including 7 visitor parking spaces, is to be provided in an underground garage with access off the public lane to the rear of the property. (See Appendix 7 – Application Data Sheet)

Site and Surrounding Area

The property is located on the south side of Danforth Avenue, east of Morton Road. The property is currently occupied by a one-storey fire damaged building. The site, which is approximately 61 metres deep, is generally flat and is to the north of a public lane.

Properties on the north side of Danforth are generally 1 to 2 storey mixed-use buildings with retail and auto related uses at grade. Immediately to the west is a two-storey heritage hydro building. Immediately to the east is a two-storey apartment complex. The south side of the property abuts a neighbourhood with 2 storey homes.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

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

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

Official Plan

The Official Plan designates the property as a *Mixed Use Area*.

Mixed Use Areas are, made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Plan provides a list of development criteria for *Mixed Use Areas* that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Avenues

The site is located on an Avenue, as shown on Map 2 – Urban Structure of the Official Plan.

Avenues are “important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents”, according to Section 2.2.3 of the Plan.

The Avenues will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each Avenue will be established through an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The zoning by-law will set out the mix of uses, heights, densities, setbacks and other zoning standards.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors (Policy 3.a) states that development may be permitted on the Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of the Official Plan. This area has not been subject to an Avenue Study. Development applications on the Avenues prior to an Avenue Study are required to be accompanied by an Avenue Segment Study, which discusses the implications for the portion of the Avenue resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development of the remainder of the Avenue. An Avenue Segment Study has been submitted with this application and will be reviewed.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole.

Avenues and Mid-Rise Buildings Study

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled Avenues and Mid-Rise Buildings Study and Action Plan, with modifications. The main objective of this City-wide Study is to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan's Avenues and Neighbourhood policies, maintaining a balance between reurbanization and stability. The Performance Standards give guidance about the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1 of the Official Plan. The application will be reviewed against the Performance Standards contained within the Avenues and Mid-Rise Buildings Study.

Zoning

The site is zoned MCR T2.0 C1.0 R2.0 by the former City of Toronto Zoning By-law 438-86 and CR 3.0 (c2.0 r2.5) SS2(x2219), by new City-wide Zoning By-law 569-2013, enacted by City Council on May 9, 2013 and currently under appeal to the Ontario Municipal Board. Both zoning by-laws would permit a wide range of commercial and residential uses with a maximum density of 3.0 times the area of the lot, of which a maximum of 2.0 times may be non-residential and a maximum of 2.5 times may be residential. The maximum permitted height is 14.0 metres at the front of the property and 12 metres at the rear.

Site Plan Control

The proposed development is subject to Site Plan Control. An application has not yet been submitted.

Reasons for the Application

The proposal is for a 10-storey, 32.2 metre high building, including mechanical, with a density of 5.61 times the area of the lot. The proposed density exceeds current permissions of 3 times the lot area. The proposed height exceeds the current height limits of 14 and 12 metres. A Zoning By-law amendment is therefore required.

Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations, Sections and Renderings
- Planning Rational
- Tree Declaration
- Avenue Segment Study
- Community Services Study
- Traffic Impact and Parking Study
- Functional Servicing Report
- Heritage Opinion Letter
- Shadow Study
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on May 31, 2013.

Issues to be Resolved

Avenue Segment Study

The applicant has submitted an Avenue Segment Study in support of the application. Planning staff will carefully review the findings of the study to assess the impacts of the incremental development along the Avenue segment, the proposed scale and intensity, whether incremental development of the entire Avenue would adversely impact any adjacent *Neighbourhoods* and other impacts as identified in the Official Plan.

Height, Massing and Density

The proposed 10-storey building exceeds the permitted height along Danforth Avenue and the existing heights in the area. City Planning staff will examine the impacts of the building height on both Danforth Avenue and the adjacent *Neighbourhoods*. In addition, the application will be reviewed against the Performance Standards contained within the Avenues and Mid-Rise Buildings Study.

