

409 Huron Street – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: August 21, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 11 - University-Rosedale

Planning Application Number: 19 152383 STE 11 OZ

Related Application: 19 152398 STE 11 RH

Notice of Complete Application Issued: May 10, 2019

Current Uses on Site: A connected three-storey houseform building and three-storey apartment building containing 40 residential rental units with surface parking to the north and east of the building.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application at 409 Huron Street for a four-storey, 90-unit apartment building, including 40 rental replacement units. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 409 Huron Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

The Zoning By-law Amendment application proposes to amend the zoning by-law provisions for the property at 409 Huron Street to permit a four-storey, 90-unit apartment building that would integrate the front facade of the existing three-storey houseform building. The building would include 66 studio units, 16 one-bedroom units, seven two-bedroom units and one three-bedroom unit. The building would have a height of approximately 15.6 metres (17.5 metres including the mechanical penthouse) and a gross floor area of approximately 2,765 square metres. Zero vehicle parking spaces and 222 bicycle parking spaces are proposed.

The Rental Housing Demolition Application proposes to demolish the existing 40 residential rental units located at 409 Huron Street and replace them with 40 rental dwelling units in the new development. The existing units consist of 39 studio units and one one-bedroom unit.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 of this report for three dimensional representations of the project in context, Attachment 3 for the location map, Attachment 4 for the proposed site plan drawing and Attachment 6 for the application data.

Provincial Policy Statement

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"). The PPS may be found on the Ministry of Municipal Affairs and Housing website.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the

Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the Planning Act. The PPS recognizes the Official Plan as the most important document for its implementation. Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject application is within the Downtown and Central Waterfront area on Map 2 and is designated Neighbourhoods on Map 18 of the Official Plan, as shown on Attachment 5 of this report.

University of Toronto Secondary Plan (1997)

The site is subject to the existing University of Toronto Secondary Plan, which was adopted in 1997 under the former City of Toronto Official Plan and was brought forward unchanged into the current Official Plan. The objectives for the Secondary Plan 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 that 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.

TOcore: Planning Downtown

City Council adopted OPA 406 on July 27, 2018. OPA 406 included amendments to the Downtown section of the Official Plan and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area.

On August 9, 2018 the City's application under Section 26 of the Planning Act was sent to the Minister of Municipal Affairs and Housing (MMAH) for approval. The Ministry issued its decision regarding OPA 406 on June 5, 2019.

As part of the decision the Ministry revised the Plan to add the following transition policy: "This Plan does not apply to applications for official plan amendment, zoning by-law amendment, draft plan of subdivision or condominium approval, site plan approval, consent or minor variance which were complete prior to the approval of this Plan and which are not withdrawn. In-force site-specific official plan and/or zoning by-law amendments shall be deemed to conform with this Plan." Given that this application was complete prior to June 5, 2019, OPA 406, the new Downtown Secondary Plan, does not apply to this application.

University of Toronto Secondary Plan Review

The site is within the University of Toronto Secondary Plan area, which is subject to an Official Plan Amendment application (File No.: 16 221931 STE 20 OZ) to establish a new University of Toronto St. George Campus Secondary Plan. This new Secondary Plan would replace the existing Secondary Plan that was adopted in 1997. The purpose of the new Secondary Plan is to provide an updated policy framework that would manage change and guide new development in the area. Additional information about the application may be found here: www.toronto.ca/planning/UofTSecondaryPlan.

On July 23, 2018, City Council adopted a Status Report on the University of Toronto St. George Campus - Official Plan Amendment, and endorsed a series of principles for the Secondary Plan Area, including:

- Protect the Secondary Plan area for predominantly institutional land uses along with ancillary uses that support the functioning of the area as an institutional district
- Prioritize the movement of pedestrians and cyclists
- Conserve built heritage resources and cultural heritage landscapes

- Enhance and expand the existing open space and public realm network
- Affirm that the institutional uses, collection of heritage resources and public realm network are character-defining elements of the area
- Ensure that the Secondary Plan area will continue to grow and evolve in a way that positively contributes to the character-defining elements of the area

City Council's decision may be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.88>

City Council has not made a decision, as of the date of this report, to adopt an Official Plan Amendment to amend the University of Toronto Secondary Plan. Staff anticipate preparing a Final Report for the new Secondary Plan and Urban Design Guidelines for the area in the fall of 2019. The existing University of Toronto Secondary Plan remains in force and effect.

