



REPORT FOR ACTION

Phase 1: Modular Housing Initiative

Date: June 23, 2020

To: City Council

From: Chief Planner & Executive Director, City Planning

Wards: Ward 9 – Davenport; Ward 20 – Scarborough Southwest

SUMMARY

This report responds to Item No. PH 14.8 adopted at the June 15, 2020, Planning and Housing Committee requesting that staff report directly to City Council on June 29 and 30, 2020, on ways to expedite the necessary planning approvals for two modular housing proposals located at 150 Harrison Street (Ward 9 – Davenport) and 11 Macey Avenue (Ward 20 – Scarborough). The Planning and Housing Committee also requested that staff report back on the outcomes of feedback received through community consultation. However, due to the timing of community engagement events, the latter request will be provided in a supplementary report to be submitted to City Council.

At its meeting of April 30, 2020, City Council adopted Item No. CC20.6 "Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic". This report recommended that staff find ways to expedite the delivery of 100 new homes ("Phase One") at two initial sites as a quick start to a larger effort around modular supportive housing. The target occupancy date for both modular housing proposals is fall 2020. Staff have been directed to work within this timeline in order to respond to the City's current housing and homelessness crisis and alleviate some of the growing pressures on the already strained shelter system which have been further compounded by the COVID-19 pandemic.

Create TO, the City's agent, has filed site plan applications for both sites. These applications are currently under review by City staff and approval is delegated to the Chief Planner and Executive Director, City Planning.

Staff have reviewed the modular housing proposals and determined that their use, height and scale would conform to Official Plan *Neighbourhoods* land use policies for each site. Although the underlying zoning for both sites is residential, variances to zoning regulations would be required to develop each modular housing proposal.

As requested, staff have assessed the review and approval processes for the required *Planning Act* applications in order to identify ways to expedite the delivery of modular housing. In consideration of City Council's direction to develop modular housing as a

response to the City's growing housing crisis that has been exacerbated by the COVID-19 Pandemic, this report recommends that City Council request the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order. This order would provide the necessary zoning relief to permit the construction of modular housing at 150 Harrison Street and 11 Macey Avenue. The Planning Act gives the Minister of Municipal Affairs and Housing the power, by order, in respect of any land in Ontario, to exercise any of the powers conferred on Council to zone lands and modify the zoning regulations for a given site. A Minister's Zoning Order would enable the City to more quickly implement the modular housing proposals in order to respond to the urgent need for affordable supportive housing.

RECOMMENDATIONS

The Chief Planner & Executive Director, City Planning Division recommends that:

1. City Council request that the Minister of Municipal Affairs and Housing make a Minister's Zoning Order, pursuant to Section 47 of the Planning Act, for both 11 Macey Avenue and 150 Harrison Street to amend the zoning regulations for both sites to permit the construction of the modular housing proposals on both sites;
2. City Council request the Chief Planner and Executive Director, City Planning in consultation with staff from Toronto Building and staff from the Legal Services Division, to work with provincial staff on the draft form of the requested Minister's Zoning Order; and
3. City Council direct the City Clerk to forward a copy of this resolution to the Ministry of Municipal Affairs and Housing.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included within this report in the current budget year or future budget years. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT

The Modular Housing Initiative has been analyzed for potential impacts on equity seeking groups and vulnerable residents of Toronto. This Initiative advances a number of the City of Toronto's equity strategies and commitments, including: HousingTO 2020-2030 Action Plan, Poverty Reduction Strategy, Strong Neighbourhoods Strategy, Toronto Newcomer Strategy, and the Toronto Seniors Strategy.

By implementing the Modular Housing Initiative, the City is creating permanent housing solutions to help some of our most marginalized residents live in dignified housing with

support. All homes within the two modular housing proposals would be rented at or below City-wide average market rents, providing lower income individuals with the opportunity to access safer, quality housing near high-order transit. A combination of housing supports and rental allowances will also be deployed to deepen the affordability of these homes.

DECISION HISTORY

At its meeting of June 15, 2020, the Planning and Housing Committee adopted a motion requesting that the Chief Planner and Executive Director, City Planning, in consultation with the Housing Secretariat, report directly to the June City Council meeting on the outcome of feedback from the community consultations on the two modular housing proposals and report directly to City Council on ways to expedite the necessary planning and building approvals. The Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.8>

At its meeting of April 30, 2020, City Council adopted CC 20.6 – “Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic,” which identified Horizon North as the selected builder for the first 110 modular homes and establishing a process for selecting the builder for an additional 140 modular homes. This report authorized CreateTO to act as the City's agent and to submit all required planning approval applications and requested that city staff prioritize the modular housing proposals by identifying ways to expedite the necessary building and planning approvals and developing design guidelines for subsequent phases of the modular housing initiative. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC20.6>

At its meeting of February 26, 2020, City Council adopted PH13.5 – "Plan to Create Supportive Housing Opportunities", outlining plans to develop 600 supportive housing opportunities in 2020 and requested the Federal and Provincial Governments, as part of their 2020 Budgets, to commit capital and operating funding to support the creation of 1,800 new units of supportive housing annually, in order to reduce homelessness in Toronto. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH13.5>

At its meeting of December 17 and 18, 2019, City Council adopted, with amendments, "HousingTO 2020-2030 Action Plan" as the framework to address Toronto's housing and homelessness challenges by 2030. This Plan includes a number of actions and targets to address critical needs across the housing spectrum including emergency shelters and transitional housing, social and supportive housing, market and affordable rental housing and homeownership. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

At its meeting of June 18 and 19, 2019, City Council adopted MM 8.49 – "Providing a Rapid Housing Response to Homelessness through a New Modular Supportive Housing Pilot Initiative". Council directed staff to report back on the development of a new modular supportive housing initiative. It called for interdivisional coordination to identify potential sites and to expedite the development of supportive housing. It also called for

consultation with the Toronto Alliance to End Homelessness. The full report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM8.49>

