

**407 Huron Street - Official Plan and Zoning Amendment Applications – Final Report**

<b>Date:</b>	September 15, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	11 132664 STE OZ & 10 309448 STE 20 OZ

**SUMMARY**

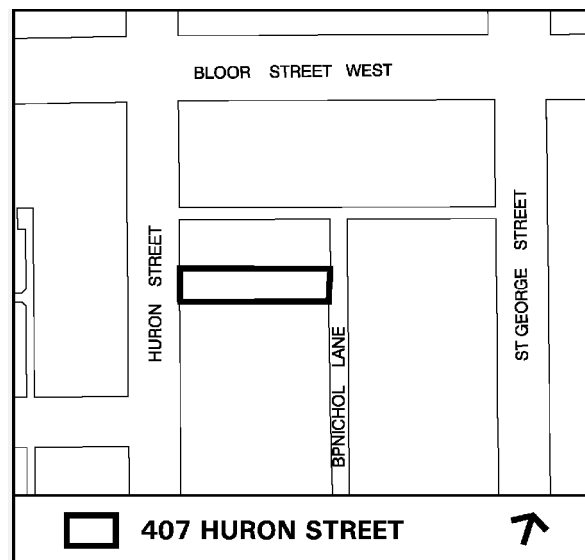
The application proposes to conserve and enhance the existing heritage designated residential detached dwelling, known as Thomas Wilson House, at 407 Huron Street. The rear two-storey portion of the building will be removed, and replaced with a new three-story addition, for a total building gross floor area of 1,480 square metres. The rear addition is to be constructed in two phases. The site is being redeveloped as a health and wellness centre for seniors, as well as offering related facilities and programs.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan, for the lands at 407 Huron Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 11 to the report dated September 15, 2011, from the Director, Community Planning, Toronto and East York District.



2. City Council amend Zoning By-law 438-86 for the lands at 407 Huron Street substantially in accordance with the draft Zoning By-law Amendment to be available prior to the October 4, 2011, Toronto and East York Community Council Meeting.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council authorize the appropriate City staff and require the owner to enter into an agreement or agreements pursuant to Section 37 of the *Planning Act*, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the Manager of Heritage Preservation Services (the Manager) and the City Solicitor and to register such agreement to the satisfaction of the City Solicitor, to secure the following facilities, services and matters to be provided by the owner, at its expense, to the City:
  - a) The owner shall prepare a detailed Conservation Plan for the conservation work described in the November 26, 2010 Heritage Impact Assessment prepared by ERA Architects Inc.;
  - b) The owner shall provide final site plan drawings consistent with the detailed Conservation Plan approved by the Manager;
  - c) The owner shall provide a letter of credit in a form and an amount and from a bank satisfactory to the Chief Planner to secure the required restoration work; to the satisfaction of the Manager prior to the issuance of final site plan approval and prior to the issuance of any permit; and
  - d) The owner shall carry out, complete and maintain the heritage conservation work set forth in the approved Conservation Plan and construct the addition permitted herein subject to and in accordance with the approved Conservation Plan.
5. City Council authorize City officials to take all necessary steps to give effect to the above-noted recommendations.

## **Financial Impact**

The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

### Proposal

The development seeks to maintain the original building and remove the rear two-storey addition of the building. The rear addition does not form part of the heritage designation or heritage attributes on the site. The new three-storey addition will be constructed at the rear, for an approximate total building gross floor area of 1,480 square metres. The rear addition is to be constructed over two phases. The front entrance of the building will be modified to provide an accessible new entrance, and existing heritage attributes will be retained and restored. These attributes are being protected by, among other things, restoring the roofline on the front second floor balcony, enhancing window treatments, and using building materials such as brick, wood, and stone.

### Site and Surrounding Area

The site is located on the east side of Huron Street, south of Bloor Street West, within the University of Toronto (St. George) campus area. The site is rectangular in shape and has an approximate lot area of 796 square metres. It is occupied by a two-storey detached dwelling, which was formerly used for University of Toronto student housing.

Development in the vicinity is as follows:

- North:* A 3-storey house form structure with a 20-storey apartment building further north
- East:* 4-storey institutional buildings across Nichol Lane
- South:* 3-storey house form structures with institutional buildings further south
- West:* Huron-Washington parkette across Huron Street

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

## **Official Plan**

The site is designated *Neighbourhoods* in the Official Plan and is also subject to the Huron-Sussex Area of Special Identity within the University of Toronto Secondary Plan. In *Neighbourhoods* designated as 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 to low-scale residential uses, existing general institutional uses may be permitted, as well as the reconstruction of general institutional uses existing in the area prior to December 31, 1996.

## **Zoning**

The site is zoned R3.0, with a permitted height of 12 metres in the City of Toronto Zoning By-law 438-86, as amended. Permitted within this zoning are various forms of housing types, such as detached, semi-detached, triples and apartment buildings. Other permitted uses are parks, schools and a municipal community centre.

## **Site Plan Control**

An application for Site Plan Control was filed in conjunction with the applications for Official Plan and Zoning By-law amendment.

## **Heritage**

The property at 407 Huron Street, containing the Thomas Wilson House, was designated under Part IV of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Contextually significant on Huron Street, the Thomas Wilson House (1890) is a rare surviving example of late 19<sup>th</sup> century residential design, distinguished by its emphatic corner tower.

The proposal is to rehabilitate the Thomas Wilson House for new use as the Kwong Centre for Mental Health and Wellness. The proposal includes the following work:

- Replace the existing rear (east) 2 storey addition (not included in the designation) with a new 3 storey addition
- Modify the 1946 front alteration with an accessible new entrance
- Restore the original roofline on the front 2<sup>nd</sup> floor balcony
- Boulevard improvements with new landscaping
- Retain and restore the existing heritage attributes

Restoration work is to include:

- Masonry repair, including mortar joint re-pointing and select brick replacement
- Replacement/repair of the existing windows
- Rehabilitation of woodwork

## **Reasons for Application**

The new institutional gross floor area of the proposed health and wellness centre is not permitted within the Huron-Sussex Area of Special Identity, University of Toronto Secondary Plan. Renovations or reconstruction of existing institutional gross floor area is permitted if it existed prior to December 31, 1996. As this is a new addition to a building and therefore introduces new institutional gross floor area, an Official Plan Amendment is required. The proposed use is also not listed as a permitted use in the R3 Residential District pursuant to former City of Toronto Zoning By-law 438-86.