Parking, Servicing and Loading

Staff will review the access, servicing, loading and parking layouts proposed.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. The density proposed with the current proposal would make the project eligible for Section 37 benefits to the community. Details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

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

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

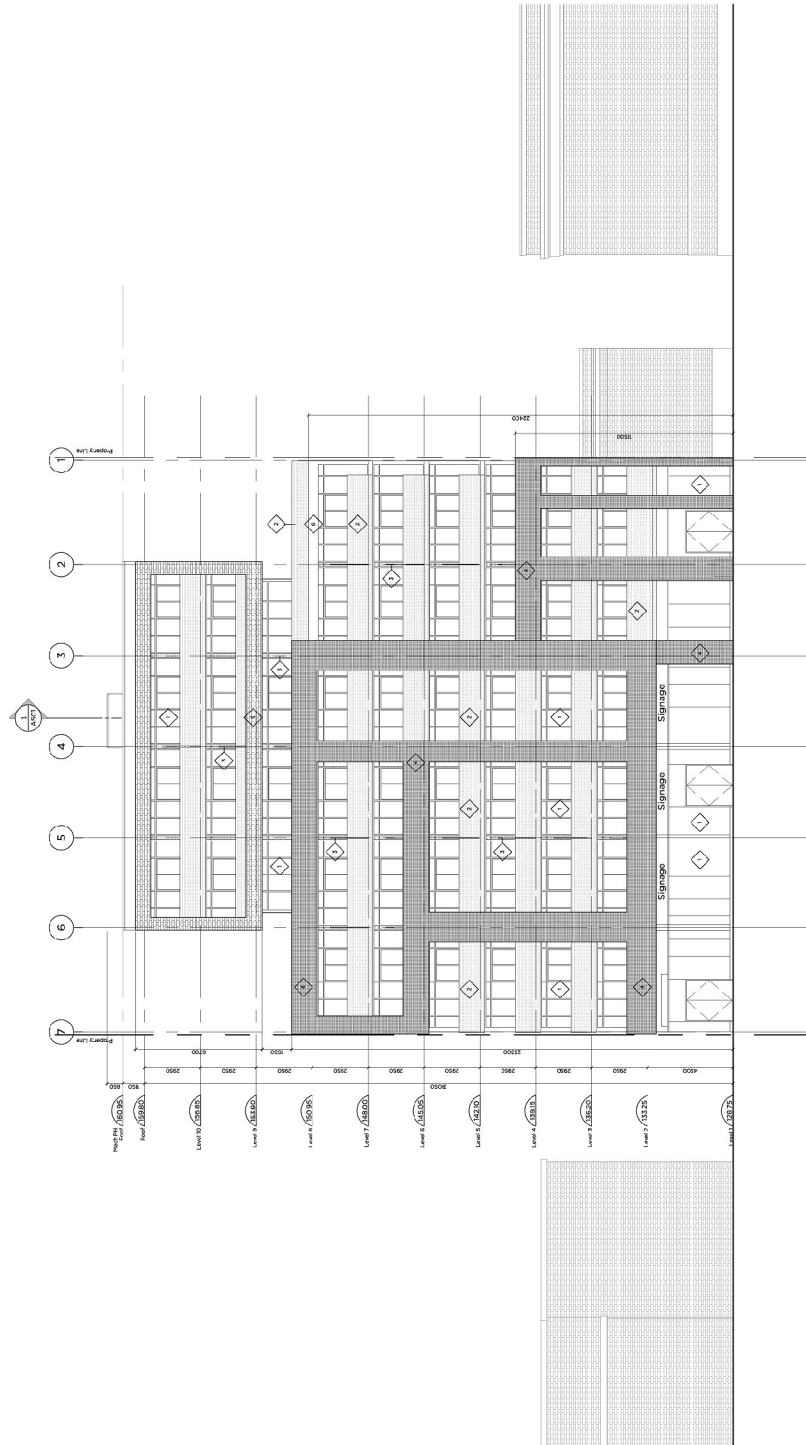
Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

