STAFF REPORT
ACTION REQUIRED

2055 and 2057 Danforth Ave – Rezoning Application - Preliminary Report

Date:	October 19, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	09-160985 STE 32 OZ

SUMMARY

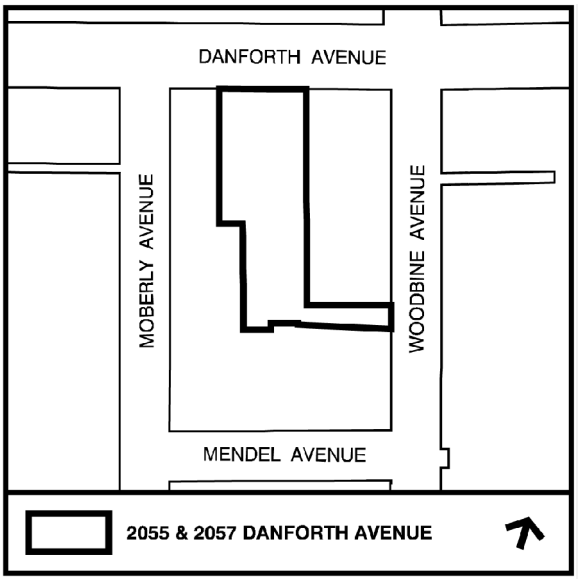
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 12 storey mixed-use building with retail at grade and underground parking at 2055 and 2057 Danforth Avenue.

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

A public meeting will be scheduled in the last quarter of 2009.

The application has been circulated to City departments and external agencies, where appropriate, for comment.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

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

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous applications related to the subject property.

Pre-Application Consultation

A number of pre-application consultation meetings were held with the applicant to discuss complete application submission requirements, as well as the built form issues.

ISSUE BACKGROUND

Proposal

This application proposes an 11,582 square metre, 12 storey mixed-use building at 2055 and 2057 Danforth Avenue with retail uses at grade and 141 residential units. The proposed density is 3.49 times the area of the lot. The building steps up from Danforth Avenue with a 4 storey, 9 storey and 12 storey component and then steps down at the rear with a 4 storey component of the building. Parking for 120 vehicles is to be provided in a 2 level underground garage with access off of Woodbine Avenue, including 14 visitor parking spaces. The loading, amenity space and bicycle parking is to be provided in accordance with the Zoning By-law requirements.

Site and Surrounding Area

The properties are currently vacant and were formerly occupied by a one storey hardware store and building supply yard and a three storey commercial building. The previous buildings were both demolished following 2 separate fires. The primary frontage is on Danforth Avenue, with a small frontage on Woodbine Avenue. The Woodbine Avenue frontage was previously used to access the parking and loading for the building supply yard.

Properties to the immediate north, east and west along Danforth Avenue are generally 2 to 3 storey mixed-use buildings with retail at grade. The south end of the site is generally surrounded on the east, west and south by two 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 front portion of the site, along Danforth Avenue as a *Mixed Use Area* and the rear portion *Neighbourhoods.*

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.

Mixed Use Areas

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 this Plan. 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.

Neighbourhoods

The rear portion of the property is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. "Low scale local institutions" play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as places of worship.

A key objective of the Official Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*.

Scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as industry, institutions and retail stores. In converting these sites to residential uses, there is a genuine opportunity to add to the quality of *Neighbourhood* life by filling in these "gaps".

The Official Plan provides special infill criteria to guide new development dealing with the integration of sites with characteristics different from the surrounding neighbourhood such as the properties of 2055 and 2057 Danforth Avenue.

Section 4.1 Policy 9 states that "Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will:

a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;

b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;

c) front onto existing or newly created public streets wherever possible, with no gates limiting public access; and

d) locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences".

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

Zoning

The former City of Toronto Zoning By-law 438-86 zones the portion of the site located along Danforth Avenue as MCR T2.0 C1.0 R2.0 and the rear portion of the site, including the Woodbine Avenue frontage is zoned R2 Z0.6.

