

## **661, 663 and 665 Huron Street – Zoning Amendment and Rental Housing Demolition Applications – Preliminary Report**

**Date:** January 20, 2020

**To:** Toronto and East York Community Council

**From:** Director, Community Planning, Toronto and East York District  
Ward 11 - University-Rosedale

**Planning Application Number:** 19 252606 STE 11 OZ

**Related Application:** 19 252611 STE 11 RH

**Application Deemed Complete as of:** December 20, 2019

**Current Use(s) on Site:** A 2 1/2-storey converted detached dwelling with 11 rental residential units located at 661 Huron Street. A 2 1/2-storey converted pair of semi-detached dwellings with 8 rental residential units at 663 and 665 Huron Street.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application for a new 4-storey residential building located at 661, 663 and 665 Huron Street. 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**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 661, 663 and 665 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

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The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

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### Application Description

A new 4-storey apartment (12.0 metres, plus a 3.84-metre mechanical penthouse - and a further 1.2-metre elevator overrun) building with 48 new rental residential units, is proposed with a total density of 2.15 times the lot area (1.82 times the lot area excluding the basement).

Of the 48 units proposed, 19 are rental replacement units and 29 are new rental units. The unit mix is proposed to be 31 one-bedroom units (64.5%), 11 two-bedroom units (23%) and 6 three-bedroom units (12.5%).

A total of 10 surface vehicular parking spaces are proposed at the rear of the property, accessed from the existing rear lane, with 4 resident spaces, 2 car share spaces, and 3 visitor spaces. One accessible parking space will also be provided.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/aic>

See Attachment 1 and 2 of this report, for a three dimensional representation of the project in context.

### Provincial Policy Statement and Provincial Plans

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"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans 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 planning matters 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 MTSA's achieve appropriate densities. The site is within 250 metres of the Dupont subway station.

## **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. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

The site is located within the Downtown and Central Waterfront area of Map 2 and is designated *Neighbourhoods* as identified by Map 17 of the Official Plan. See Attachment 5 of this report for the land use designation map.

*Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

Housing policy 3.2.1.6 in the Official Plan requires any new development resulting in the loss of six or more rental housing units to replace the same number, size and type of rental housing units with rents similar to those in effect at the time the redevelopment application is made. Furthermore, the proposed development is subject to Section 111 of the *City of Toronto Act*, which gives the City enhanced authority to protect rental housing in the City.

The site is subject to Official Plan Heritage Policies in Section 3.1.5. This section addresses the conservation of heritage resources and includes policies that state that Heritage Impact Assessments will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

The Toronto Official Plan may be found here: <https://www.toronto.ca/official-plan/>

## **The Downtown Plan**

City Council adopted OPA 406 at its meeting on May 22-24, 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. Since this application was submitted after June 5, 2019, OPA 406, the new Downtown Secondary Plan, applies to this application.

Policy 1.7 of the Downtown Plan states that the provisions of the Official Plan, which set out the policies applicable to *Neighbourhoods*, and development criteria within *Neighbourhoods*, will continue to apply to *Neighbourhoods* in the Downtown unless such policies are in conflict with an applicable Secondary Plan, or Site and Area Specific Policy.

The in-force Downtown Plan may be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

### **Rental Housing Demolition and Conversion By-law**

An application was submitted on November 22, 2019 for a Section 111 of the *City of Toronto Act* permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands contain six or more residential units, of which at least one is rental. Staff deemed this application complete on December 18, 2019.

As per Chapter 667-14 of the City of Toronto Municipal Code, 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 of the *City of Toronto Act*.

### **Zoning By-laws**

661 Huron Street is zoned Residential (R (d1.0) (x115)) and, 663 and 665 Huron Street are zoned Residential (R (d1.0) (x900)) under City of Toronto Zoning By-law 569-2013. 661, 663 and 665 Huron Street are zoned Residential (R2 Z1.0) under the former City of Toronto Zoning By-law 438-86. Both Zoning By-laws permit a maximum density of 1.0 times the lot area and a maximum building height of 12.0 metres.

