STAFF REPORT
ACTION REQUIRED

7 Vanauley Street - Zoning Amendment Application Preliminary Report

Date: August 15, 2012
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward 20 – Trinity-Spadina
Reference Number: 12 191262 STE 20 OZ

SUMMARY

This application proposes to allow the existing building at 7 Vanauley Street to be used by the YMCA for emergency housing, transitional housing, youth services and incidental retail uses.

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.

Staff recommend that a Community Consultation Meeting be scheduled for October 2012. Staff anticipate submitting a final report on the application to Community Council in the first quarter of 2013. These target dates assume that the applicant will provide all required information in a timely manner.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 7 Vanauley 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 under the Planning Act.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY
There are no previous planning applications or decisions for the subject property.

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant on March 14, 2012, to discuss the proposed uses and determine the submission requirements for a complete application. The applicant was advised that a rezoning application would be necessary to allow the proposed uses and may also need to address the Municipal Shelter By-law that requires a minimum distance from other municipal shelters if another municipal shelter exists within 250 metres of the subject property.

For the impending Site Plan application, the applicant was advised that a Landscape Plan will be required to ascertain where outdoor amenity space would be located.

ISSUE BACKGROUND

Proposal
The YMCA of Greater Toronto is proposing to relocate its existing facility at 485 Queen Street West to the existing two-storey building on the subject property. The facility includes an emergency shelter for youth typically between the ages of 16 and 24 years old and it also provides youth support services. The emergency shelter, comprising a total of 50-70 beds in a dormitory, will also include the provision of dinner and breakfast, all without any fee to the user. The youth support services will include a drop-in centre during the day, housing support services, and employment programs.
Transitional housing is also being proposed through this rezoning, although the YMCA may not implement that use for some time. The transitional housing would be open to residents at all times of day, however meals would not be provided for those occupants.

There is an existing sewing shop in the basement that has operated for several years and is proposed to be retained. The YMCA is proposing to allow incidental retail uses that are not limited to just a sewing shop in the event a new retail use is proposed to replace the existing sewing shop.

Even though the proposed YMCA operations are targeted solely towards youth, the proposed rezoning does not have any demographic restrictions.

**Site and Surrounding Area**

The existing two-storey building has a floor area of 1,059 square metres, including the basement. The proposed YMCA operations will occupy the ground floor and second floor while the basement would continue to be used for the sewing shop or other incidental retail uses.

The existing parking area has a capacity of 21 parking spaces and is proposed to be maintained in its current layout and used for staff and visitors of the YMCA and sewing shop. There is a loading dock for one truck at the rear of the building.

The subject property is 'L'-shaped with a narrow driveway on the north side of the building leading to the parking area that extends further north, occupying approximately half of the site. The property has an area of 1,223 square metres (0.12 hectares) with 15.8 metres of frontage on Vanauley Street. The site is flat with very minimal landscaping and one tree at the edge of the parking area.

The site and existing building was used by Youthlink since 2003, which provided youth support services similar to those being proposed by the YMCA, even though that use was never formally permitted by the Zoning By-law.

Prior to 2003 the existing building was used for industrial sewing operations, which involved a second floor addition in 1999. Prior to that use the building was used as a warehouse.

The site is surrounded by a variety of uses, described as follows:

**North:** The adjacent lands are used for a community housing parking lot, which is part of Alexandra Park, a community housing area that also encompasses the Atkinson Housing Co-op and is composed of townhouses and low-rise apartment buildings. Alexandra Parks covers a large city block between the subject property and Dundas Street West. City Council recently approved an Official Plan Amendment to redevelop Alexandra Park with an extended public street and park network.
higher residential density and the inclusion of market condominiums.

East: The on-site parking area backs onto four two-storey semi-detached houses that face Cameron Street, one block east of Vanauley Street. The east side of Cameron Street has two two-storey Victorian townhouses, a three-storey residential apartment building, and a six-storey commercial building used for self-storage, offices, and studios.

South: A laneway runs along the south edge of the subject property and provides rear access to the two-storey commercial/retail buildings fronting onto Queen Street West.

West: Across from the subject property on the west side of Vanauley Street is an eight-storey residential apartment building operated by Toronto Community Housing.

**Provincial Policy Statement and Provincial Plans**

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

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

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

**Official Plan**

The subject property is located in the *Downtown* as per Map 2 – Urban Structure and is designated *Neighbourhoods* on Map 18 – Land Use Plan. This designation is primarily intended for residential uses, however low scale local institutions such as a community centre are also explicitly permitted.

