

**366-370 Huron Street – Zoning Amendment Application
– Final Report**

Date:	April 12, 2018
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 reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 366-370 Huron Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (April 12, 2018) from the Acting Director, Community Planning, Toronto and East York District.
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, City Council require the following:
 - a. the owner shall submit a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On November 14, 2017, Toronto and East York Community Council adopted a Preliminary Report on the Zoning By-law Amendment application for the site. 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 at: <https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-108540.pdf>.

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 child care 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).

ISSUE BACKGROUND

Proposal

The application to amend the Zoning By-law proposes the development of three residential buildings, each containing one dwelling unit, on the property at 366-370 Huron Street. 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 ("principal dwelling")). Two ancillary detached residential buildings are proposed to front the laneway along the western portion of the site ("laneway suites"). 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 child care facility at 370 Huron Street is proposed to remain. A new outdoor play space associated with the child care facility is proposed to the south of the existing child care 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 combined 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 and a three-storey building at 370 Huron Street. The building at 368 Huron Street 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 child care 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 has been approved 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 types and affordability to meet projected requirements of current and future residents; 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) 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 reviewed 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.

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.

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.

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 that is 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 the 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.

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.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhood* sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. The Ontario Municipal Board commenced the hearing of appeals of OPA 320 in May 2017 and it remains ongoing.

On December 13, 2017 the Ontario Municipal Board issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 is available at: www.toronto.ca/OPreview/neighbourhoods.

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 satisfies, the above considerations.

The report is available at:

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

Changing Lanes: The City of Toronto's Review of Laneway Suites

At its meeting of July 4, 2017, City Council directed City Planning staff, in consultation with relevant City Divisions, to initiate a review and consultation of the City's current policy and planning framework regarding laneway suites within the Toronto and East York District. City Planning Staff were directed to prepare a report to Toronto and East York Community Council with recommended policy and Zoning By-law amendments necessary to implement a laneway suite strategy, and with recommendations on other related matters such as the provision of affordable housing and infrastructure costs. The City Council decision is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE25.108>.

The Final Report with recommended amendments to the Official Plan and Zoning By-laws as well as (Draft) Changing Lanes: Laneway Suite Design and Process Guidelines is included on the May 2, 2018 Toronto and East York Community Council agenda. These amendments and Guidelines represent the City of Toronto's proposed Laneway Suites Strategy.

The report contains a detailed planning rationale on the introduction and regulation of laneway suites in the Toronto and East York District and discusses the policy implications and intent of proposed performance standards and criteria. The intent of the performance standards and criteria is to ensure that laneway suites provide a new form ground-related rental housing that will fit appropriately within the scale of established

Neighbourhoods, limiting their impact while contributing to the growth of the City's housing stock.

Second Units: Draft Official Plan Amendment

On April 5, 2018, Planning and Growth Management Committee adopted a report from the Chief Planner and Executive Director, City Planning Division that introduces a draft Official Plan amendment intended to strengthen the existing Official Plan policies that provide for a full range of housing and intensification and infill that is consistent with the Official Plan.

The draft amendment responds to provincial policy changes to the *Planning Act* and Growth Plan for the Greater Golden Horseshoe, 2017 and reflects provincial direction to further encourage the creation of second units, including laneway suites, through the Promoting Affordable Housing Act, 2016 which amends both the *Planning Act* and the *Development Charges Act*.

The report is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG28.1>.

Reasons for the Application

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.

Community Consultation

A community consultation meeting was held on November 15, 2017. City Planning staff, the Ward Councillor and approximately 15 members of the public attended the meeting. A number of written comments and phone calls about the application have been received as well. The majority of feedback about the proposal was positive. The primary issues raised include concern over the separation distance between buildings on the site, the height of the laneway suites, potential privacy and overlook from the introduction of laneway suites behind principal dwellings, incorporation of renewable energy and sustainable design features into the development, opportunities for additional tree planting and general concern about potential replication of the proposal across the Huron-Sussex area.

Staff have considered these comments in the review of this application.

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

Construction of Housing in Laneways (2006) and Changing Lanes (2018)

The 2006 City Council approval of the recommendations of a staff report on Construction of Housing in Laneways, which included that the City not permit construction of housing on existing laneways, except in circumstances where there are no adverse privacy, overlook, shadowing and engineering implications, has been considered in the evaluation of the proposal. The 2017 City Council direction and the resulting Changing Lanes Final Report with recommended amendments to the Official Plan and Zoning By-laws as well as design guidelines, which propose to establish performance standards and criteria to ensure that laneway suites provide a form of ground-related rental housing that will fit appropriately within the scale of established neighbourhoods, limit their impact on surrounding properties and address servicing and emergency access issues, have also been considered in the evaluation of the proposal.