At its meeting of January 30 and 31, 2019 City Council adopted MM 2.9 – "Expanding Supportive Housing in Toronto". One aspect of this report called for an aggressive plan for building supportive and transitional housing. The full report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM2.9>

At its meeting of March 26 and 27, 2018, City Council adopted CD 26.5 – "Emergency Shelter Services Update". Council set a target of creating 18,000 new units of supportive housing over the next 10 years, approximately 1,800 supportive units per year. The full report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CD26.5>

BACKGROUND

The creation of modular affordable rental housing with support services is a key element of the HousingTO 2020-2030 Action Plan adopted by Council in December 2019. In recognizing the need to provide permanent housing with supports to effectively reduce homelessness, the HousingTO 2020-2030 Action Plan has an approval target of 18,000 supportive homes, including the creation of at least 1,000 modular homes, over the next ten years.

Modular housing is a type of prefabricated housing built in a factory and then assembled on site. Building modular housing is a quick and effective way to provide permanent homes with supports on a neighbourhood scale for those experiencing homelessness. The modular housing proposals for 150 Harrison Street and 11 Macey Avenue seek to develop each site with a three-storey rental apartment building containing 44 and 56 bachelor units respectively. All 100 units would be self-contained dwelling units with ensuite kitchen and bathroom facilities, a percentage of which will be accessible units. As proposed, each modular housing proposal would contain a common kitchen, dining lounge, staff areas and administrative offices. Outdoor amenity space, landscaping and bicycle parking are also proposed for each site.

The modular housing proposals, once completed, would be operated by a non-profit housing provider with 24/7 on-site staff providing residents with a full range of support, including meal preparation, primary health services and community services such as education, employment and life skills.

The modular homes would be provided to people currently experiencing homelessness. City staff would work with the selected non-profit housing operators to prioritize people who have a connection to the local area. Future residents would be referred to the non-profit operator through the Coordinated Access Model from the street, shelters and respite centres. The depth of affordability for each rental unit would depend on financial support from other levels of government.

Location maps for each site are included as Attachments 1 and 4 to this report. A description of each site and surrounding area is as follows:

- **150 Harrison Street** (Ward 9 – Davenport) is a vacant, City-owned property with street frontage on both Harrison Avenue, near the intersection of Dundas Street West and Dovercourt Road. It is the former site of the Toronto Police Service 14 Division. The surrounding area is comprised of a mix of uses including a Toronto Parking Authority lot to the east, semi-detached houses to the north and semi-detached houses to the west across Dovercourt Road. Also across the street to the west is the new 14 Division Police Station. In close proximity to this site, there are a number of walk-up apartments and townhouses. This site is well served by transit with 24-hour streetcar service on Dundas Street West and 24-hour bus service on Dovercourt Road, connecting the site to Ossington subway station.
- **11 Macey Avenue** (Ward 20 – Scarborough Southwest) is a vacant, City-owned property with frontage on both Macey Avenue and St. Dunstan Drive. The site is just north of Danforth Avenue and approximately 400 metres from Victoria Park subway station. The property slopes down from east to west. The surrounding area is comprised of residential uses of differing scales and forms, including one and two storey detached houses, semi-detached houses, a sixplex and multiple 16-storey apartment buildings. In close proximity to this site are non-residential uses which include a three storey school located on Pharmacy Avenue. To the east of the site, across St. Dunstan Drive, is Madelaine Park.

PROPOSAL

This report recommends that City Council request the Minister of Municipal Affairs and Housing to enact a Minister's Zoning Order for 150 Harrison Street and 11 Macey Avenue as this is the most expeditious process for advancing these initial two modular housing proposals and ensuring the fall 2020 occupancy is achieved. This process would enable the City to quickly provide new affordable housing targeted to people currently experiencing homelessness and who may be particularly vulnerable to the COVID-19 Pandemic.

Section 47(1) of the *Planning Act* gives the Minister of Municipal Affairs and Housing the authority to zone property in the Province through a Minister's Zoning Order. While City Council has the authority to zone and re-zone lands through its powers under Section 34 of the *Planning Act* a Minister's Zoning Order provides the Minister the authority to make an order exercising City Council's power to enact zoning regulations. A Minister's Zoning Order would address required modifications to the zoning regulations needed to implement the modular housing proposals, a process which would have otherwise been advanced through either a Zoning By-law Amendment approved by Council or Minor Variance application approved by the Committee of Adjustment. It is important to note that residential uses are permitted currently on both sites. The requested changes deal with performance standards, such as setbacks, and building type in the case of the 11 Macey Street site.

Staff considered advancing the modular housing proposals through the Zoning By-law and Minor Variance application processes, but determined that the fall 2020 occupancy target established by City Council would not be achieved through these approval processes.

Both proposals would be subject to Site Plan Approval. A process that will examine the design and technical aspects of each modular housing proposal to ensure that it is attractive and compatible with the surrounding area and contributes to the economic, social and environmental vitality of the City. Features such as building designs, site access and servicing, waste storage, parking, loading and landscaping are typically reviewed. The City, through its development agency CreateTO, has submitted Site Plan Approval applications for both sites. These applications are following the normal procedures and guidelines required by the City and are currently under review by City staff. To achieve Council's timelines, staff created a team who have focused on providing real time responses to the site plan and daily meetings to address any issues or concerns from a technical perspective. The final Site Plan will be informed by feedback received through the community consultation process, a critical component to the successful delivery of the modular housing.

Site plan approval is delegated, as is the City's standard practice, to the Chief Planner and Executive Director, City Planning.