Site Specific exception 115 of Zoning By-law 569-2013 and Section 12 (1) 250 of Zoning By-law 438-86 permits a nursing home, residential care home, retirement home, or seniors community house if the building meets other regulations of the Zoning By-law.

The City's Zoning By-law 569-2013 may be found here: <http://www.toronto.ca/zoning>

### **Design Guidelines**

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

- Townhouse & Low-Rise Apartment Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/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.

## **COMMENTS**

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### **Reasons for the Application**

The application proposes to amend Zoning By-law 438-86 and 569-2013 for the property at 661, 663 and 665 Huron Street to vary performance standards including: floor space index, building depth, balcony projection, landscaped open space and parking supply.

Additional amendments to the Zoning By-law may be identified as part of the application review.

### **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 continue to 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 (2014) and the Growth Plan (2019) will be largely determined by conformity with the Official Plan.

#### **Official Plan Conformity**

Staff will continue to evaluate:

- The application's conformity to the Official Plan in particular to the *Neighbourhoods* and Housing policies.

## **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 and the Townhouse and Low-rise Apartment Guidelines.

Staff will continue to assess, among other issues that may arise in the review of the application:

- Whether the design is contextually appropriate and fits with the existing and planned context;
- The appropriateness of the proposed setbacks and balcony projections in the existing and planned context;
- The provision of adequate landscaped open space;
- The provision, location and adequacy of indoor and outdoor amenity space;
- The desirability of the proposed unit type and mix, including layouts and sizes to suit a range of household typologies; and,
- The adequacy of the vehicle parking supply.

## **Heritage Impact & Conservation**

Currently, none of the properties on the subject site are on the City's Heritage Register or designated under the *Ontario Heritage Act* as they had not previously been screened for cultural heritage potential. These properties are however located within the boundaries of the West Annex Heritage Conservation District Phase 2 study area.

The applicant submitted a Heritage Impact Assessment (HIA) as part of their application. The HIA notes that both properties comply with the designation criteria laid out in Ontario Regulation 9/06 but states that their integrity is "degraded". The application proposes their demolition but recommends that they be commemorated with an internal display in the new building and by a plaque on the exterior.

Heritage Preservation Services staff will continue to assess:

- The properties and the proposed development to determine whether conservation should be required.

## **Rental Housing**

There are a total of 19 rental units in the existing two buildings proposed to be demolished, consisting of 12 one-bedroom units, 6 two-bedroom units and 1 three-bedroom unit. This was confirmed by a site visit carried out by staff. Of the 19 existing

rental units, 4 of these units fall within the affordable rent category, 2 of these units fall within the mid-range category.

Table 1 - Breakdown of Existing Rental Units by Type and Rent Category

	Affordable Rent	Mid-Range	Above Mid-Range	Total
1 Bedroom	3	1	8	12
2 Bedrooms	1	1	4	6
3 Bedrooms	0	0	1	1
Total	4	2	13	19

The 19 existing rental units will be replaced with 48 rental units, consisting of 31 one-bedroom units, 11 two-bedroom units and 6 three-bedroom units. The 4 existing affordable rental units and 2 mid-range rental units will be replaced with comparable units.

Table 2 - Breakdown of Proposed Unit Mix by Rent Category

	Affordable Rent	Mid-Range	Above Mid-Range	Total
1 Bedroom	3	1	27	31
2 Bedrooms	1	1	9	11
3 Bedrooms	0	0	6	6
Total	4	2	42	48

The 4 affordable and 2 mid-range rental replacement units will have their rents secured for at least 10 years. The tenure of all rental units will be secured for at least 20 years.

A Housing Issues Report has been submitted and is under review. Staff will continue to evaluate and assess:

- The appropriateness of the rental replacement units to ensure that they are the same unit type, with comparable rents to the units, that are being demolished; and,
- The appropriateness and suitability of the relocation, communication and assistance plan for affected tenants.