The application addresses the issues raised in 2006, which resulted in direction not to permit laneway units, and incorporates aspects of the emerging District-wide standards for laneway suites, which have been developed in tandem with the evaluation of the application.

The proposal meets or exceeds a number of standards proposed to be established for laneway suites through the City-initiated Changing Lanes initiative, such as being on the same lot as and physically separate from the principal dwelling, not including basements, exceeding the minimum lane frontage, exceeding the minimum separation distance, exceeding the minimum landscaped open space, exceeding the minimum lane and side yard setbacks, being under the maximum laneway suite depth and width, providing less fenestration, being subordinate in area and respecting and reinforcing the existing lot pattern of the established *Neighbourhood*. The primary area where the proposal would not meet the laneway suite standards is in terms of the height for one of the structures, as a three-storey laneway suite is proposed.

The proposal has been evaluated on a site-specific basis and has been found to be acceptable. The addition of two new laneway suites is consistent with the character of the area, the laneway suites have been appropriately located and designed on a site-specific basis to address potential privacy, overlook and shadowing impacts on neighbouring properties, and servicing and emergency access issues have been satisfactorily addressed. Further reasoning for this determination is outlined in the sections below.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS). Among other things the PPS encourages healthy, active, livable and safe communities that are sustained by efficient development and land use patterns, accommodating an appropriate range and mix of residential housing, including second units, affordable housing and housing for older persons, promoting cost-effective land use patterns and standards to

minimize land consumption and servicing costs, and which support active transportation, such as walking and cycling (Policies 1.1.1 and 1.4.3). The PPS also contains policies which seek improved accessibility, along with active transportation policies by planning public streets to meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity (Policies 1.5.1 and 1.6.7.4). The proposed development intensifies an underused property in a way that more efficiently uses the land and existing services by proposing additional ground-related student and faculty housing and maintaining child care uses on the site with a new centralized outdoor play area, and new pedestrian connections and bike parking that support active transportation.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The Growth Plan contains policies about how land is developed, resources are managed and protected and public dollars are invested. It directs municipalities to support the creation of complete communities that provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; to develop mixed-use, transit-supportive, pedestrian-friendly urban environments; and to plan for more resilient, low-carbon communities (Sections 1.2.1 and 2.2.1.4). The proposal represents a form of contextually appropriate infill housing that makes efficient use of land and existing services, including proximity to public and active transportation. The larger principal dwelling fronting Huron Street and smaller laneway suites to the rear can provide new housing options for students and faculty and accommodate a variety of living arrangements and family structures and sizes on one site while contributing to the diversification of housing options in the area. The proposed mix of residential and non-residential uses on the site contributes to the vitality and character of the neighbourhood and the proposed built form is designed to support a pedestrian-friendly urban environment that incorporates sustainable development principles.

Land Use

The proposed residential, child care and open space uses are permitted by the University of Toronto Secondary Plan policies for the Huron-Sussex Area of Special Identity, the *Neighbourhoods* land use designation and applicable zoning use provisions for the site.

Site Layout and Built Form

The site is located in the Huron-Sussex Area of Special Identity in the current Secondary Plan, which is identified as a low-density residential enclave that includes an incidental mix of small-scale commercial and institutional uses, which serve the neighbourhood or are related to the University of Toronto. The area also includes sites with principal dwellings fronting public streets and laneway suites fronting public laneways.

Secondary Plan objectives for the Huron-Sussex Area of Special Identity include retaining the character of residential uses and houseform buildings along tree-lined streets and encouraging improvement to the existing housing stock and the development of infill housing on vacant lands. Secondary Plan policies applicable to *Neighbourhoods-*

designated areas within the Huron-Sussex Area of Special Identity seek to protect the residential houseform character and low-scale of the interior of the Area.

While the neighbourhood is relatively diverse in terms of the existing mix of residential, commercial and institutional uses and the mix of apartment, townhouse, semi-detached, detached and laneway dwellings, the area maintains a consistent overall low-rise scale, with more intense forms of low-rise development along public streets and lower scale buildings along public laneways, and a pattern of relatively generous landscaped open space with mature trees and access to sunlight and comfortable pedestrian conditions on those lands that are designated *Neighbourhoods* in the Official Plan.

