

Committee of Adjustment
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

To Members of the City of Toronto Committee of Adjustment:

**Re: 2299 Dundas Street West, Toronto, Ontario
Committee of Adjustment Minor Variance Application
Zoning Notice: 19 179451 ZPR 00 ZR**

The City of Toronto continues to face unprecedented demand to provide shelter and support services to the homeless, including access to assistance focused upon the successful re-integration of each individual towards stable, permanent housing arrangements.

On any given night, over 8,000 people in Toronto are homeless and in need of shelter and food. City Council has directed staff to open 1,000 new shelter beds, plus 400 'replacement' beds, to help meet this pressing and urgent demand for service and support.

The existing medical office building at 2299 Dundas St. W. has been purchased and identified by City staff as one of the sites intended to help address this need and City Council direction. The existing concrete frame four storey building was constructed in the early to mid-1930's as a manufacturing facility and has had several uses over that long history, most recently as a medical office facility.

We have developed this design for the revitalization of the existing building with input and direction from our client, City of Toronto - Shelter, Support & Housing Administration. The City of Toronto is the owner of the property in question.

This existing building (with partial basement) will be fully renovated to provide appropriate accommodation, counselling and health support space, as well as food services to those identified in need of shelter and support.

The attached City of Toronto Building Department '*Examiner's Notice*' (19 179483 ZPR 00 ZR), dated July 29, 2019, confirms zoning compliance of the proposed use of this site as a 'municipal shelter'. The work necessary to complete the alterations necessary to support this conversion of use will be implemented through a conventional building permit process.

The variances requested in this application are specifically related to proposed modifications to the existing roof area, allowing for the occupancy of this level for client and staff exterior amenity space and to allow for the installation of a larger sized elevator to improve overall accessibility within the facility. The ability to use the roof area of this existing four storey building for client and staff exterior amenity space is a very important aspect of ensuring effective program delivery for this facility, particularly for a site where the existing building fills the entire site area available. Safe, exterior amenity space can be a critical program aspect of a successful shelter facility.

These two objectives of improved overall accessibility and access to a proposed exterior rooftop amenity space for both facility clients and staff will substantially enhance the functionality and effectiveness of the proposed facility. To deliver upon these two objectives the roof area of the building will need to be modified as follows (please refer to Drawing A001 and A002 in our submittal):

1. A second emergency exit stair will have to be extended to the roof level at the east end of the building, setback from the Dundas Street West front façade by approximately 2.3 m at the closest point of intersection. This exit stair extension has been designed to align with the existing stairwell below, to ensure the most efficient footprint and direct means of egress in an emergency.

2. A larger and taller elevator shaft than now exists will extend through the roof level to accommodate fully accessible roof level access. Note that the existing building has two existing, equally sized 'small' elevators. This application is based upon the proposal to enlarge one of the elevators to provide enhanced accessibility for the building, while refurbishing the other in its current size. In order to provide full access to the roof, the new elevator 'penthouse' roof will be 2.2 m higher than the existing elevator roof shaft extension, but this vertical extension will not be as large in plan area (or footprint) as the existing elevator roof extension. (See drawings provided - approx. 60% of current footprint area). This design is based upon the use of 'MRL' - 'Machine-Room-Less' - elevator technology which minimizes the physical size of elevator extensions required above roof levels and thus minimizes the visual and shadow impact of elevator overruns. In our consultation with City Planning staff, they specifically requested we consider the use of elevator technology which minimizes the impacts of elevator shaft extensions at the roof level, and we have taken their advice with respect to the approach suggested in this application.
3. Two new rooftop amenity spaces are proposed, accessed via a new elevator lobby and vestibule arrangement. One for clients facing south and defined by a series of screen walls and an area for pets, and one facing north and west for staff. Both terraces are setback from the edge of the roof to minimize their visual impact to neighbours and enhance safety conditions.
4. The existing western exit stair which provides existing access to the roof level for servicing, will be extended somewhat to provide an 'interior' hallway connection between this exit and the proposed elevator lobby and rooftop mechanical space indicated.

Please find the attached documents that illustrate the proposed renovation and roof level addition. Drawings/documents submitted for review include the following:

A000	Project Statistics and Existing Photos
A001	Existing and Proposed Model Views
A002	Proposed Fifth Floor Plan Diagram
A003	Proposed Model Views
A004	Proposed Model Views
A005	Shadow Studies
A100	Site Plan
A101	Proposed Site Section Diagram A-A
A102	Proposed Site Section Diagram B-B
A200	Proposed Basement Plan
A201	Proposed Ground Floor Plan
A202	Proposed Second Floor Plan
A203	Proposed Third Floor Plan
A204	Proposed Fourth Floor Plan
A205	Proposed Fifth Floor Plan
A206	Proposed Roof Plan
A301	Proposed East-West Building Section
A302	Proposed North-South Building Section
A401	Proposed East Elevation
A402	Proposed South Elevation
A403	Proposed West Elevation
A404	Proposed North Elevation

Please refer to the attached City of Toronto Building Department 'Examiners Notice' No 19 179451 ZPR 00 ZR, dated 23 October 2019 for the list of variances identified, as summarized below.

