

Modular Housing Initiative: Phase Two - 7 Glamorgan Avenue - Final Report

Date: July 9, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning Division, Executive Director, Housing Secretariat

Wards: Scarborough Centre

SUMMARY

This report provides a summary of the community engagement activities undertaken, changes made to the proposal since originally submitted, and presents the site plan generally recommended for approval with respect to the modular housing proposal for 7 Glamorgan Avenue. The report also recommends that City Council request the Minister of Municipal Affairs and Housing make a Minister's Zoning Order to provide the necessary zoning relief to permit the modular housing proposal at the site.

The creation of modular affordable rental housing with support services is a key objective in the HousingTO 2020-2030 Action Plan ("HousingTO Plan"). The HousingTO Plan sets an overall target of approving 40,000 new affordable rental homes by 2030, including 18,000 supportive homes, at least 1,000 of which will be modular construction.

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*. Among other things, the report provided authority to the Housing Secretariat, Corporate Real Estate Management and CreateTO, in consultation with City Planning, Toronto Buildings and other Divisions, to identify sites appropriate for the modular housing initiative and ways to expedite the necessary building and planning approvals to deliver up to 250 permanent, good quality, modular homes for people experiencing homelessness.

Phase One of the Modular Housing Initiative was advanced in 2020 with approval and construction of 100 modular homes on two City owned sites: 11 Macey Avenue (Ward 20 - Scarborough Southwest) and 321 Dovercourt Road (formerly 150 Harrison Street (Ward 9 - Davenport)).

The 7 Glamorgan Avenue site has been identified as suitable for construction of modular housing to create new affordable rental housing in Phase Two of the Modular Housing Initiative. The homes are targeted for occupancy by the spring of 2022.

To advance the proposal for this site, City staff initiated a multi-channel community engagement process on May 12, 2021. City staff held a number of meetings with the Ward Councillor and community in May and June to provide information and obtain feedback on the proposal. A summary of engagement activities and the feedback received through the City's engagement consultant is included in Attachment 6.

Based on the review of the proposal, the comments received from the community engagement and lessons learned on other modular housing sites, the proposal has been refined to:

- increase the size of the communal dining and lounge area, and increase the size of the tenant support area;
- improve the design of the building by adjusting the cladding design and adding coloured window coverings;
- provide additional landscaping improvements, including along the existing pathway from Glamorgan Avenue to the existing building;
- refine the design of the outdoor amenity area and improve circulation and accessibility throughout the site;
- provide a secure bike storage room internal to the building; and
- increase the size and capacity of the waste storage and relocate waste storage such that it is integrated within the building.

Collectively, these refinements respond to comments provided by City staff, the Ward Councillor, members of the public and address commentary raised regarding the site, public realm and building design, and are sensitive to the existing uses on site and in the surrounding area.

In response to the urgent need to provide new affordable and supportive homes to the city's most vulnerable and marginalized residents who are experiencing homelessness, and following the City Council's request to prioritize planning and building approvals for these projects, staff recommend that City Council request the Minister of Municipal Affairs and Housing make a Minister's Zoning Order to provide the necessary relief to permit the construction of modular housing at this site. The *Planning Act* gives the Minister of Municipal Affairs and Housing the power, by order, in respect of any lands 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 quickly implement the modular housing proposals.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat recommend that:

1. City Council request the Minister of Municipal Affairs and Housing make a Minister's Zoning Order, pursuant to Section 47 of the *Planning Act*, for 7 Glamorgan Avenue to provide relief from the in-force zoning regulations in order to permit the development of the modular housing proposal as set out in Attachment 7.
2. City Council request the Chief Planner and Executive Director, City Planning, Concept to Keys staff and the Executive Director, Housing Secretariat to continue to work with the Toronto Community Housing Corporation to design and execute improvements to the existing playground located at 7 Glamorgan.
3. City Council request the Chief Planner and Executive Director, City Planning, Concept to Keys staff and the Executive Director, Housing Secretariat to advance discussions with Toronto Community Housing Corporation on the feasibility, design and execution of incorporating community gardens on the 7 Glamorgan site within one year of the Modular Housing site's construction.
4. City Council request the Chief Planner and Executive Director, City Planning, Concept to Keys staff, the General Manager, Transportation Services, the General Manager, Parks Forestry and Recreation and the Executive Director, Housing Secretariat investigate and execute where feasible street trees or plantings, along the Glamorgan frontage of the modular housing proposal and along Dundalk Drive.
5. City Council request the General Manager, Parks, Forestry and Recreation, the Chief Planner and Executive Director, City Planning, Concept to Keys staff and the Executive Director, Housing Secretariat to review opportunities to implement playground equipment enhancements within Glamorgan Park as it pertains to the provision of accessible playground equipment.

FINANCIAL IMPACT

The recommendations in this report have no immediate financial impacts to the City. Capital funding to support the Modular Housing Initiative, including the development of 7 Glamorgan Avenue is included in the Housing Secretariat's 2021-2030 Approved Capital Budget and Plan.

Funding for the support services necessary to create supportive housing opportunities are generally provided by the Province of Ontario and delivered by housing providers or other community agencies.

Should the development of modular housing at 7 Glamorgan Avenue move ahead, there may be operating impacts to the City in 2022 and in future years, which are

unknown at this time. Possible future years' operating impacts will be presented to Council for consideration through the 2022 Budget Process or a standalone report. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT

The Modular Housing Initiative advances a number of the City of Toronto's equity strategies and commitments, including: HousingTO 2020-2030 Action Plan, Poverty Reduction Strategy, Strong Neighbourhood Strategy, Toronto Newcomer Strategy and the Toronto Seniors Strategy.

Creating new affordable housing with support services at the 7 Glamorgan Avenue will increase the opportunity for structurally vulnerable and marginalized individuals, including Indigenous Peoples, Black people, people of colour, seniors, women, and members of the LGBTQ2S+ community to access safe, healthy and adequate homes.

All homes within this proposal would be rented at or below City-wide average market rents, providing lower income individuals with the opportunity to access safe, good quality and affordable housing with a range of support services. Housing benefits will also be deployed to deepen the affordability of these homes.