The site, at 903 square metres with a frontage on Huron Street of 25 metres, is comparable in size and configuration to other larger lots in the area. Currently, much of the site is used for surface parking purposes and the child care facility's play area is physically separated from the building. The size and configuration of the site provides an opportunity to improve the functionality of the existing child care facility by relocating the open space to be adjacent to the existing building and at the centre of the site while allowing for compatible infill housing on the remainder of the site.

The site layout has been designed to appropriately accommodate the proposed uses and building types while minimizing impacts on surrounding areas and remaining consistent with the patterns of front and side yard setbacks and landscaped open space in the area. The principal dwelling is proposed to be set back from the Huron Street property line by approximately 2.8 metres and from the south property line by approximately 1.5 metres. The footprint of the proposed principal dwelling is comparable to that of existing principal dwellings in the area and has been positioned on the site to maintain the pattern of front yard landscaped open space, provide appropriate separation from the property to the south and permit safe pedestrian access through site. The laneway suites are proposed at a width of approximately 6.3 metres and depth of 7.5 metres. These compact footprints allow for greater separation distance between other buildings on the site and from surrounding properties, and maximize the landscaped open space on the site. The separation distance between the principal dwelling and south laneway suite is approximately 10.5 metres, which provides adequate outdoor amenity space for future residents and separation between the buildings. The portion of the site to the north, which contains the three-storey laneway suite, does not include a principal dwelling fronting Huron Street, so separation distance and overlook issues that would be relevant to most sites where laneway suites are proposed, do not apply. Rather, this portion of the site is proposed to contain the child care facility's play space and landscaped open space. Overall, approximately 64% of the site consists of landscaped open space, which provides ample space to accommodate the children's play area, outdoor amenity space and planting opportunities.

The height, massing and scale of the proposed principal dwelling along Huron Street is appropriate for the site and is compatible with the surrounding area. The dwelling is proposed at three storeys, with a maximum height of 10.5 metres. The third storey is proposed to be stepped back from the edge of the second storey along Huron Street by approximately 2.4 metres and from the south property line by approximately 1.8 metres.

As outlined above, laneway suites form part of the area's character. While staff are of the opinion that additional laneway suites can be appropriately located in the area, those dwellings must still meet the overall intent of Official Plan policies and be consistent with the character of the area in terms of their height and massing on a site-specific basis. The south laneway suite is proposed at two storeys, with a maximum height of 7.5 metres. The north laneway suite is proposed at three storeys, with a maximum height of 10.5 metres. The elevations of the proposed laneway suites have been thoughtfully considered to reduce potential privacy and overlook issues with surrounding properties. Windows have been located on the elevations to reduce overlook issues with surrounding properties while still providing views into on-site amenity areas and the public laneway. Entrances to the laneway suites are proposed from both the laneway and the interior amenity space that connect to Huron Street. The non-residential Luella Massey Studio Theatre, a two-storey former place of worship that is listed on the City of Toronto Heritage Register, is located across the laneway to the immediate west of the site. Significant changes are not anticipated to this site given that it is subject to the same policies that apply to the subject property.

While staff generally want to ensure that laneway suites have a maximum height of two storeys, as they are not intended to replicate the scale and form of principal dwellings that front public streets, the proposed partial third storey on the north laneway suite is acceptable in this case. The third storey is proposed to be set back from the laneway by approximately 1.6 metres and 2.4 metres from the north. These stepbacks reduce the appearance of the third storey and provide a small outdoor amenity space facing the laneway. Moreover, as outlined above, the portion of the site between the east elevation of the three-storey laneway suite and the Huron Street property line does not include another principal dwelling and instead includes open space, so the desire to maintain a subordinate relationship between the laneway and principal dwellings and the separation distance and overlook issues that may arise in other cases are not relevant. The site layout and location of the open space together with the compact footprint of the laneway suite, stepbacks from the second storey and design of the elevations and window placement, make this built form acceptable on a site-specific basis only. It would be challenging to replicate these conditions entirely on another site. This site-specific amendment is not intended to set a precedent for the Huron-Sussex neighbourhood given the unique circumstances of the property.

The site layout and built form have been designed to satisfy the Official Plan policies, be compatible with the surrounding neighbourhood and provide an appropriate relationship to other buildings, spaces and uses on-site and with adjacent properties.

Traffic Impact, Access, Parking

The Official Plan contains policies that encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies attempt to increase the opportunities for better walking and cycling conditions for residents and workers of the City. Bicycle storage space is proposed for each new building.

No vehicle parking spaces are proposed as part of the development. Transportation Services staff have reviewed the proposal and found it to be acceptable.