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2359 Danforth Avenue

File # 13 171352 0Z

Attachment 2: North Elevation



North Elevation

Elevations

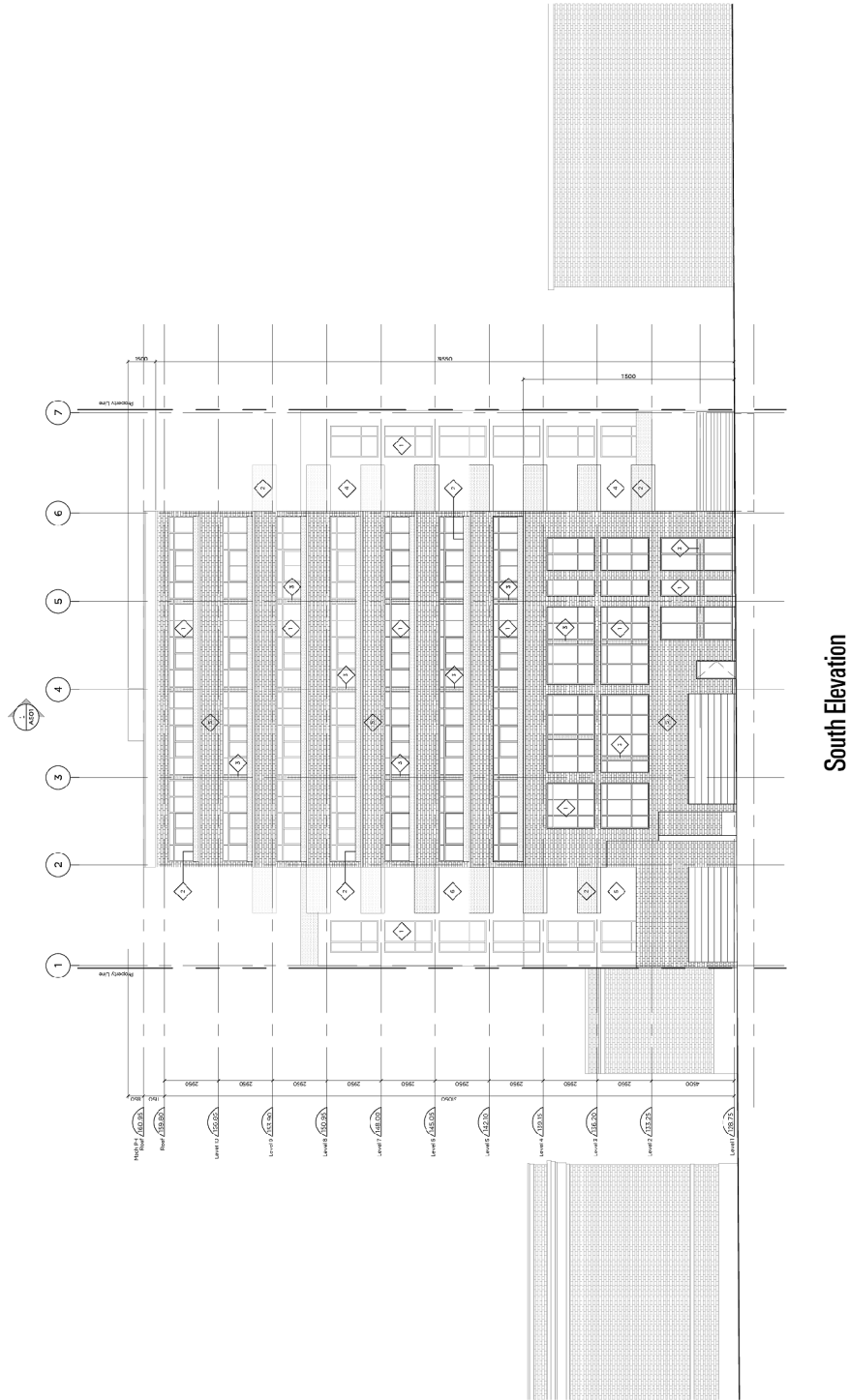
2359 Danforth Avenue