## **Community Consultation**

A Community Consultation Meeting was held on May 31, 2011. Approximately 20 people were in attendance, including consulting staff, the Local Councillor, and City Planning staff. A detailed presentation describing the proposal was given. An opportunity for questions and answers was also provided. The response from those in attendance was an overall acceptance and approval of the proposal. Comments offered included “excellent meeting and excellent proposal” and “how soon can this happen?” in anticipation of the program being introduced into the local area. Other questions and comments related to landscape treatments along the side, front and rear yards, as well as landscape treatments to the building and proposed roof garden.

## **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 and conditions for approval.

## **COMMENTS**

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

The proposal is consistent with the PPS.

The Provincial Policy Statement speaks to building strong communities. Efficient land use and development patterns support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment (including industrial, commercial, and institutional) uses to meet long-term needs, and by improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society.

The application seeks to introduce an institutional use dedicated to the treatment of seniors with health care needs, and will provide facilities for the community and for program staff.

Designed as part of their initiative, the program will offer outreach services to ethno-cultural elders in downtown Toronto, as well as clinical staff visiting patients in the

community. The program intends to accommodate activities essential to the clinic's mandate, which includes: community-based education, administration, consultation, research, evaluation, and staff development.

The PPS also speaks to the conservation of built heritage resources. The application is consistent with these policies of the PPS as the applicants intend to rehabilitate the existing heritage structure existing on site.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe

## **Land Use**

The site is located within the University of Toronto Secondary Plan Area, specifically within the Huron-Sussex Area of Special Identity. Institutional uses are permitted within this area, however, a site specific provision restricts new institutional gross floor area to what existed on December 31, 1996. This proposal generates additional institutional gross floor area, thereby, requiring an Official Plan Amendment to that section of the Secondary Plan. The Secondary Plan speaks to maintaining the Huron-Sussex Area of Special Identity as an area of small scale commercial and institutional uses which serve the neighbourhood or are related to the University of Toronto. The programs to be operated are affiliated with the University of Toronto.

The proposed institutional use focusing on the treatment of seniors with mental health care needs is a desired asset and benefit to the City and also promotes the City's Official Plan policies to ensure a better quality of life for residents and improve community based services. In addition, the Official Plan policies call for the conservation of significant built heritage resources which as discussed earlier, the proposed Official Plan Amendment, Zoning By-law Amendment and the required Section 37 Agreement will secure. The proposal meets the general intent of the Official Plan and Secondary Plan, and represents good planning.

## **Density, Height, Massing**

In *Neighbourhoods* designated as 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.

The adaptive re-use of the building generally maintains the front portion of the dwelling, thereby preserving the familiar streetscape along Huron Street. The front door is proposed to be modified to allow for barrier-free access. The proposed three-storey rear addition would comply with the required minimum side yard setback for an R3 zone. While the addition exceeds the 12 metre height limit by a little more than 1 metre (exclusive of rooftop mechanical space), it is consistent with the existing and approved heights along the residentially zoned portion of Huron Street. The additional gross floor area is appropriate for the site given the existing built form in the area, the location of the addition and the proposed use of the building.

## Heritage

A Heritage Impact Assessment was prepared by ERA Architects Inc. dated November 26, 2010. The document outlines the conservation strategy to be employed to rehabilitate the existing heritage building for its new use as a mental health centre. The submission of the HIA followed several meetings with the applicant and planning staff and the contents, in general, reflect the approved understanding of the project goals and heritage conservation principles. The project as a whole will give new life to a high quality heritage building with the exterior undergoing restoration and with medical services largely contained within the envelope of a well-designed addition.

A variety of detailed matters remain outstanding in the review of the project design and proposed restoration work and these have already been communicated (verbally) to the heritage consultant. Each are to be addressed within the Conservation Plan that is to be submitted prior to final site plan approval and to the satisfaction of the Manager of Heritage Preservation Services. The final site plan drawings are required to be consistent with the detailed Conservation Plan approved by the Manager and a letter of credit is required to secure the restoration work. These matters, as well as maintenance of the heritage conservation work will be secured through the Zoning By-law Amendment and in an agreement between the owner and the City pursuant to Section 37 of the Planning Act.

First, the HIA references the creation of a strategy to repair or replace existing original windows. The city requests that the applicant repair existing windows wherever possible as they are character defining and in generally good shape, although weathered. Where repair is not possible, replacements should be in kind.

Second, while the lowered, ground level entrance will provide the necessary barrier free access to the clinic, it is requested that the final design of the glazing be further broken down in order to minimize the visual impact on the entrance. Further discussion with HPS staff during the creation of the Conservation Plan is recommended in order to arrive at an acceptable final glazing pattern.

Third, the condition assessment of the building indicates that a number of reparative works are necessary to restore exterior features, including selective brick replacement, mortar joint re-pointing for brickwork and stonework, repair and/or replacement of decorative woodwork. At present there is no indication of the extent of restoration contemplated or committed to.

Finally, it is proposed that the original roofline on the front 2<sup>nd</sup> floor balcony is to be restored. Detailed drawings are required as part of the Conservation Plan in order for staff to determine the impact of the proposed intervention.

Final building permit plans and drawings should include specifications for heritage conservation work prepared by the heritage consultant and keyed to the Conservation Plan. The above-noted heritage conditions will be secured through the zoning by-law amendment and the Section 37 Agreement.

## **Traffic Impact, Parking**

Although not required to submit a Traffic Impact Study for the applications, the consultant's Traffic and Parking Study concluded that the neighbourhood will not experience a noticeable increase in traffic as a result of this proposal. Staff in Traffic Planning reviewed the Traffic and Parking Study and concur with the findings.

The By-law requirements for this project would generate the need for six parking spaces. Staff have commented and do not object to an application being made for a cash payment in-lieu into the Municipal Parking Fund in lieu of providing the required parking on-site given that the site is in close proximity to multiple transit lines and commercial parking lots.

## **Toronto Green Standard**

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

The Tier 1 standards are only required for new development, not additions, therefore the applicant is not required to meet Tier of the TGS. Staff will work with the applicants through the Site Plan application review to identify performance targets for the project to promote better environmental sustainability.