Safe, secure, affordable housing is an important social determinant of health. It improves the social and economic status of individuals, families and communities. Good quality, affordable housing is also the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

DECISION HISTORY

At its meeting of June 8, 2021 City Council adopted report PH23.5 - Modular Housing Initiative - Phase Two - 7 Glamorgan Avenue. This report presented a modular housing proposal for this site, summarized the proposed community engagement process and recommended that City Council endorse, in principle, a request to the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order to provide any necessary zoning relief to permit the developments. The Council Decision also requests that final recommendation reports for the site not be brought forward until the scheduled community consultation meetings have taken place. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH23.5>

At its meeting of December 16, 2020 City Council adopted report PH19.11 - Emergency Housing Action which was a response to a request from Planning and Housing Committee for staff to report on a plan for the City to accelerate affordable housing opportunities. The report contained a number of recommendations requesting and

authorizing matters related to achieving new affordable housing. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH19.11>

At its meeting of June 29, 2020 City Council adopted report PH14.8 - Modular Supportive Housing. The report adopted a request by City Council to request the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order pursuant to Section 47 of the *Planning Act* for 11 Macey Avenue and 150 Harrison Street to amend zoning regulations to permit the construction of modular housing. A Supplementary Report was also considered by Council (PH14.8b) that provided a summary of feedback received through community consultation on each site. The City Council 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 CC20.6 - Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic, which identified Horizon North as the selected builder, established a process for selecting the builder for an additional 140 homes, and authorized CreateTO to act as the City's agent to submit all required planning approval applications, requested that city staff prioritize modular housing proposals by identifying ways to expedite the necessary building and planning approvals, and to develop 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 report PH11.5 - 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 home ownership. 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 MM8.49 - 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 supporting housing. The City Council Decision 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 MM2.9 - Expanding Supportive Housing in Toronto. This report called for an aggressive plan for building supportive and transitional housing. The City Council Decision 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 CD26.5 - 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 units per year. The City Council Decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CD26.5>

Site Location and Proposal

The 7 Glamorgan Avenue site is located at the southeast corner of Glamorgan Avenue and Dundalk Drive, north of Ellesmere Avenue and on the west side of Kennedy Road. A portion of the site is currently occupied by a 12-storey Toronto Community Housing (TCHC) residential apartment building. Outdoor landscaped amenities on site include a children's play area, mature trees and pedestrian pathways. The grading changes on the site from generally higher to the north and east, to lower to the south and west.

To the north and east of the site are primarily apartment buildings; to the west and south are primarily townhouses. Community facilities in the broader community include the Ellesmere and Birkdale community centres and the McGregor Park, Maryvale and Scarborough Civic Centre public libraries. Community agencies in the area include the Dorset Park Community Hub - Agincourt Community Services Association which provides supports and programs for newcomers, youth and families. Some of these facilities are a short walk away, with the remainder being no more than 20 minutes away by transit. The site is served by bus service with the #43 Kennedy bus providing connection to Kennedy subway station on Line 2 (Bloor Danforth) and the #95 York Mills providing connection to Ellesmere station on the Line 3 (Scarborough RT), which is alternatively a 12 minute walk away. Express bus service also serves the site via the #995 York Mills Express route. A variety of retail and services are located within a 10 minute walk, including pharmacies, grocery stores, cafes and banks.

The modular housing building is proposed to be located at the north end of the site and oriented east-west along the property facing Glamorgan Avenue. The building will be six storeys in height, though due to site grading, it will appear to be five storeys in height along Glamorgan Avenue. A few residential units are proposed on the ground floor, though most of the ground floor is dedicated to communal dining and lounge space, kitchen and laundry facilities, meeting rooms, administrative offices and tenant support services. An outdoor amenity area is to be located at the east of the building with seating areas, a pergola and a combination of hard and soft landscaped areas. Waste storage is proposed to be located within the building on its west side. Bicycle parking is also proposed to be located inside the building. There are existing parking spaces on site, and some will be reallocated for staff of the proposed building. No new parking spaces are proposed.

Planning Framework

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 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 to meet social, health, economic and well-being requirements of current and future residents through housing and homelessness plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe. The Growth Plan establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*. Policies not expressly linked to a MCR can be applied as part of the review process for 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; and
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;

The Growth Plan 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 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 or shall not conflict with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform, or shall not conflict, with the Growth Plan.

Official 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.

Official Plan Section 4.2 *Apartment Neighbourhoods* sets out the policy framework for the *Apartment Neighbourhoods* land use designation. The Plan indicates that *Apartment Neighbourhoods* are distinguished from Neighbourhoods because a greater scale of building is permitted in *Apartment Neighbourhoods* along with scale-related criteria. The Plan identifies that there may be opportunities for additional rental housing to be developed on underutilized portions of *Apartment Neighbourhood* sites. Key considerations for infill development include improving amenities and accommodating sensitive infill, where it can improve quality of life and promote environmental sustainability. Specifically, some of the criteria that the Plan sets out for infill development on *Apartment Neighbourhoods* sites includes:

- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities;
- maintaining or replacing and improving indoor and outdoor residential amenities on the site, including, where achievable, equipping and managing indoor and outdoor amenity space to encourage use by residents;
- improving upon the quality of landscaped open space and outdoor amenity space for new and existing residents, including the preservation or replacement of significant landscape features and walkways and creating such features where they did not previously exist; and
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

Zoning

The 7 Glamorgan Avenue site is zoned RAC (au 67.0) (x33) under Zoning By-law 569-2013 which is a Residential Apartment Commercial Zone. There is a site specific exception which identifies provisions for setbacks, lot coverage, amenity space, and parking rates. The maximum permitted height is 24 metres.

The City's Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/>

See Attachments 1, 2 and 3 to this report for the Site Location, Official Plan Land Use Designation and Zoning.