Emergency Access

The existing child care facility and principal dwelling are proposed to be accessed from Huron Street. In order to ensure adequate access to a laneway suite in the case of an emergency, Toronto Fire Services and Emergency Services require a maximum 45 metre travel distance from a public street to the entrance of a laneway suite. This access can be provided, in most cases, via a one-metre wide side yard on a residential lot from a public street or via a public laneway. The site layout includes sufficient side yard setbacks to allow emergency access from Huron Street and the site is located less than 45 metres from Glen Morris Street to the south, which provides acceptable emergency access.

Servicing

The existing child care facility and the proposed residential units will be serviced using existing water supply and sanitary sewage infrastructure located within the Huron Street right-of-way. Toronto Water has reviewed the proposed servicing concept for the site and found it to be acceptable. However, Engineering and Construction Services staff require a revised Functional Servicing Report to be submitted prior to the Bills being brought to City Council for enactment in order to address outstanding issues with the details of the servicing concept.

Garbage collection typically occurs on public streets and is not available in public laneways, so a proposed laneway suite must demonstrate that garbage collection can occur at the municipal street. Given the site layout, which provides sufficient space to allow access from the proposed laneway suites to the street, waste collection could occur for all residential units from Huron Street. However, the applicant has indicated that the existing child care facility currently uses private waste collection that is picked up from the laneway and that the laneway suites will also use this method of collection in future.

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 Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The three proposed residential buildings are exempt from the parkland dedication requirement under Chapter 415, Article III, Section 30, A(10)(b) of the Toronto Municipal Code, as they will be owned by and used for the purposes of a public university receiving regular and ongoing government operating funds for the purposes of providing post-secondary education.

Tree Preservation

The Arborist Report and Tree Preservation Plan submitted in support of this application indicate that three privately-owned trees which qualify for protection under the City's Tree Protection By-law are proposed to be removed. Two trees are proposed to be planted within the boulevard along Huron Street. Tree protection and additional tree planting opportunities are under evaluation by Parks, Forestry and Recreation staff.

Toronto Green Standard

In 2013, City Council updated the two-tiered Toronto Green Standard (TGS) that was originally adopted by City Council in 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development and Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the TGS will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is not required to meet the TGS, as the proposal includes fewer than five units. However, the applicant has indicated they will effectively exceed Tier 2 of the TGS in the areas of energy performance, renewable energy and greenhouse gas reductions by employing 'passive house' design principles and construction technologies with the goal of achieving 'net zero energy' (energy consumption that is approximately equal to the amount of renewable energy generated on the site) through using prefabricated building envelope components, rooftop solar energy collectors and passive earth tube system and heat recovery ventilation.

Housing

Housing policies in the Official Plan 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, including in areas designated as *Neighbourhoods*. The PPS and Growth Plan contain policies to support the development of a range of housing to accommodate the needs of all household sizes and incomes.

The proposed principal dwelling along Huron Street is generally consistent with the size and function of other dwellings in the area by providing a larger space with multiple bedrooms and an environment suitable for a broad range of households, including families with children. The proposed laneway suites introduce new ground-related housing options with smaller floor areas than what is otherwise available to the same extent in the same surrounding *Neighbourhoods* designated area. Laneway suites are not intended to replicate the form and scale of the principal dwellings that front public streets

in *Neighbourhoods*. In this way, they will help diversify the housing options in the area by providing smaller scale units for future residents than are currently available in other ground-related units in the area.

Conclusion

The proposed amendment to the Zoning By-law will allow for the creation of additional dwelling units in the neighbourhood and maintenance of the child care facility that supports the area's residents and provides a community service function. It balances and advances policy objectives to create complete communities, provide a range of housing in terms of size, scale and type, and ensure a form of development that makes efficient use of land while limiting impacts on the character and function of the existing *Neighbourhoods* designated area. The site layout and landscaped open space adequately address potential privacy and overlook concerns and the application suitably resolves overarching engineering and servicing considerations. For these reasons, this report recommends approval of this application. This application represents a different built form than that recommended in the new Changing Lanes work and is not intended to set a precedent for future applications.

