

Rapid Housing Initiative - 150 Dunn Avenue (Part of a Larger Parcel of Land Including 74, 82, 130, 160, and 162 Dunn Avenue, 1-17 Close Avenue, and 74 and 78 Springhurst Avenue) - Final Report

Date: September 7, 2021

To: Planning and Housing Committee

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

Wards: Parkdale-High Park

SUMMARY

The purpose of this report is to provide a summary of the community engagement undertaken, changes made to the proposal since originally submitted, and present the recommended plan and zoning relief sought for the modular housing proposal at 74, 82, 130, 150, 160, and 162 Dunn Avenue, 1-17 Close Avenue, and 74 and 78 Springhurst Avenue ("150 Dunn Avenue") in Parkdale-High Park (Ward 4). This proposal is advancing under the Rapid Housing Initiative (RHI) and will create approximately 51 supportive homes for people experiencing homelessness in partnership with the University Health Network (UHN) Gattuso Centre for Social Medicine and the United Way of Greater Toronto (UWGT).

The creation of modular affordable rental housing with support services is a key element of the HousingTO 2020-2030 Action Plan, which has an approval target of 18,000 supportive homes, including 1,000 modular homes, by 2030. To date, 100 modular homes were completed through Phase One at 11 Macey Avenue (Ward 20 - Scarborough Southwest) and 321 Dovercourt Road (formerly 150 Harrison Street) (Ward 9 - Davenport). Additional modular supportive housing proposals are underway that are targeted for completion by the end of 2021 and Spring of 2022.

The 150 Dunn Avenue site has been identified as suitable for construction of modular housing to create new affordable rental housing. The homes are targeted for occupancy by the spring of 2022.

City staff initiated a multi-channel community engagement process on June 3, 2021. City staff held a number of meetings with the Ward Councillor and community in June and July 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 7.

Based on the review of the proposal and 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;
- refine the design of the outdoor amenity area and improve circulation and accessibility throughout the site;
- relocate the waste storage such that it is integrated within the building; and
- increase the number of healthy trees retained on the site.

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. The changes sensitively respond to the existing uses on site and in the surrounding area.

In response to the urgent need for providing affordable and supportive homes to the city's most vulnerable residents who are experiencing homelessness, and following 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 to 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 more 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 to make a Minister's Zoning Order, pursuant to Section 47 of the *Planning Act*, for 150 Dunn 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 8.

FINANCIAL IMPACT

There are no financial impacts to the City resulting from the recommendations included in this report in the 2021 budget year. The project is also pre-approved for Open Door incentives through MM25.32 - Implementation of the Federal Rapid Housing Initiative.

On April 7, 2021 the Province of Ontario confirmed \$15.4 million in operating funding dedicated to 1,098 supportive homes to be created in Toronto through the Rapid and Emergency Housing Initiatives including the project at 150 Dunn Avenue. A commitment for ongoing funding beyond 2021 will be required to support residents in these new supportive homes and to ensure their health and well-being long term.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT

The proposal at 150 Dunn Avenue and other Rapid Housing Initiative projects advance 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.

By implementing the Rapid Housing Initiative, the City is creating permanent supportive housing solutions to help vulnerable and marginalized residents. 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, quality housing. A combination of housing supports and rental allowances will also be deployed to deepen the affordability of these homes and help tenants maintain housing stability long-term.

DECISION HISTORY

At its meeting of July 14, 2021 City Council adopted report PH25.13 - Rapid Housing Initiative - 150 Dunn Avenue (Part of a Larger Parcel of Land Including 74, 82, 130, 160, and 162 Dunn Avenue, 1-17 Close Avenue, and 74 and 78 Springhurst 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 development. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.13>

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 October 27, 2020 City Council adopted item PH17.4 - Creating New Supportive Housing Opportunities in Partnership with the University Health Network and United Way of Greater Toronto. Council directed Staff to begin a visioning and master planning exercise for future redevelopment of the lands, including the potential for modular housing. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH17.4>

At its meeting of October 27, 2020 City Council adopted Item MM25.32 - Implementation of the Federal Rapid Housing Initiative authorizing staff to enter into an agreement with Canada Mortgage and Housing Corporation to secure the City's allocation of \$203.3 million through this program; and identify projects that can be made available for occupancy within twelve (12) months, in accordance with the terms and conditions of the Rapid Housing Initiative (RHI). The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM25.32>

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 150 Dunn Avenue site is located between King Street West and Springhurst Avenue, near Jameson Avenue. The site is owned by the University Health Network and consists of a 4 storey long-term care facility (the Lakeside Long-term Care Centre), a 4 storey rehabilitation centre (the Bickle Centre), several houses and surface parking. To the north and east of the site are primarily houses, along with an 11 storey building at King Street. To the west, on the west side of Close Avenue, is a parkette, along with apartment buildings of approximately 8 to 11 storeys, and one apartment tower of 23 storeys. To the south are houses and the Gardiner Expressway.

The site is also subject to recent rezoning and site plan applications for a 6 storey addition to UHN's Lakeside Long-term Care Centre. The rezoning application was approved at Council in October of 2020 (item TE19.1).

The selected site, on the southeast corner of UHN's main grounds, will not impact the visioning and master planning exercise which Council directed staff to undertake via Item PH17.4 - Creating New Supportive Housing Opportunities in Partnership with the University Health Network and United Way of Greater Toronto. Staff have prioritized the supportive housing opportunity, and the visioning and master planning exercise is anticipated to commence this autumn.

Community facilities in the broader community include the Parkdale Neighbourhood Library, Holy Family Recreation Centre and Masaryk-Cowan Community Centre. Community agencies in the area include West Neighbourhood House, Parkdale Activity-Recreation Centre (PARC), Parkdale Queen West Community Health Centre, CORE Centre for Opportunities Respect and Empowerment, Parkdale Intercultural Association, Parkdale Community Legal Services and UHN Toronto Rehabilitation Institute, EW Bickle Centre for Complex Continuing Care (which is on the same lot). These services cover employment and training, education and literacy, health services, legal support, social and recreation services. This is not an exhaustive list, and each of these centres and services are within a 1 kilometre radius (approximately a 12 minute walk). Nearby transit service also provides connection to services further afield.