## **Development Charges**

It is estimated that the development charges for this project will be \$159,706.80. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONTACT**

Jeff Markowiak, Planner  
Tel. No. (416) 397-4647  
Fax No. (416) 392-1330  
E-mail: [jmarkow@toronto.ca](mailto:jmarkow@toronto.ca)

## **SIGNATURE**

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

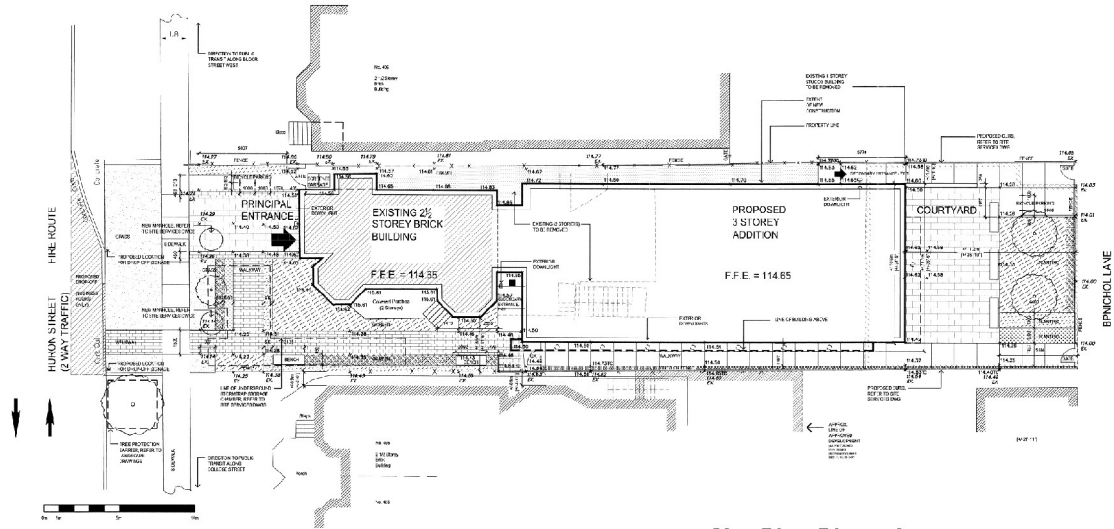
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## **ATTACHMENTS**

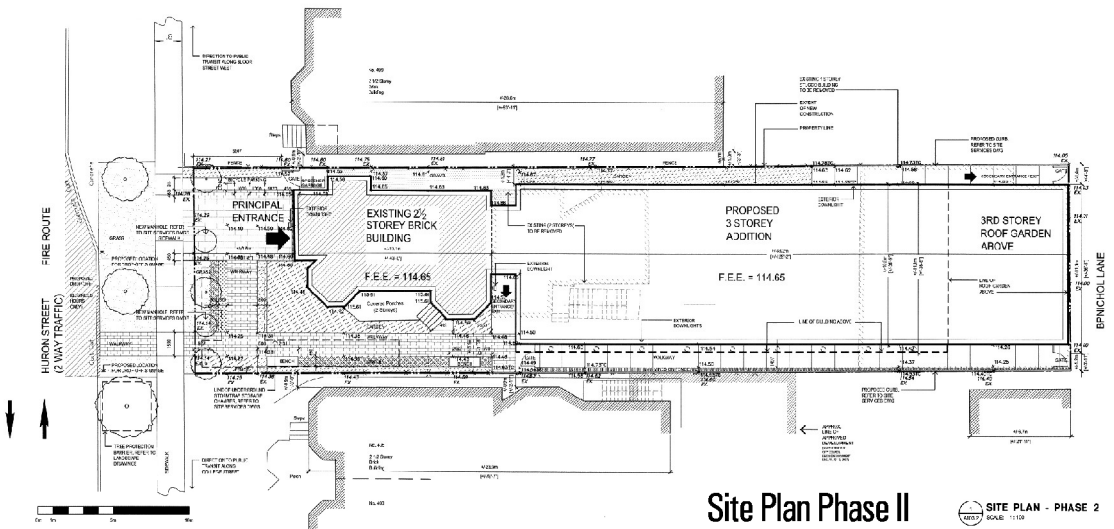
- Attachment 1: Site Plan
- Attachment 2: Elevations – North (Phase 1)
- Attachment 3: Elevations – South (Phase 1)
- Attachment 4: Elevations – East & West (Phase 1)
- Attachment 5: Elevations – North (Phase 2)
- Attachment 6: Elevations – South (Phase 2)
- Attachment 7: Elevations – East & West (Phase 2)
- Attachment 8: Official Plan Map
- Attachment 9: Zoning Map
- Attachment 10: Application Data Sheet
- Attachment 11: Draft Official Plan Amendment
- Attachment 12: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



Site Plan Phase I

SITE PLAN - PHASE I  
SCALE: 1:100



Site Plan Phase II

SITE PLAN - PHASE 2  
SCALE: 1:100

## Site Plans- Phase I and Phase II

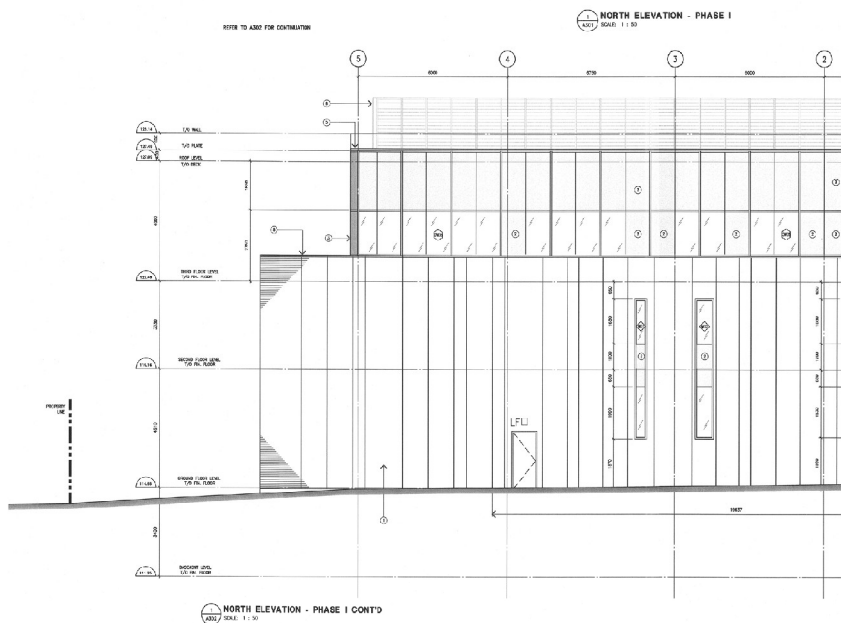
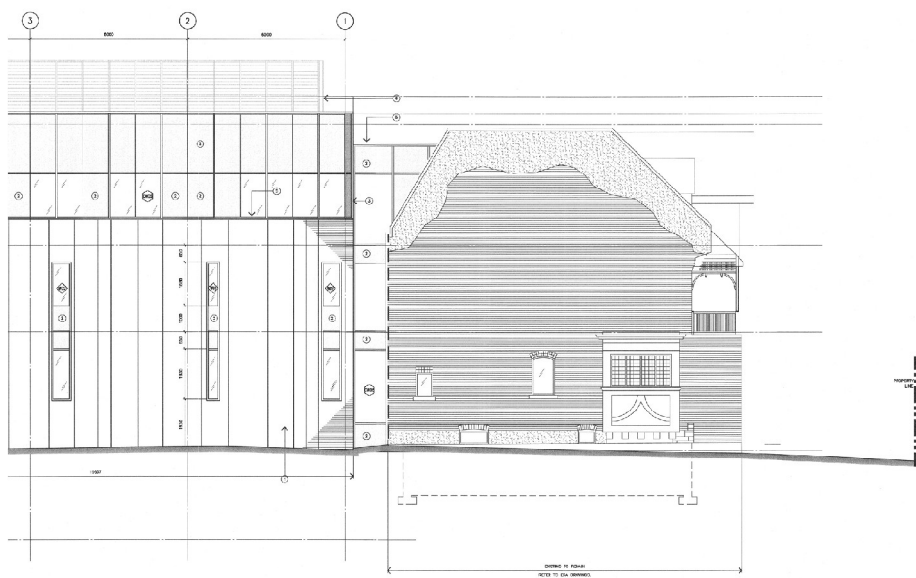
407 Huron Street