Design Guidelines

Based on feedback received and lessons learned with the two modular housing sites advanced in Phase One of the Modular Housing Initiative, staff developed Modular Housing Urban Design Guidelines to provide clarity on urban design expectations. Key considerations of the Guidelines include:

- Site Organization - building placement and address, parking, loading and garbage collection, outdoor amenity space, tree protection and grade alteration;
- Building Design - exterior design, user-centred design, and lifecycle considerations to improve longevity;
- Public Realm - outdoor amenity space, streetscape and landscape design, sightlines and lighting, and bicycle parking and related storage; and
- Sustainability - to achieve more sustainable buildings and green site and building design.

COMMENTS

Community Consultation

The community engagement for 7 Glamorgan Avenue focussed on ensuring nearby neighbours were informed of the proposed project early, had multiple channels to provide input and were provided opportunities to engage with staff. This was achieved through:

- The delivery of postcards and fact sheets to neighbours before a public announcement of the site took place;
- Hosting two virtual Community Meetings on May 25, 2021 and June 17, 2021 respectively. Approximately 41 people attended the first meeting, and approximately 25 attended the second;
- A dedicated Community Liaison available by phone and email to receive feedback and answer questions at any time during the community engagement process; and
- Working directly with Toronto Community Housing Corporation (TCHC) through small group meetings for staff (May 26, 2021), and with tenant leadership teams at 6

Glamorgan Avenue and 7 Glamorgan Avenue (May 27, 2021) to ensure residents, building staff and service providers were informed and engaged. Comment cards and comment boxes were available to both 6 Glamorgan Avenue and 7 Glamorgan Avenue to receive feedback from residents with limited access to internet.

A summary of engagement activities and feedback received was compiled by the City's engagement consultant and is included in Attachment 6. The summary can also be accessed at www.toronto.ca/7Glamorgan.

The planning approval is summarized in the section on the Minister's Zoning Order below.

Information on the future operator will be provided at www.toronto.ca/7glamorgan.

Revisions to the proposal based on feedback from the community engagement and from staff's evaluation of the site plan application are summarized below.

Revisions to the Proposal

Based on the review of the proposal and feedback received through community engagement for this site, and lessons learned from consultation on other modular housing sites, the proposal has been modified to:

- provide 57 units in total, many of which will be barrier free;
- provide improved barrier-free access to units;
- an increase in the size of the dining and lounge area;
- an increase in the size of the tenant support area;
- the integration of waste storage into the building and increased size to support tidy operations;
- increased lighting along site walkways and within the outdoor amenity space;
- application of Toronto Green Standard requirements (e.g. bird-friendly elements and integration of a green roof);
- improvements to building cladding design;
- addition of coloured window coverings;
- secure bicycle parking integrated inside the building;
- improvements to circulation throughout the site with upgrades for on-site accessibility;
- additional landscape areas along the east side of the building adjacent to the open space;
- landscape improvements along the north-south pedestrian walkway; and
- seating areas provided on site.

The revised site plan is included as Attachment 4 to this report; a Rendering/Elevation is also included which reflects changes. These drawings and renderings are the most recent to date, but do not yet reflect all of the changes to the proposal.

Staff are also discussing the opportunity for public art on site, however this component will be addressed once the building is constructed on site.

Provincial Policy Statement and Growth Plan

The prioritized review and approval process for the modular housing proposal supports provincial and municipal objectives by providing affordable housing and improving social equity and overall quality of life in our communities.

Official Plan Conformity

The site is designated *Apartment Neighbourhoods* in the Official Plan, and is developed with a 12-storey TCHC residential apartment building, along with landscaped open space amenities consisting of a children's play space, mature trees and pedestrian pathways.

At approximately 17 metres in height from established grade, the proposed building is within the height limit regulation on site of 24 metres. The scale and massing of the proposed building would be less than that of the existing TCHC residence on the site.

The outdoor amenity area location and design, along with the existing setting within which the development will be situated, provides separation and privacy for residents of the development and from adjacent buildings. Existing outdoor amenity space along Glamorgan Avenue will be improved to encourage use and enjoyment by existing and future residents of the site. Further improvements to the existing building for enjoyment of the existing residents will take place and are expected to include improvements to the existing playground, improved landscaping, signage/wayfinding, benches, trees and a revitalized pathway which will address the Official Plan's requirements for improvements for new and existing on site enhancements for residents.

The development is being built to Tier 2 of the Toronto Green Standard which is a higher level of sustainability than is required of private development. Components of the building design, including requirements for reduced greenhouse gas intensity, exceed Tier 2 and are close to Tier 4 (Passive House) design levels. The building is proposed to include a green roof.

The proposal will conform to principles of universal design by incorporating barrier free units, barrier free entrances, an elevator and barrier-free amenity spaces. An existing pathway at the northeast corner of the site, which includes stairs, will remain due to the significant grade changes on site.

The proposed modular housing development supports the City's vision as a place where all people have housing choice and can have access to a good quality of life. As proposed, the development would meet the intent of Policies in section 4.2 to achieve sensitive infill development on an underutilized *Apartment Neighbourhoods* designated site which improves quality of life for existing residents and promotes environmental sustainability. Further, the proposed setbacks and landscaping contribute to a comfortable public realm, and the proposed siting and massing provide appropriate sun/shadow and wind conditions on open spaces.

It is the opinion of Staff that the application conforms and does not conflict with the Growth Plan and the PPS and that, in addition to the general policies of the Official Plan

that require the provision of a broad range of housing throughout the City, the application complies with the *Apartment Neighbourhoods* policies of the Official Plan.

Site Plan Application

A revised submission, reflecting most of the refinements summarized above has been submitted and is currently under review by City staff. The revised submission reflects the zoning regulations that are being recommended for the Minister's Zoning Order. Site Plan approval is delegated, as is the City's standard practice, to the Chief Planner and Executive Director, City Planning. Zoning compliance is required in order to issue Site Plan Approval.

Minister's Zoning Order

Staff recommend that City Council request the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order (MZO) for 175 Cummer Avenue in order to provide the zoning relief necessary to advance the modular housing proposal at this location.

The building is proposed to be located at the north end of the site oriented east-west along the Glamorgan Avenue frontage. The front yard setback to Glamorgan Avenue is proposed to be approximately 2 metres and the proposed setback to Dundalk Drive to the west is approximately 4.5 metres.

