

**366-370 Huron Street - Zoning By-law Amendment
Application - Preliminary Report**

Date:	October 26, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	17 226913 STE 20 OZ

SUMMARY

This application proposes the development of a principal three-storey detached residential building fronting Huron Street and two ancillary detached residential buildings, one at two-storeys and one at three-storeys, fronting the laneway at 366-370 Huron Street. Each building would contain one dwelling unit.

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 will be held in the fourth quarter of 2017. A final report is targeted for the second quarter of 2018, assuming the applicant provides 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 366-370 Huron Street 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On April 4, 2017, Toronto and East York Community Council approved, with conditions, an application by the University of Toronto to demolish the vacant houseform building at 368 Huron Street in advance of receiving a building permit for a replacement building on the site.

The decision is available at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.23>.

In April 2004, the Committee of Adjustment approved a Minor Variance application to permit a co-operative childcare facility within the existing building at 370 Huron Street and the outdoor play area associated with the facility to be located at 366 Huron Street (File No.:A0150/04TEY).

Pre-Application Consultation

Numerous pre-application consultation meetings were held with the applicant throughout 2015-2017 to discuss complete application submission requirements, identify preliminary issues with the proposal and present the proposal at the University of Toronto Community Liaison Committee and Huron-Sussex Working Group.

ISSUE BACKGROUND

Proposal

This application proposes the development of three residential buildings on the site, each containing one dwelling unit. A principal three-storey, three-bedroom detached residential building with a gross floor area of approximately 213 square metres is proposed to front Huron Street and be located at the southeast corner of the site (366 Huron Street). Two ancillary detached residential buildings are proposed to front the laneway along the western portion of the site. A two-storey, one-bedroom detached residential building with a gross floor area of approximately 93 square metres is proposed at the southwest corner of the site behind the principal dwelling (366 Huron Street). To the north, a three-storey, two-bedroom detached residential building with a gross floor area of approximately 115 square metres is proposed (the rear of 368 Huron Street).

An existing three-storey building that contains a co-operative childcare facility at 370 Huron Street is proposed to remain. A new outdoor play space associated with the childcare facility is proposed to the south of the existing childcare facility (the front portion of 368 Huron Street).

Primary pedestrian access is proposed from Huron Street to the principal building and from the laneway to the two ancillary buildings. Bicycle parking spaces are proposed for each dwelling and no vehicle parking spaces are proposed.

For additional details, see Attachment 1: Site Plan, Attachments 2-4: Elevations and Attachment 6: Application Data Sheet.

Site and Surrounding Area

The subject property consists of three parcels of land, municipally known as 366, 368 and 370 Huron Street. The site is located within the St. George Campus of the University of Toronto, south of Bloor Street West and east of Spadina Avenue on the west side of Huron Street. The site has an area of approximately 903 square metres with a frontage on Huron Street of approximately 25 metres and a depth of approximately 37 metres.

The site currently contains a two-storey building at 368 Huron Street that has been vacant for approximately seven years. It was formerly used as a co-operative student residence that contained four dwelling rooms with shared kitchen and washroom facilities. The University of Toronto has received a demolition permit for this structure.

A co-operative childcare facility is contained within the existing three-storey building at 370 Huron Street. The outdoor play area associated with the facility is currently located at 366 Huron Street.

Surrounding uses include:

North: The area north of the site consists primarily of low-rise buildings, including laneway suites, that contain residential and small-scale commercial and institutional uses. A number of properties to the north of the site are either listed on the City of Toronto Heritage Register or designated under Part IV of the *Ontario Heritage Act*. Three-storey detached dwellings and townhouses and a listed five-storey apartment building that contains institutional uses are located immediately north of the site along Huron Street.

East: Robarts Library, a listed 14-storey institutional building, is located immediately east of the site across Huron Street. A five-storey, 4,304 square metre, 1,200-seat reading room pavilion is proposed on the west side of the library at Huron Street (File No.: 15 135351 STE 20 SA).