Applicant's Submitted Drawing

Not to Scale 

File # 10\_309448

## Attachment 2: Elevations – North (Phase 1)



North Elevation

### North Elevation- Phase I

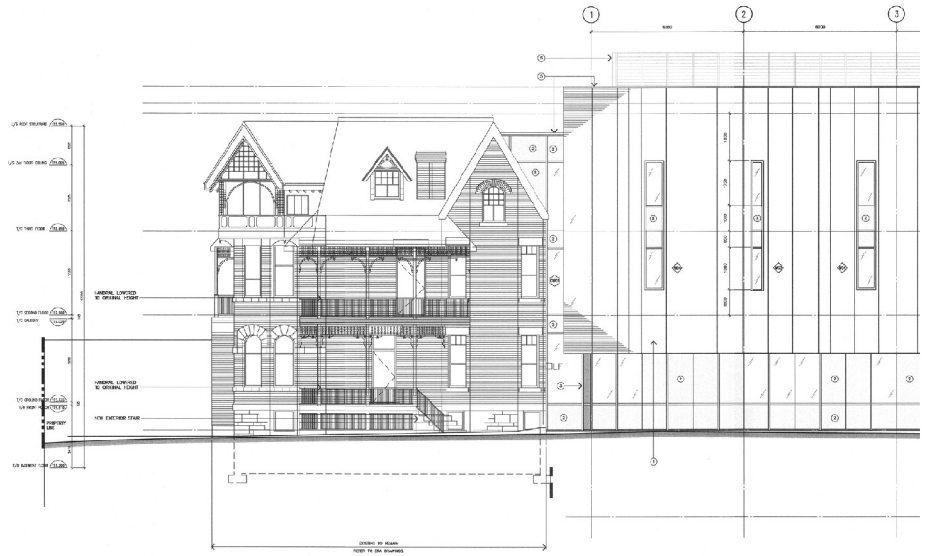
407 Huron Street

Applicant's Submitted Drawing

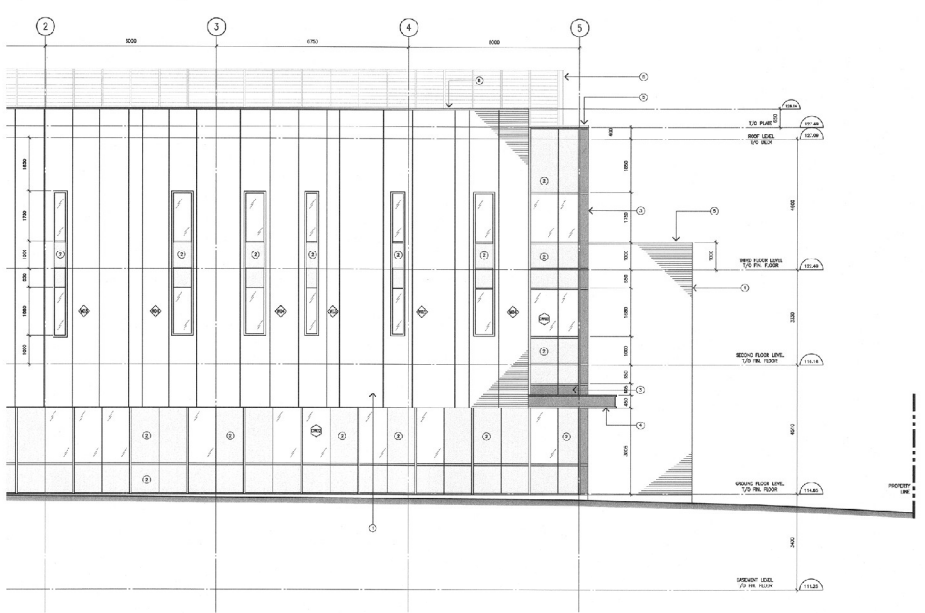
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File # 10\_309448