Applicant's Submitted Drawing

Not to Scale
07/04/2013

File # 13 171352 0Z

Attachment 3: South Elevation



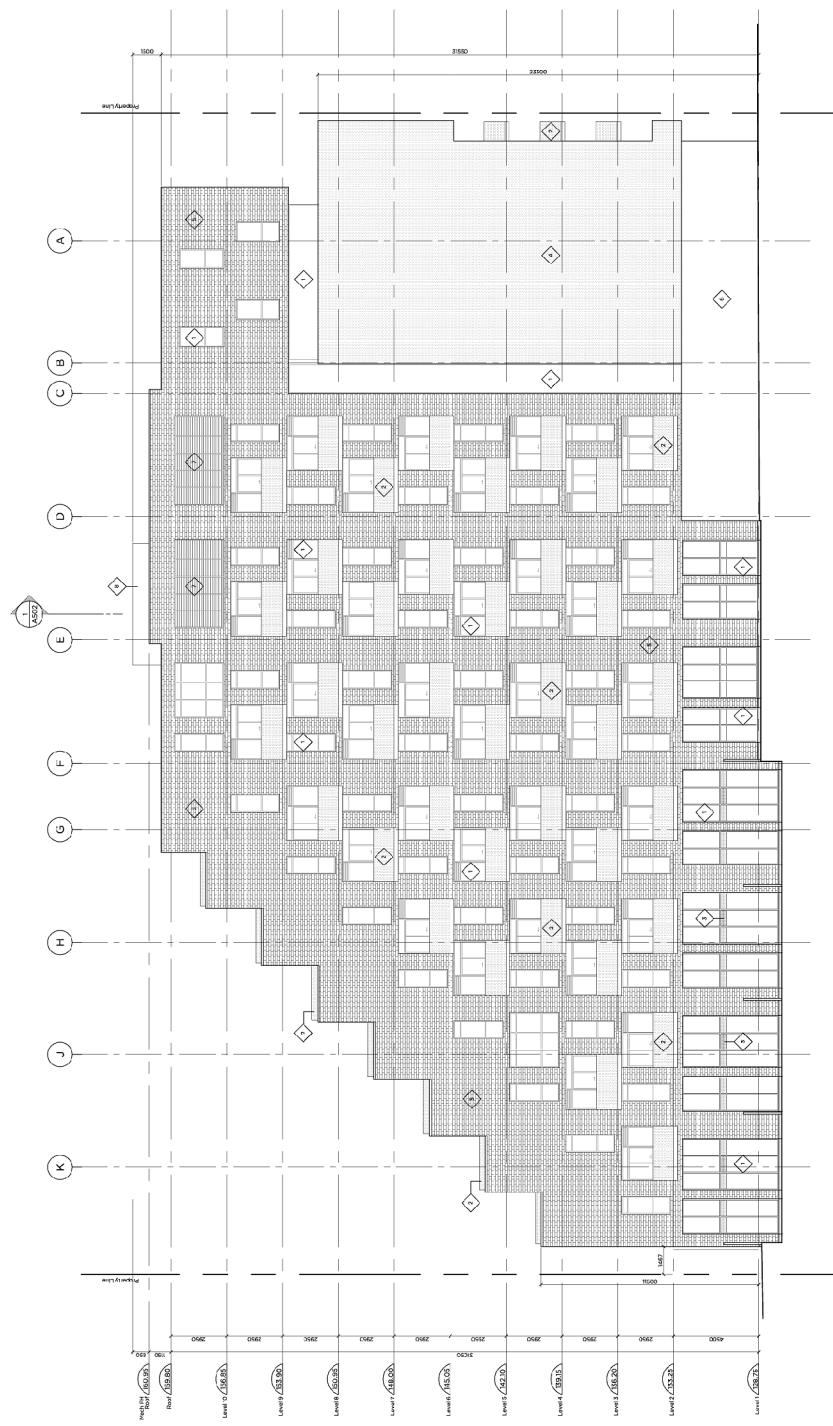
2359 Danforth Avenue

Elevations
Applicant's Submitted Drawing

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07/04/2013