The site is served by the #504 King streetcar providing connection to both the Dundas West subway station on the Line 2 (Bloor-Danforth) and the St Andrew subway station on Line 1 (Yonge-University). The site is also less than a 10 minute walk to Dufferin Street, which is served by the #29 Dufferin bus, providing connection to Dufferin subway station on Line 2 (Bloor-Danforth). A variety of retail and services are located within a 10 minute walk, including pharmacies, grocery stores, restaurants and cafes.

The modular housing building is proposed to be located at the east end of the site, oriented north-south along Dunn Avenue. The site plan identifies the following key development statistics, which may change as the site plan continues to be reviewed and finalized:

- Building Height: 4 storeys
- Total number of units: estimated at 51
- Setback from Dunn Avenue: estimated at 6.0 metres

- Setback to the south lot line: estimated at 2.1 metres
- Separation distance from the EW Bickle Centre: estimated at 9.5 metres
- Outdoor amenity space and bicycle parking proposed on the west side of the proposed building
- No vehicle parking proposed

All units within the building would be self-contained dwelling units with ensuite kitchen and bathroom facilities; and a percentage of units will be accessible units. The ground floor would contain a common kitchen, shared laundry, and other programming and administrative spaces. An outdoor amenity area is proposed to be located on the west side of the building.

The building would be managed by a qualified and experienced non-profit housing provider with professional building management experience and expertise coordinating customized supports tailored to meet the unique needs of each resident.

This project will be delivered in partnership with the University Health Network (UHN) Gattuso Centre for Social Medicine as part of a Social Medicine Initiative. This Initiative, which is a partnership between the City of Toronto, UHN and the United Way of Greater Toronto (UWGT), aims to integrate the delivery of housing, health, community supports and social services. It presents a more proactive approach to preventing worsening health conditions and improving social outcomes for individuals by improving access to services such as primary care, mental health, and harm reduction, while also addressing the social determinants of health, such as poverty, food insecurity, social isolation and housing.

The modular homes at this site will be created for people currently experiencing homelessness or at risk of homelessness, including those who are underserved by the healthcare system.

The support services model will be developed by the UHN Gattuso Centre for Social Medicine, the City of Toronto, UWGT and community partners. It will incorporate a broad range of flexible health and social services to be delivered onsite by experienced staff in an effort to support independence, personal growth and dignity for residents, while improving connections to community.

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. 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 with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform 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 4.8 Institutional Areas sets out the policy framework for the *Institutional Areas* land use designation. The Official Plan notes that local community institutions such as schools, libraries, day nurseries, nursing homes, homes for the aged, places of worship and recreation centres are woven into communities throughout the city and permitted in most land use designations. However, major health, post-secondary education and governmental institutional campuses are designated as *Institutional Areas*.

The majority of the site at 150 Dunn Avenue is designated *Institutional Areas* as part of the land holdings of the University Health Network, a major health institution. Official Plan policy 4.8.1 states that *Institutional Areas* are made up of major educational, health and governmental uses with their ancillary uses, including the full range of housing associated with a health institution. Policies 4.8.5 and 4.8.6 encourage the creation of campus plans, through which surplus lands will be identified. The Official Plan encourages these surplus lands to be used for affordable housing or other institutional or open space uses, where they are well-located and the major institution retains ownership of the lands.

Zoning

The site is zoned R2 - a Residential District in former City of Toronto Zoning By-law 438-86. The zone permits a variety of residential building forms, including apartment buildings up to 10 metres in height. The site is not currently part of the City's Zoning By-law 569-2013, which is online here:

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

Design Guidelines

Based on the experience with other 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 150 Dunn 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;
- Translating the postcard and fact sheet into Tibetan to ensure the Tibetan community in the neighbourhood was informed;
- Placing an information sign in English and Tibetan that provided details of the community meeting and directed viewers to the website for more information;
- Hosting a virtual Community Meeting on June 16, 2021. Approximately 110 people attended the meeting; and
- Providing a dedicated Community Liaison who was available by phone and email to receive feedback and answer questions at any time during the community engagement process.

City staff and the local Councillor also met separately with representatives of South Parkdale UHN Tenant Association and Homeowners Association of South Parkdale on June 3 and June 30, 2021, respectively, to further discuss the proposal and answer questions.

A summary of engagement activities and feedback received was compiled by the City's engagement consultant and is included in Attachment 7. The summary can also be accessed at www.toronto.ca/150Dunn.

The proposed 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/150Dunn.

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, staff review and lessons learned from consultation on other modular housing sites, the proposal has been modified to:

- provide improved barrier-free access to units;
- increase the size of the dining and lounge area, as well as the adjacent deck;
- increase the size of the tenant support area;
- integrate waste storage into the building to support tidy operations;

- improve lighting along site walkways and within the outdoor amenity space;
- include improved application of the Toronto Green Standard requirements (e.g. bird-friendly elements and integration of a green roof);
- improve building cladding design;
- add coloured window coverings;
- secure bicycle parking integrated inside an ancillary building;
- improve circulation throughout the site, including orienting the ancillary structures to provide for pathways through the site, and upgrades for on-site accessibility;
- minimize the amount of surface parking close to outdoor amenity areas;
- minimize the extent of fences, including removing the existing fence along the Dunn Avenue frontage; and
- improve landscaping and preservation of mature healthy trees where possible.

A site plan is included as Attachment 4 to this report, as are a Rendering/Elevation in Attachment 5. As a revised site plan has yet to be submitted, Attachments 4 and 5 may not reflect all of the changes outlined in this report. A revised site plan submission is anticipated, and drawings and renderings may continue to evolve through the site plan approval process.

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. The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan.

Official Plan Conformity

The site is designated *Institutional Areas* in the Official Plan, and is developed with multiple UHN buildings, including a 4 storey long-term care facility (the Lakeside Long-term Care Centre), a 4 storey rehabilitation centre (the Bickle Centre), Sunflower Day Care Centre, several houses and surface parking.