### Attachment 3: Elevations – South (Phase 1)



1 SOUTH ELEVATION - PHASE I  
SCALE: 1/8" = 1'-0"



South Elevation

1 SOUTH ELEVATION - PHASE I CONT'D  
SCALE: 1/8" = 1'-0"

## South Elevation-Phase I

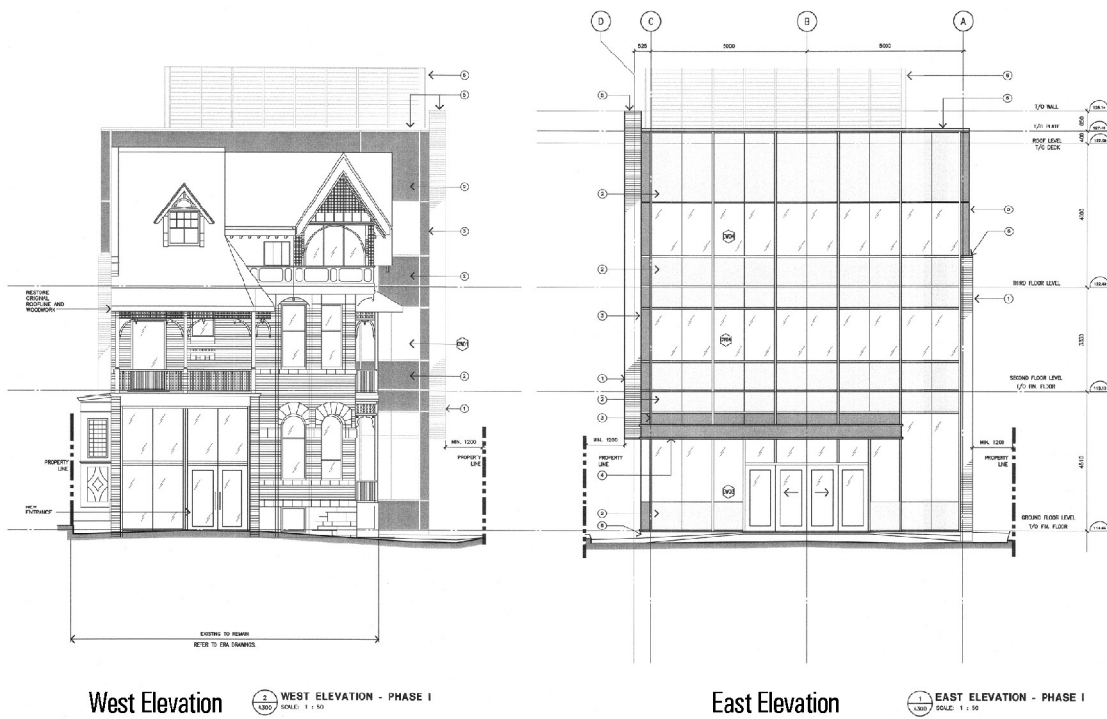
407 Huron Street

Applicant's Submitted Drawing

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File # 10\_309448

## Attachment 4: Elevations – East & West (Phase 1)



### West and East Elevation - Phase I

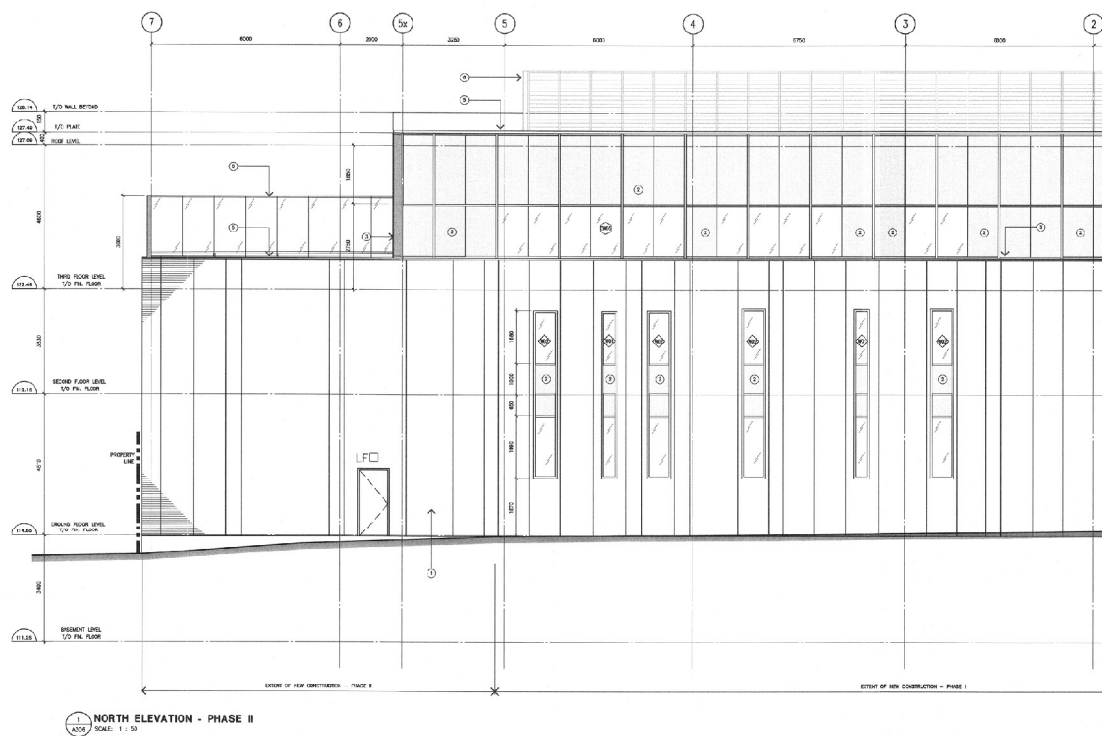
407 Huron Street

Applicant's Submitted Drawing

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**Attachment 5: Elevations – North (Phase 2)**