COMMUNITY ENGAGEMENT

City and CreateTO staff initiated a multi-faceted community consultation throughout the month of June to provide residents with an opportunity to learn more about the modular housing proposals at 150 Harrison Street and 11 Macey Avenue and provide feedback. This engagement included a website, mailed flyers, on-site signage and virtual information sessions. The virtual information sessions for 150 Harrison Street were scheduled for June 17 and 24. The sessions for 11 Macey Avenue were scheduled for June 16 and 23 and July 8.

During the June 16 Community Engagement Session for 11 Macey Avenue, staff received a number of comments and questions with respect to the site plan application. These comments and question focused primarily on the accessibility of the mid-block connection, building design and building type. Through the site plan revision process, staff have worked with CreateTO and their consultants to respond to these comments and improve the building facades fronting onto both Macey Street and St. Dunstan Drive.

The comments and questions received during the June 17 Community Engagement Session for 150 Harrison Street focused primarily on larger housing policy issues in the City, neighbourhood safety and the future not-for-profit housing provider.

Due to the timing of the community engagement sessions and the finalization of this report, City staff will submit a supplementary report to City Council summarizing comments and feedback received and outcomes of the entire engagement process.

COMMENTS

The prioritization of, and expedited approval process for, the two modular housing proposals supports provincial and municipal objectives by providing affordable housing and improving social equity and overall quality of life in our communities.

Section 2 of the Planning Act sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. By creating permanent affordable supportive housing within transit accessible neighbourhoods, the modular housing proposals for both 150 Harrison and 11 Macey Avenue have regard to the following matters of provincial interest:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing; and,
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

The **Provincial Policy Statement (PPS 2020)** provides province-wide policy direction on land use planning and development to promote strong communities, a strong economy and a clean and healthy environment. It includes policies on key issues that affect communities. With respect to housing, the PPS 2020, Section 1.4 Housing, encourages the achievement of healthy, liveable and safe communities by accommodating an appropriate range and mix of housing options to meet housing needs, including affordable housing. The PPS also seeks to align the provision of housing with housing and homelessness plans in order to meet the social, health, economic and well-being requirements of current and future residents.

The modular housing proposal is consistent with the PPS 2020 as it will contribute to the range and mix of housing within communities by providing permanent affordable supportive housing. The proposal also contributes to meeting the social, health, economic and well-being requirements of current and future residents by prioritizing people currently experiencing homelessness within the communities in which the sites are located.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the Growth Plan 2019) provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe. Section 3 of the *Planning Act* requires that all City Council decisions that affect a planning matter, shall conform with the Growth Plan.

Key objectives of the Growth Plan, which are articulated in Policies 2.2.6.2 and 2.2.6.3 respectively, support the achievement of complete communities that improve social equity and overall quality of life, including human health, for people of all ages, ability and incomes; and provide a diverse range and mix of housing options, including affordable housing, to accommodate people at all stages of life, and the needs of all household sizes and incomes. The two modular housing proposals would provide permanent, supportive affordable housing to those currently experiencing homelessness and, as a result, conform with the Growth Plan.

The **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. The vision of the City's Official Plan centres on the creation of an attractive and safe city that evokes pride, passion and a sense of belonging. A city where people of all ages and abilities can enjoy a good quality of life in vibrant neighbourhoods that are part of complete communities. The vision also outlines the importance of providing affordable housing choices across the City that meet the needs of everyone in their communities throughout their life.

Official Plan Section 3.2.1 Housing outlines that adequate and affordable housing is a basic requirement for everyone. Where we live and our housing security contribute to our well-being and connect us to our community. The City's quality of life, economic competitiveness, social cohesion, as well as its balance and diversity depend on it. Policy 3.2.1.1 directs that a full range of housing, in terms of form, tenure and affordability will be provided and maintained, across the City and within neighbourhoods, to meet the current and future needs of residents. A full range of housing includes affordable and supportive housing. The proposed modular housing development for both sites support the City's vision as a place where all people have housing choice and can have access to a good quality of life.

Official Plan Section 4.1 Neighbourhoods considers lands designated *Neighbourhoods* as physically stable areas made up of residential uses with lower scale buildings, including interspersed walk-up apartments no higher than four storeys. The Plan recognizes that there are properties within *Neighbourhoods* that differ from prevailing lot patterns, size, configuration and orientation. In such instances, it is often not possible, or desirable, to replicate these same site characteristics and lot pattern within infill developments. Policy 4.1.9 contains development criteria for dealing with the integration of new development for these types of sites. As outlined below, the modular housing proposals for both 150 Harrison Street and 11 Macey Avenue have been considered under Policy 4.1.9.

Policy 4.1.9 is applicable to development on sites that are irregularly shaped and vary from their context in terms of lot size, configuration and/or orientation. This policy provides development criteria for properties in established *Neighbourhoods* focused on ensuring design that produces a good living environment that is compatible with its neighbourhood context. This Policy sets out specific development criteria to require, among other matters, that the height, massing and scale of a proposal be respectful of those permitted by zoning on nearby residential properties and setbacks from adjacent properties and streets are proportional to that permitted by zoning on adjacent residential properties.

The **150 Harrison Street** site is a square lot (46 by 46 metres) with an area of approximately 2,070m². The lot configuration and size varies from adjacent lots within the surrounding block which are generally rectangular in shape (approximately 7 by 34 metres) with lot sizes of approximately 240m². The neighbourhood includes a mix of building types, heights, massing and densities ranging from two and three-storey detached houses, to three-storey apartment buildings, as well as a new two storey 14

Division police station. Notably, the site is abutting a Toronto Parking Authority parking lot.