### Tree Preservation

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 applicant has submitted an Arborist Report and Tree Management Plan, which proposes the preservation of 3 City-owned trees and the removal of 12 privately-owned trees, to be replaced by 8 new private trees. Of the 12 private trees proposed for removal, 2 trees are located on adjacent properties and would require additional permission from adjacent property owners prior to removal.



Staff will continue to assess:

- The applicant's preservation plan for the 3 City-owned trees;
- The suitability of the removal of the 12 privately-owned trees; and,
- The appropriateness of the replacement trees.

### **Infrastructure/Servicing Capacity**

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 Report; Hydrogeological Impact Assessment Report and a Traffic, Parking and Loading Operations Study.

Staff will continue to evaluate and assess:

- If there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and,
- The effects of the development on the City's infrastructure, including the transportation system, and determine if improvements to the existing infrastructure are required.

### **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, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. 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 or Registered Plan of Subdivision. Through the review process, the applicant will be encouraged to achieve Tier 2 or higher.

The applicant has submitted the required Toronto Green Standard Version 3 Checklist for Mid to High Rise Residential Development and all New Non-Residential Development.

Staff will continue to assess:

- The TGS Checklist for compliance with Tier 1 requirements; and,
- The potential to achieve TGS Tier 2 or higher requirements.

## **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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## **SIGNATURE**