South: A two-storey mixed-use building is located immediately south of the building at the northwest corner of Huron Street and Glen Morris Street. South of Glen Morris Street is a mix of low-rise buildings that contain residential and institutional uses.

West: The area west of the site consists primarily of low-rise buildings that contain residential, institutional and commercial uses, with a mid-rise student residence located at Spadina Avenue. A number of properties to the west of the site are either listed on the City of Toronto Heritage Register or designated under Part IV of the *Ontario Heritage Act*.

Luella Massey Studio Theatre, a listed two-storey former place of worship, is located across the laneway to the immediate west of the site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) (the "PPS") provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS. The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") came into effect on July 1, 2017 and provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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 site is identified as part of the *Downtown and Central Waterfront* in the Official Plan. *Downtown* will continue to evolve as a healthy and attractive place to live and work as new development that supports the reurbanization strategy and the goals for *Downtown* is attracted to the area. While *Downtown* is identified as an area offering opportunities for substantial employment and residential growth, this growth is not anticipated to be uniform. Rather, *Downtown* includes a wide range of development types, from tall buildings to low-scale established *Neighbourhoods* where little change is desired.

The site 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 and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Section 4.1 of the Official Plan includes policies and development criteria to ensure physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Policy 4.1.5 in the Official Plan states: "Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a. patterns of streets, blocks and lanes, parks and public building sites;
- b. size and configuration of lots;
- c. heights, massing, scale and dwelling type of nearby residential properties;
- d. prevailing building type(s);

- e. setbacks of buildings from the street or streets;
- f. prevailing patterns of rear and side yard setbacks and landscaped open space;
- g. continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h. conservation of heritage buildings, structures and landscapes.

Chapter Three of the Official Plan identifies that most of the City's future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.2 contains Built Form policies, which indicate that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties and limiting shadow and wind impacts.

Section 3.2.1 of the Official Plan contains Housing policies, which state that a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods, is to be provided and maintained to meet the current and future needs of residents. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

University of Toronto Secondary Plan (1997)

The site is subject to the policies and guidelines of the existing University of Toronto Secondary Plan. The objectives for the University of Toronto Area are to:

- recognize and protect the Area primarily as an Institutional District;
- provide planning regulations that give the institutions flexibility to adjust to changing program, technological and funding constraints; and
- preserve, protect and enhance the unique built form, heritage and landscape character of the Area.

The Secondary Plan identifies certain sub-areas within the University of Toronto Area that have a unique character, which should be protected and enhanced by additional regulations specific to the sub-area. The site is located in the Huron-Sussex Area of Special Identity, which is a low-density residential enclave, which houses students, faculty and staff of the University and other homeowners and tenants. The area includes an incidental mix of small-scale commercial and institutional uses, which serve the neighbourhood or are related to the University of Toronto. Secondary Plan objectives for the Huron-Sussex Area of Special Identity are to:

- retain the character of residential uses and houseform buildings along tree-lined streets;
- encourage improvement of existing housing stock and the development of infill housing on vacant lands; and
- encourage both year-round use of residential units and a mix of long-term and temporary residents.

Section 5.3 of the Secondary Plan states that in the area designated as Neighbourhoods within the Huron-Sussex Area of Special Identity, the residential houseform character and low-scale of the interior of the Huron-Sussex Area of Special Identity will be protected. In addition, limited intensification to accommodate the needs of the University of Toronto for institution-related residential development may be permitted, where appropriate, to provide a transition between the residential neighbourhood and the adjacent areas of higher density and activity.