The **11 Macey Avenue** site is a through lot fronting onto two public streets and has a lot size and configuration that varies from the local pattern. The lot is approximately 37 by 67 metres, resulting in a lot size of approximately 2,650m². Adjacent lots within the surrounding block are generally 10 by 34 metres with lots sizes of approximately 345m². The neighbourhood surrounding this site includes lands designated as *Neighbourhoods*, *Apartment Neighbourhoods* and *Mixed Use Areas* and contains a mix of building heights, types and scales of development ranging from one and two storey single-detached houses, a three storey school, six-plex and 16 storey apartment buildings along Victoria Park Avenue. The as-of-right zoning for immediately adjacent sites permits building heights of 9 metre, which reflects the planned context for the local area. However, these lots are currently developed as one and two storey single-detached houses.

Policy 4.1.10 provides direction regarding the evaluation of residential infill proposals on lots that vary from the local pattern in terms of lot size, configuration and/or orientation. As described above, Policy 4.1.9 sets out the evaluation criteria for such development applications to ensure that impacts on other properties within the *Neighbourhood* are taken into consideration.

City Planning is of the opinion that Policy 4.1.9 is the most relevant policy through which to evaluate the neighbourhood compatibility of the modular housing proposals for both 150 Harrison Street and 11 Macey Avenue given their irregularly shaped lots that vary from their context in terms of size, configuration and/or orientation. Staff have reviewed the proposals, elevations, landscape plans and building design and features and determined that the two modular housing proposals would be respectful of neighbouring properties, taking into consideration established setbacks, building heights and massing.

Zoning

Both sites are subject to residential zoning under Toronto By-law 569-2013 and, as such, residential uses are permitted.

- 150 Harrison Street is zoned R (d0.6)(x729), which is the Residential Zone in Zoning By-law 569-2013. The maximum permitted height is 10.0 metres,
- 11 Macey Avenue is zoned RS (f12.0; a371)(x99) which is the Residential Semi-detached Zone under Zoning By-law 568-2013. The maximum permitted height is 9.0 metres, and two storeys.

Variances to zoning regulations for each site would be required to develop the modular housing proposals. Variances for height, setbacks, parking, and loading would be required on both sites; additional variiances may be required for permitted encroachments of certain building elements such as canopies, pergolas and ancillary buildings. In addition, 11 Macey requires a variance for permitted building type, and 150 Harrison Street requires a variance for maximum permitted floor space index.

As previously discussed, the proposals reflect a building type that is compatible with the existing neighbourhood context. The required increases in height for both proposals at 12.0 metres are modest. At three storeys, each proposed building is within the four storey height limited permitted by the Official Plan in Neighbourhoods Policies. The reduced building setbacks would be mitigated through the use of landscaping, screening, and building design. The 11 Macey Avenue proposal would be within the maximum permitted lot coverage of 50%. Both proposals comply with the minimum percentage landscaping requirements.

On-site parking is not proposed on either site. Given the nature of the development, it is not expected to generate a high demand for parking. Both locations are in transit-oriented communities. The 150 Harrison Street site is located adjacent to an existing Green P Parking lot and it is anticipated staff or residents with cars will use the Green Parking lot. CreateTO and City staff are exploring off-site solutions to deal with the minimal parking that would be required for the 11 Macey Avenue site. Both proposals would comply with requirements for bicycle parking and landscaping. The proposals both include an adequate supply of bicycle parking for both residents and visitors, with a variance only required for the 150 Harrison site.

Attachments 7 and 8 to this report identify the required zoning regulation variances for each site and, where the variance is numeric, an estimate of the required variation.

NEXT STEPS

City Planning continues to review the Site Plan Approval applications for each site. Site Plan approval cannot be issued until zoning compliance is confirmed. As this report is recommending the use of a Minister's Zoning Order to achieve zoning compliance, Site Plan Approval is reliant on the timely issuance of the Minister's Zoning Order.

The Housing Secretariat has recently issued a Request for Proposals ("RFP") to select future non-profit providers to operate each site. The selected operators will be identified in August and will work with the City to get the sites staffed and ready for occupancy in the fall 2020.

CONCLUSION

The properties at 150 Harrison Street and 11 Macey Avenue have been identified as the Phase One sites for the Modular Housing Initiative. In response to Council's request, staff have been working diligently to expedite the necessary planning proposals in order to quickly provide new supportive housing opportunities for residents experiencing homelessness and who may be particularly vulnerable due to the COVID-19 pandemic.

The modular housing proposals are consistent with, and conform to, the provincial planning policy framework. The provision of affordable supportive housing within the City's neighbourhoods supports the Official Plan's vision as a place where all people

have access to housing choice and a good quality of life. The scale of development is also in keeping with the Official Plan land use *Neighbourhoods* policies.

In accordance with Council's request for an expedited planning approvals process, this report recommends that City Council request the Minister of Municipal Affairs and Housing make a Minister's Zoning Order to enable the proposed development of 150 Harrison Street and 11 Macey Avenue in accordance with the Zoning By-law modifications set out in Attachments 7 and 8 to this report.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1: 150 Harrison Street – Location Map/Draft Survey