Zoning By-laws

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.

The site is not subject to City of Toronto Zoning By-law 569-2013.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- University of Toronto (Main Campus) Urban Design Guidelines
- Townhouse and Low-Rise Apartment Guidelines
- Growing Up: Planning for Children in New Vertical Communities

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on May 10, 2019, for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111. Staff are reviewing the submitted materials, including the Housing Issues Report, to evaluate the appropriateness of the rental replacement strategy and measures to mitigate hardship for tenants.

COMMENTS

Reasons for the Application

The proposed residential land use is 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, height, density and parking.

The Rental Housing Demolition application is required to permit the demolition of the 40 existing rental housing units, as required by Chapter 667 of the Municipal Code.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will evaluate this planning application for consistency with the PPS (2014) and conformity with the Growth Plan (2019). Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS and the Growth Plan will be largely determined by conformity with the Official Plan.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the Neighbourhoods policies and the University of Toronto Secondary Plan.

Built Form, Planned and Built Context

The suitability of the proposed built form will be evaluated based on the planning framework for the area including Provincial policies and plans, Official Plan policies, the existing University of Toronto Secondary Plan, University of Toronto (Main Campus) Urban Design Guidelines, Townhouse and Low-rise Apartment Guidelines, Growing Up Guidelines and the emerging direction of the new University of Toronto St. George

Campus Secondary Plan. Staff will assess, among other issues that may arise in the review of the application:

- Whether the application is contextually appropriate and fits with the existing and planned context.
- The conservation of on-site and adjacent heritage resources.
- The relationships to adjacent properties, including transition, setbacks and the resulting separation distance from adjacent properties and buildings, and the suitability of the built form measures proposed to provide transition to the abutting laneway building to the northeast at 100 bpNichol Lane in particular.
- The provision of adequate landscaped open space.
- The provision of sufficient indoor and outdoor amenity space.
- Desirability of the proposed unit type and mix, including providing dwelling unit layouts and sizes that would be suitable for a broader range of households.
- Adequacy of the bicycle and vehicle parking supply.

Heritage Impact and Conservation

The subject site is adjacent to the following heritage properties:

- University of Toronto Schools building to the west at 371 Bloor Street West is listed on the City's Heritage Register
- Thomas W. Wilson House to the south at 407 Huron Street is designated under Part IV of the Ontario Heritage Act

As part of the update to the existing University of Toronto Secondary Plan, all properties in the area are being evaluated for their value as potential heritage resources. In July 2018, the houseform building on the site was identified in the Status Report for the proposed Secondary Plan as having potential heritage value. City Council directed staff to bring forward a report on the potential inclusion of the properties on the Heritage Register and, should an application be submitted for the properties identified as potential heritage resources in the meantime, a Heritage Impact Assessment would be required as part of the application submission requirements. The proposal includes retention of the front façade of the houseform building.

The Heritage Impact Assessment submitted with the application is currently under review by staff to evaluate the impact that the proposal will have on the adjacent cultural heritage resources. Staff will develop an appropriate conservation strategy for the existing heritage resources, and evaluate and develop an approach to the potential heritage resource.

Rental Housing

The Rental Housing Demolition application will be assessed against the City's rental housing demolition and conversion control by-law and rental housing replacement policy. Staff will evaluate the Housing Issues Report with respect to the appropriateness of the rental housing replacement proposal, including the unit types and sizes, rent classification, unit design, location and access, and the amenities for the proposed replacement housing. Staff will work with the applicant and tenants to determine an acceptable rental replacement strategy and tenant relocation and assistance plan. A meeting with the tenants will be held at a future date.

Tree Preservation

Staff will evaluate tree protection and injury mitigation measures as a result of the proposal and opportunities for new tree planting. The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The Arborist Report and Tree Preservation Plan submitted in support of the application indicate there are eight trees and one tree polygon both within and immediately adjacent to the subject site. All of the trees qualify for protection and all are proposed to be removed.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

- Staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. The applicant will be encouraged to pursue a higher level of sustainability through the application review process.

Infrastructure/Servicing Capacity

Staff will review the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro etc.) to accommodate the proposed development. The applicant has submitted the following studies and reports, which are being reviewed by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Geotechnical Investigation; Hydrogeological Report; and Transportation Impact Assessment. Staff will assess:

- The servicing reports, to evaluate the effects of the development on the City's municipal servicing infrastructure, and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to provide adequate servicing to the proposed development.