CONTACT

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E-mail: Paul.M.Johnson@toronto.ca

SIGNATURE

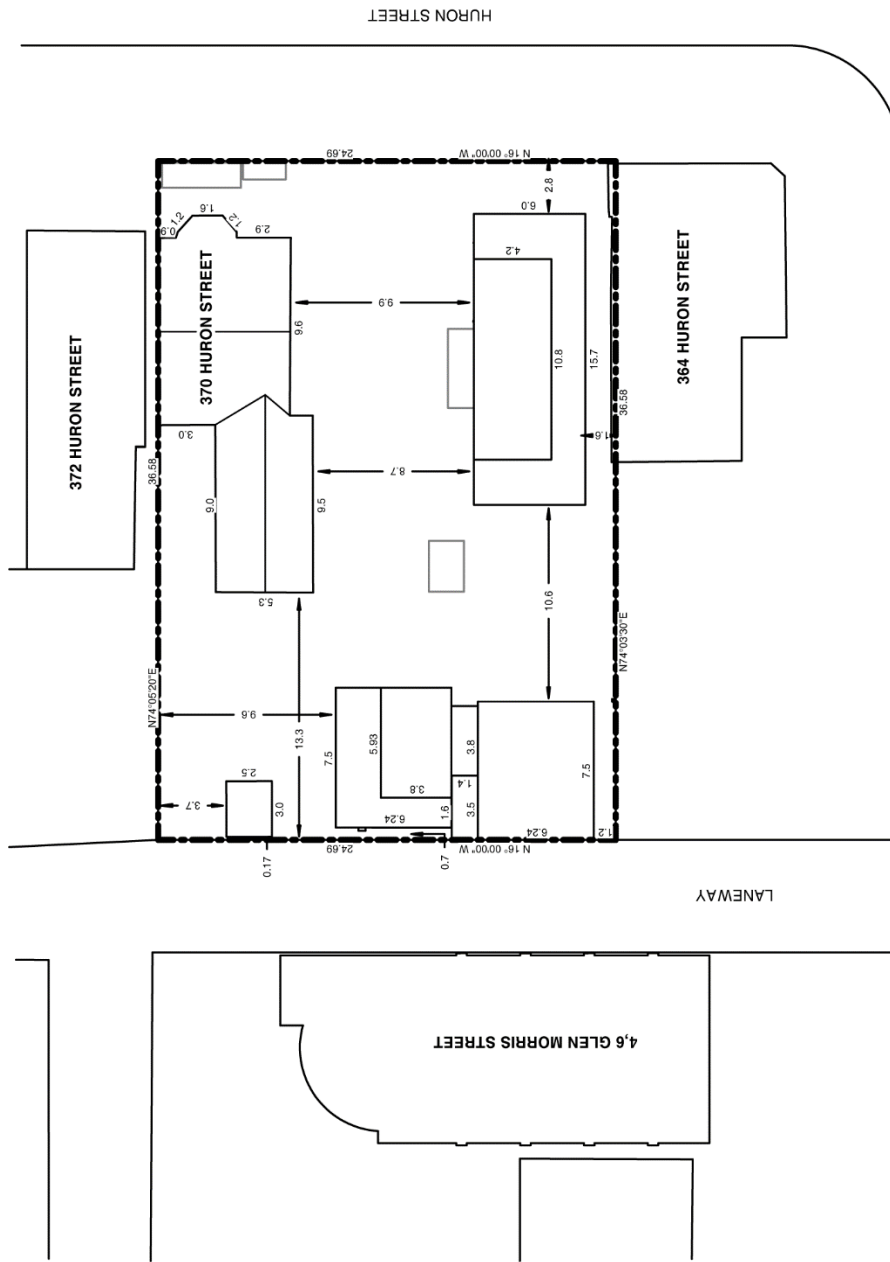
Lynda H. Macdonald, Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Two-Storey Laneway Suite Elevations
Attachment 3: Three-Storey Laneway Suite Elevations
Attachment 4: Principal Dwelling Elevations
Attachment 5: Zoning
Attachment 6: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Site Plan