Attachment 2: 150 Harrison Street – Zoning Map

Attachment 3: 150 Harrison Street – Official Plan Land Use Map

Attachment 4: 11 Macey Avenue – Location Map/Draft Survey

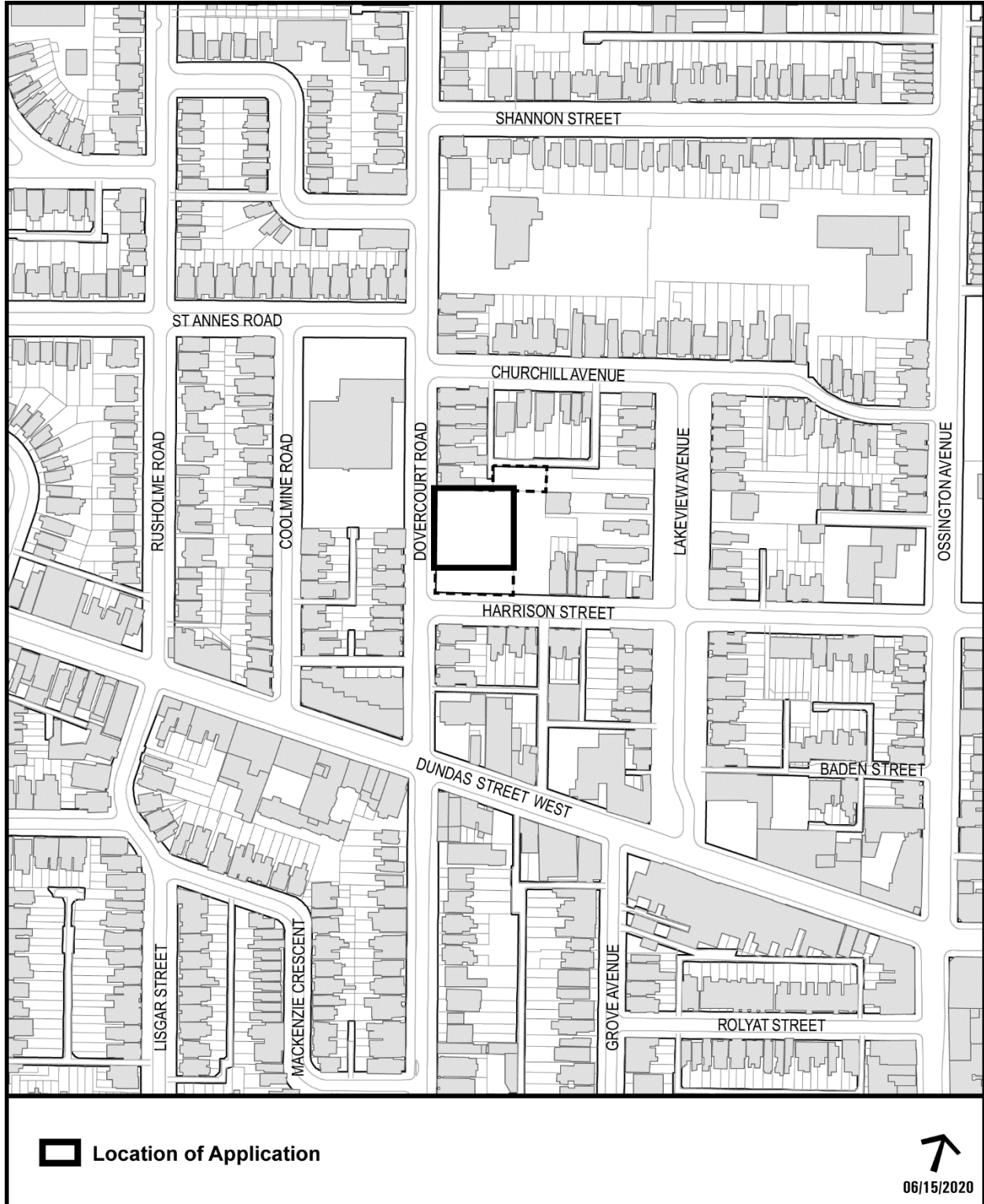
Attachment 5: 11 Macey Avenue – Zoning Map

Attachment 6: 11 Macey Avenue – Official Plan Land Use Map

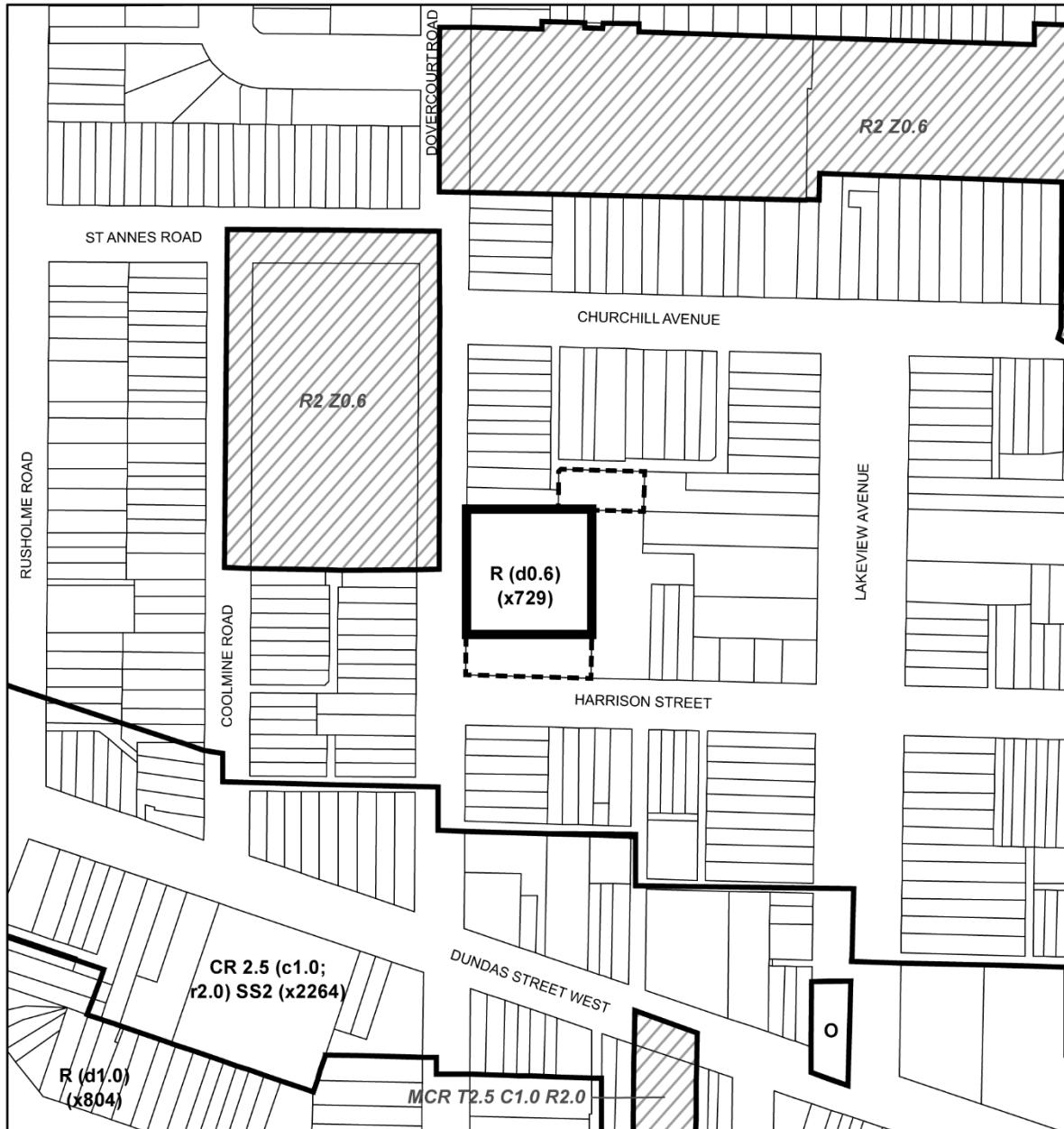
Attachment 7: 150 Harrison Street - Summary of Required Zoning Regulation Variances