- The transportation impact report, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Other Matters

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

CONTACT

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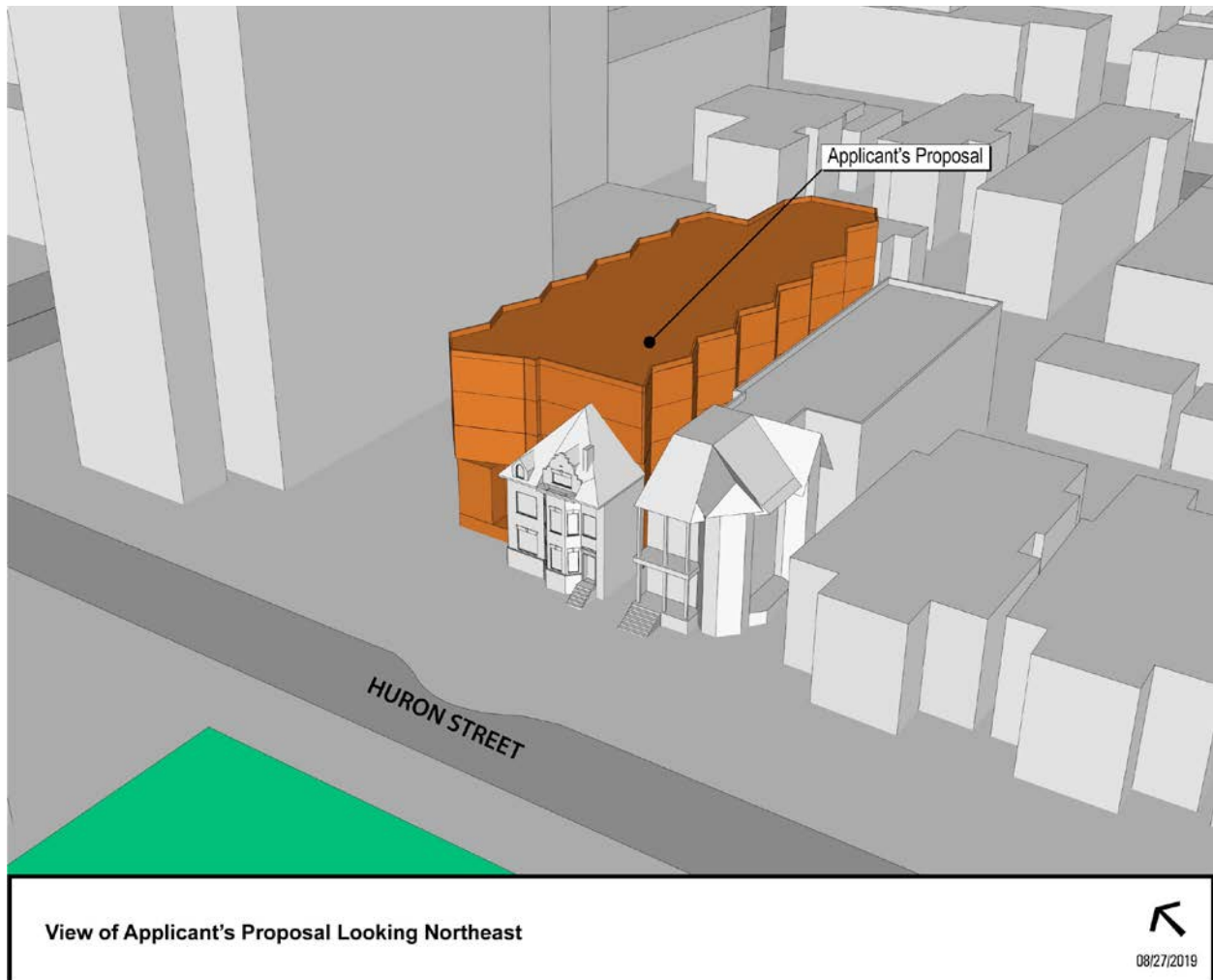
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Community Planning, Toronto and East York District