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.

The development is proposed to be built to Tier 2 of the Toronto Green Standard (a higher level of sustainability required for all City agency, corporation and division-owned projects). 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.

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 4.8 of the

Official Plan to provide affordable housing associated with a health institution as an ancillary use and part of a major health institution. Further, the proposed setbacks (including the front setback which aligns with adjacent buildings) and landscaping contribute to a comfortable public realm.

It is the opinion of Staff that the application conforms with the Growth Plan and is consistent with 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 *Institutional Areas* policies of the Official Plan.

Site Plan Application

A revised submission is anticipated, and expected to incorporate the majority of refinements summarized above, which City staff will review. As a revised submission is anticipated, the drawings in Attachment 4 and 5 may not reflect all the changes identified in this report. The revised submission will reflect 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 150 Dunn 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 east end of the site oriented north-south along the Dunn Avenue frontage. The front yard setback to Dunn Avenue is proposed to be approximately 6 metres, and the proposed side yard setback to the adjacent house to the south is approximately 2.1 metres.

The relief sought includes a requirement for:

- reduced front yard setbacks (5 metres where 10.61 metres are required);
- increased building depth (25 metres where the maximum is 14 metres);
- reduced setbacks to ancillary buildings (0.1 metres where 3 metres are required);
- reduced parking (0 spaces where 5 are required);
- increased projections of a platform into a setback (6 metres where the maximum is 2.5 metres); and
- increased height (16 metres where the maximum is 10 metres).

The relief sought also includes:

- permitting a pergola in the front yard;
- relief from defining a part of the parcel of land for the apartment building;
- relief from requiring an additional loading area on site; and
- bicycle parking dimensions.

In addition to the above, the recommended Minister's Zoning Order defines the geographic area on the lot to which the above zoning relief applies, roughly as shown in the hatched area in Attachment 1. The geographic definition is proposed in the recommended Minister's Zoning Order to ensure that the regulations in the Order do not critically impact Council's existing direction regarding the expansion to the long term care facility (TE19.1)

The relief sought to the in-force zoning by-law ensures that the proposed apartment building fits into its context between the Bickle Centre to the north and west, and houses to the south and east. The proposed setbacks align with the houses abutting the site to the south and east, while the proposed height at four storeys and 14.54 metres (16 metres proposed to provide for slight variation in height until site plan is resolved) represents an appropriate transition between the Council-approved expansion of the Bickle Centre at 20 metres and existing permissions on residential lots with a maximum height of 10 metres. At four storeys and with comparable landscaped setbacks, the proposed building fits in with the low-rise built form context of the area. The required relief to permit the heights and front yard setbacks is appropriate.

The proposed building is to contain alternative housing for people experiencing homelessness, who have a low rate of vehicle ownership. The location is also in a highly walkable and transit-rich location, with access to multiple streetcar and bus routes. Ample sheltered bicycle parking is proposed to be provided. The relief sought for parking is reasonable and is consistent with other modular supportive housing proposals in comparable locations, such as at 321 Dovercourt Road (formerly 150 Harrison Street).

The bicycle parking provided is proposed to be in an ancillary building to the rear of the site, abutting a public lane. The proposed site plan shows reasonable access to the bike parking via a paved pathway within the side yard setback. No zoning relief is required for this access or setback. There is no required property taking to achieve the planned laneway width at this location, and only the Bickle Centre's loading bay abuts the proposed bicycle parking building. The relief sought to permit this ancillary building for bicycle parking is appropriate, and its exact configuration will be secured through the site plan application.

The proposal is on lands owned by UHN and abuts a loading bay for the Bickle Centre, and any necessary requirements related to on-site staff to assist in waste disposal will be secured through the site plan application. The relief required to providing a loading space is appropriate.

Overall, the required relief to the in-force zoning by-law to permit the modular supportive housing is reasonable and appropriate. The relief 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 increase the supply of affordable and supportive homes for the city's most vulnerable 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 to 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 150 Dunn 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 webpage at www.toronto.ca/150Dunn will be updated regularly to provide information on construction status, the future operator and the occupancy timelines. The proposal conforms to the provincial policy framework and the Official Plan.