The property is located in the former municipality of Toronto and is subject to Zoning By-law No. 438-86, as amended. Based on Zoning By-law No. 438-86, the property is zoned MCR T4.0 C1.5 R3.0.

1. The by-law requires that the residential gross floor area be not more than 3.0 times the area of the lot: 1,585.2 m². The proposed residential gross floor area of the building is approximately 3.92 times the area of the lot, or 2,069.6 m². [8(3) Part I 3(A) – Residential Gross Floor Area]

The first variance deals with allowable density. This four-storey building was constructed in the mid 1930s as a manufacturing (non-residential) facility. The existing density is an historic condition of this site, which has been in place for over 80 years now. The overall gross floor area of the building will in fact reduce as a result of this project (due to the creation of 'light wells' on south elevation) from an existing total of 2,131.3 m² to 2,069.6 m². (See Project Statistics Sheet A000). The overall gross floor area at the roof level to support the exterior amenity space proposed there will be 90.5 m², a very small percentage of the overall gross floor area of the building. The overall density of the building on this site is allowed to be 4.0 times the area of the lot, and this project will fall below that limit.

2. A stair tower, elevator shaft or mechanical enclosures located on the roof of a building may exceed the maximum permitted height by up to 5.0 m, provided the width of any such elements located within 6.0 m of a lot line that is a street line does not exceed 20% of the width of the wall of the building facing the lot line. The width of the stair enclosure and vestibule at the front of the building facing Dundas St. W. is approximately 30% of the width of the main wall below. [4(2)(a)(i)C. Height Limits: Buildings and Structures]

See Drawings A002, A003 and A205

We have extended the existing footprint of the exit stair located in this corner of the building directly through the roof area with a small vestibule at the roof level for access. This is the smallest footprint we felt we could manage to provide safe, functional roof access for this second exit stair, required to enable roof top amenity space access. The allowable width of stair extension - 3.1 m/20% of building width - has been extended to 4.67 m/30% of building width to accommodate this arrangement. The stair is setback from the front façade by a minimum of 2.3 m which minimizes its visual impact, from the street. The views provided on Drawing A003 are intended to assist in confirming the minor nature of the visual impact of this stair extension.

3. The by-law requires the building to be set back a distance of at least 7.5 metres from a lot in a Residential district. The proposed building is set back 3.05 m from a lot in a Residential district. [8(3) Part II 4(A) - 7.5 m Setback]

See Drawings A001, A002, A004, A101, A102 and A205

This is an historic condition of the site, given the narrow existing public laneway in this location. The only change that this project proposes into this 7.5 m set back is the minor extension of the west exit stair – Stair B – at the roof level to provide a legal exit stair arrangement as well as an interior hallway to connect this required exit stair to the proposed elevator lobby and amenity areas to be provided. Please note the demarcation of the 7.5 m set back line on the cross sections included. The location of this exit stair extension is determined by the historic condition of the existing arrangements and the location of the exit stairwell below. The extension has been arranged to provide the minimum dimensions in both plan and cross section. See also Model views on drawing A004, with views from the neighbouring properties to the west, which are intended to assist in confirming the minor nature of the visual impact of this stair extension. It is important to note that this set back requirement dates from 1997, well after the existing building was constructed.

4. The by-law requires the building to be within the 45-degree angular plane projected over the lot from an elevation of 10 metres above the average elevation of the ground at a distance of 7.5 metres from a lot in a residential or park district. The proposed building will penetrate the 45-degree angular plane. [8(3) Part II 4(C)(III) - Rear Angular Plane] Page 2 of 2

See Drawing A002, A101, A102 and A301

The drawing referenced above describes the location of the angular plane and provide an overview of changes proposed to the west end of the existing roof area. Like the variance above, due to historic conditions of the existing development, any modification to the rear west end of the building would trigger this variance requirement. We have done our best to limit the visual and shadow impacts of any roof modifications required, by adopting MRL elevator technology and minimizing the impacts of the exit stair extensions required to



facilitate roof occupancy for exterior amenity space. It is important to note that this angular plane requirement dates from 1997, well after the existing building was constructed.

To summarize, the proposed use of this facility as a municipal shelter does not require a planning approval and will be accomplished through a building permit process describing the extent of interior alterations required. This application specifically deals with modifications proposed at the roof level to allow for the installation of a larger elevator to achieve improved overall accessibility throughout the facility and to support access to critically needed roof top amenity space for the program.

In our opinion, the variances required and identified above are largely the result of historic conditions of this site. The modifications to the roof area designed to enable its occupancy and provide enhanced overall building accessibility, as a whole, have been considered to ensure the minimum impact to neighbours, while ensuring that the facility can be successful in its mission to support this vulnerable population.

Please contact me in our office (jlobko@dtah.com) with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'JOE LOBKO'.

Joe Lobko
OAA / NSAA / FRAIC / LEED AP BD+C
Partner
DTAH Architects Ltd.