Proposed University of Toronto St. George Campus Secondary Plan

On September 13, 2016, the University of Toronto submitted an Official Plan Amendment application to establish a new Secondary Plan for the University of Toronto St. George Campus area (File No.: 16 221931 STE 20 OZ). This new plan would replace the existing University of Toronto Secondary Plan for the campus that was adopted in 1997. The purpose of the proposal is to provide an updated policy framework that would manage change and guide new development in the area. The proposal is organized around three main objectives for the lands:

- Conserving and protecting cultural heritage resources
- Enhancing and expanding the public realm
- Identifying opportunities for new development

City staff are currently reviewing the application submitted by the University of Toronto. Additional information about the application is available at www.toronto.ca/planning/UofTSecondaryPlan.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. OPA 320 has been appealed in its entirety to the OMB. OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Zoning

The site is zoned R3 in former City of Toronto Zoning By-law 438-86, as amended, which permits a range of residential building types including apartments, row houses, semi-detached and detached dwellings and limited ancillary non-residential uses including childcare facilities and community centres. The maximum gross floor area is 1.0 times the area of the lot and the maximum building height is 12 metres.

On May 9, 2013, City Council enacted City of Toronto Zoning By-law No. 569-2013. The site is currently excluded from City of Toronto Zoning By-law 569-2013, but will be incorporated into the City of Toronto Zoning By-law through the subject application.

See Attachment 5: Zoning for additional details.

Site Plan Control

The application is not subject to Site Plan Control and an application is not required.

Tree Preservation

The Arborist Report and Tree Preservation Plan submitted in support of this application indicate there are 16 trees both within and immediately adjacent to the subject site. Of these, 12 trees are proposed to be removed. Of the trees proposed to be removed, three privately-owned trees qualify for protection under the City's Tree Protection By-law.

TOcore: Planning Downtown

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city. TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured. The study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north, and the Don River the east.

Building on Downtown's existing planning framework and drawing on best practices within City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018. Additionally, Council directed Staff to consider the policies

contained with the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

More information on Council direction pertaining to TOcore can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>. Further background information can be found at www.toronto.ca/tocore.

Construction of Housing in Laneways

At its meeting on July 25-27, 2006, City Council approved the following recommendations of a staff report on Construction of Housing in Laneways:

1. The City not permit construction of housing on existing laneways, except in special circumstances where there are no adverse privacy, overlook, shadowing and engineering implications; and
2. The City not permit construction of housing on proposed/future laneways.

The Housing in Laneways report relied on the Official Plan, and specifically the *Neighbourhoods* policies of the Official Plan, to outline the planning considerations for laneway housing proposals. Determining whether or not a laneway housing proposal complies with the intent of the Official Plan largely depends on the immediate physical context. The report stated that at the time there were certain streets where there was already a context of laneway lots where an additional house would fit the neighbourhood character and conform to the Official Plan, although issues of overlook and privacy would still have to be resolved.

The report also identified a number of engineering and servicing restrictions that limit the practicality of constructing laneway houses given that there is generally no municipal infrastructure or services in public lanes. The connection of laneway houses to the sewer, storm, and water systems, garbage collection and emergency vehicle/fire truck access were identified as specific impediments to the feasibility of laneway housing.

The report concluded that the construction of houses on lanes can be considered only in special circumstances where there are no significant privacy, overlook, shadowing and engineering servicing implications. Any application for laneway housing must demonstrate that it complies with, or satisfy, the above considerations.

The report is available at:

<http://www.toronto.ca/legdocs/2006/agendas/committees/wks/wks060705/it007b.pdf>.

Bringing Laneway Suites to the Toronto and East York District

At its meeting on July 4-7, 2017, City Council directed relevant staff to develop and undertake an enhanced consultation plan, including specific outreach and consultation with local Residents' Associations and other stakeholders, in consultation with the local Councillors within the Toronto and East York District, and to report back in the first quarter of 2018 with respect to any recommended changes required to implement a laneway suite initiative within the Toronto and East York District. This process has been initiated and the first consultation meetings are anticipated to occur in late 2017.

The City Council decision is available at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE25.108>.

