



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	January 12, 2015
<b>To:</b>	<b>Chair and Members of the Committee of Adjustment Toronto and East York District c/o Anita MacLeod, Manager &amp; Deputy Secretary-Treasurer Toronto and East York</b>
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Ward:</b>	Ward 19, Trinity-Spadina
<b>Reference:</b>	File No.: A0840/14TEY Address: 162 Huron Street Applicant: TM Corporation Agent: Giancarlo Garofalo Application to be heard: January 14, 2015

**RECOMMENDATION**

City Planning Staff, respectfully, recommend that, should the Committee of Adjustment approve Application No. A0840/14TEY, the Committee impose the following conditions:

- 1) A maximum of five additional dwelling permitted in the fourth storey, for a total of twenty-three units;
- 2) The applicant eliminates the proposed basement dwelling unit from plans;
- 3) The applicant improves the existing laundry facility in the basement by adding a second washer and dryer, and a laundry tub, for the use of all tenants in the building;
- 4) The applicant converts the proposed basement dwelling unit space, adjacent to the existing laundry facility, to a new common facility for the tenants, incorporating storage lockers, and the expanded laundry.
- 5) The applicant provides a minimum of ten storage lockers for the use of the tenants, at no cost to the tenants, with priority for use given to the tenants of the third floor unit, which is losing 115 square feet for the creation of the new stairwell, and for those occupying existing and proposed bachelor units.
- 6) The applicant provides bicycle racks to accommodate a minimum of ten bicycles at the rear of the property;
- 7) The applicant reduces rent for the existing tenant of unit 35 at the time that construction of the stairwell commences, which will remove 115 square feet from the rental unit's floor area, to the to the satisfaction of the Chief Planner; and

- 8) The applicant agrees to an appropriate construction mitigation and tenant communication strategy prior to the commencement of any renovation activity.

## **APPLICATION**

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The application proposes to alter the existing three-storey apartment building by constructing a complete fourth storey addition containing five new dwelling units, and converting a basement furnace area into a new bachelor dwelling unit for a total of twenty-four residential dwelling units.

## **COMMENTS**

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The subject site is located on the west side of Huron Street, south of College Street and east of Spadina Avenue. The site is designated *Neighbourhoods* in the City of Toronto Official Plan, which are considered physically stable areas made up of residential uses in lower scale buildings. The site is zoned Residential (R) in City-Wide Zoning By-law 569-2013, and Residential (R3) in Zoning By-law 438-86, as amended. The purpose of the Zoning By-law is to maintain a stable built form, and to limit the impact of new development on adjacent residential properties.

City Planning Staff do not object to the fourth-floor addition or the additional, fourth floor dwelling units. However, Planning Staff are concerned that the applicant is not proposing any additional amenity space for the existing and future tenants. Storage space is also limited within the units. Additionally, there is only one washer and one dryer provided for all of the tenants.

The following Toronto Official Plan Housing Policies are of significance to the proposal for intensification:

- 1) Policy 3.2.1.2 states that the existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the Plan.
- 2) Policy 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:
  - a) Will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
  - b) May secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of this Plan, without pass-through of such costs in the rents to tenants.

City Planning Staff are concerned that the additional units, combined with the existing lack of amenity space, and the substandard laundry facilities currently provided on site are not an appropriate intensification of the property. Planning Staff have determined that

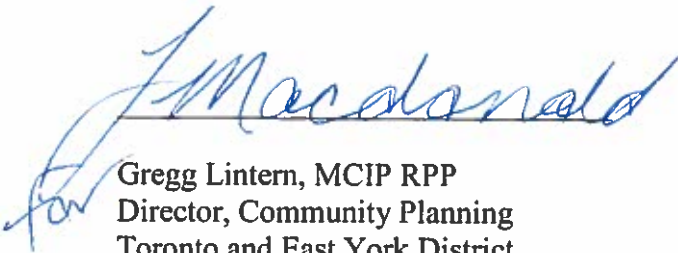
a Rental Housing Conversion and Demolition permit pursuant to Chapter 667 of the Toronto Municipal Code (Section 111 of the City of Toronto Act, 2006) is not necessary. However, the addition of six units will increase pressure for tenant amenities within this building. City Planning Staff are also concerned that the space proposed to be the basement bachelor unit is too small. Instead, Planning Staff recommend allocating this area for amenity space, in the form of storage lockers and improved laundry facilities, for the tenants of the existing units and the proposed fourth floor units.

For these reasons, City Planning Staff, respectfully, recommend that, should the Committee of Adjustment approve Application No: A0840/14TEY, the Committee impose the above noted conditions. Planning Staff have been in regular contact with the applicant, who has responded positively to Staff's recommendations, and has agreed to the above noted conditions of approval.

### **CONTACT**

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### **SIGNATURE**



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Copy: Councillor Cressy, Trinity-Spadina  
Giancarlo Garofalo, Agent