Attachment 8: 11 Macey Avenue - Summary of Required Zoning Regulation Variances

Attachment 1: 150 Harrison Street – Location Map/Draft Survey



Attachment 2: 150 Harrison Street – Zoning Map



Zoning By-law 569-2013

150 Harrison Street

File # 20 146396 STE 09 PAC



Location of Application

R Residential CR Commercial Residential
 O Open Space



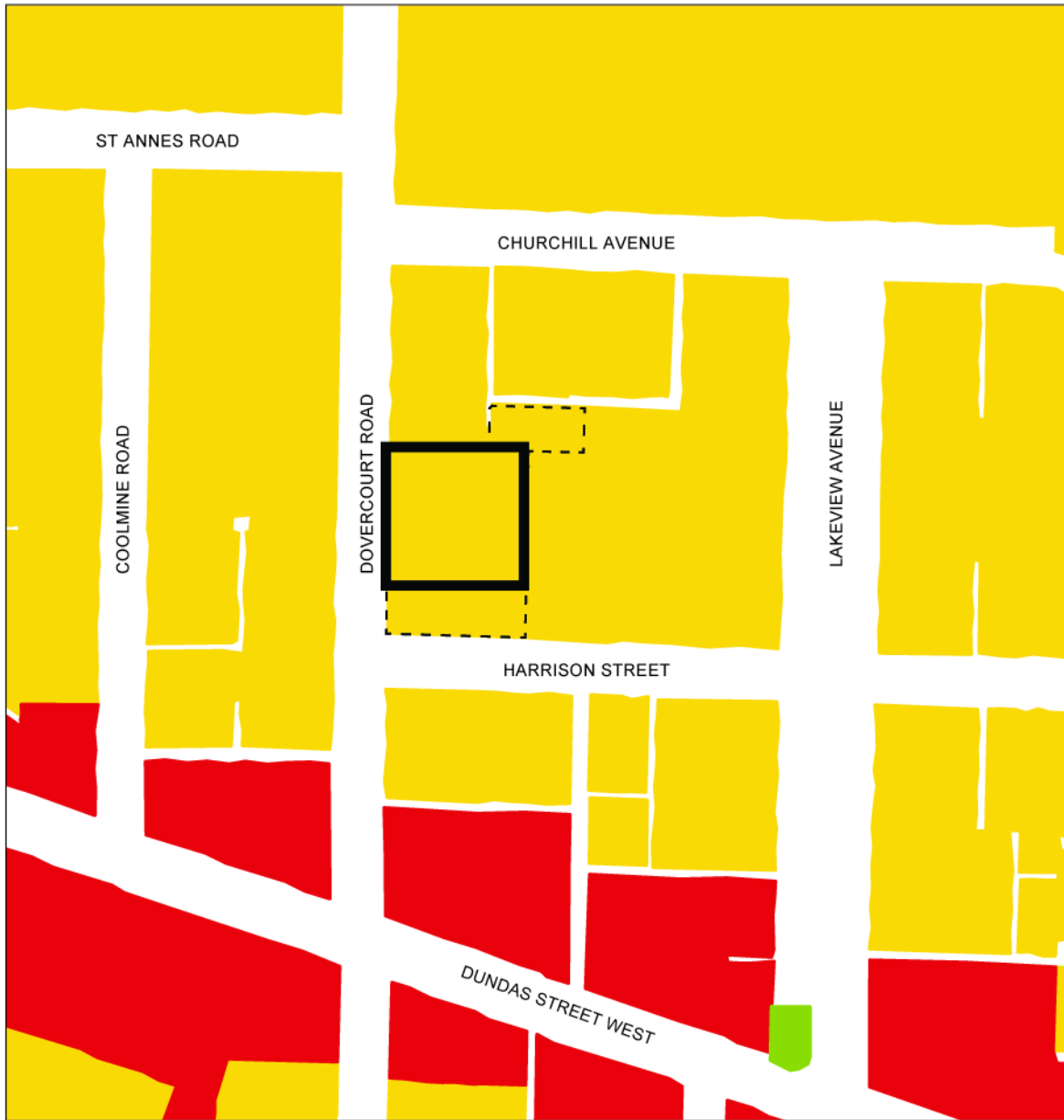
See Former City of Toronto By-law No. 438-86