Due to the grading of the site, which is generally higher toward the north and east, and lower toward the south and west, the proposed 6 storey building appears as 5 storeys along Glamorgan Avenue and as 6 storeys on-site to the south.

The relief sought includes a reduced requirement for:

- front yard setbacks (2.3 metres where 12 metres are required);
- side yard setback (2.3 metres where 10.25 metres are required);
- the setback between the proposed building and existing building (16.0 metres where 24.565m are required);
- parking (0 spaces where 5 are required); and
- the amount of site area per dwelling unit (50.0 square metres where 67.0 square metres are required).

The relief sought also includes:

- platform encroachments into setbacks;
- lot coverage; and
- bicycle parking dimensions.

The request for a Minister's Zoning Order will allow the City to achieve its objective of providing new affordable housing units by the spring 2022 target date.

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*, the Minister has the authority to make an order exercising City Council's power to enact zoning regulations on any lands throughout the Province. A Minister's Zoning Order would amend the current zoning regulations in order to implement the modular housing proposal. The zoning amendment process would have otherwise been advanced through either a Zoning By-law Amendment considered by Council or Minor Variance application considered by the Committee of Adjustment.

Staff considered advancing these modular housing proposals through the Zoning By-law and Minor Variance application processes, but determined that with a spring 2022 occupancy date, the fastest way of achieving the spring 2022 target would be via a Minister's Zoning Order. This determination is also informed by the Phase One modular housing experience with timelines for construction through to occupancy.

CONCLUSIONS

In response to the urgent need to provide affordable homes with support services to the city's most vulnerable and marginalized residents who are experiencing homelessness, and following the City Council's request to prioritize the approval process for these projects, staff recommend that City Council request the Minister of Municipal Affairs and Housing make a Minister's Zoning Order pursuant to Section 47 of the *Planning Act* for the purpose of obtaining the zoning by-law relief necessary to implement the modular housing proposal at 7 Glamorgan Avenue.

The proposal was subject to an introductory report to Planning and Housing Committee to describe the site and proposal, present the relevant planning framework and identify the intent to recommend that zoning relief be provided through a Minister's Zoning Order. A multi-faceted community engagement process was undertaken to share information, answer questions and seek feedback from the local community. The community engagement process resulted in refinements to the proposal that are reflected in the revised site plan and the draft Minister's Zoning Order. The City's modular housing webpage will be updated regularly to provide information on construction status, the future operator and occupancy.

CONTACT

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Valesa Faria, Director, Housing Secretariat, 416-392-0602, Valesa.Faria@toronto.ca

SIGNATURE

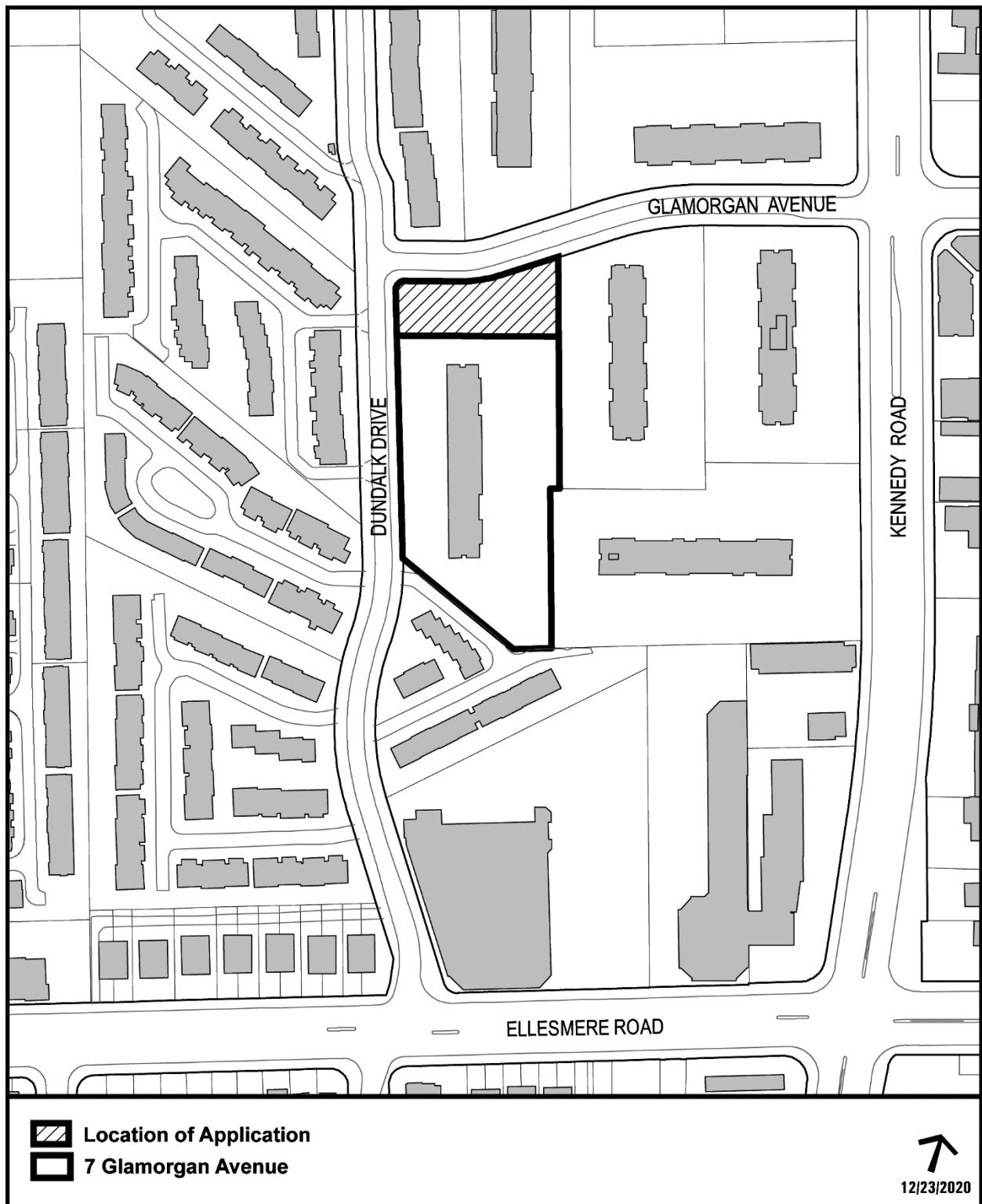
Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