ATTACHMENTS

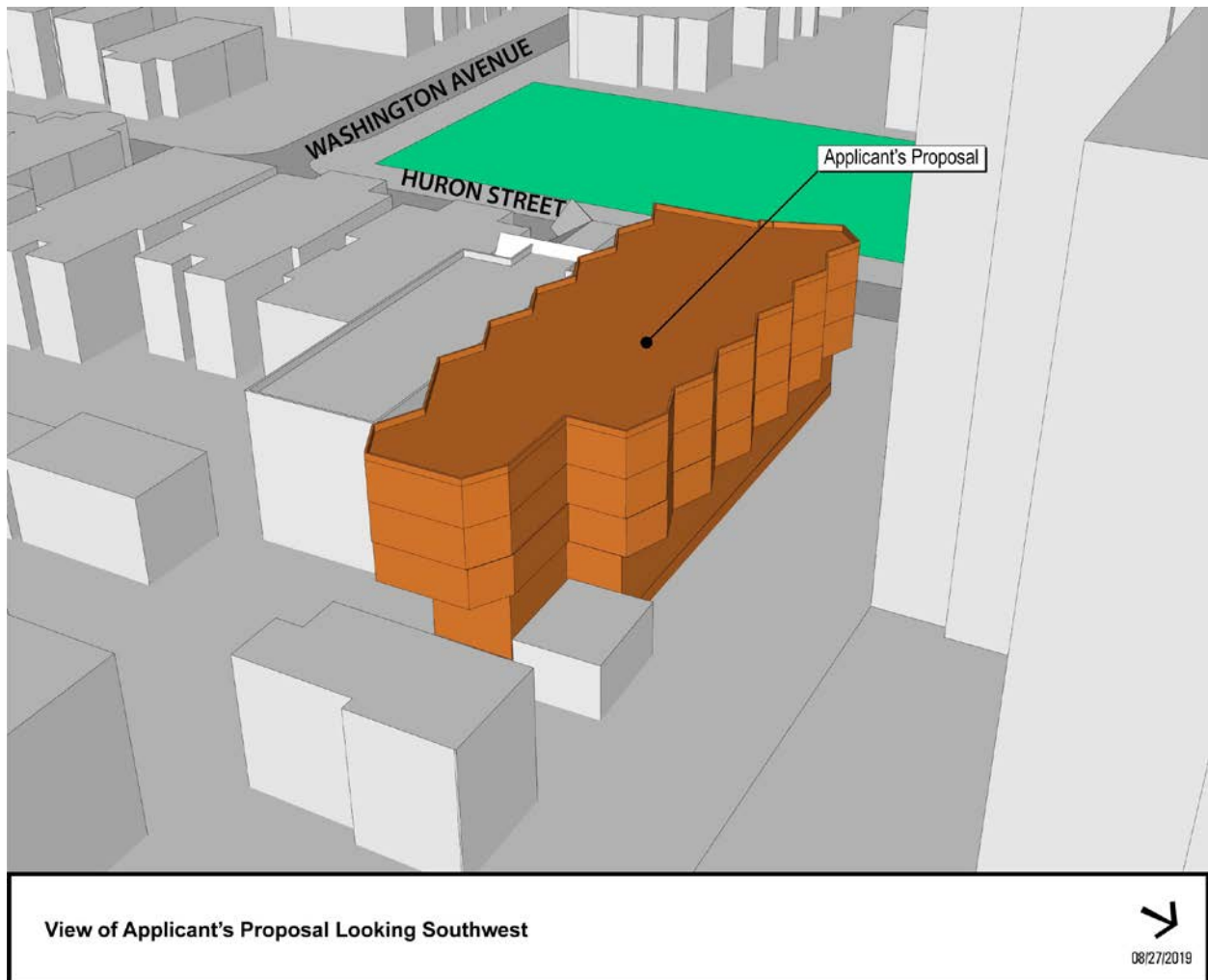
City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context - Northwest
Attachment 2: 3D Model of Proposal in Context - Southeast
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Application Data Sheet