Small-scale retail, service and office uses are also permitted in *Neighbourhoods* if such uses were permitted prior to the implantation of the city-wide Official Plan. There are also provisions for new small-scale retail, service or office uses for properties on major streets, however Vanauley Street is not a major street.

There are no Secondary Plans or Area-Specific Policies that apply to the subject property.
**Zoning**

The subject property is zoned *Residential (R3 Z1.0)* with a maximum floor space index (FSI) of 1.0 times the lot area and a maximum height of 12 metres. The permitted uses include a wide range of residential housing types, including a *rooming house* and *residential care facility*, as well as a *municipal community centre*.

The Municipal Shelter By-law, No. 138-2003, defines the proposed emergency shelter as a *municipal shelter* since it is operated for the City of Toronto and receives funding from the City. This By-law provides a city-wide exemption for *municipal shelters* by making them "a permitted use in all zones or districts of the City," provided they are within 80 metres of an arterial road and are at least 250 metres from any other lot with a *municipal shelter, hostel, or crises care facility*.

**Site Plan Control**

A Site Plan Control application may not be required for the proposed change in use because the new City-wide Site Plan Control By-law provides an exemption for a change of use of an existing building where the interior alterations cover a floor area less than 1,000 square metres. The total area of the building is 1,059 square metres, however there may be a portion of the basement that will not be subject to the proposed change of use.

If Site Plan Control is applicable, it will further examine the parking area layout, outdoor amenity space, and landscaping, among other matters.

**Reasons for the Application**

The proposed rezoning is required to allow the proposed youth support services, namely the drop-in centre, housing support services, and employment programs. The rezoning is also required to allow incidental retail uses in the basement, as well as provide the YMCA the option to implement transitional housing.

**COMMENTS**

**Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Transportation Opinion Letter
- Parking and Loading Review

A Notification of Complete Application was issued on July 13, 2012.
Issues to be Resolved

The following issues have been identified by City Planning:
- Possible proximity to other existing or planned municipal shelters.
- Suitability of a municipal emergency shelter at this location.
- Adequacy of existing parking area for proposed uses.
- Provision of outdoor amenity space for proposed uses.
- Potential landscaping improvements.
- Suitability of proposed incidental retail uses.
- Compliance of proposed incidental retail uses with the *Neighbourhood* policies of the Official Plan.

An Official Plan Amendment may be required if it is determined that the proposed incidental retail uses do not comply with the *Neighbourhood* Official Plan policies.

The proposed rezoning does not require a Toronto Green Standard (TGS) Checklist because the applicant is not proposing any new buildings or any exterior alterations to the existing building.

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

CONTACT
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E-mail: trees2@toronto.ca

SIGNATURE

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

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ATTACHMENTS
Attachment 1: Photograph of Existing Building
Attachment 2: Zoning
Attachment 3: Official Plan
Attachment 4: Application Data Sheet
Attachment 1: Photograph of Existing Building
Attachment 2: Zoning
**Attachment 4: Application Data Sheet**

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<tr>
<th>Application Type</th>
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<td>Municipal Address</td>
<td>7 VANAULEY ST</td>
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<td>Location Description</td>
<td>CON 1 FB PARK PT LOT 16 PLAN 88 LOT 34 **GRID S2010</td>
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<td>Project Description</td>
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<tr>
<td>Applicant</td>
<td>MORLEY ZISCKIND</td>
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<td>Agent</td>
<td>Urban Strategies Inc.</td>
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<td>MORLEY ZISCKIND</td>
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<td>Owner</td>
<td>MORLEY ZISCKIND</td>
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**PLANNING CONTROLS**

- **Official Plan Designation:** Neighbourhoods
- **Site Specific Provision:** No
- **Zoning:** R3
- **Historical Status:** No
- **Height Limit (m):** 12
- **Site Plan Control Area:** Yes

**PROJECT INFORMATION**

- **Site Area (sq. m):** 1223.42
- **Height:**
  - **Storeys:** 2
  - **Metres:** approx. 6.5m
- **Frontage (m):** 15.8
- **Depth (m):** 0
- **Total Ground Floor Area (sq. m):** 353
- **Total Residential GFA (sq. m):** 0
- **Total Non-Residential GFA (sq. m):** 1,059
- **Total GFA (sq. m):** 1,059
- **Lot Coverage Ratio (%):** 28.5%
- **Floor Space Index:** 0.87

**DWELLING UNITS**

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**Total Units:** 0

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

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**CONTACT:**

- **PLANNER NAME:** Thomas Rees, Planner
- **TELEPHONE:** 416-392-0758