North Elevation

**North Elevation-Phase II**

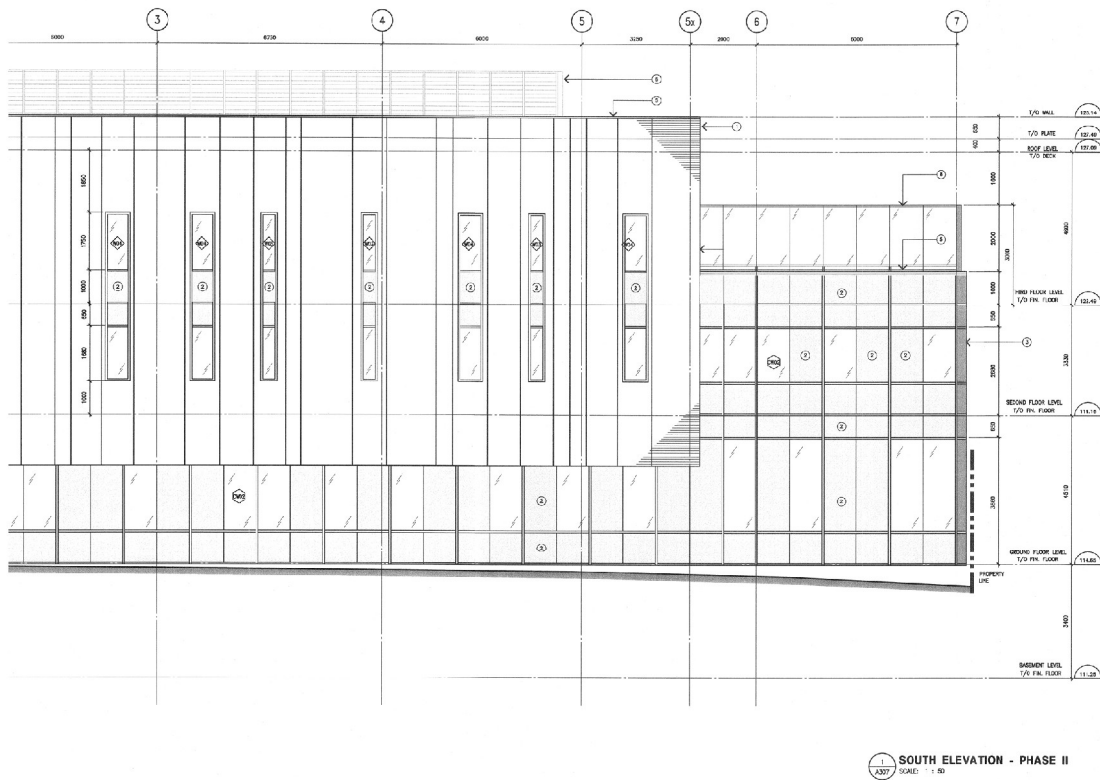
**407 Huron Street**

Applicant's Submitted Drawing

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File # 10\_309448

## Attachment 6: Elevations – South (Phase 2)



South Elevation

### South Elevation-Phase II

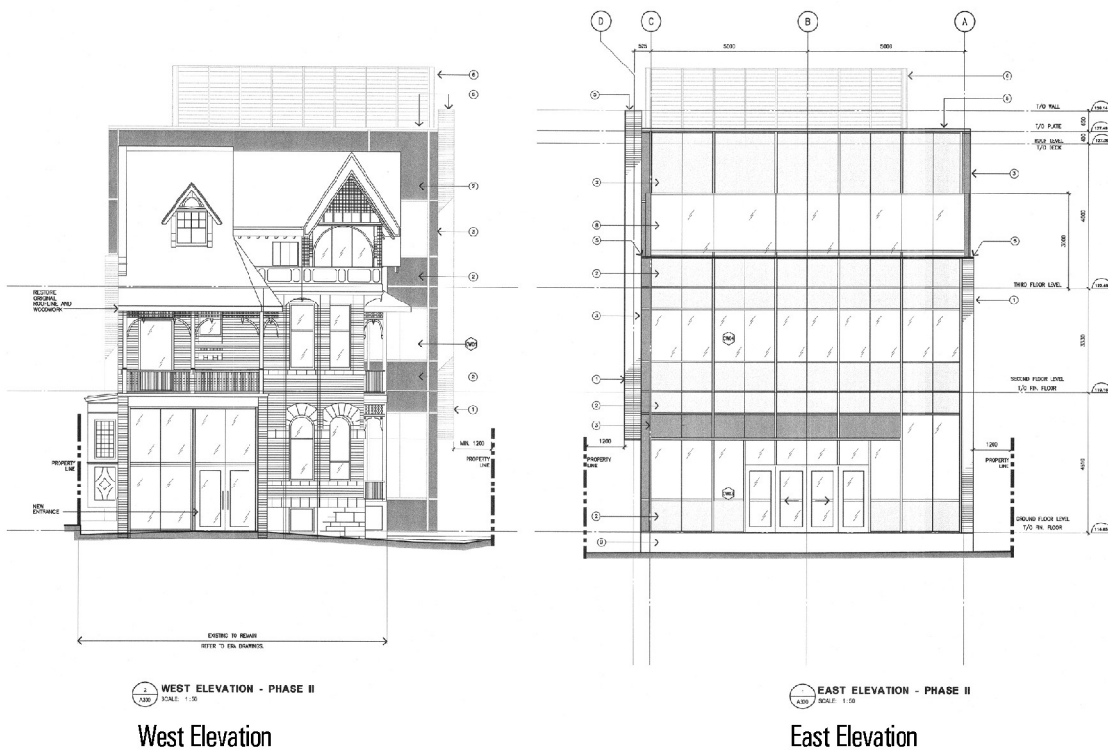
Applicant's Submitted Drawing

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407 Huron Street

File # 10\_309448

## Attachment 7: Elevations – East & West (Phase 2)



### West and East Elevation - Phase II

407 Huron Street

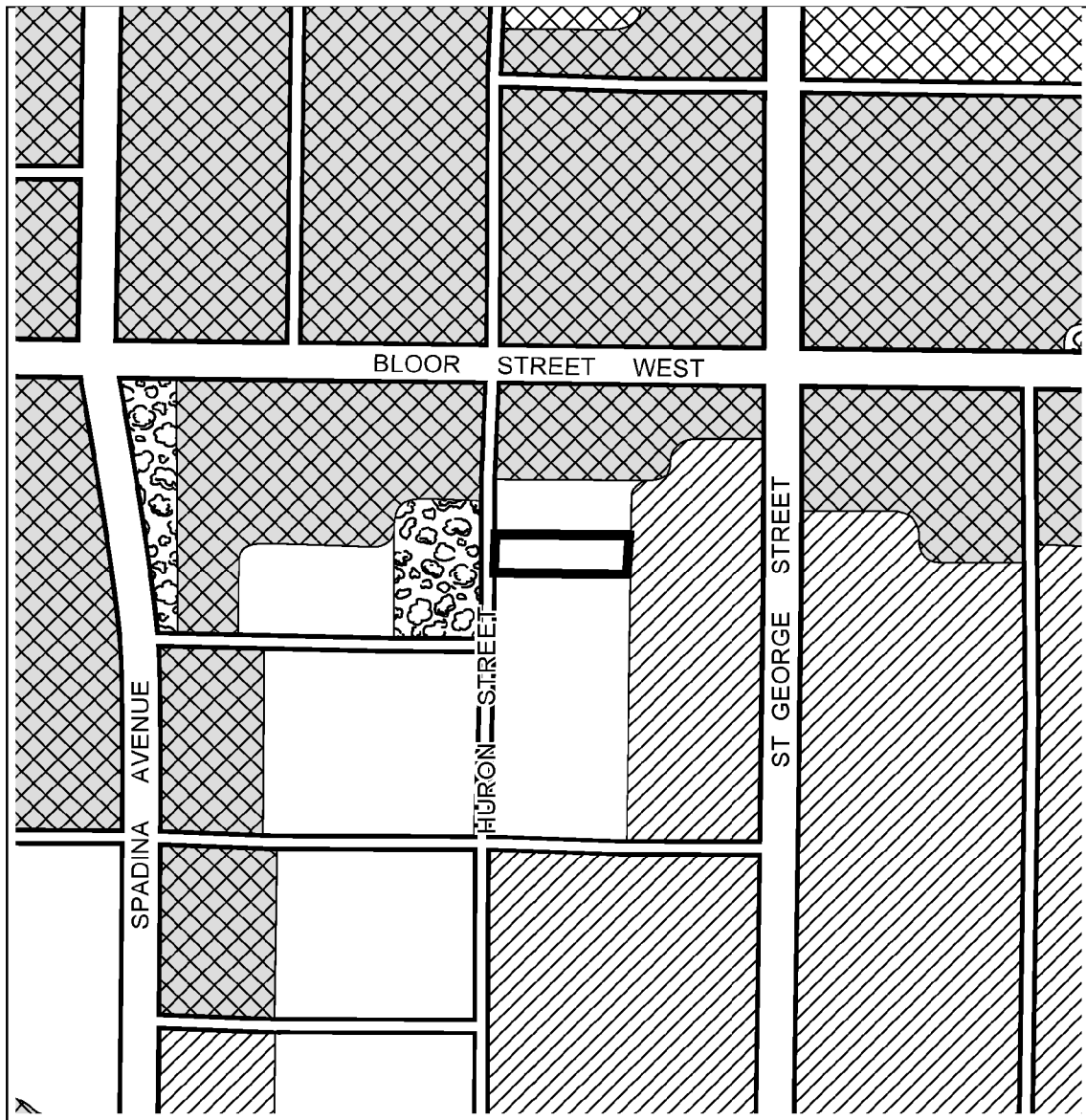
Applicant's Submitted Drawing

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File # 10\_309448



## Attachment 8: Official Plan Map



**TORONTO** City Planning  
**Official Plan**

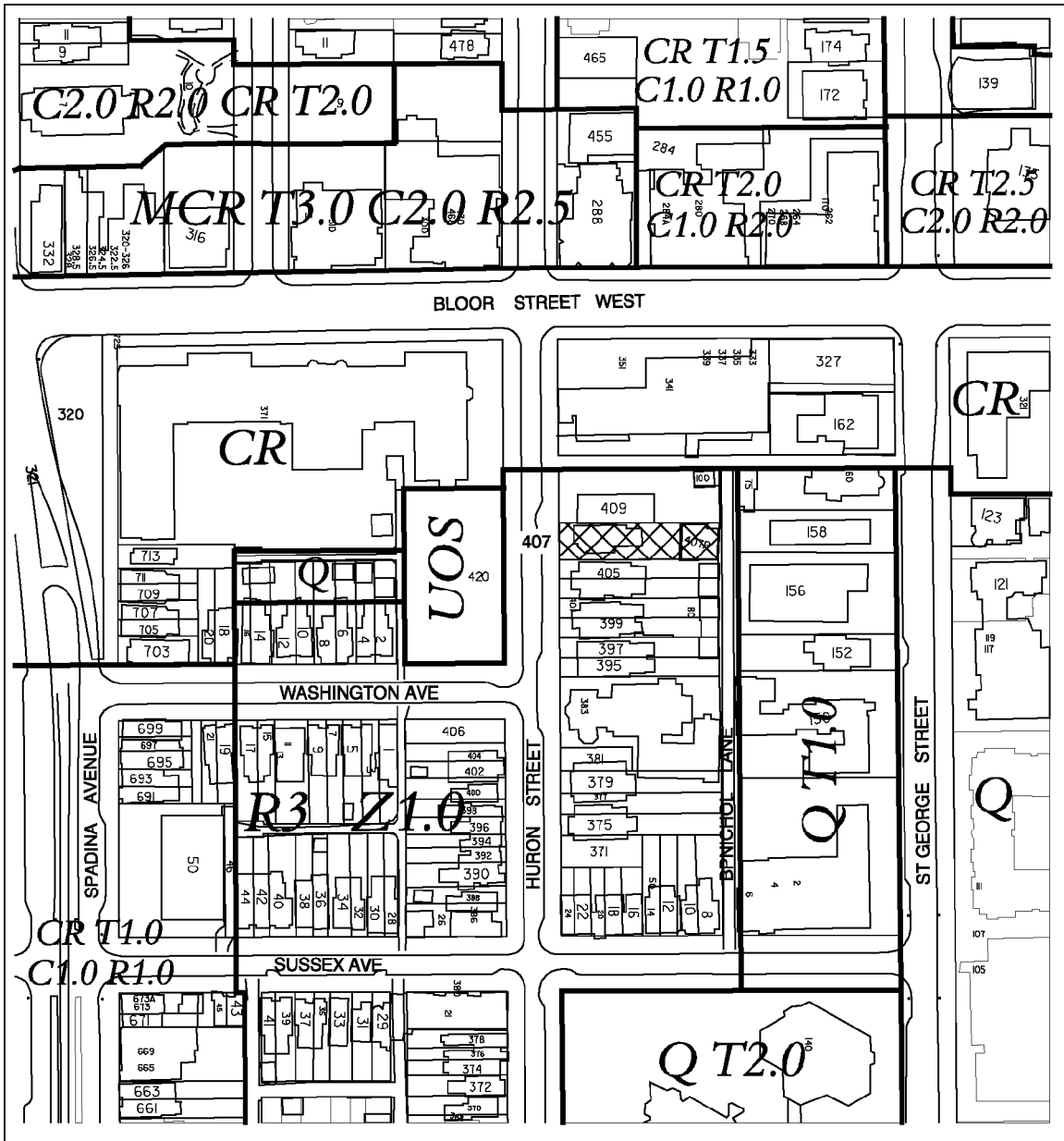
**407 Huron Street**

File # 10\_309448

- |   |                          |   |                     |
|---|--------------------------|---|---------------------|
|  | Site Location            |  | Institutional Areas |
|  | Neighbourhoods           |  | Parks               |
|  | Apartment Neighbourhoods |   |                     |
|  | Mixed Use Areas          |   |                     |

  
 Not to Scale  
 12/23/10

### Attachment 9: Zoning Map



**407 Huron Street**  
File # 10\_309448

- UOS Parks District
- R3 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 02/02/11

## Attachment 10: Application Data Sheet

Application Type	Rezoning	Application Number:	10 309448 STE 20 OZ
Details	Rezoning, Standard	Application Date:	December 6, 2010
Municipal Address:	407 HURON ST		
Location Description:	PLAN D207 PT LOT 10 PT LOT 11 **GRID S2005		
Project Description:	Proposal to construct a 3 story rear addition to the existing 2 1/2/ building for a community medical, educational, and clinic centre.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Architects Research Knowledge Inc			Christopher Kee Yip Kwong