The mixed-use zoned portion of the site 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 heights are 14.0 and 12.0 metres within the mixed-use portion.

Within the portion of the site zoned residential, a variety of residential uses and some non-residential uses such as places of worship and public schools would be permitted with a maximum density of 0.6 times the area of the lot. The height limit on this portion is 10 metres.

Site Plan Control

The proposed development is subject to Site Plan Approval. A Site Plan Application has been submitted.

Tree Preservation

An Arborist Report has been submitted with the application and is being reviewed by Urban Forestry. There are 38 trees identified, the majority of which are on adjacent properties.

Reasons for the Application

The proposal is for a 12-storey, 38 metre high building with a density of 3.49 times the area of the lot. The proposed density exceeds current permissions of 3 times the lot area on the front portion and 0.6 times the area of the lot on the rear portion. 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: Planning Rationale, Avenue Segment Study, Functional Servicing and Storm Water Management Report, Traffic Impact Study, Arborist Report and a Completed Green Development Checklist.

A Notification of Complete Application was issued on September 21, 2009

Issues to be Resolved

Height, Massing and Density

The proposed 12 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 proposed tower portion of the building, on both Danforth Avenue and the adjacent Neighbourhoods.

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.

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 in July 2006.

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

Leontine Major, Senior Planner
Tel. No. (416) 397-4079
Fax No. (416) 392-1330
E-mail: lmajor@toronto.ca

SIGNATURE

_____

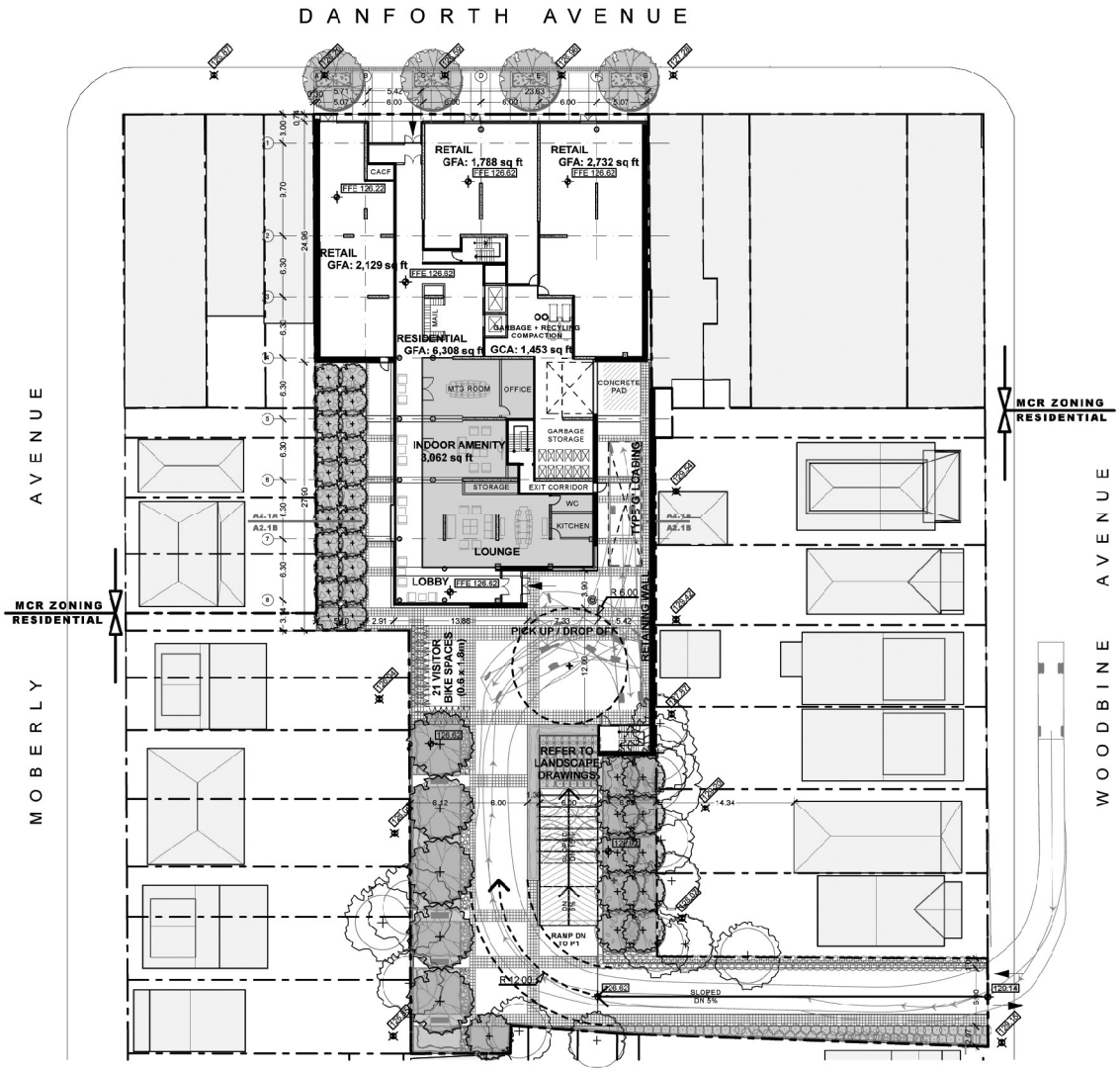
Raymond David, Director
Community Planning, Toronto and East York District