Reasons for the Application

While the proposed residential and existing child care land uses are permitted under existing zoning provisions, an amendment to the former City of Toronto Zoning By-law 438-86 is required to establish appropriate performance standards to regulate the built form on the site, such as site layout, locating more than one residential building on a lot, locating buildings to the rear of another building, height, density and parking.

An amendment to City of Toronto Zoning By-law 569-2013, as amended, is required to incorporate the subject site into the City of Toronto Zoning By-law and to establish appropriate zoning categories and development standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Public Consultation Plan
- Arborist Report
- Parking Study
- Geotechnical Study
- Servicing Report

A Notification of Complete Application was issued on October 3, 2017.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

- Conformity with the Official Plan policies and development criteria for Neighbourhoods and OPA 320.
- Conformity with the existing University of Toronto Secondary Plan and the emerging direction and policies of the University of Toronto St. George Campus Secondary Plan and TOcore.
- Appropriateness of the proposed built form, siting, height, massing and scale.
- Compatibility of the proposal with the surrounding context and public realm.
- Privacy and overlook.
- Provision of landscaped open space.
- Tree protection and injury mitigation measures and opportunities for new tree planting.
- Site servicing, garbage and fire safety issues.
- Suitability of the proposed vehicle and bicycle parking supply.
- Pedestrian access and circulation.