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

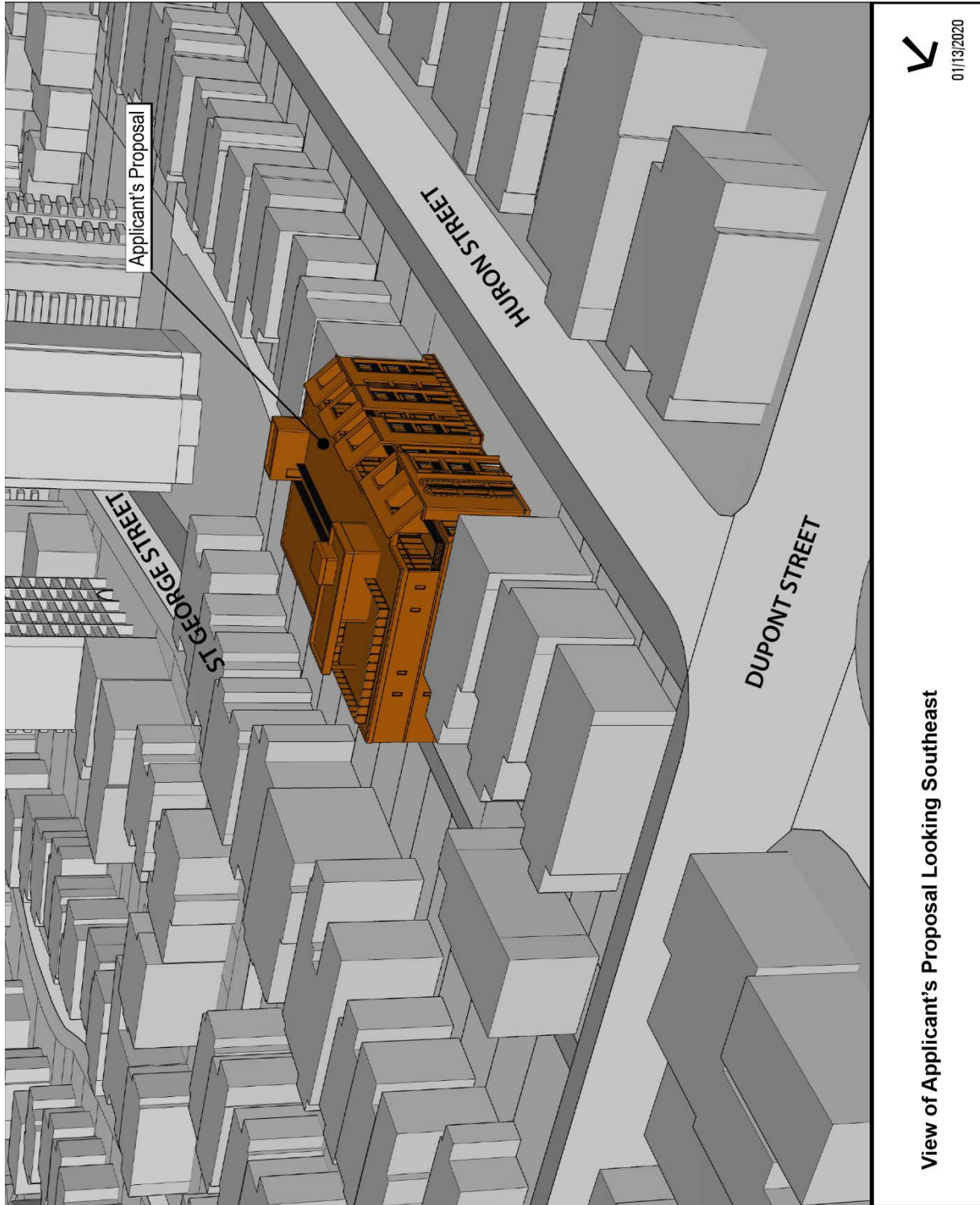
## **ATTACHMENTS**