(P:\2009\Cluster B\pln\teycc27441303030.doc) – smc

ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

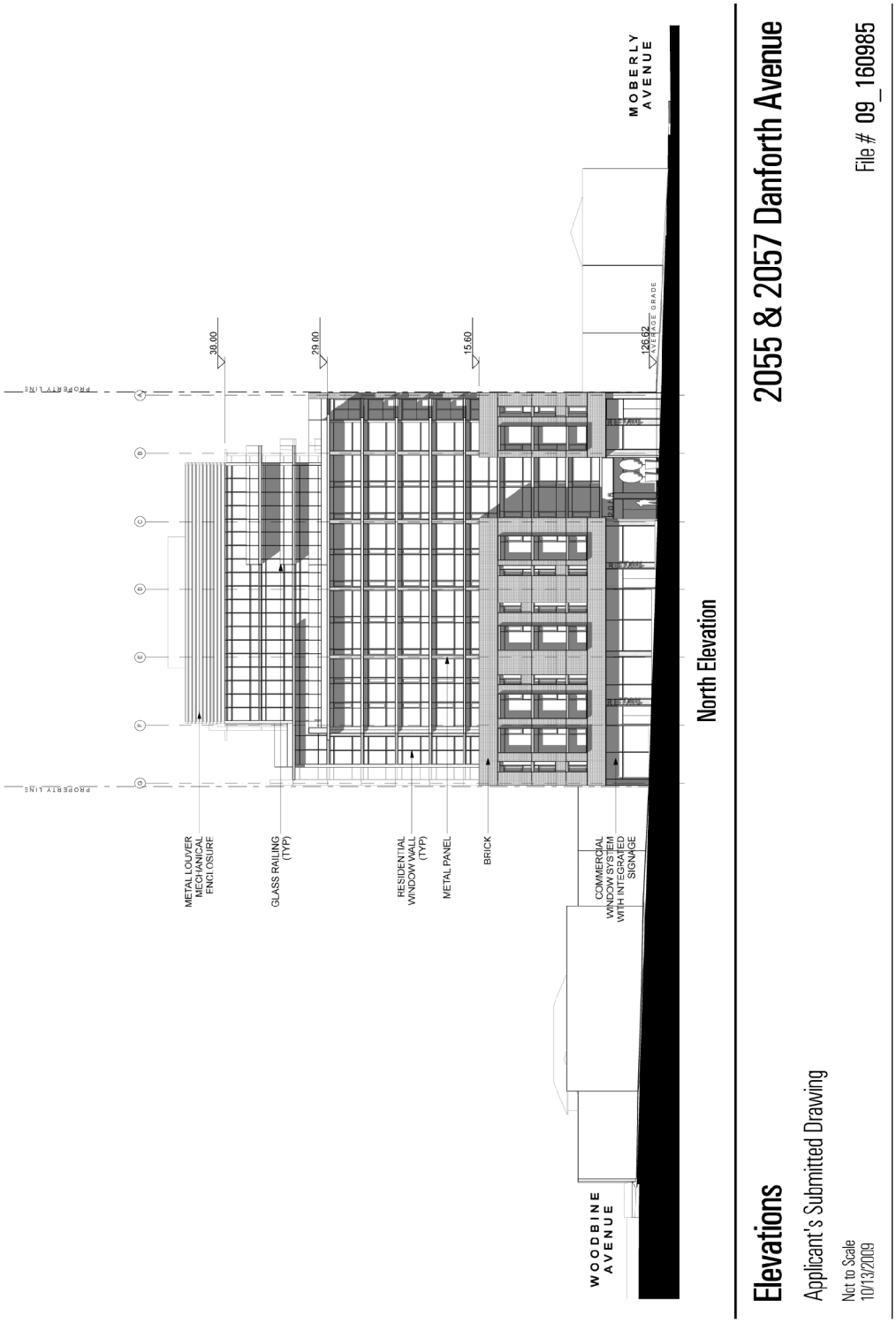
Applicant's Submitted Drawing

Not to Scale
10/13/2009

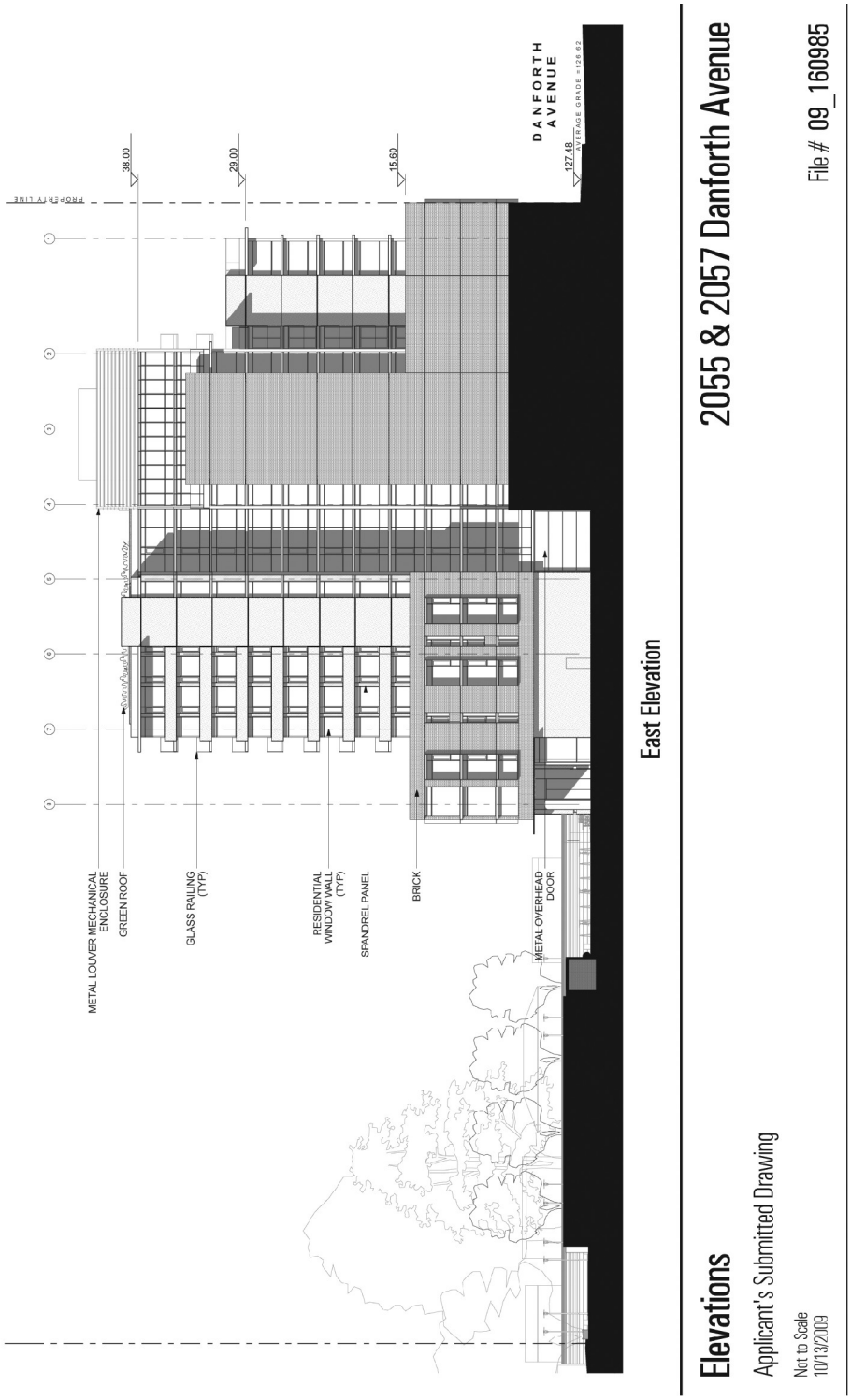
2055 & 2057 Danforth Avenue

File # 09_160985

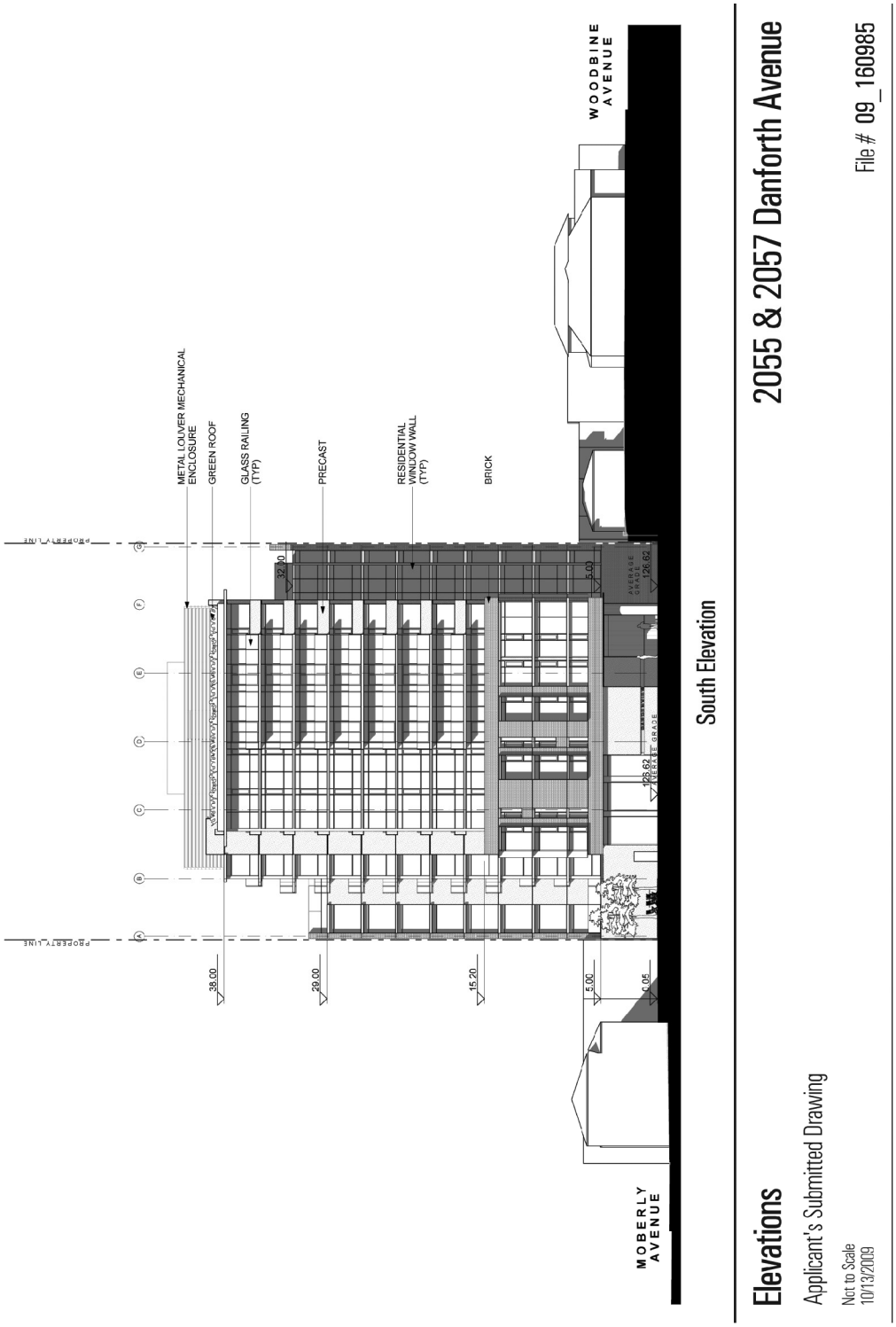
Attachment 2: North Elevation