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

CONTACT

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SIGNATURE

Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

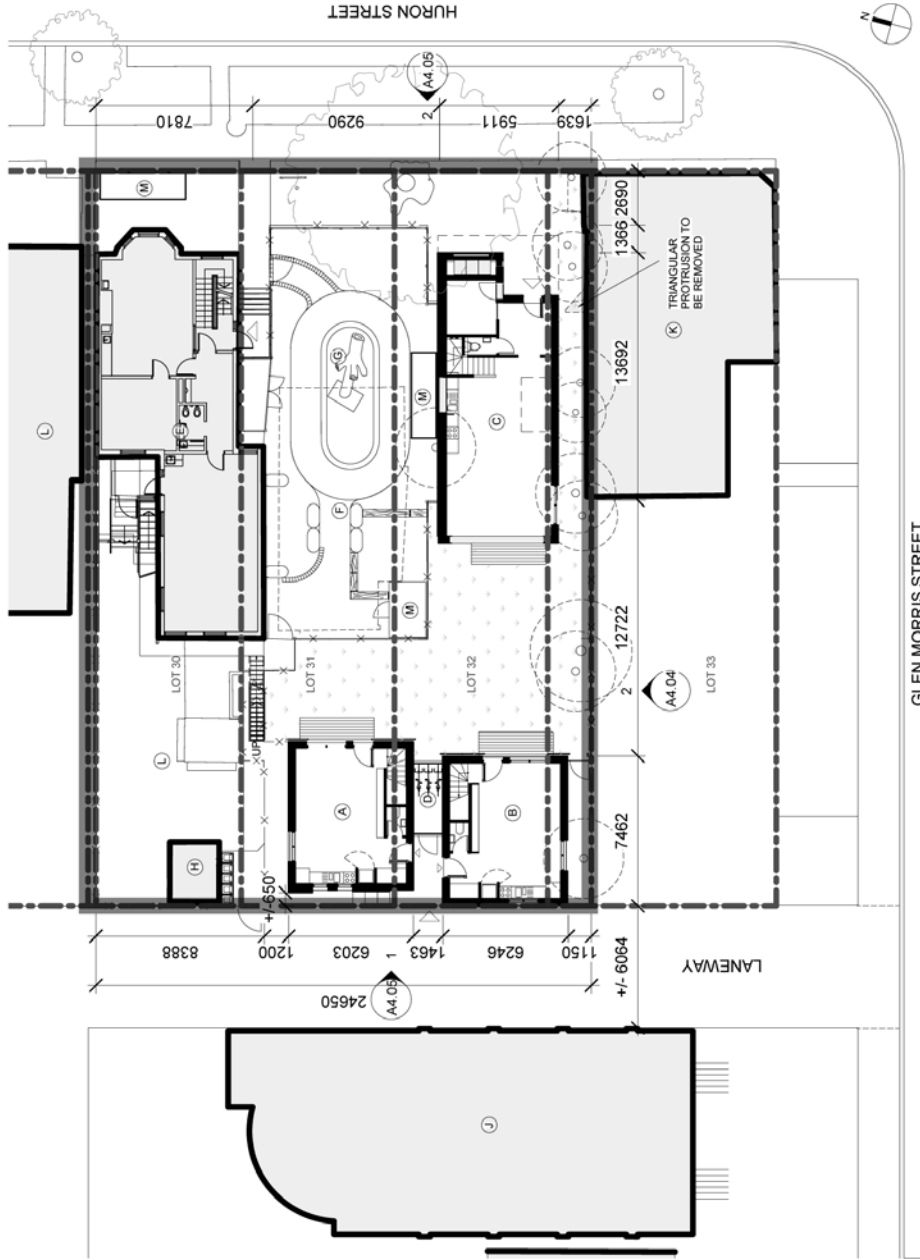
Attachment 1: Site Plan

Attachments 2-4: Elevations

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



366-370 Huron Street

File # 17 226913 STE 20 0Z

Site Plan

Applicant's Submitted Drawing

Not to Scale
10/05/2017

Attachment 2: Two-Storey Laneway Suite Elevations



Elevations - Two Storey Unit

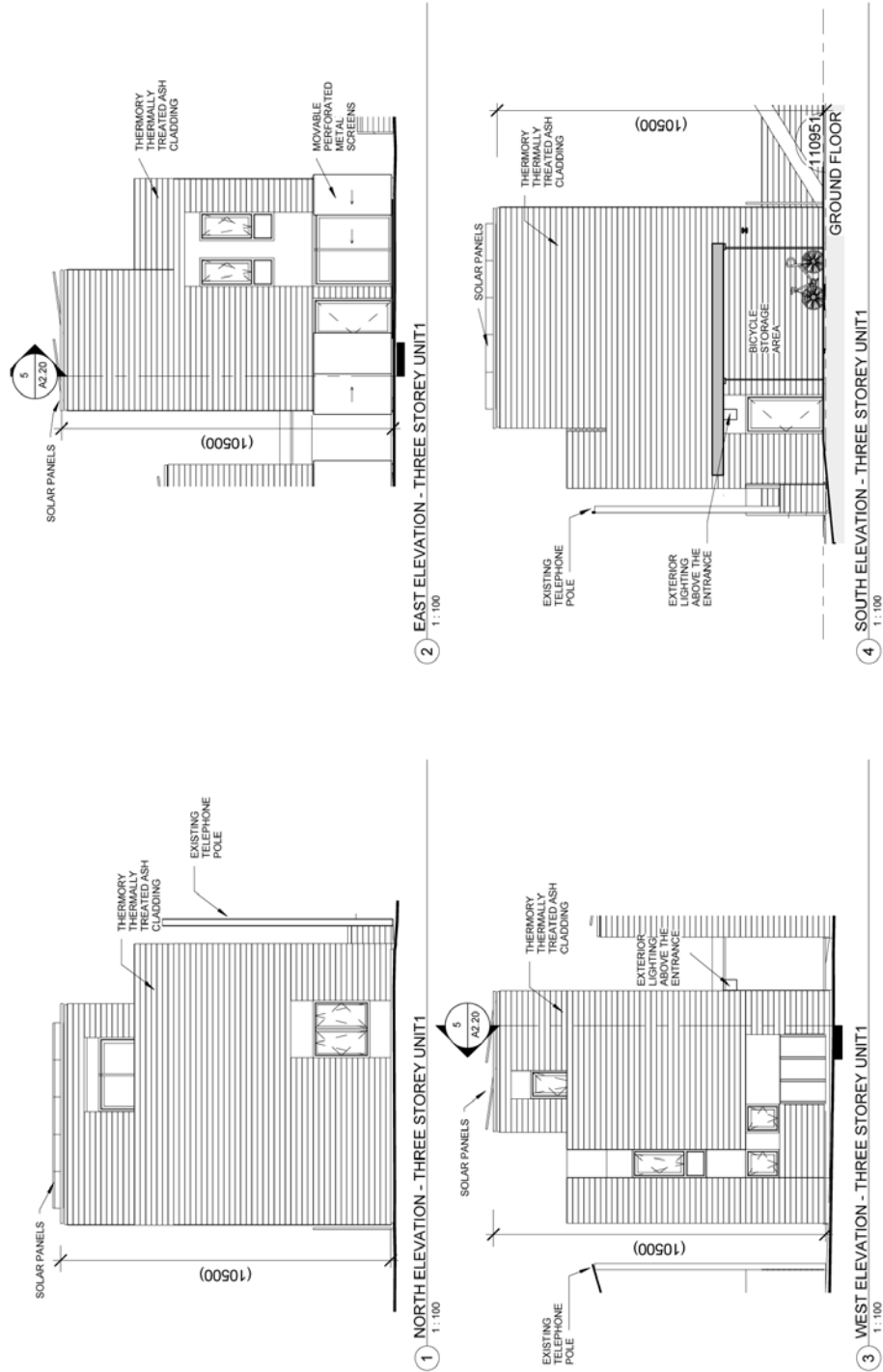
Applicant's Submitted Drawing

Not to Scale
10/05/2017

366-370 Huron Street

File # 17 226913 STE 20 0Z

Attachment 3: Three-Storey Laneway Suite Elevations



366-370 Huron Street