CONTACT

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

SIGNATURE

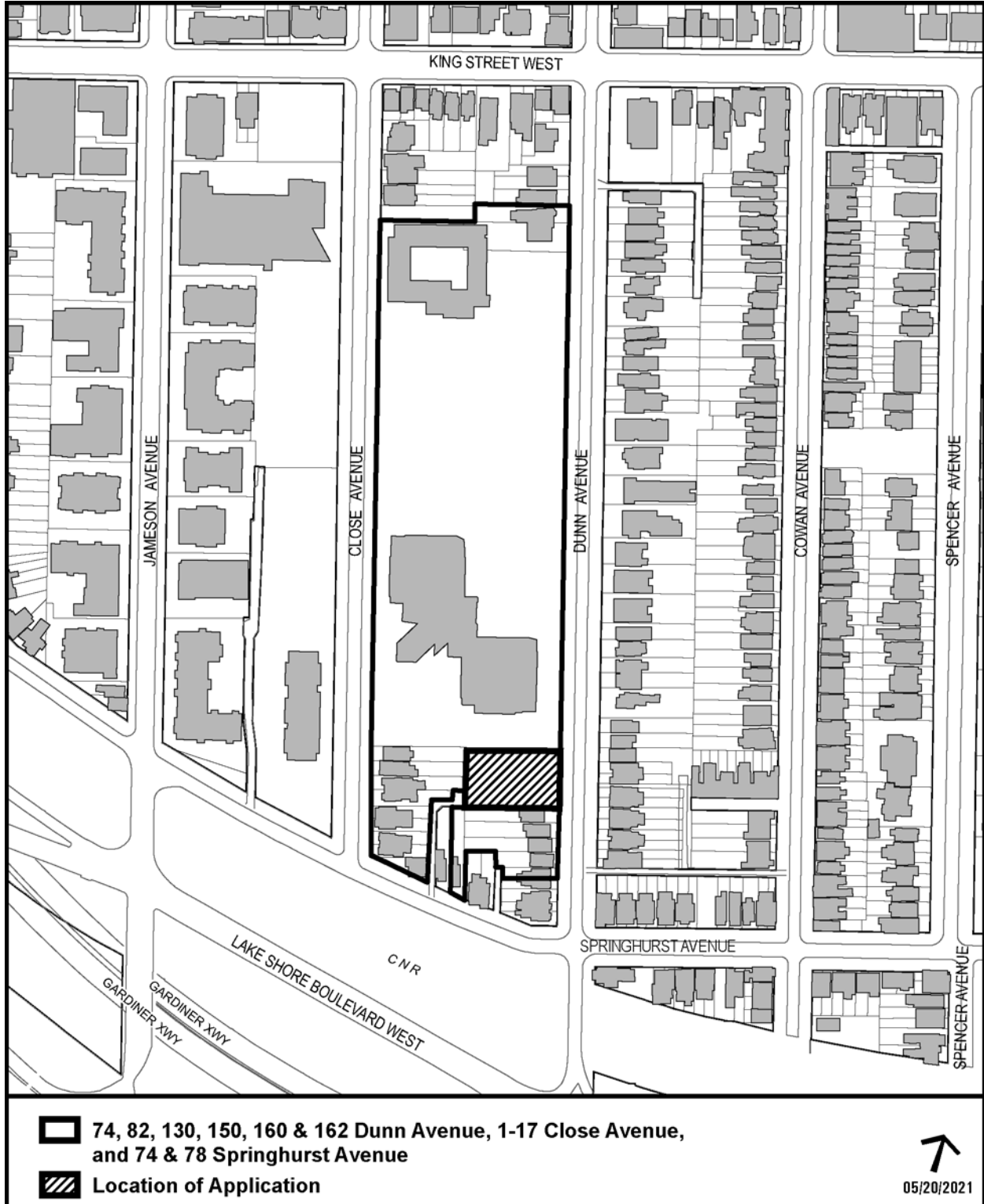
Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

Abi Bond
Executive Director,
Housing Secretariat

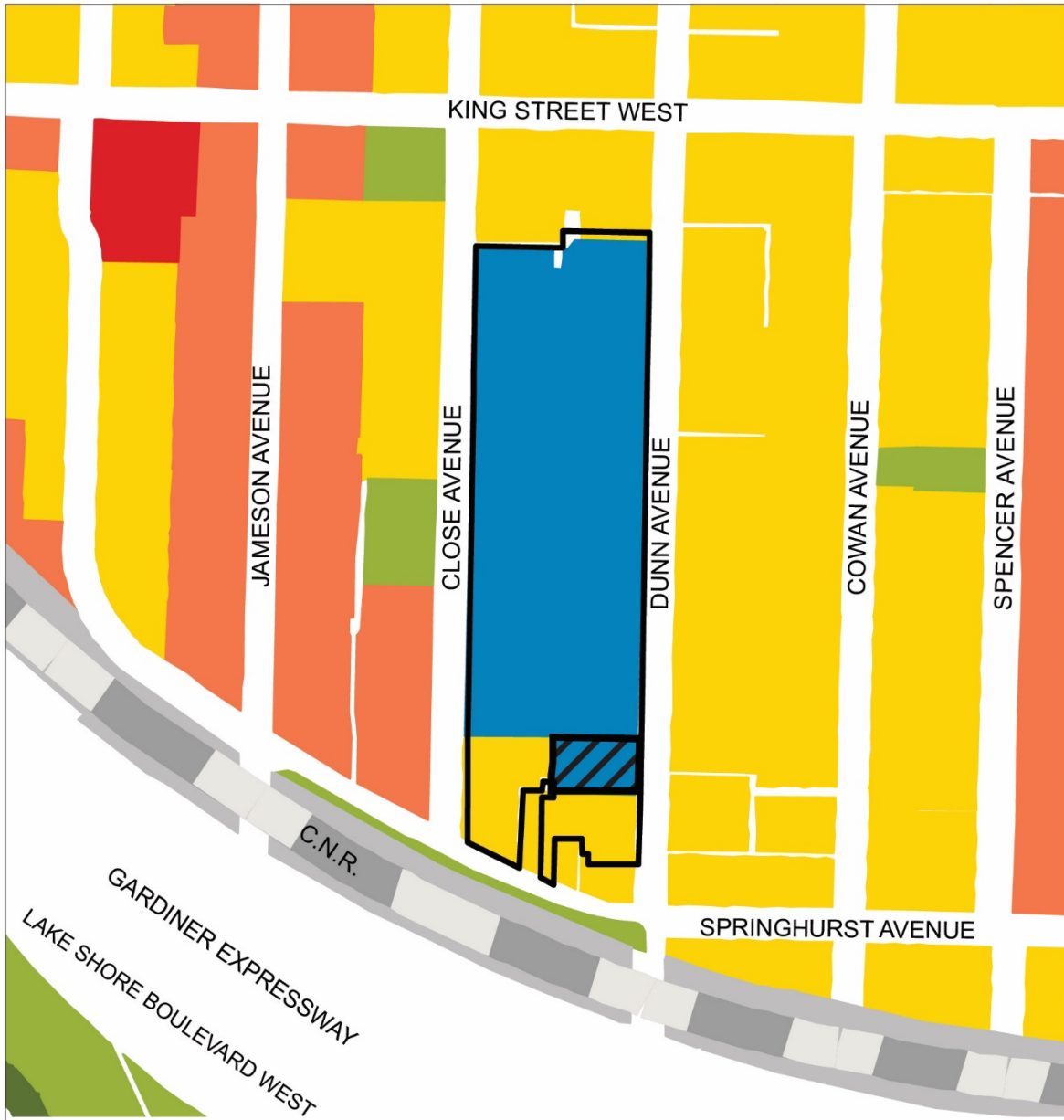
ATTACHMENTS

Attachment 1: Location Map - 150 Dunn Avenue
Attachment 2: Official Plan Land Use Map - 150 Dunn Avenue
Attachment 3: Zoning Map - 150 Dunn Avenue
Attachment 4: Site Plan Map - 150 Dunn Avenue
Attachment 5: Elevations and Rendering - 150 Dunn Avenue
Attachment 6: 3D Massing - 150 Dunn Avenue
Attachment 7: Community Engagement Summary Report (provided separately)
Attachment 8: Draft Minister's Zoning Order (provided separately)