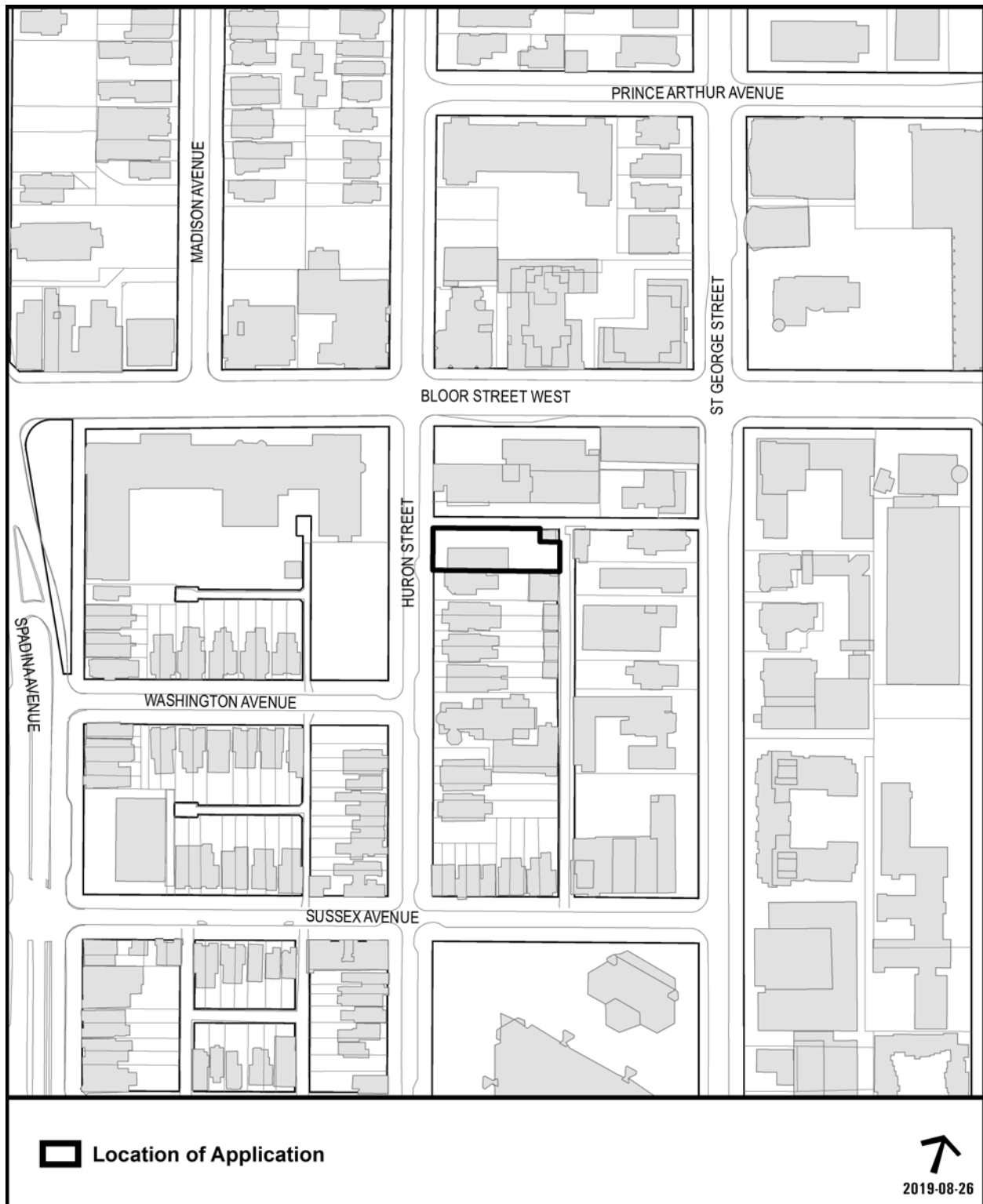
Attachment 1: 3D Model of Proposal in Context - Northwest