Abi Bond
Executive Director,
Housing Secretariat

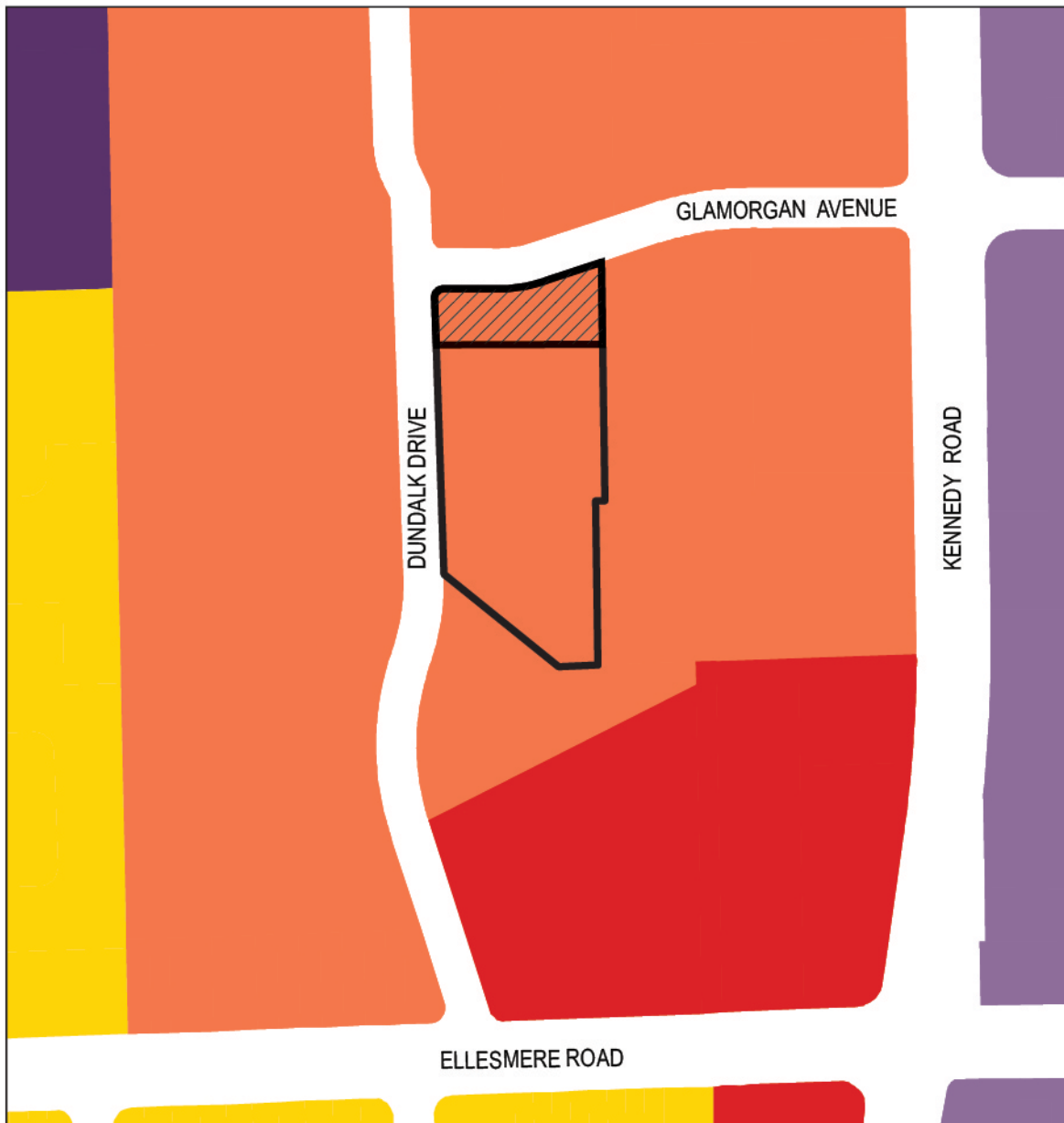
ATTACHMENTS

Attachment 1: Location Map - 7 Glamorgan Avenue
Attachment 2: Official Plan Land Use Map - 7 Glamorgan Avenue
Attachment 3: Zoning Map - 7 Glamorgan Avenue
Attachment 4: Site Plan Map - 7 Glamorgan Avenue
Attachment 5: Elevations and Rendering - 7 Glamorgan Avenue
Attachment 6: Community Engagement Summary Report (provided separately)
Attachment 7: Draft Minister's Zoning Order