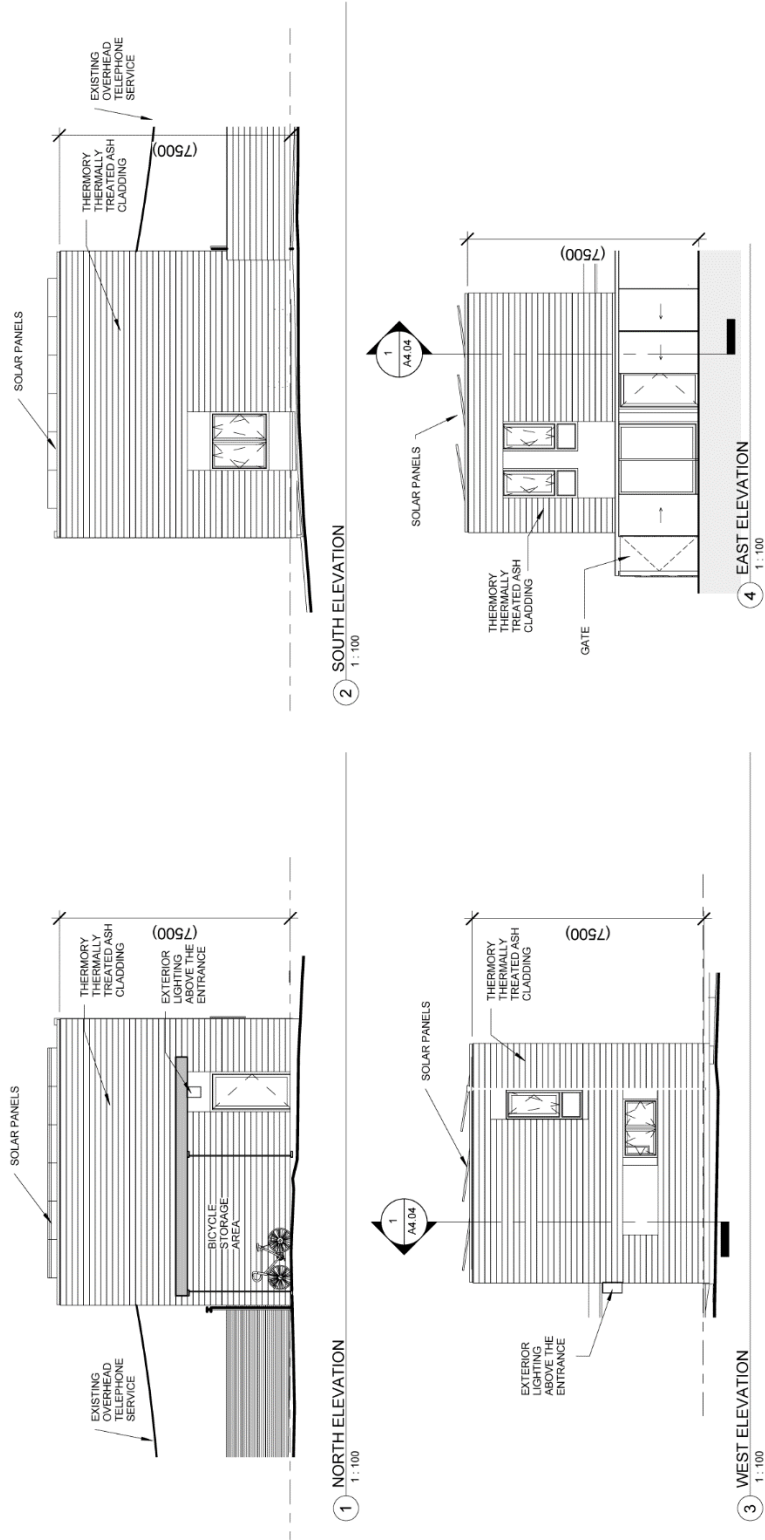
366-370 Huron Street

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 04/06/2018

File # 17 226913 STE 20 0Z

Attachment 2: Two-Storey Laneway Suite Elevations



Elevations - Two Storey Unit

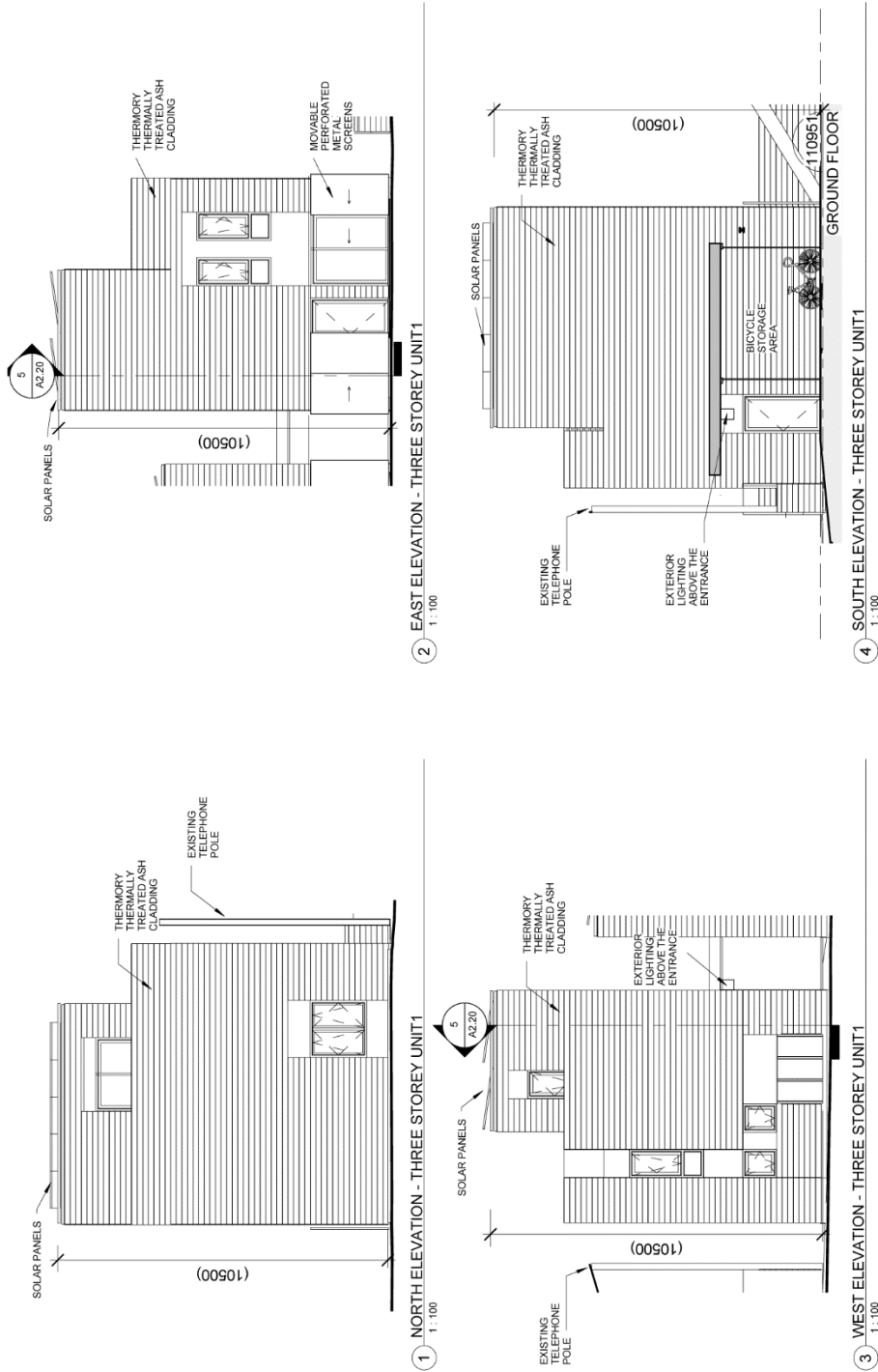
Applicant's Submitted Drawing

Not to Scale
10/05/2017

366-370 Huron Street

File # 17 226913 STE 20 02

Attachment 3: Three-Storey Laneway Suite Elevations



366-370 Huron Street

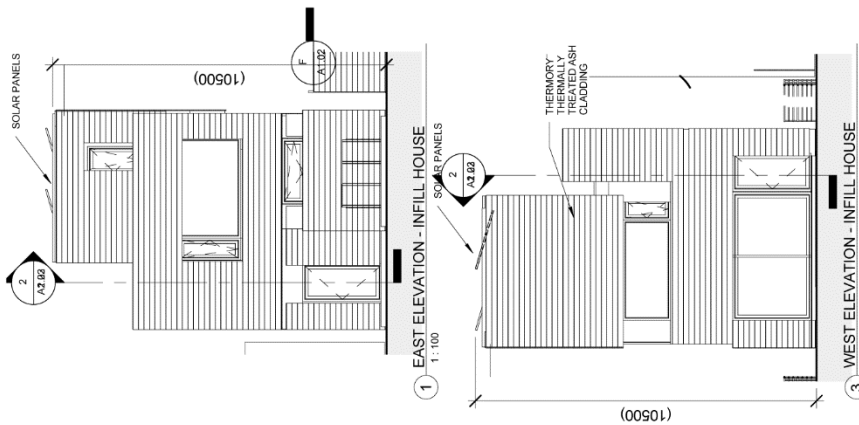
File # 17 226913 STE 20 0Z

Elevations - Three Storey Unit