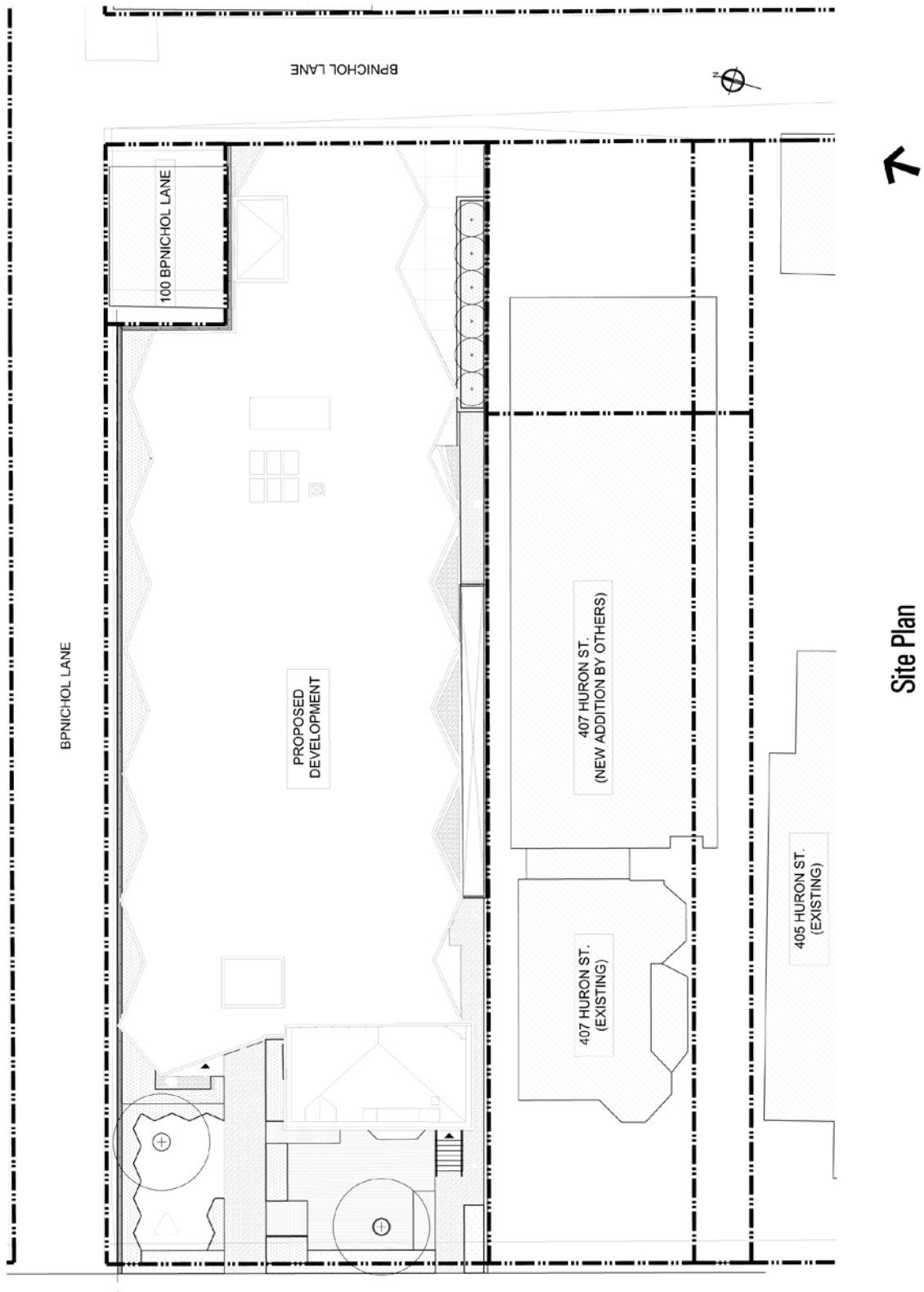
Attachment 2: 3D Model of Proposal in Context - Southeast