Attachment 1: Location Map - 150 Dunn Avenue











Attachment 2: Official Plan Land Use Designation - 150 Dunn Avenue



74, 82, 130, 150, 160 & 162 Dunn Avenue, 1-17 Close Avenue,
and 74 & 78 Springhurst Avenue

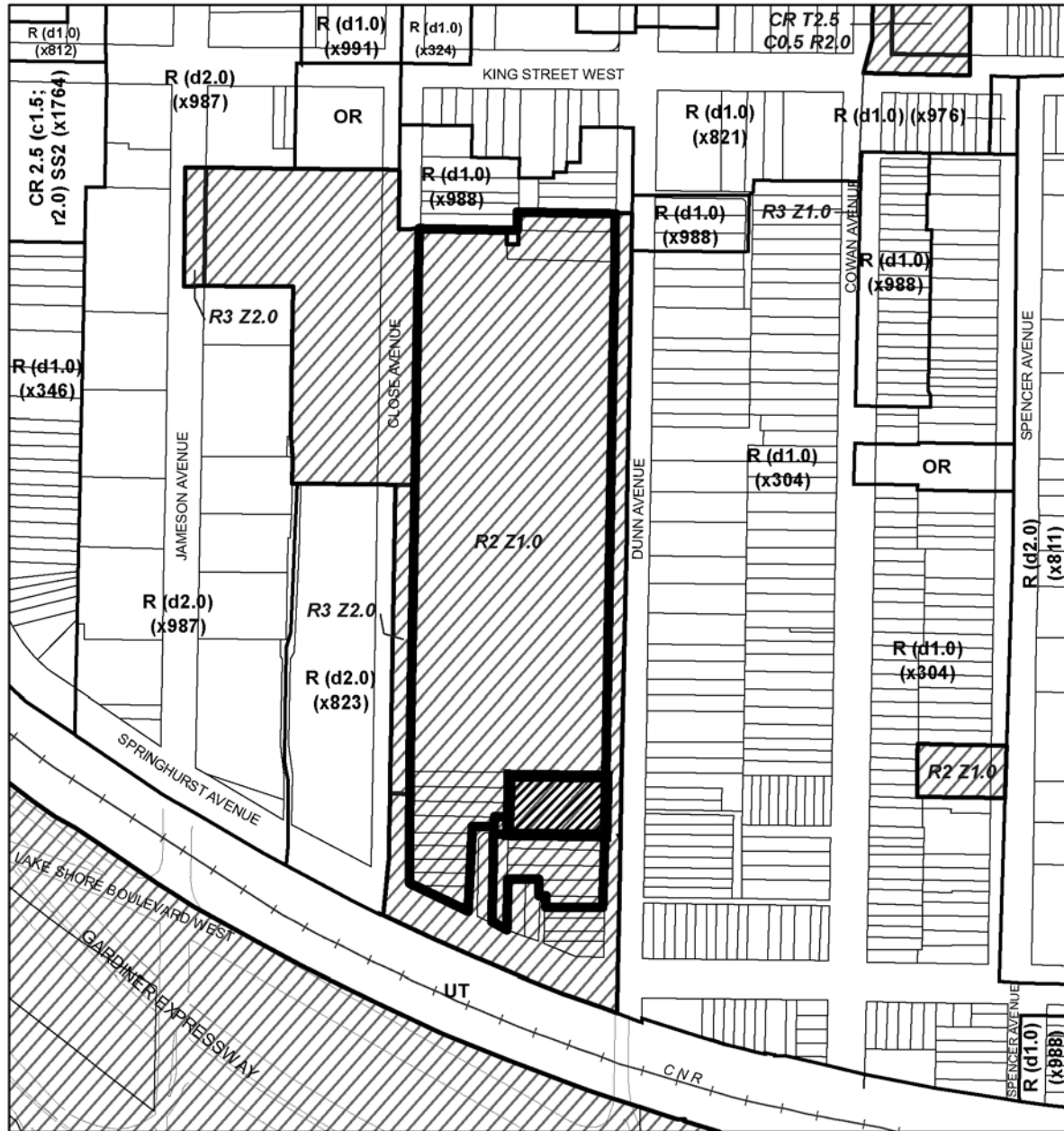
Official Plan Land Use Map #18

File # 21 XXXXXX STE XX OZ

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|--|---|---|
|  Location of Application |  Natural Areas |  Institutional Areas |
|  Neighbourhoods |  Parks |  Utility Corridors |
|  Apartment Neighbourhoods | | |
|  Mixed Use Areas | | |

↑
Not to Scale
05/25/2021

Attachment 3: Zoning Map - 150 Dunn Avenue



Zoning By-law 569-2013

74, 82, 130, 150, 160 & 162 Dunn Avenue, 1-17 Close Avenue,
and 74 & 78 Springhurst Avenue
File # 20 XXXXXX STE XX XX



Location of Application

- R Residential
- CR Commercial Residential
- OR Open Space Recreation
- UT Utility and Transportation