Attachment 4: East Elevation



East Elevation

Elevations

Applicant's Submitted Drawing

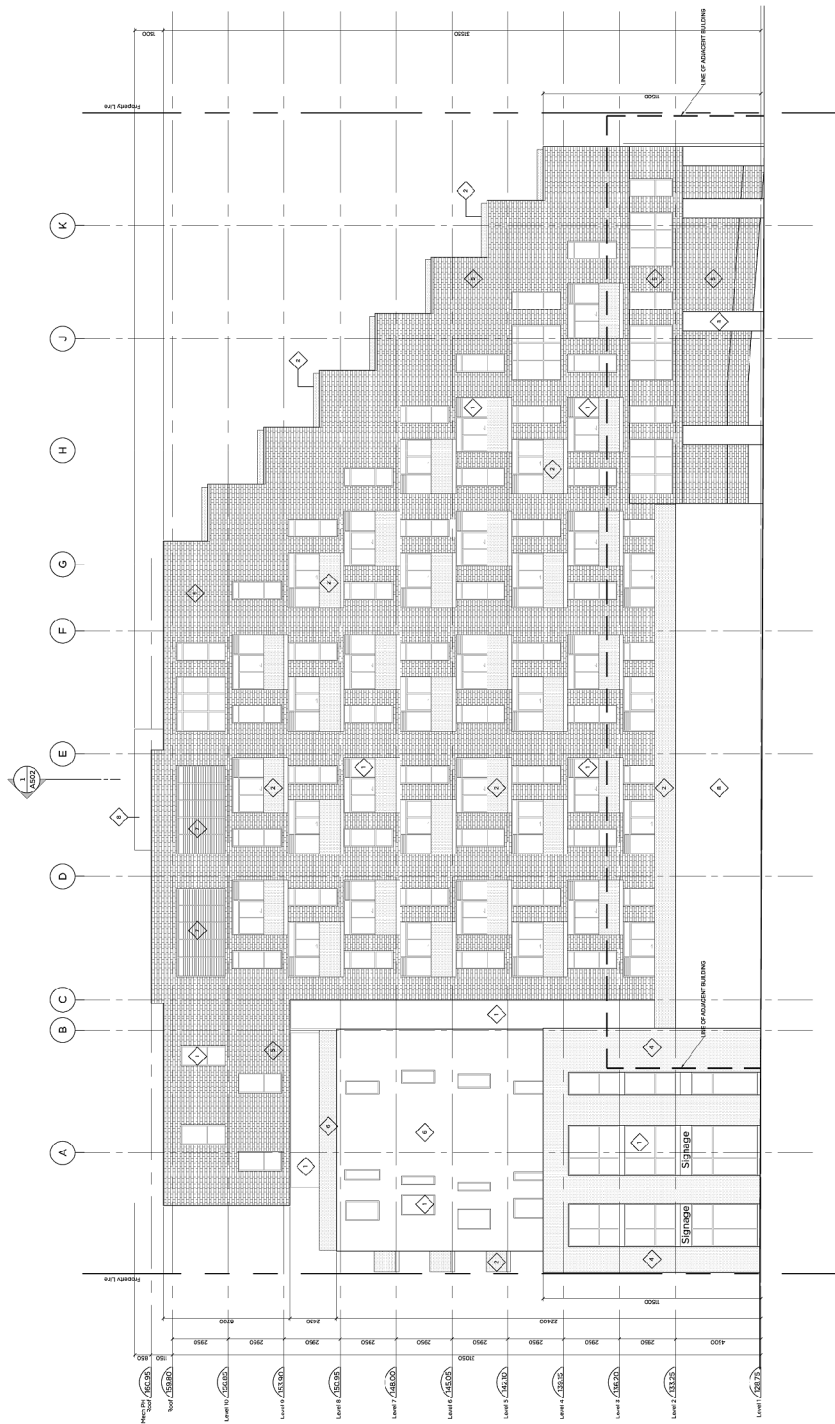
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2359 Danforth Avenue