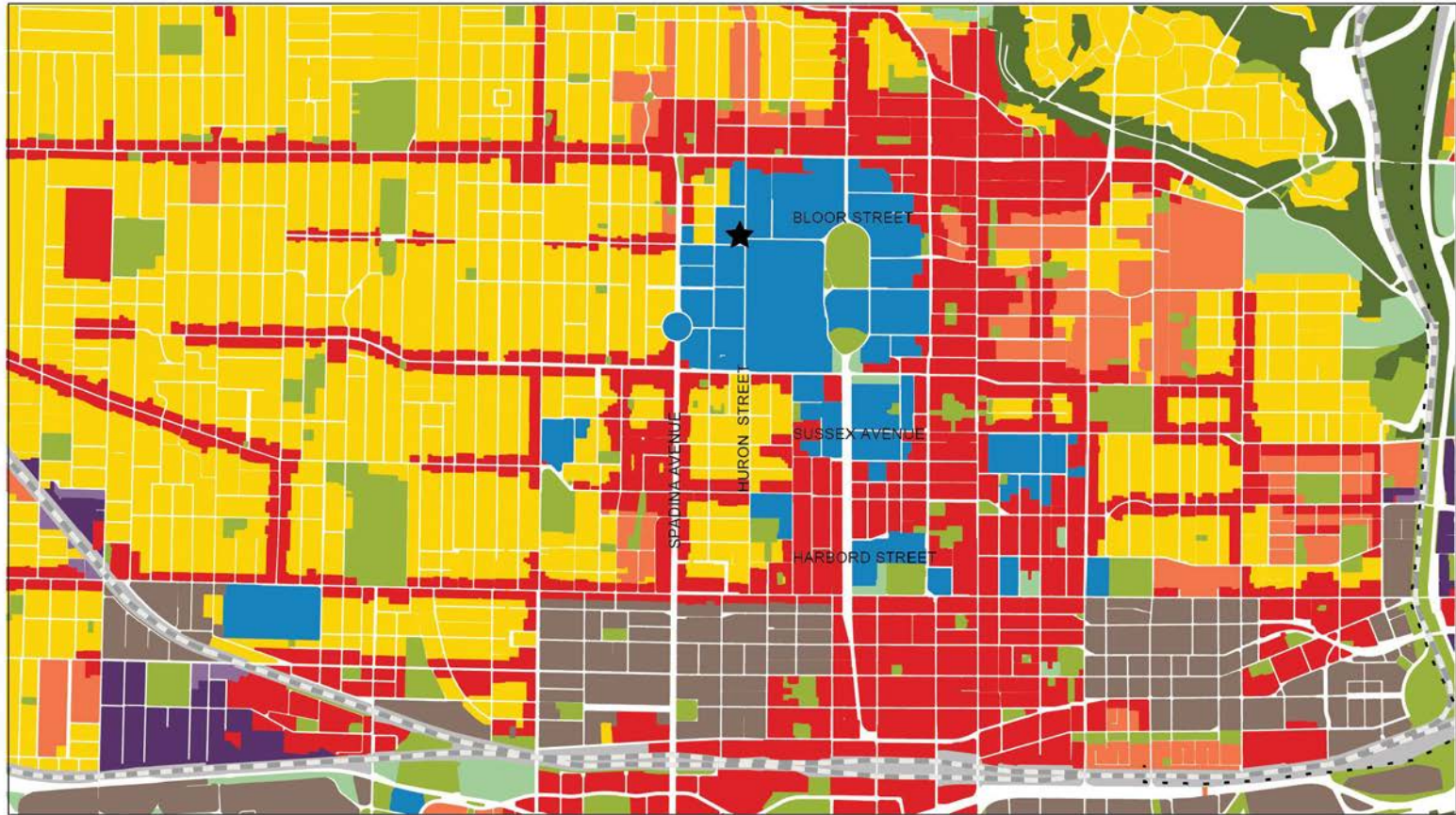


Attachment 3: Location Map



Attachment 4: Site Plan

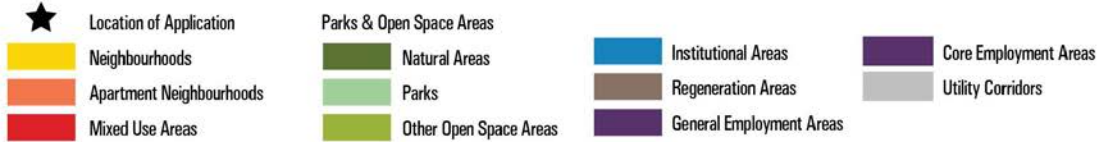




Official Plan Land Use Map #18

409 Huron Street

File # 19 152383 STE 11 0Z



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Not to Scale
09/19/2019

Attachment 6: Application Data Sheet

Municipal Address:	409 Huron Street	Date Received:	May 10, 2019
Application Number:	19 152383 STE 11 OZ		
Application Type:	Rezoning		
Project Description:	Proposed four-storey, 90-unit apartment building that would integrate the front facade of the existing three-storey houseform building and replace the 40 existing rental units on the site.		
Applicant	Agent	Architect	Owner
Bousfieds Inc.		SvN	Impressions Group

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Yes
Zoning:	Former City of Toronto By-law 438-86	Heritage Designation:	No
Height Limit (m):	12	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m):	1,090	Frontage (m):	20	Depth (m):	58
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,055	270	343	613
Residential GFA (sq m):	1,055	270	2,495	2,765
Non-Residential GFA (sq m):	0	0	0	0
Total GFA (sq m):	1,055	270	2,495	2,765
Height - Storeys:	3		4	4
Height - Metres:	13		16	16

Lot Coverage Ratio (%)	56.24	Floor Space Index:	2.54
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,318	447

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	40		40	40
Freehold:				
Condominium:			50	50
Other:				
Total Units:	40		90	90

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		66	16	7	1
Total Units:		66	16	7	1

Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	222	Loading Docks:	1
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