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R3 Z1.0	Historical Status:	Y
Height Limit (m):	12	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	796	Height:	Storeys:	3
Frontage (m):	13.75		Metres:	14.2
Depth (m):	57.97			
Total Ground Floor Area (sq. m):	546			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	1480		Loading Docks	0
Total GFA (sq. m):	1480			
Lot Coverage Ratio (%):	68.6			
Floor Space Index:	1.86			

### Dwelling Units

### Floor Area Breakdown (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	1480	45
Total Units:	0			

**CONTACT: PLANNER NAME: Jeff Markowiak, Planner**  
**TELEPHONE: (416) 397-4647**

**Attachment 11: Draft Official Plan Amendment**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To adopt an amendment to the Official Plan  
for the City of Toronto respecting the lands known municipally in the year 2010, as  
407 Huron Street**

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

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

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

1. The attached Amendment No.153 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.
2. This By-law shall come into force and effect on the day of its final passing.

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

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 153 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2010 AS**  
**407 HURON STREET**

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The Official Plan of the City of Toronto is amended as follows:

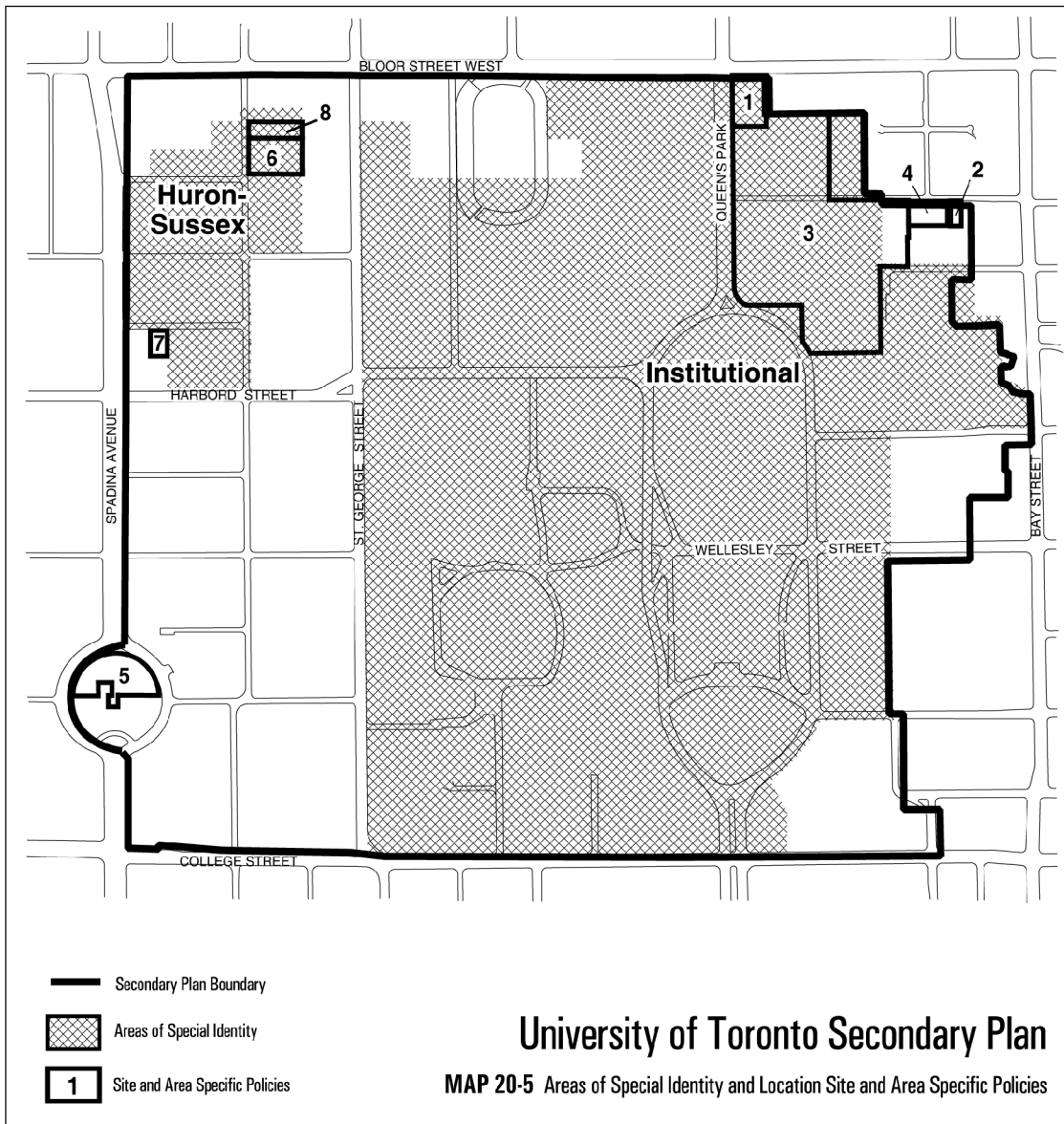
1. Chapter 6, Section 20, University of Toronto Secondary Plan, is amended by adding Site and Area Specific Policy No. 8 for the lands municipally know in the year 2010 at 407 Huron Street, as follows:

“407 Huron Street

On the lands shown on Map 20-5 as Site and Area Specific Policy Number 8, institutional uses are also permitted, provided that the combined total of the residential gross floor area and the non-residential gross floor area erected or used on the site does not exceed 1480 square metres and provided the conservation of the designated heritage building on the site is appropriately secured through a zoning by-law amendment and agreement with the City pursuant to Section 37 of the *Planning Act*.”

2. Map 20-5, University of Toronto Secondary Plan, is amended to show the lands municipally known in the year 2010 as 407 Huron Street as Site and Area Specific Policy Number 8, as shown on the attached Schedule.

Insert New Site Specific Policy No. 8 as shown on (new) Map 20-5



**TORONTO** City Planning  
**Official Plan Amendment #153**

Revision to Map 20-5 Areas of Special Identity and Location Site and Area Specific Policies

407 Huron Street

File #10\_309448\_OZ & 11\_132665

**8** 407 Huron Street

↑  
 Not to Scale  
 08/31/11

## **Attachment 12: Draft Zoning By-law Amendment**

\*To be available prior to the October 4, 2011 Toronto and East York Community Council Meeting.