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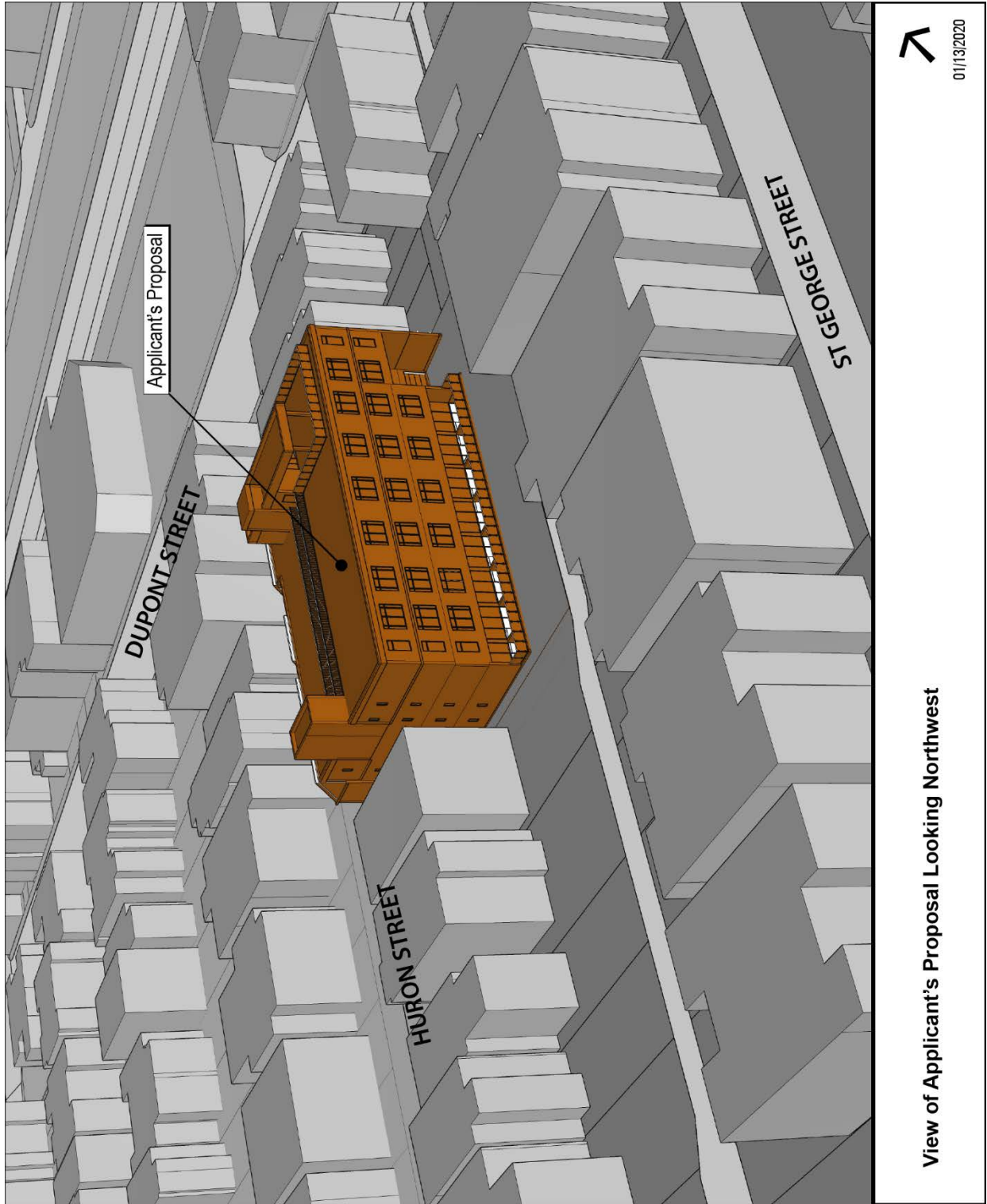
### **City of Toronto Drawings**