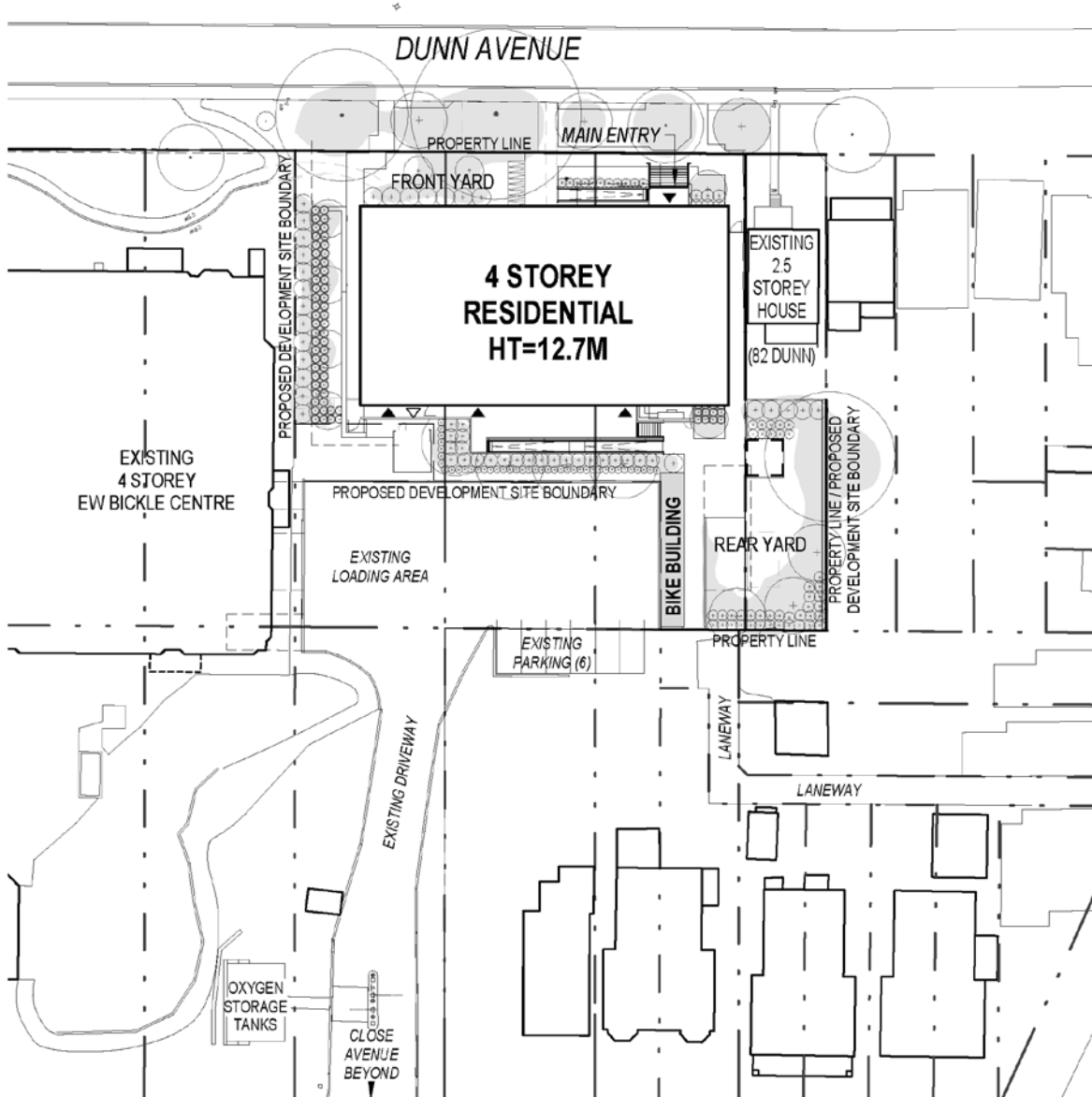
See Former City of Toronto By-law No. 438-86

- R2 Residential District
- R3 Residential District
- CR Mixed-Use District
- G Parks District



Not to Scale
Extracted: 05/20/2021

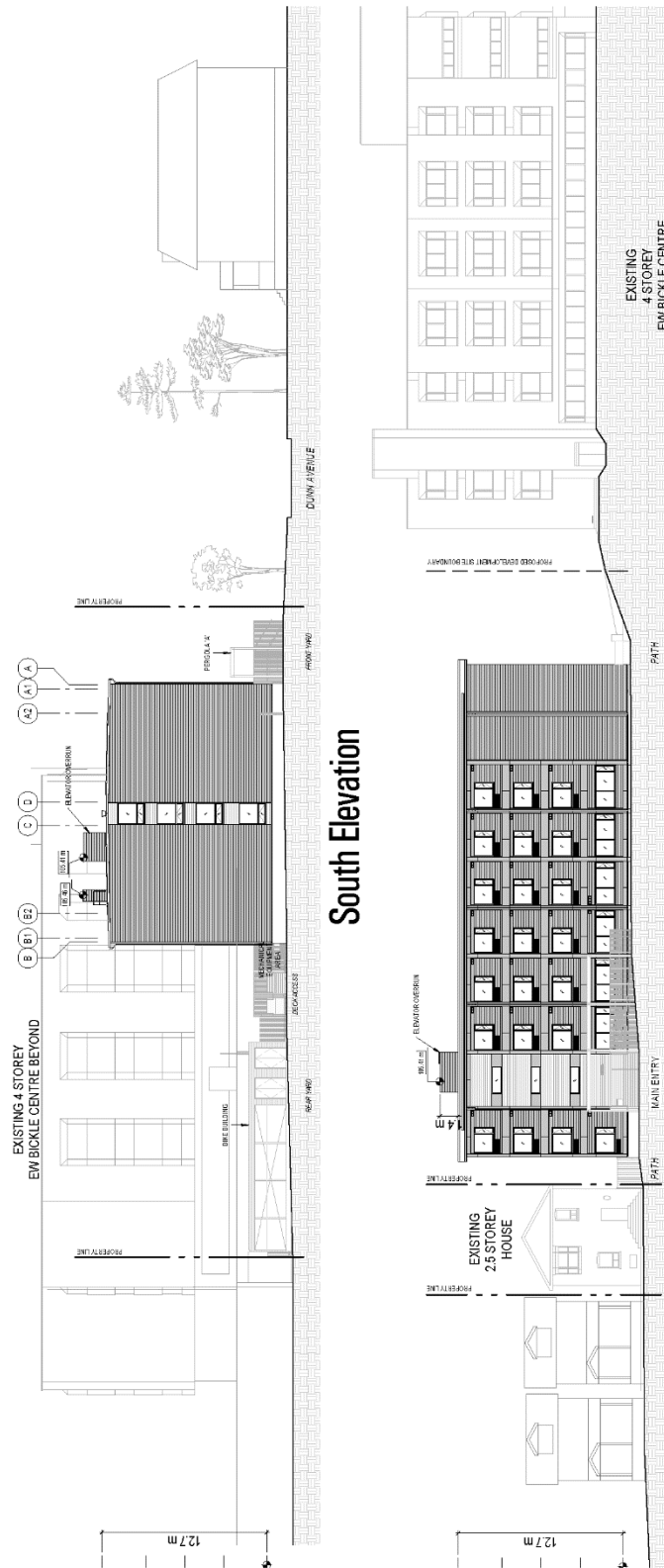
Attachment 4: Site Plan Map - 150 Dunn Avenue