R2 Residential District
 MCR Mixed-Use District



Not to Scale
 Extracted: 06/15/2020

Attachment 3: 150 Harrison Street – Official Plan Land Use Map



150 Harrison Street

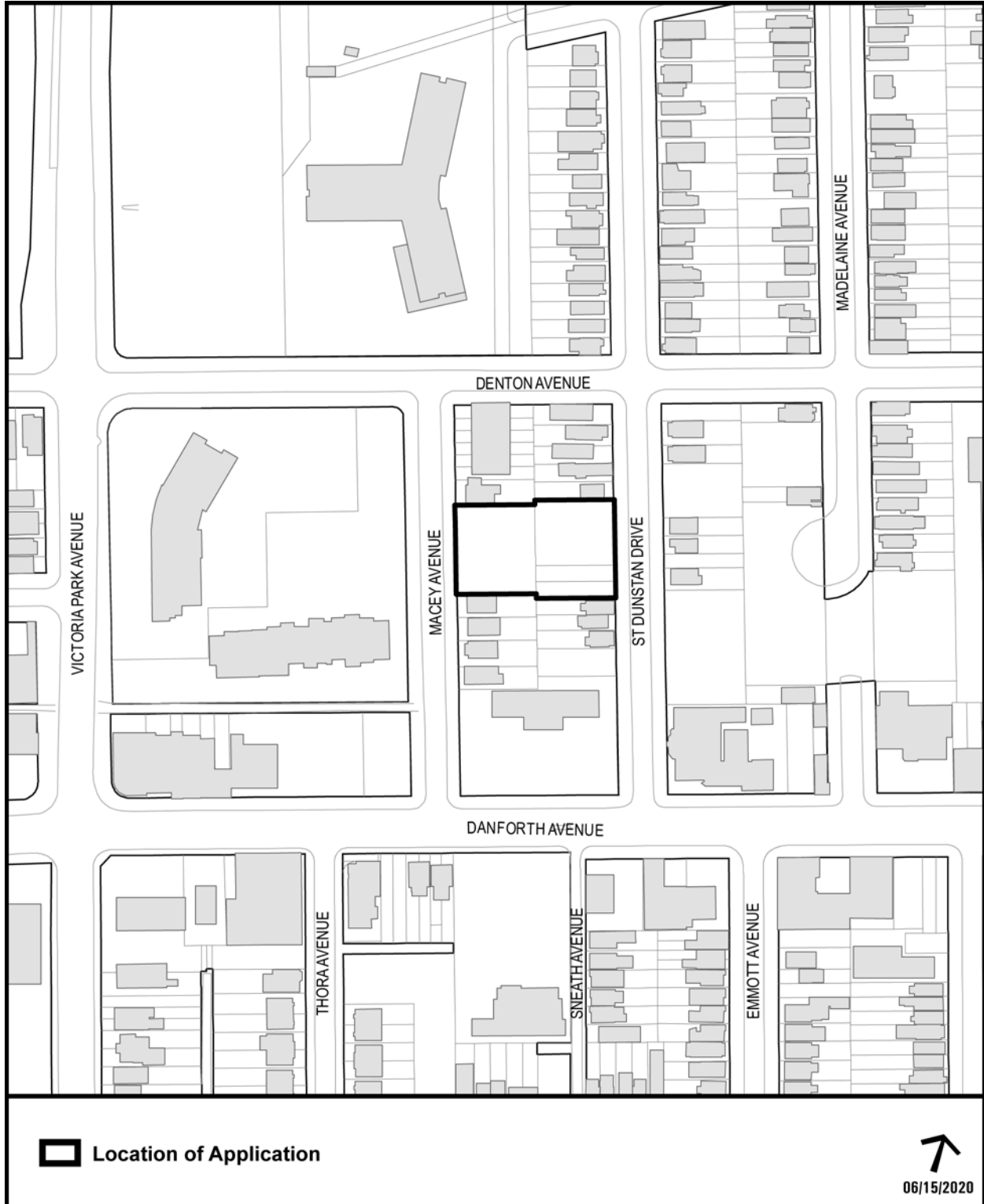
Official Plan Land Use Map #18

File # 20 146396 STE 09 PAC

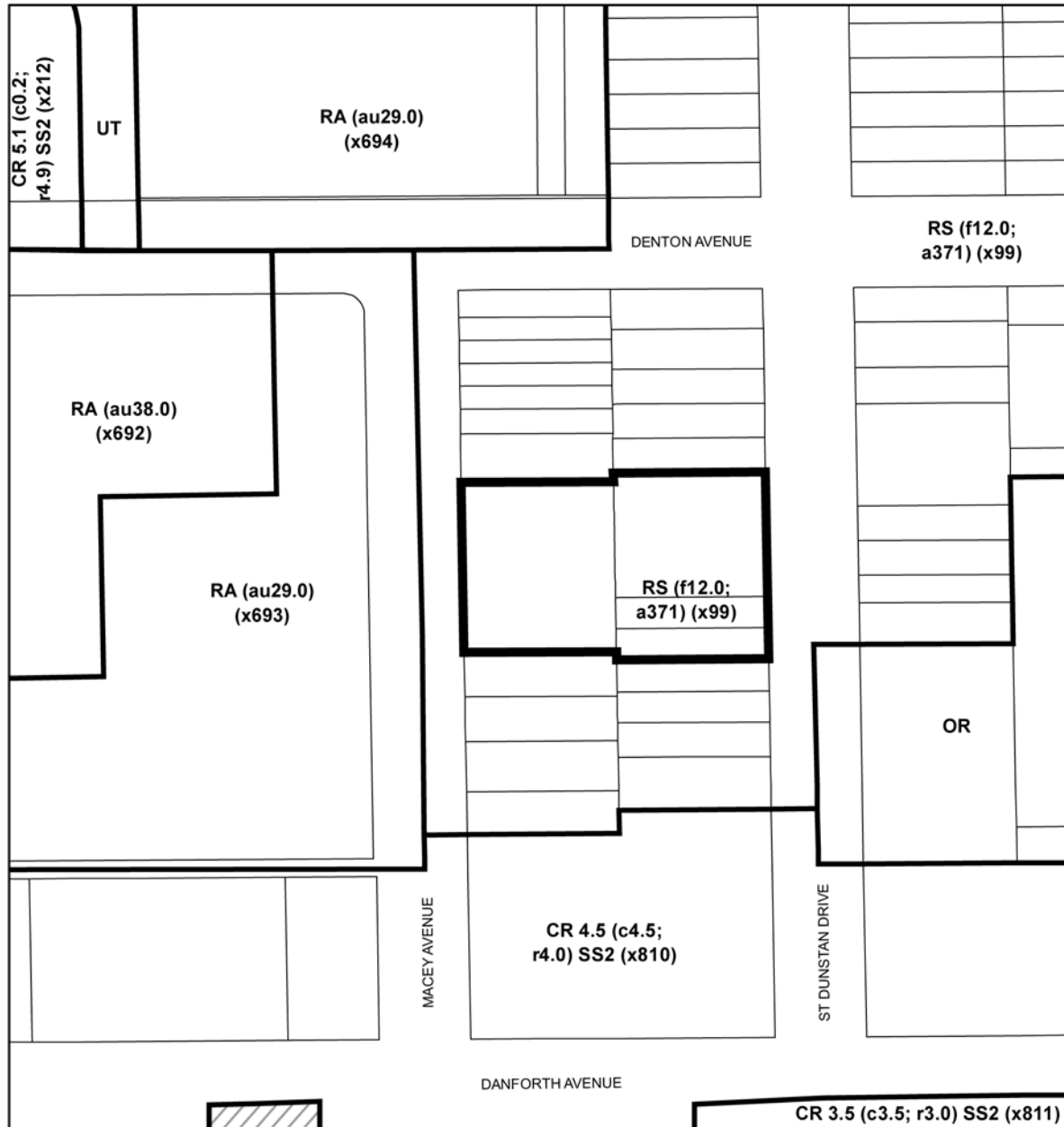
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|---|--------------------------|---|--------------------------|
|  | Location of Application |  | Parks & Open Space Areas |
|  | Neighbourhoods |  | Parks |
|  | Apartment Neighbourhoods | | |
|  | Mixed Use Areas | | |

↑
Not to Scale
06/15/2020

Attachment 4: 11 Macey Avenue - Location Map/Draft Survey



Attachment 5: 11 Macey Avenue – Zoning Map



Zoning By-law 569-2013

11 Macey Avenue

File # 20 153087 ESC 20 SA

Location of Application

See Former City of Scarborough Oakridge Community By-law No.

RS Residential Semi-Detached
RA Residential Apartment

CR Commercial Residential
OR Open Space Recreation
UT Utility and Transportation

CR Commercial-Residential



Not to Scale
Extracted: 06/15/2020

Attachment 6: 11 Macey Avenue – Official Plan Land Use Map



Official Plan Land Use Map #21

11 Macey Avenue

File # 20 1530876 ESC 20 SA

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks


 Not to Scale
 06/15/2020

Attachment 7: 150 Harrison Street - Summary of Required Zoning Regulation Variances

Zoning Standard	Permitted / Required	Proposed
Maximum Height	10.0 metres	12.0 metres
Floor Space Index	0.6	1.0
Maximum Building Depth	14.0 metres	20.0 metres
Minimum Front Yard Setback	Average of adjacent buildings	6.0 metres
Landscape buffer	Minimum 1.5 metre wide strip of soft landscaping along any part of a lot line abutting a lot in a residential zone	Not provided in all required locations