Attachment 1: Location Map - 7 Glamorgan Avenue



Attachment 2: Official Plan Land Use Map - 7 Glamorgan Avenue



7 Glamorgan Avenue

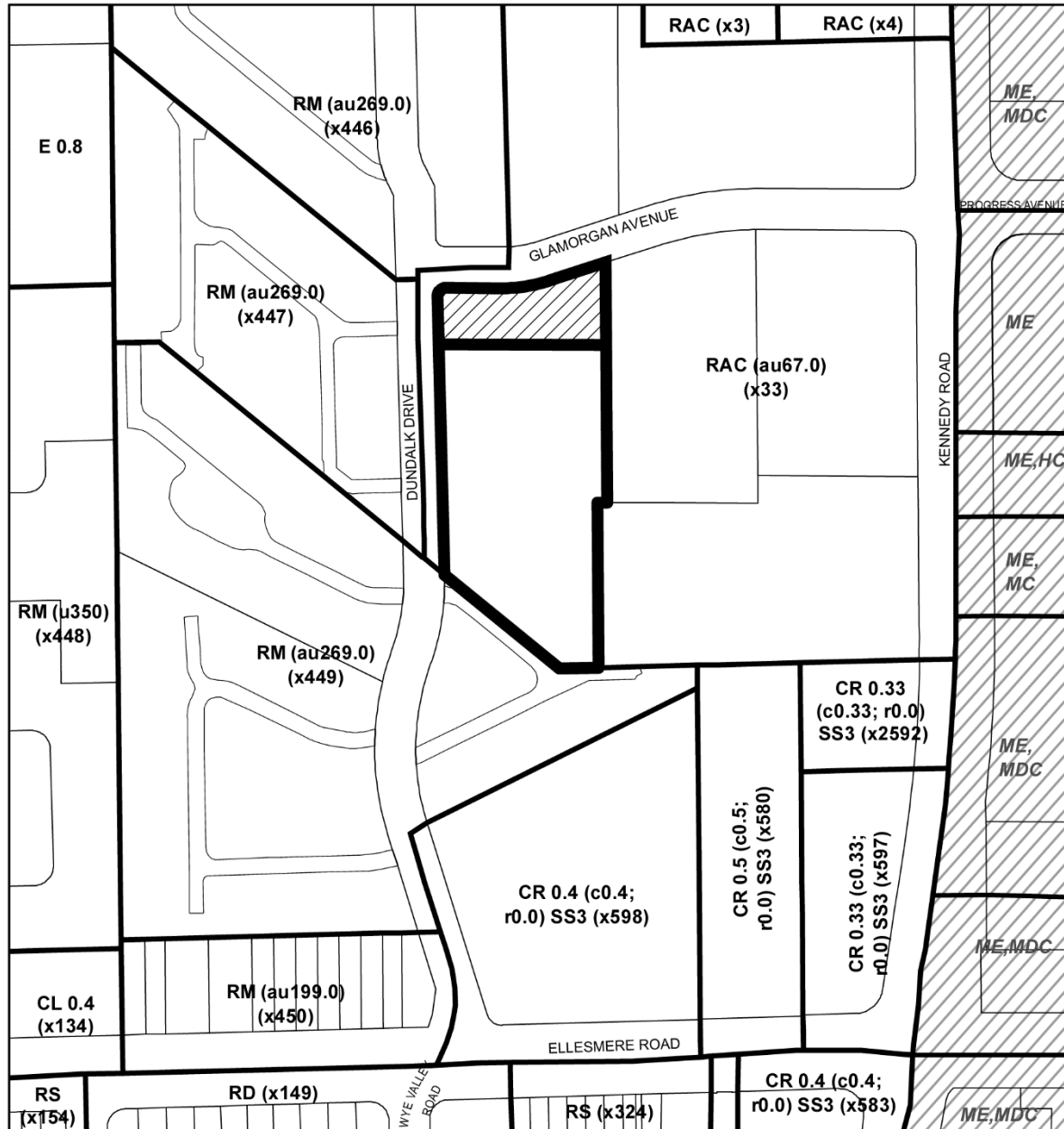
Official Plan Land Use Map #19

File # 20 XXXXXX STE XX OZ



↑
Not to Scale
12/23/2020

Attachment 3: Zoning Map - 7 Glamorgan Avenue



Zoning By-law 569-2013

7 Glamorgan Avenue

File # 20 XXXXXX ESC XX XX



Location of Application



See Former City of Scarborough Employment District By-law No. 24982 (Dorset Park)
See Former City of Scarborough Employment District By-law No. 24982 (Progress)

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple

RAC Residential Apartment Commercial
CL Commercial Local
CR Commercial Residential
E Employment Industrial

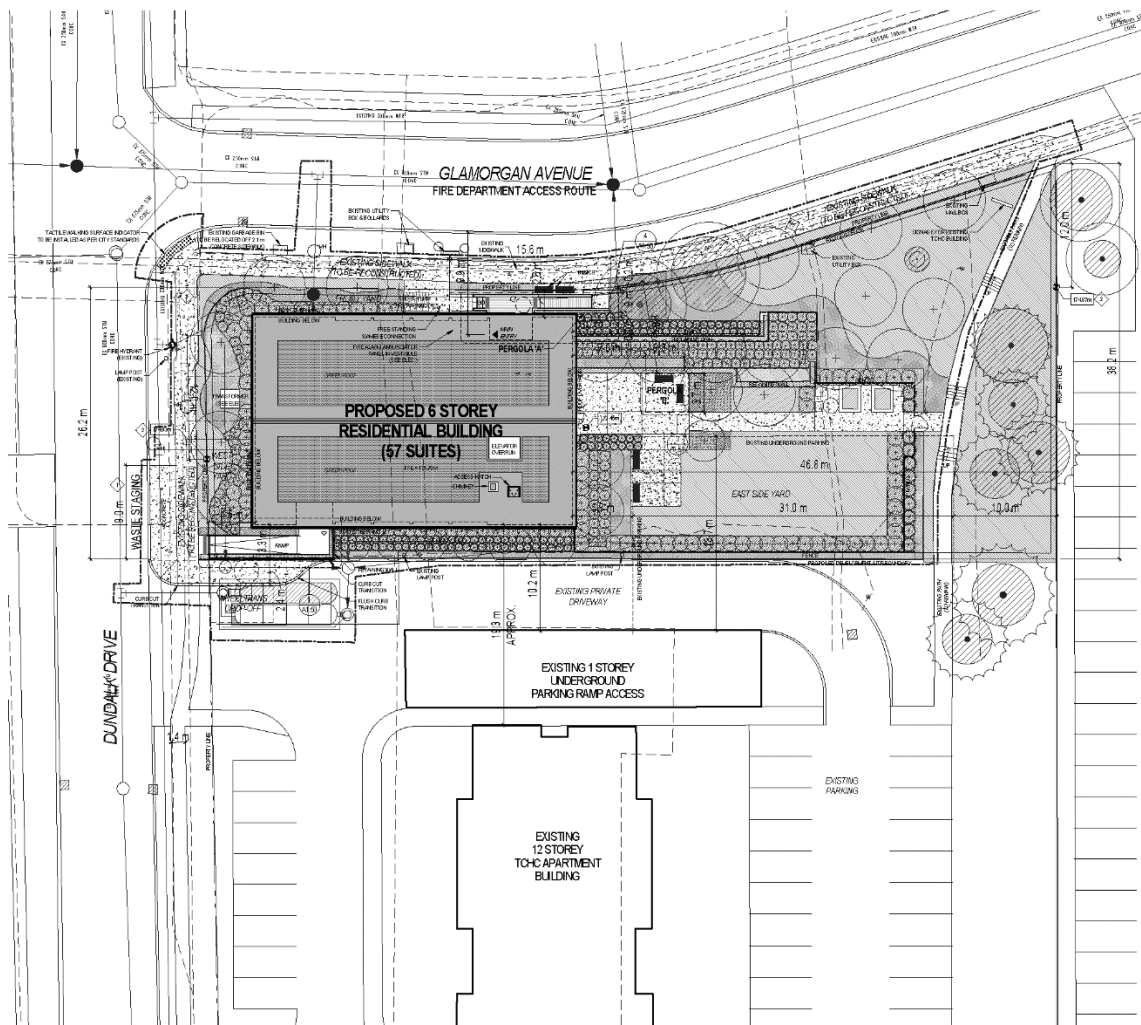
ME Mixed Employment Zone
ME, HC Mixed Employment Zone, Highway Commercial Zone
ME, MC Mixed Employment Zone, Industrial Commercial Zone
ME, MDC Mixed Employment Zone, Industrial District Commercial Zone