Site Plan

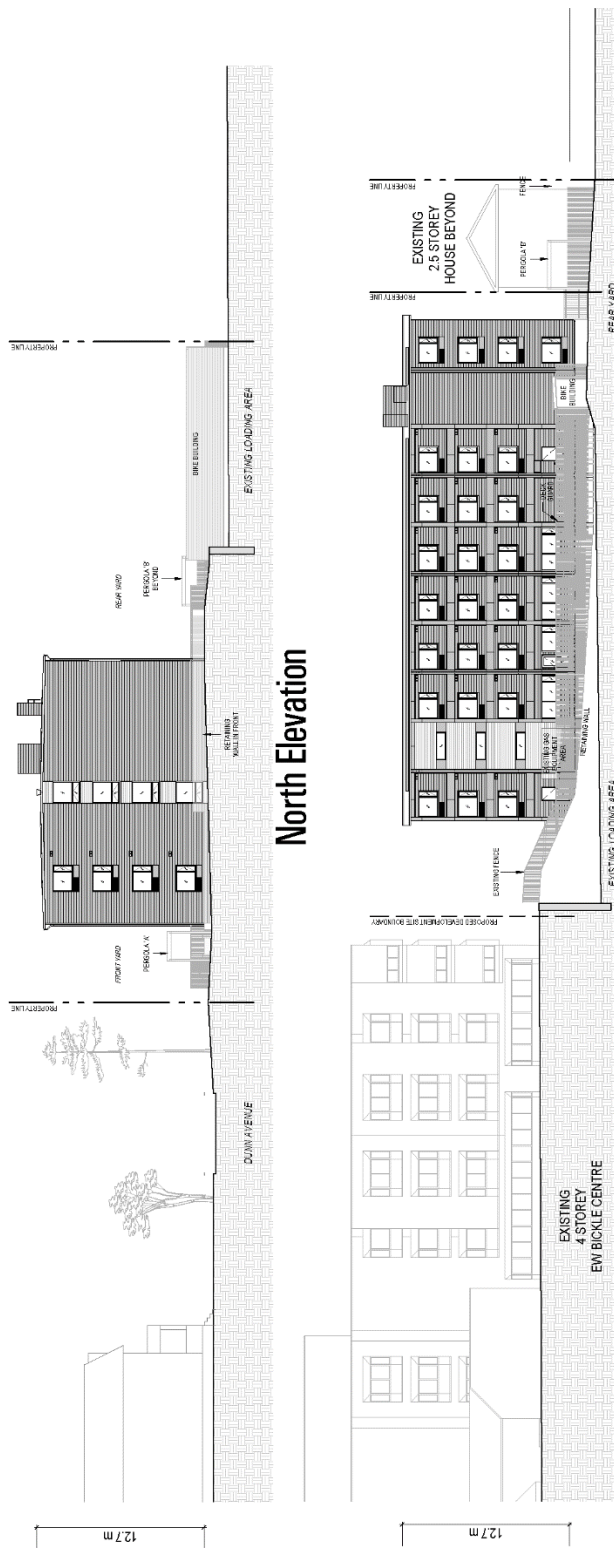


Attachment 5: Elevations and Rendering - 150 Dunn Avenue



South Elevation

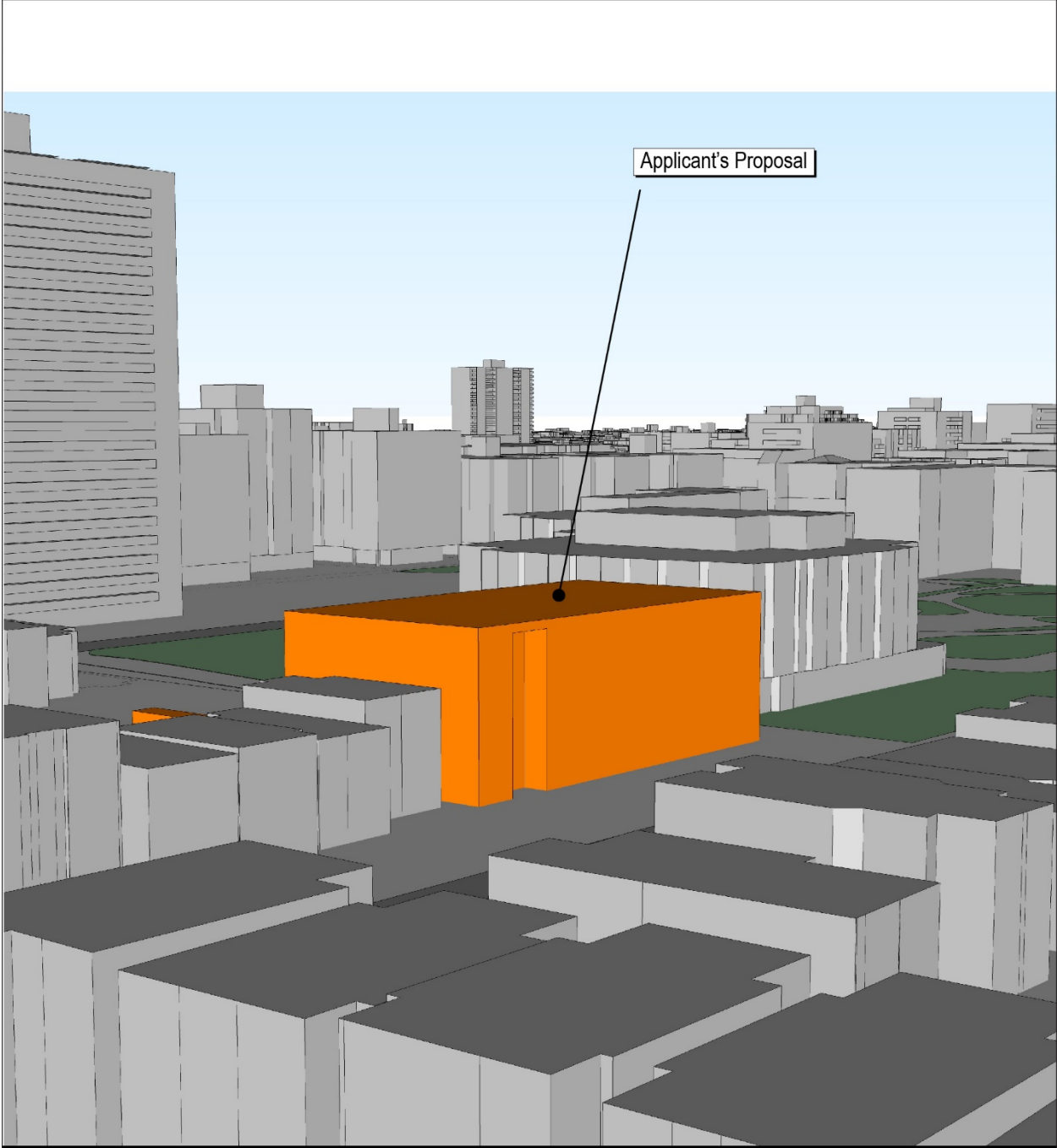
East Elevation



North Elevation

West Elevation

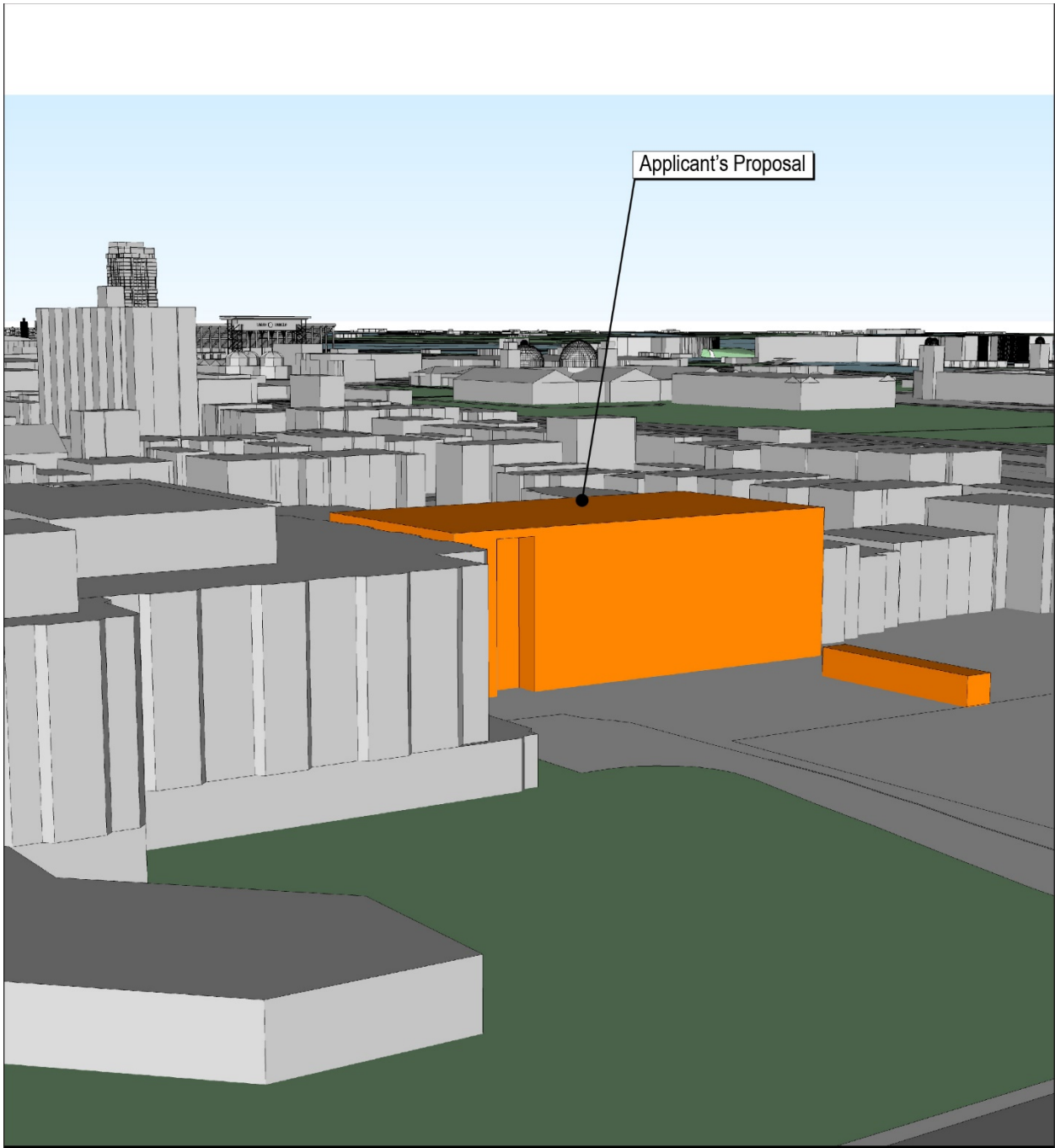
Attachment 6: 3D Massing - 150 Dunn Avenue



View of Applicant's Proposal Looking Northwest



08/20/2021



View of Applicant's Proposal Looking Southeast



08/20/2021

Attachment 7: Community Engagement Summary Report

Provided separately

Attachment 8: Draft Minister's Zoning Order

Provided separately