Parking	12 spaces (8 visitor, 4 resident; 1 required space must be accessible)	No on-site parking proposed
Loading	1 Type "G" space	No loading space proposed
Bicycle Parking	4 short-term and 39 long-term bicycle parking spaces	5 short-term and 32 long-term bicycle parking spaces
Canopy projection	Maximum 2.5 metres	Pergola in front yard: 4.5 metres

Note: Table is based on initial zoning review and may change pending final review. Information presented as an approximation of zoning non-compliance.

Attachment 8: 11 Macey Avenue - Summary of Required Zoning Regulation Variances

Zoning Standard	Permitted/Required	Proposed
Permitted Building Type	Detached house, Semi-detached house	Apartment Building
Maximum Height	9.0 metres, 2 storeys	12.0 metres, 3 storeys
Minimum Rear Yard Setback	16.8 metres	15.5 metres
Landscape buffer	Minimum 1.5 metre wide strip of soft landscaping along any part of a lot line abutting a lot in a residential zone	Not provided in all required locations (eg. retaining wall)
Parking	16 spaces (11 visitor, 5 resident; 1 required space must be accessible)	No on-site parking proposed
Loading	1 Type "G" space	No loading space proposed
Bicycle Parking	4 short-term and 39 long-term bicycle parking spaces	5 short-term and 38 long-term bicycle parking spaces
Ancillary structures	Not permitted in front yard	Proposed pergola is partially in the front yard (3.0 metres from front lot line)
Minimum separation between residential building and ancillary building	1.8 metres	0.25 metres
Maximum floor area of ancillary buildings/structures	60 square metres	104 square metres (waste storage and pergolas)
Maximum permitted height of an ancillary building or structure	4.0 metres and 2.5 metres	4.5 metres (pergola)

Note: Table is based on initial zoning review and may change pending final review. Information presented as an approximation of zoning non-compliance.