File # 13 171352 0Z

Attachment 5: West Elevation



West Elevation

Elevations

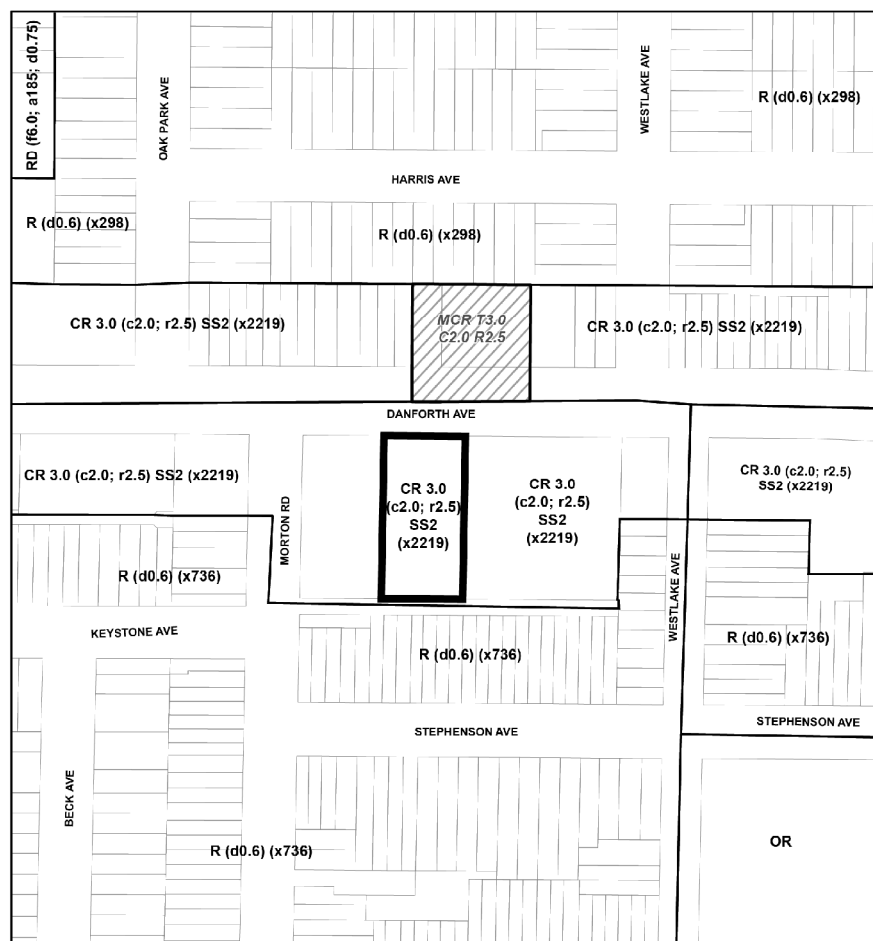
2359 Danforth Avenue

Applicant's Submitted Drawing

Not to Scale
07/04/2013

File # 13 171352 0Z

Attachment 6: Zoning



TORONTO City Planning

Zoning By-law 569-2013

2359 Danforth Avenue

File # 13 171352 STE 32 02

Location of Application
R Residential
CR Commercial Residential
OR Open Space Recreation

See Former City of Toronto Bylaw No. 438-86
MCR Mixed-Use District

Not to Scale
 Extracted 07/05/2013

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 171352 STE 32 OZ
Details	Rezoning, Standard	Application Date:	May 21, 2013

Municipal Address: 2359 DANFORTH AVE

Location Description: **GRID S3202

Project Description: Zoning By-Law Amendment for a 10-storey mixed use building comprising of 139 dwelling units and 474m² of retail at grade. A total of 73 parking spaces will be provided.

Applicant:	Agent:	Architect:	Owner:
Walker, Nott, Dragicevic Associates Limited			Rubyk Enterprises Incorporated

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 2.5 (c1.0 r2.0) ss2(x2224)	Historical Status:	N
Height Limit (m):	14 and 12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1868	Height:	Storeys:	10
Frontage (m):	30.48		Metres:	32.2
Depth (m):	61.31			
Total Ground Floor Area (sq. m):	1213			Total
Total Residential GFA (sq. m):	9790		Parking Spaces:	73
Total Non-Residential GFA (sq. m):	681		Loading Docks	1
Total GFA (sq. m):	10471			
Lot Coverage Ratio (%):	65			
Floor Space Index:	5.61			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	9790	0
Bachelor:	2	Retail GFA (sq. m):	474	0
1 Bedroom:	102	Office GFA (sq. m):	0	0
2 Bedroom:	31	Industrial GFA (sq. m):	0	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	207	0
Total Units:	139			

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