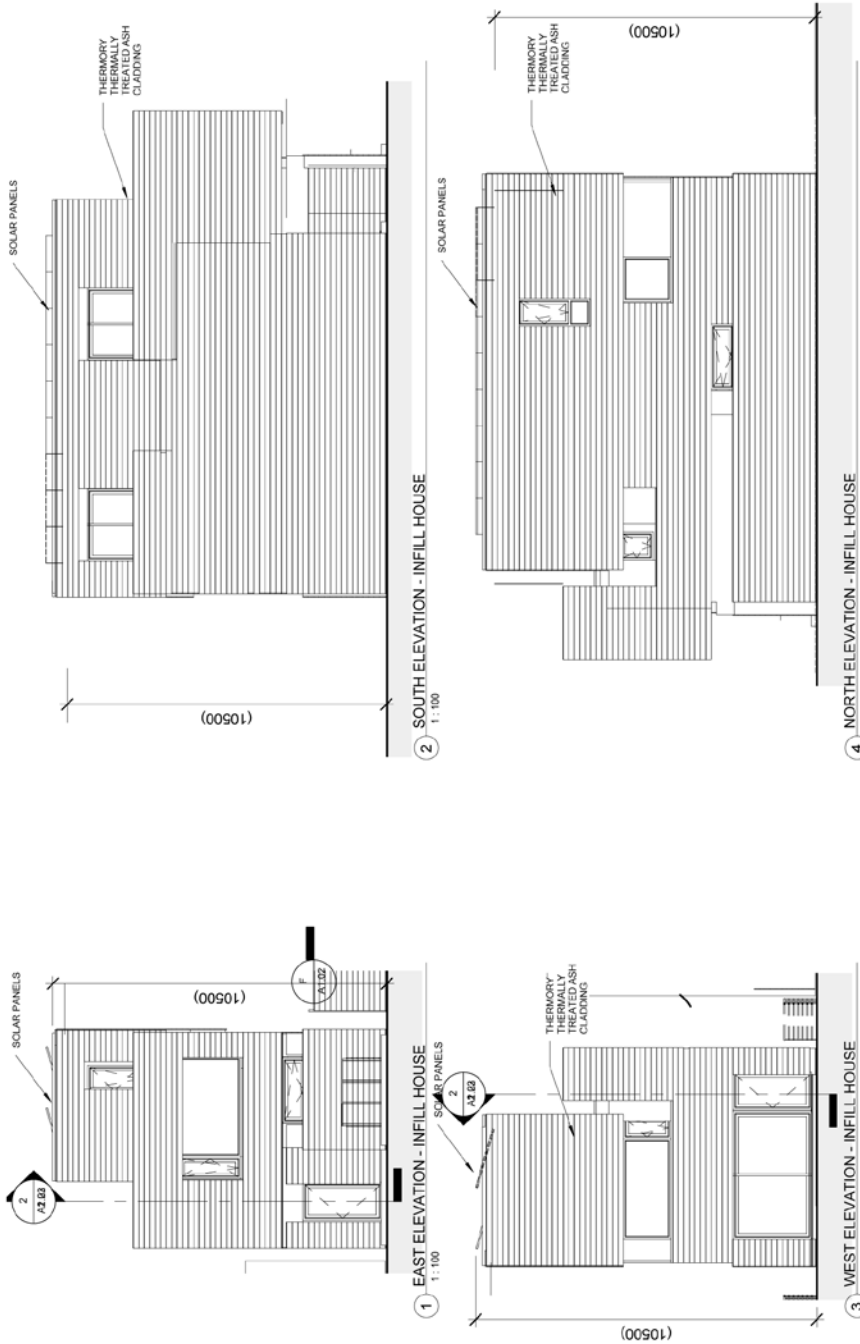
File # 17 226913 STE 20 02

Elevations - Three Storey Unit

Applicant's Submitted Drawing

Not to Scale
10/05/2017

Attachment 4: Principal Dwelling Elevations



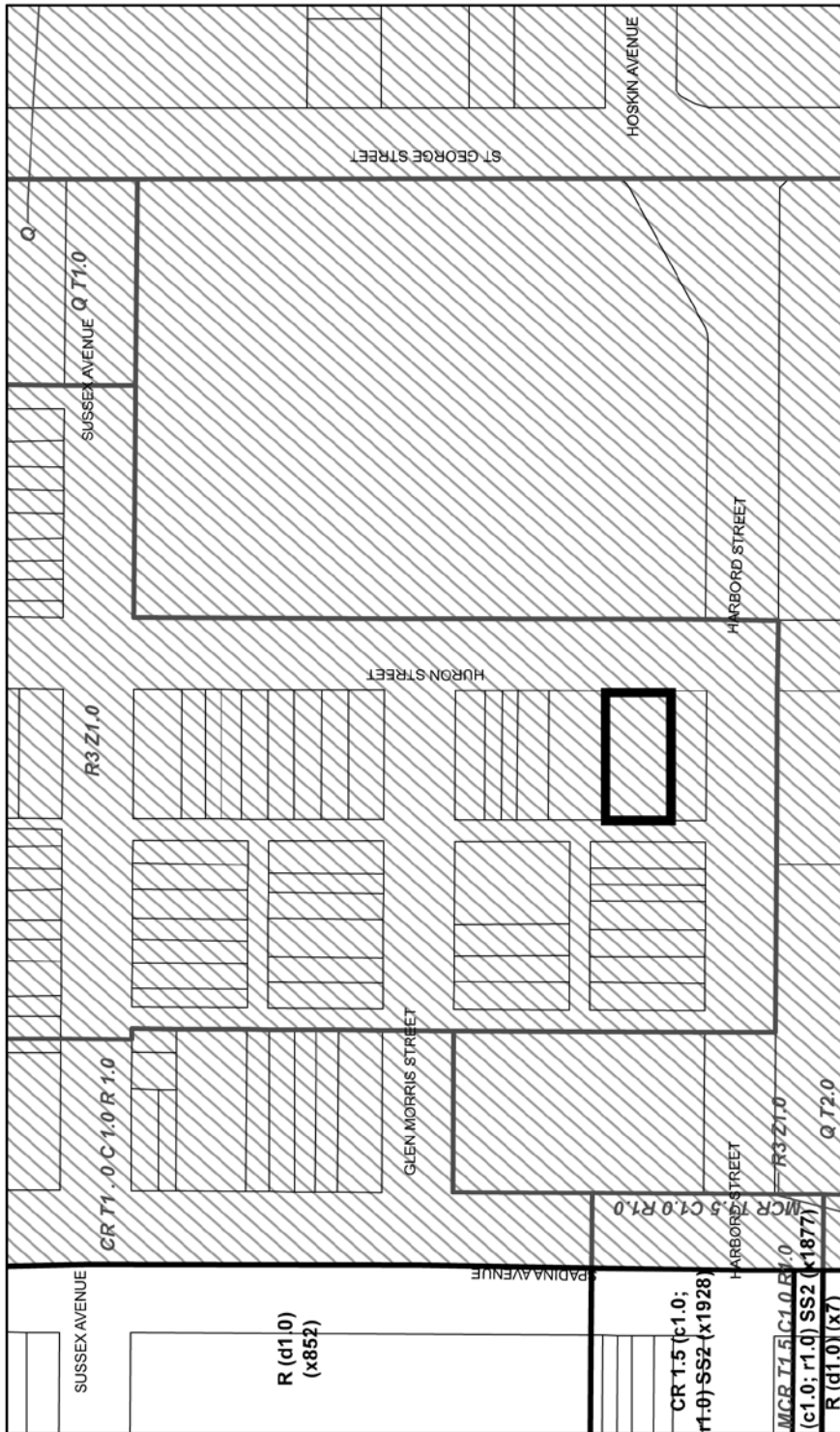
366-370 Huron Street

File # 17 226913 STE 20 0Z

Elevations - Infill House
 Applicant's Submitted Drawing

Not to Scale
 10/05/2017

Attachment 5: Zoning



Zoning By-Law No. 569-2013

366 - 370 Huron Street
File # 17 266913 STE 20 0Z

Location of Application



See Former City of Toronto By-Law No. 439-86

- R Residential District
- CR Commercial Residential
- MCR Mixed-Use District
- Q Mixed-Use District

- R Residential
- CR Commercial Residential



Not to Scale
 Extracted: 10/06/2017