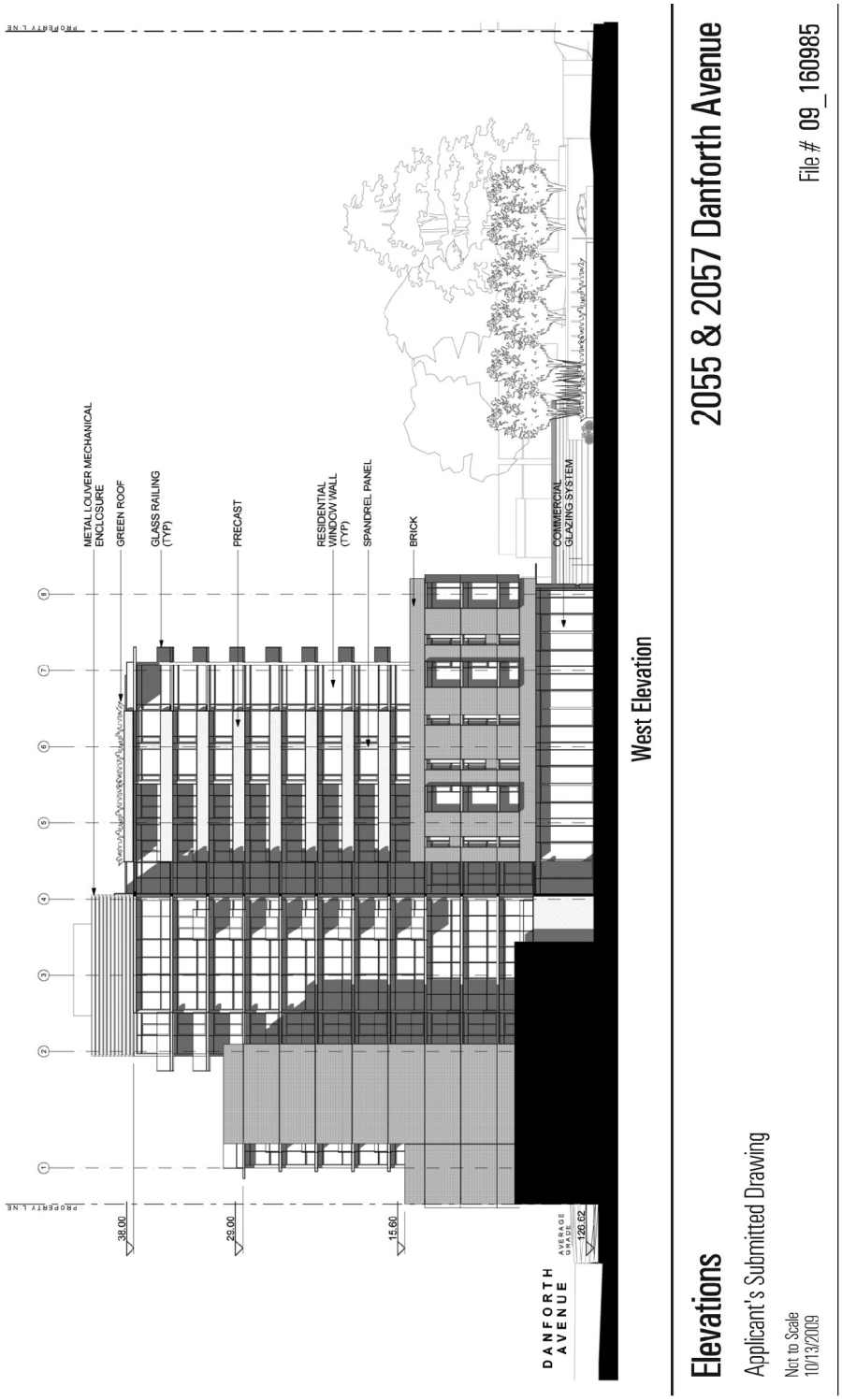
Attachment 3: East Elevation



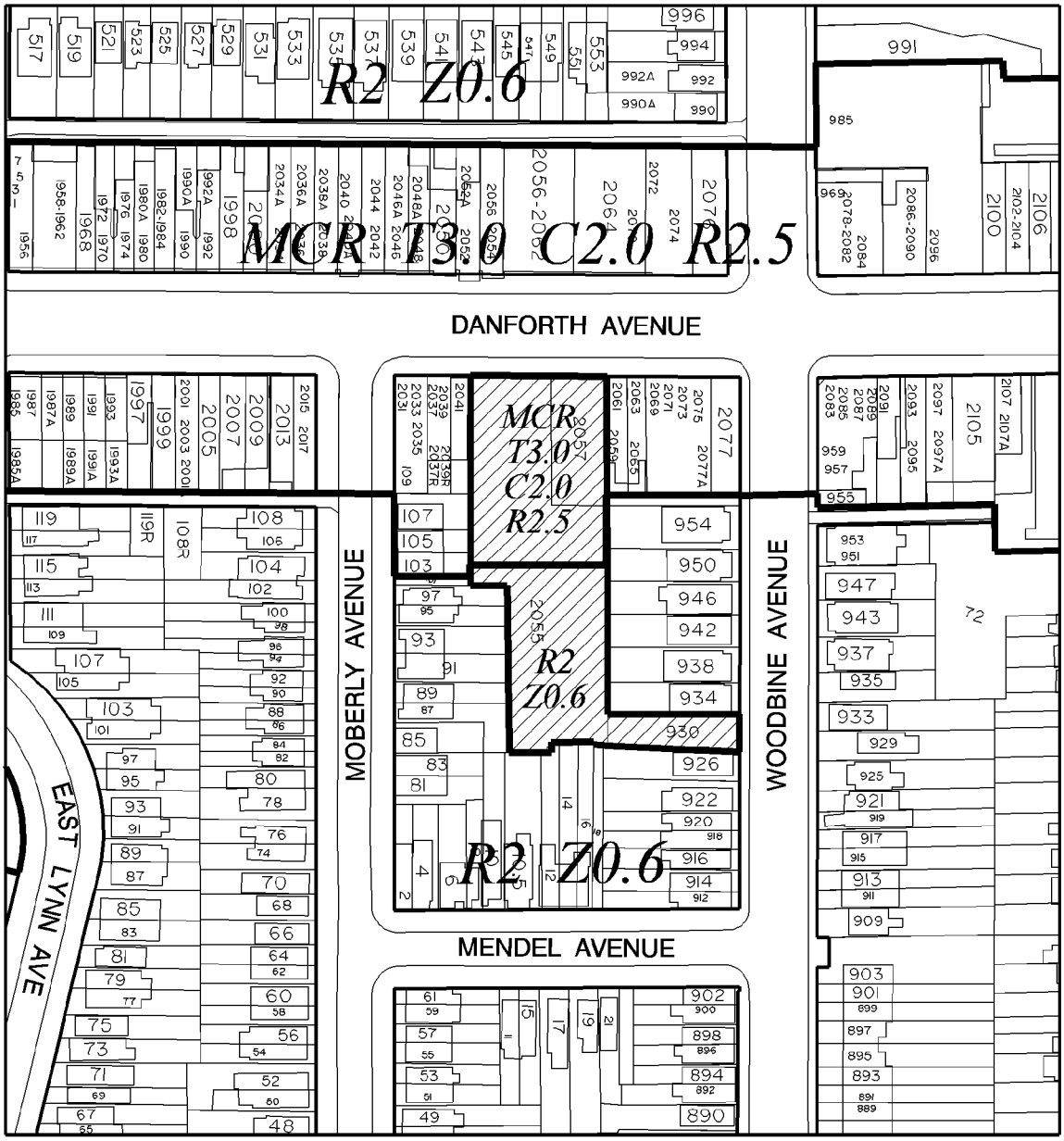
Attachment 4: South Elevation



Attachment 5: West Elevation



Attachment 6: Zoning



Attachment 7: Data Sheet

Application Type	Rezoning	Application Number:	09 160985 STE 32 OZ
Details	Rezoning, Standard	Application Date:	August 21, 2009