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

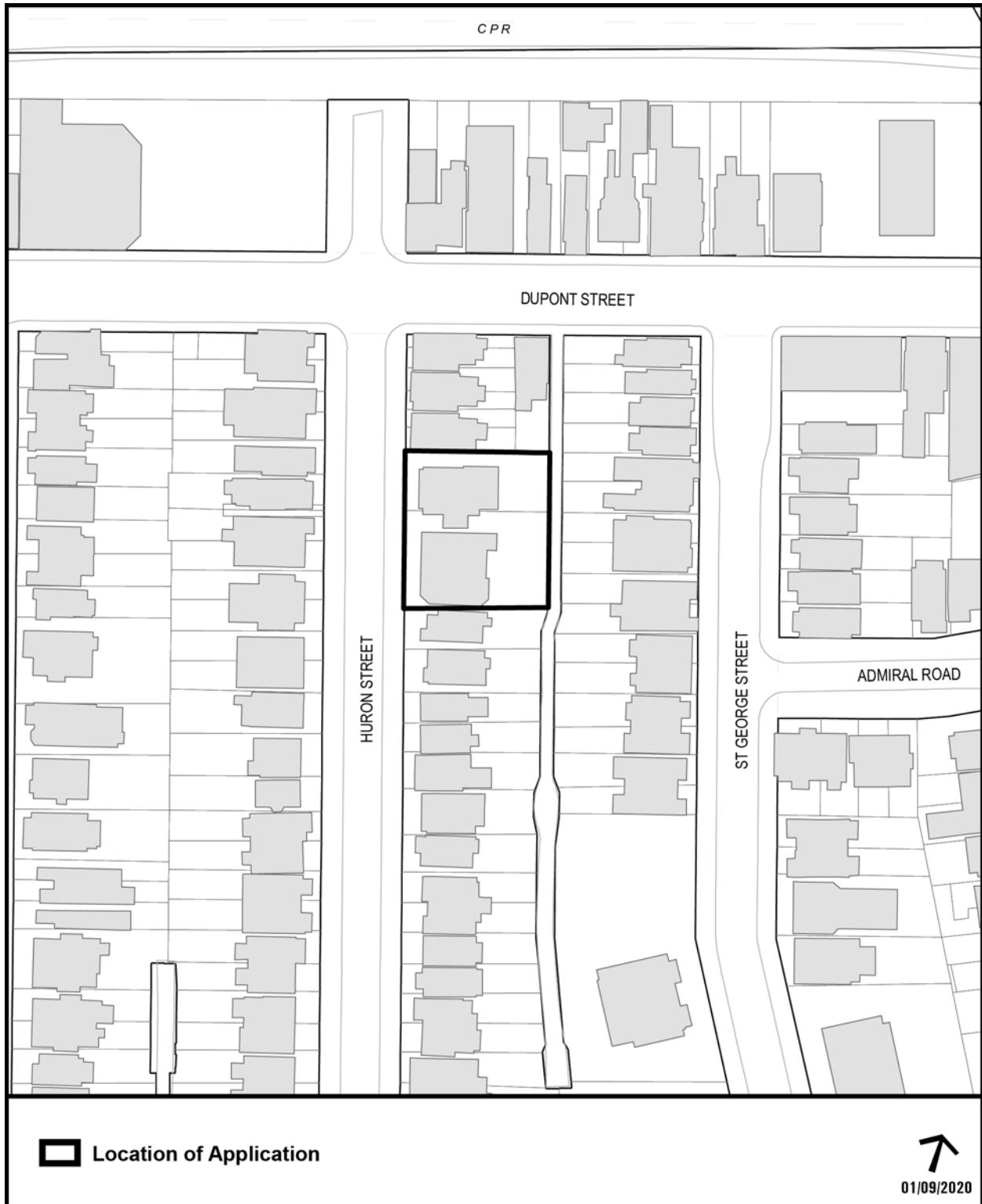
**Attachment 1: 3D Model of Proposal in Context - Southeast View**