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	17 226913 STE 20 OZ
Details	Rezoning, Standard	Application Date:	September 1, 2017

Municipal Address: 366-370 Huron Street

Location Description: PLAN D254 PT LOT 31 TO 32 **GRID S2005

Project Description: Proposal for three new buildings on the site consisting of a principal three-storey detached residential building fronting Huron Street and two ancillary two- and three-storey residential buildings fronting the laneway. Each building would contain one dwelling unit.

Applicant:	Agent:	Architect:	Owner:
Baird Sampson Neuert Architects Inc.		Baird Sampson Neuert Architects Inc.	University of Toronto

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	University of Toronto Secondary Plan
Zoning:		Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	902.8	Height:	Storeys:	3	
Frontage (m):	24.7		Metres:	10.5	
Depth (m):	36.6				
Total Ground Floor Area (sq. m):	252				Total
Total Residential GFA (sq. m):	421		Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	308		Loading Docks	0	
Total GFA (sq. m):	729				
Lot Coverage Ratio (%):	28				
Floor Space Index:	0.81				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Other		Above Grade	Below Grade
Tenure Type:	Other			
Rooms:	0	Residential GFA (sq. m):	421	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	1	Office GFA (sq. m):	0	0
2 Bedroom:	1	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	308	0
Total Units:	3			

CONTACT:	PLANNER NAME:	Paul Johnson, Planner
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