

364 Huron Street – Official Plan Amendment and Zoning Amendment Application – Final Report

Date: February 4, 2021

To: Toronto and East York Community Council

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

Ward 11 - University-Rosedale

Planning Application Number: 19 155898 STE 11 OZ

SUMMARY

This application proposes to permit a three-storey mixed-use building with non-residential uses on the first two storeys and one dwelling unit on the third storey, and a two-storey laneway suite at 364 Huron Street.

The proposed development is consistent with the Provincial Policy Statement (2020), conforms with the Growth Plan for the Greater Golden Horseshoe (2020) and conforms with the Official Plan.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The application proposes a compact built form on a site within a built-up area that would take advantage of existing infrastructure, provide new residential and commercial uses, and contribute to the vitality of the campus and surrounding area. It would advance policy objectives to create complete communities, provide a range of housing in terms of size, scale and type, provide employment opportunities, and ensure a form of development that makes efficient use of land while limiting impacts on the character and function of the existing neighbourhood and enhancing the public realm.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 364 Huron Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to this report (February 4, 2021) from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86 for the lands at 364 Huron Street substantially in accordance with the draft Zoning By-law Amendment attached as

Attachment No. 7 to this report (February 4, 2021) from the Director, Community Planning, Toronto and East York District.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:

- a) Provide a revised Functional Servicing and Stormwater Management Report to demonstrate whether the existing municipal infrastructure is adequate to service the proposed development and to determine whether any upgrades may be required to the existing infrastructure to support the proposed development, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
- b) Secure the design and provision of financial securities for any improvements to the municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

Pre-application meetings were held on May 25, 2018 and October 8, 2018. The current application was submitted on May 17, 2019 and deemed complete on July 25, 2019. A Preliminary Report on the application was adopted by Toronto and East York Community Council on September 16, 2019 authorizing staff to conduct a community consultation meeting. The issues raised during the community consultation are summarized in this report. The Community Council decision and Preliminary Report are available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE8.27>

PROPOSAL

This application proposes to amend the Official Plan and Zoning By-law for the property at 364 Huron Street to permit a three-storey mixed-use building fronting Huron Street that would contain non-residential uses on the first two storeys and one three-bedroom

dwelling unit on the third storey, and a two-storey laneway suite containing one five-bedroom dwelling unit fronting the public lane. The non-residential uses are proposed to consist of a mix of small-scale restaurants and take-out facilities.

The mixed-use building would have a height of approximately 10.9 metres to the roof and approximately 13.9 metres to the rooftop access stair, and a gross floor area of approximately 402 square metres. The laneway suite would have a height of approximately 6.3 metres and a gross floor area of approximately 145 square metres. No vehicle parking and 14 bicycle parking spaces are proposed.

See Attachment 1 of this report for application data, Attachment 8 for the proposed Site Plan, Attachments 9-12 for the proposed Elevations and Attachments 13-14 for three dimensional representations of the project in context.

Site and Surrounding Area

The subject property is within the University of Toronto St. George Campus. The site is located on the west side of Huron Street, south of Bloor Street West and north of Harbord Street. The site has an area of approximately 285 square metres with a frontage on Huron Street of approximately eight metres and a frontage on Glen Morris Street of approximately 37 metres.

The site currently contains a two-storey building with a restaurant on the ground floor and a vacant former apartment above, and a surface parking area to the rear of the building.

See Attachment 2 of this report for the location map.

The buildings and uses surrounding the subject site include the following:

North: A three-storey detached dwelling and two- and three-storey laneway suites are located immediately north of the site. The area beyond consists primarily of low-rise buildings that contain residential and small-scale commercial and institutional uses.

East: Robarts Library, a listed 14-storey institutional building, is located on the east side of Huron Street and includes a five-storey, 4,304 square metre reading room pavilion that is under construction along the street.

South: South of Glen Morris Street is a mix of low-rise buildings that contain residential and institutional uses. A 10-storey student residence is proposed at 40-56 Harbord (File 19 259116 STE 11 OZ).

West: Luella Massey Studio Theatre, a listed two-storey former place of worship, is located across the laneway to the immediate west of the site. Beyond, the area consists primarily of low-rise buildings that contain residential, institutional and commercial uses, with a mid-rise student residence located at Spadina Avenue.

Reasons for Application

The Official Plan Amendment is required to permit new non-residential uses on the site, which is not permitted within the Huron-Sussex Area of Special Identity in the University of Toronto Secondary Plan.

While the proposed residential land use is permitted under existing zoning provisions, an amendment to the former City of Toronto Zoning By-law 438-86 is required to permit non-residential uses on the site and to establish appropriate performance standards to regulate the built form on the site, such as site layout, height, density and parking.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Arborist Report
- Toronto Green Standards Checklist
- Public Consultation Plan
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- Hydrogeological Report
- Transportation Impact Assessment

These reports/studies can be viewed through the Application Information Centre (AIC) here: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Agency Circulation Outcomes

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide 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, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan") 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 region, of which the city forms an integral part. 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 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, and better connected 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 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 MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

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.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of this report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan, including the Downtown Plan and University of Toronto Secondary Plan. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Chapter 2 - Shaping the City

Policy 2.2.2 directs growth to the Downtown, Centres, Avenues, and Employment Areas in order to efficiently use existing infrastructure, create a concentration of jobs and people in areas well served by transit, and facilitate cultural and economic activity. The site is identified as part of the Downtown and Central Waterfront on Map 2 of the Official Plan. The Official Plan states that the Downtown will continue to evolve as a healthy and attractive place to live and work as new development that supports the reurbanization strategy and the goals for the Downtown is attracted to the area. While the Downtown is identified as an area offering opportunities for substantial employment and residential growth, this growth is not anticipated to be uniform. Design guidelines specific to districts of historic or distinct character will be implemented to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings.