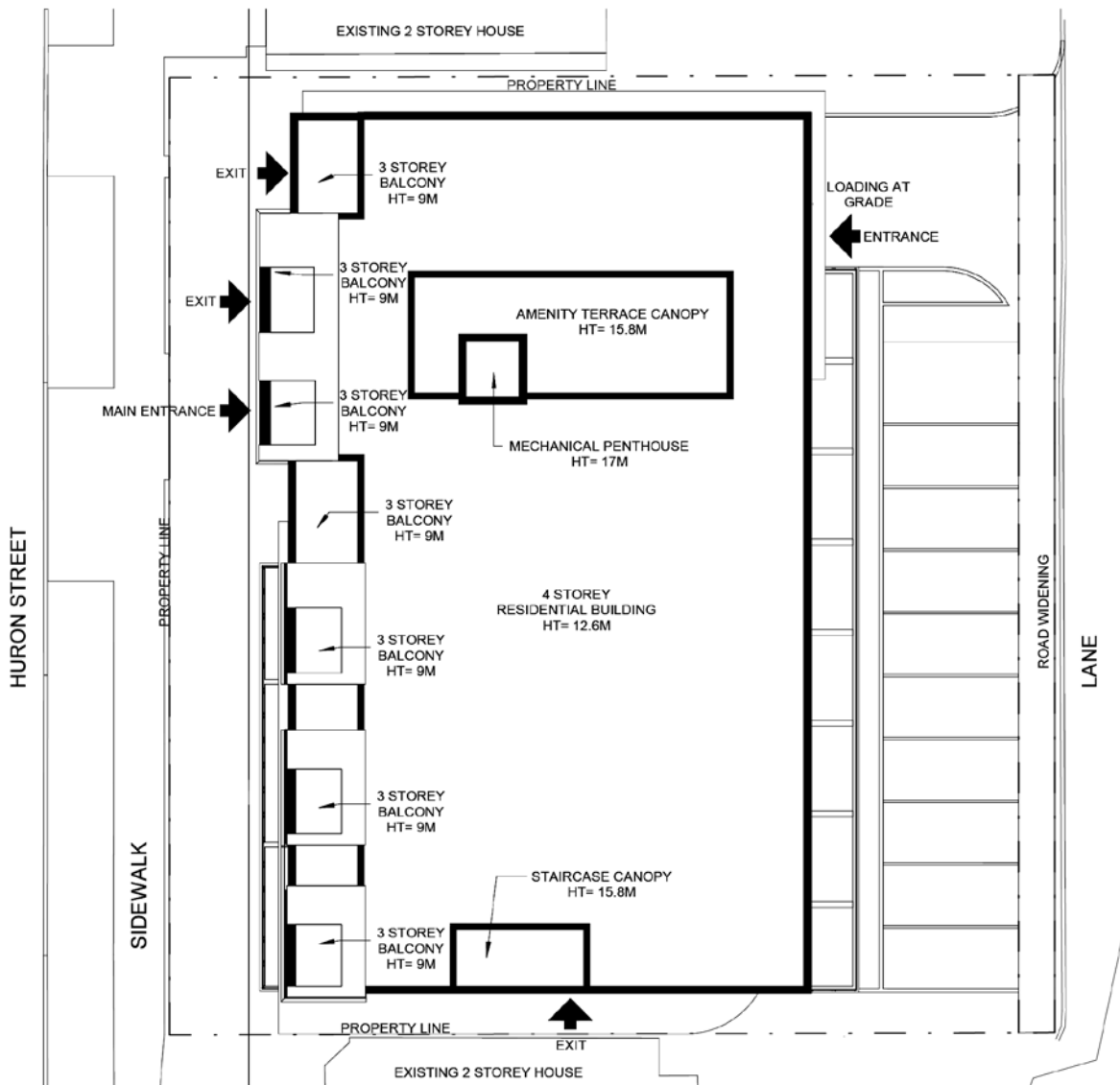
**Attachment 2: 3D Model of Proposal in Context - Northwest View**