Mixed Employment Zone
Mixed Employment Zone, Highway Commercial Zone
Mixed Employment Zone, Industrial Commercial Zone
Mixed Employment Zone, Industrial District Commercial Zone



Not to Scale
Extracted: 12/23/2020

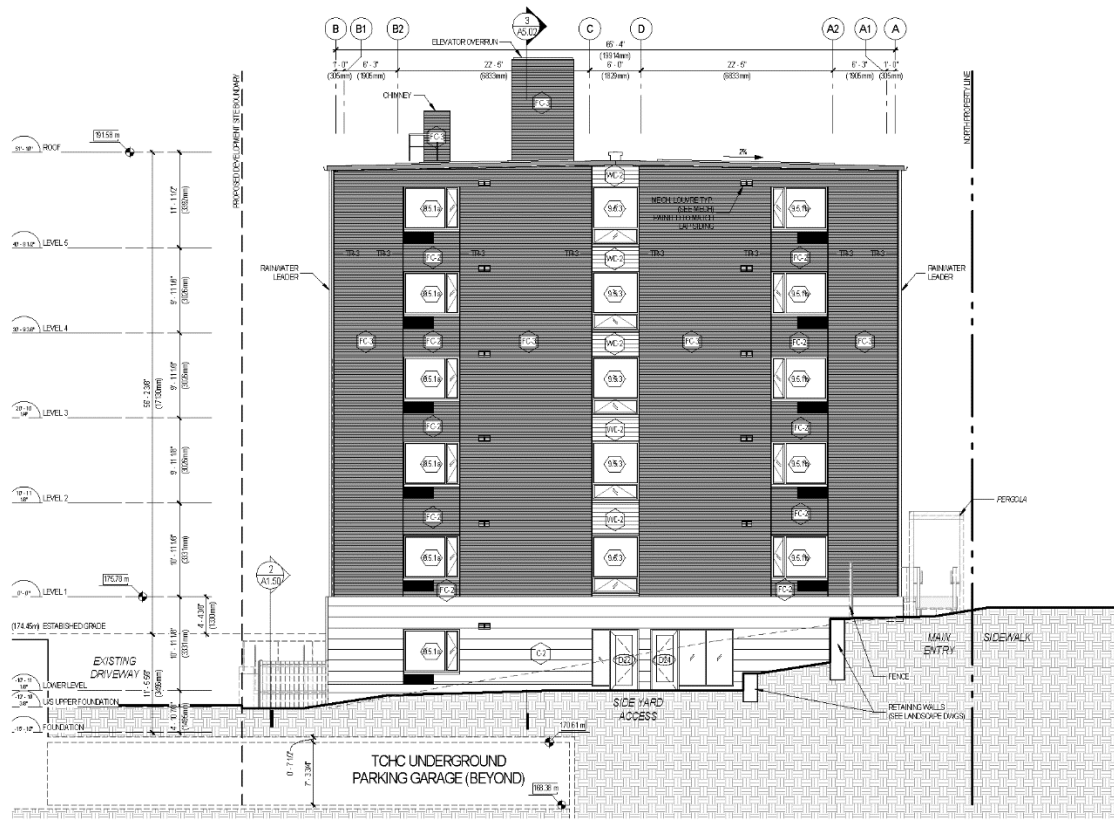
Attachment 4: Site Plan Map - 7 Glamorgan Avenue