Applicant's Submitted Drawing

Not to Scale
10/05/2017

Attachment 4: Principal Dwelling Elevations



366-370 Huron Street

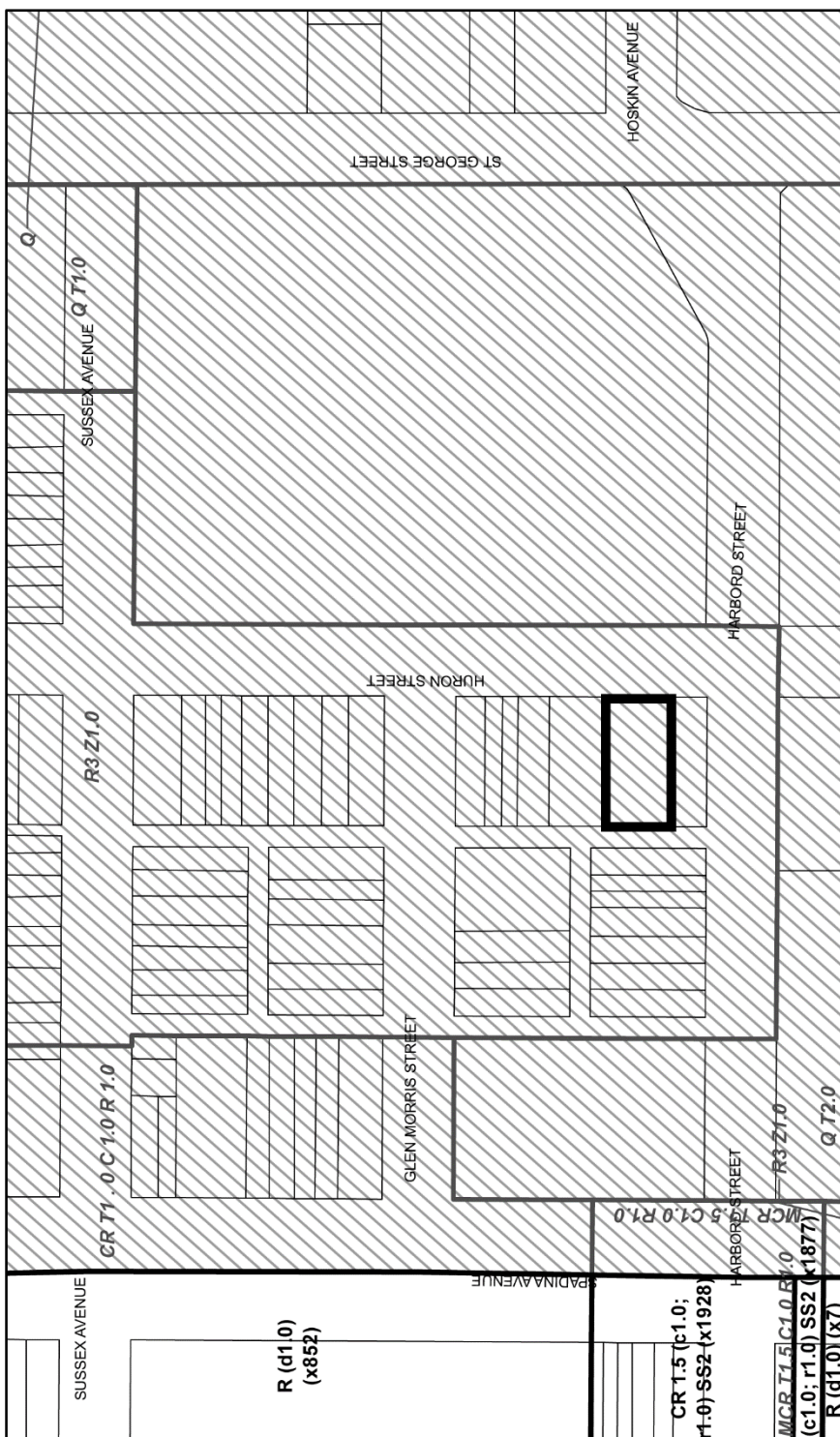
Elevations - Infill House

Applicant's Submitted Drawing

Not to Scale
10/05/2017

File # 17 226913 STE 20 0Z

Attachment 5: Zoning



TORONTO
Zoning By-Law No. 569-2013
366 - 370 Huron Street
File # 17 266913 STE 20 0Z

Location of Application

Location of Application

See Former City of Toronto By-Law No. 438-86

- R Residential
- CR Commercial Residential
- R3 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District

Not to Scale
Extracted: 10/06/2017

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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

Tenure Type:	Other
Rooms:	0
Bachelor:	0
1 Bedroom:	1
2 Bedroom:	1
3 + Bedroom:	1
Total Units:	3

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	421	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	308	0

CONTACT:	PLANNER NAME:	Paul Johnson, Senior Planner
	TELEPHONE:	416-397-0259

Attachment 7: Draft Zoning By-law Amendment

To be available prior to the May 2, 2018 Toronto and East York Community Council Meeting