# Attachment 3: Location Map



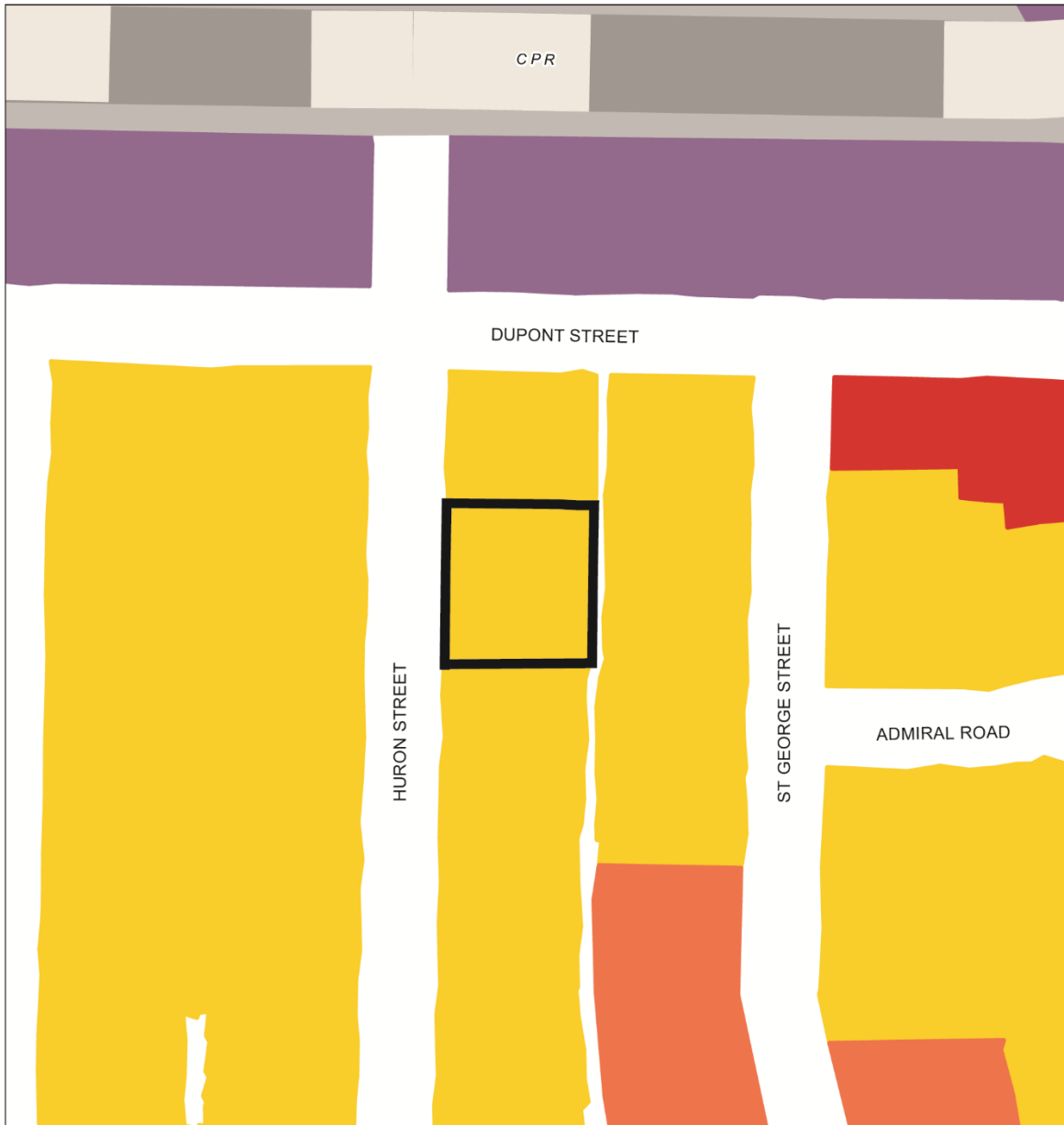
# Attachment 4: Site Plan



Site Plan



# Attachment 5: Official Plan Map



661 & 663-665 Huron Street

## Official Plan Land Use Map #17

File # 19 252606 STE 11 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Utility Corridors
- General Employment Areas

Not to Scale  
 01/09/2020

## Attachment 6: Application Data Sheet

**Municipal Address:** 661 HURON ST      **Date Received:** November 22, 2019

**Application Number:** 19 252606 STE 11 OZ

**Application Type:** Rezoning

**Project Description:** Zoning By-law Amendment application to facilitate the development of the site for a proposed 4-storey apartment building comprised of 48 rental dwelling units and 2991.03 m<sup>2</sup> residential gross floor area.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Goldberg Group	Goldberg Group	SRM Architects Inc.	661 Huron St Inc

### EXISTING PLANNING CONTROLS

**Official Plan Designation:** Neighbourhoods      **Site Specific Provision:** N/A

**Zoning:** R2 Z1.0      **Heritage Designation:** N/A

**Height Limit (m):** 12.0      **Site Plan Control Area:** Yes

### PROJECT INFORMATION

**Site Area (sq m):** 1,390      **Frontage (m):** 40      **Depth (m):** 37

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	130		527	527
Residential GFA (sq m):	1,450		2,991	2,991
Non-Residential GFA (sq m):	0		0	0
<b>Total GFA (sq m):</b>	<b>1,450</b>		<b>2,991</b>	<b>2,991</b>
Height - Storeys:	2.5		4	4
Height - Metres:			12	12

**Lot Coverage Ratio (%)**: 37.94      **Floor Space Index:** 2.15



<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	2,520	471
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	19	0	48	48
Freehold:	n/a	n/a	n/a	n/a
Condominium:	n/a	n/a	n/a	n/a
Other:	n/a	n/a	n/a	n/a
<b>Total Units:</b>	<b>19</b>	<b>0</b>	<b>48</b>	<b>48</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:	0	0	0	0	0
Proposed:	0	0	31	11	6
Total Units:	0	0	31	11	6

#### **Parking and Loading**

Parking Spaces: 10      Bicycle Parking Spaces: 55      Loading Docks: 1

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