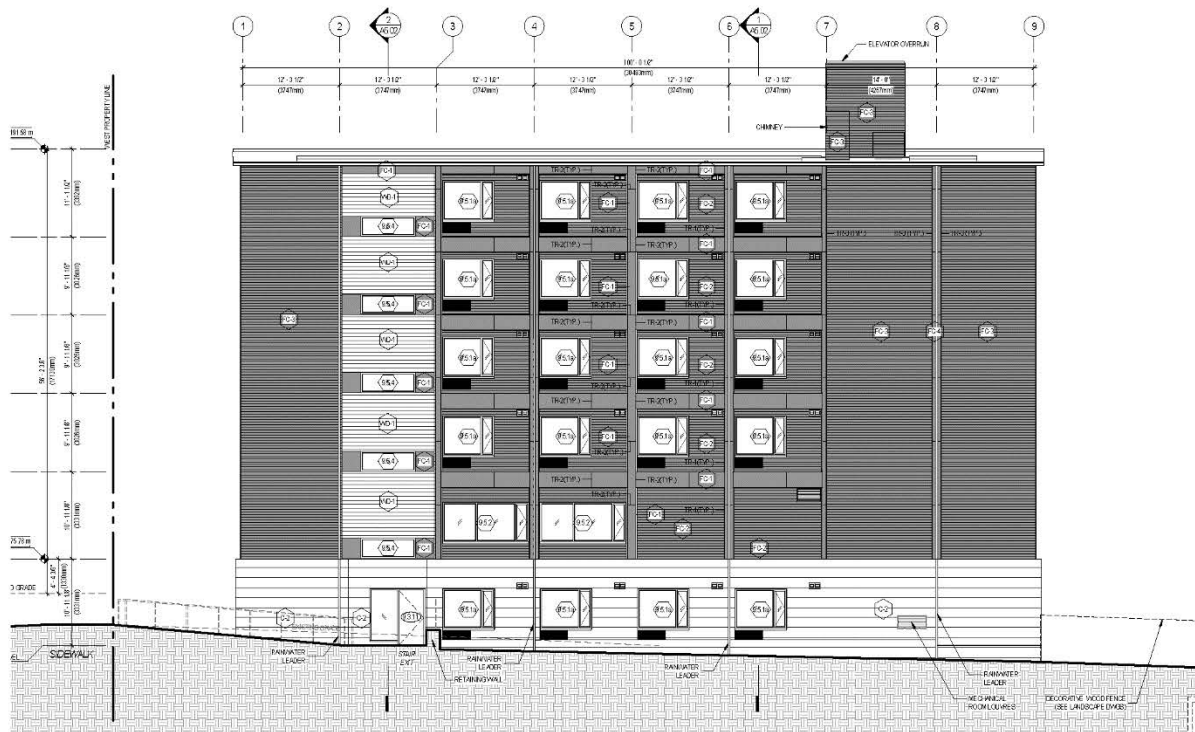
Site Plan



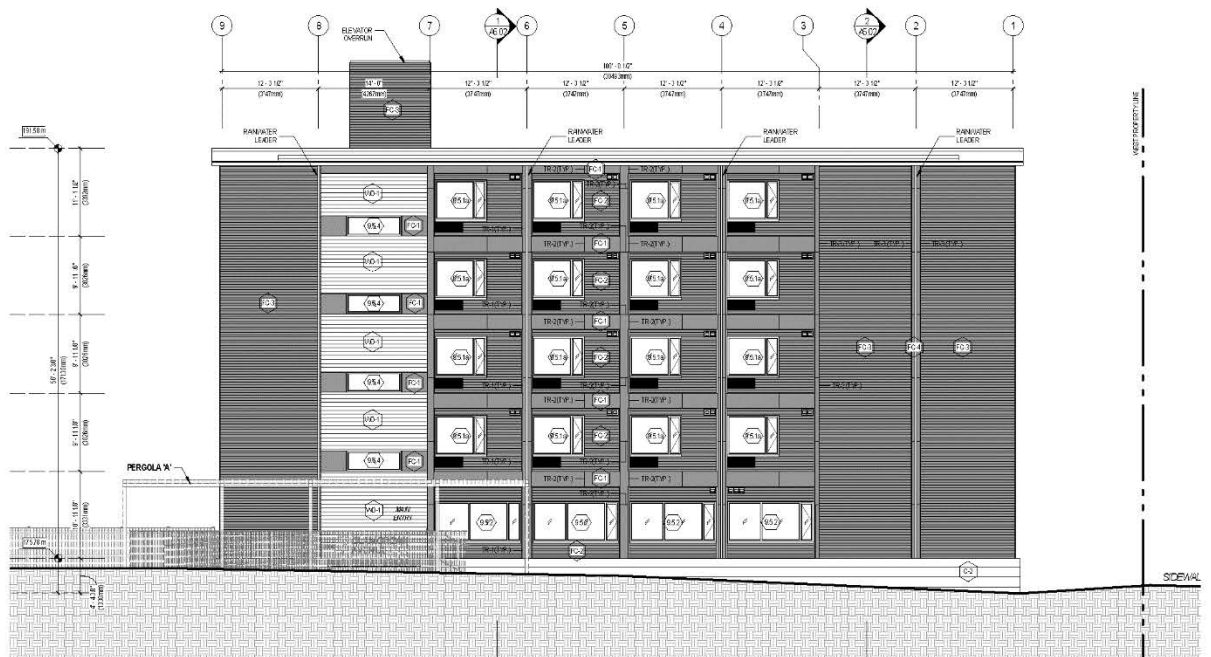
Attachment 5: Elevations and Rendering - 7 Glamorgan Avenue



East Elevation



South Elevation



North Elevation

1/8" = 1'-0"



West Elevation

Attachment 6: Community Engagement Summary Report

Provided separately

Attachment 7: Draft Minister's Zoning Order

Definitions

1. In this Order,

"Ancillary" means a use, building or structure that is naturally and normally incidental, subordinate in purpose or floor area, and exclusively devoted to the apartment building on the same land, including but not limited to,

- (a) administrative offices,
- (b) kitchen and dining facilities, and
- (c) activity rooms and lounges

"Apartment building" means a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area.

"Zoning By-law" means City of Toronto Zoning By-law No. 569-2013, and Dorset Park Community Zoning By-law 9508 as amended.

Application

2.(1) This Order applies to lands in the City of Toronto in the Province of Ontario, being PLAN 8778 PT BLK B **GRID E2123

Permitted Uses

3.(1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection 2(1), except for an apartment building and ancillary uses, buildings or structures;

Zoning Requirements

4.(1) Despite the zoning by-law, the requirements for the lands described in section 2 and to which subsection 3(1) applies are as follows:

- (i) The minimum building setback from a front lot line is 2.3 metres.
- (ii) The minimum building setback from a side lot line is 2.3 metres.
- (iii) The minimum lot area per dwelling unit is 50.0 square metres.
- (iv) The minimum separation distance between residential buildings on the lot is 16.0 metres.
- (v) A platform may encroach into the front yard setback by 2.2 metres.
- (vi) The minimum number of parking spaces required on site is 213.
- (vii) The maximum lot coverage is 25%.
- (viii) The minimum vertical clearance for each stacked bicycle parking space provided is 1.1 metres and the minimum width of a bicycle parking space is 0.45 metres.

(2) Except as provided in subsection (1), the provisions of the zoning by-law continue to apply.

Terms of use

5.(1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

6. This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the City of Toronto.