Municipal Address:	2055 DANFORTH AVE		
Location Description:	CON 1 FB PT LT6 **GRID S3201		
Project Description:	Rezoning application to permti the development of the vacant parcel of lands municpally known as 2055 and 2057 Danforth Ave for a new mixed use building 12 storeis in height containing 141 residential dwelling units and ground floor related commercial units (11528m2 of GFA). The project includes a parking area located below grade.		

Applicant:	**Agent:**	**Architect:**	**Owner:**
JFC Properties Ltd			J F C Properties Inc

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Neighbourhoods	Site Specific Provision: NA
Zoning:	MCR T3.0 C2.0 R2.5 and R2 Z0.6	Historical Status: NA
Height Limit (m):	14, 12, 10	Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	3305	Height:	Storeys:	12
Frontage (m):	34.76		Metres:	38
Depth (m):	95			
Total Ground Floor Area (sq. m):	1364			**Total**
Total Residential GFA (sq. m):	10902		Parking Spaces:	120
Total Non-Residential GFA (sq. m):	626		Loading Docks	1
Total GFA (sq. m):	11528			
Lot Coverage Ratio (%):	41.3			
Floor Space Index:	3.49			

DWELLING UNITS **FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	Condo		**Above Grade**	**Below Grade**
Rooms:	0	Residential GFA (sq. m):	10902	0
Bachelor:	0	Retail GFA (sq. m):	626	0
1 Bedroom:	107	Office GFA (sq. m):	0	0
2 Bedroom:	34	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	141			

CONTACT: PLANNER NAME: Leontine Major, Senior Planner
TELEPHONE: (416) 397-4079