Chapter 3 - Building a Successful City

Chapter Three of the Official Plan identifies that most of the City's future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.1 of the Official Plan contains Public Realm policies, which recognize that all public and private spaces to which the public has access play an essential role in supporting overall quality of life, are a fundamental organizing element of the city and its neighbourhoods, and are a key shared asset that draws people together and creates strong social bonds. These policies aim to ensure that development will enhance and extend a high quality public realm and support the creation of complete communities, and that elements of the public realm will be designed together to form a well-connected, walkable, attractive, safe, functional and accessible network.

Section 3.1.2 of the Official Plan contains Built Form policies, which state that development will be located, organized and massed to fit harmoniously with the existing and planned context, and to frame and support adjacent streets, lanes, parks and open spaces. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, minimizing impacts of servicing and vehicular access, and limiting shadow and wind impacts.

Section 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability to meet the current and future needs of residents, which includes ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Chapter 4 - Land Use Designations

The subject site is designated Neighbourhoods on Map 18 of the Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

Section 4.1 of the Official Plan includes policies and development criteria to ensure physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Policy 4.1.5 in the Official Plan states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- patterns of streets, blocks and lanes, parks and public building sites;
- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;
- continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- conservation of heritage buildings, structures and landscapes.

See Attachment 3 of this report for the land use map.

The Downtown Plan

Official Plan Amendment 406 (the "Downtown Plan") was adopted by City Council on May 22, 2018 and modified and approved by the Ministry of Municipal Affairs and Housing on June 5, 2019. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. It applies to all applications deemed complete after June 5, 2019. This application was deemed complete after June 5, 2019 and as such, the plan is in full force and effect for this application.

The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities –

provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

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 Downtown Plan can be found here:

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

University of Toronto Secondary Plan (1997)

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

- Recognize and protect the Area primarily as an Institutional District;
- Provide planning regulations that give the institutions flexibility to adjust to changing program, technological and funding constraints; and
- Preserve, protect and enhance the unique built form, heritage and landscape character of the Area.

Section 3.3 of the Secondary Plan outlines Built Form policies, which are intended to guide development in the area. These policies direct that:

- New buildings will be sited in a manner that clearly defines and gives form to the edges of streets, open spaces and mid-block pedestrian routes;
- The height and mass of new buildings will achieve an appropriate relationship to the scale of adjacent streets and open spaces, ensuring access to sunlight and sky view and shelter from prevailing winds;
- New buildings will achieve a harmonious relationship to their built form context through consideration of matters such as, but not limited to, the building massing and setbacks, roof line and profile, scale, texture, architectural detail and expression, including fenestration and materials; and
- High quality usable open spaces which continue the pattern of university open space types and are physically and visually linked to the streets, parks and mid-block pedestrian routes will be provided in conjunction with new developments

The Secondary Plan identifies certain sub-areas within the University of Toronto Area that have a unique character, which should be protected and enhanced by additional regulations specific to the sub-area. The site is located in the Huron-Sussex Area of

Special Identity. Section 4.2 of the Secondary Plan describes this as a low-density residential enclave, which houses students, faculty and staff of the University and other homeowners and tenants. The area includes an incidental mix of small-scale commercial and institutional uses, which serve the neighbourhood or are related to the University of Toronto. Secondary Plan objectives for the Huron-Sussex Area of Special Identity are to:

- Retain the character of residential uses and houseform buildings along tree-lined streets;
- Encourage improvement of existing housing stock and the development of infill housing on vacant lands; and
- Encourage both year-round use of residential units and a mix of long-term and temporary residents.

Section 5.3 of the Secondary Plan states that in the area designated as Neighbourhoods within the Huron-Sussex Area of Special Identity, the residential houseform character and low-scale of the interior of the Huron-Sussex Area of Special Identity will be protected. In addition, limited intensification to accommodate the needs of the University of Toronto for institution-related residential development may be permitted, where appropriate, to provide a transition between the residential neighbourhood and the adjacent areas of higher density and activity. Policy 5.3.2 states that, in addition to low scale residential uses, existing general institutional uses and the reconstruction of general institutional uses existing in the area on December 31, 1996 are also permitted in the area designated as Neighbourhoods.

The University of Toronto Secondary Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

See Attachment 4 of this report for a map of the Secondary Plan Area.

Site and Area Specific Policy 546

The property is subject to Site and Area Specific Policy 546, which permits laneway suites in Neighbourhoods-designated areas across the city. A laneway suite is a self-contained residential unit, subordinate to a primary dwelling, in which both kitchen and bathroom facilities are provided and located on a lot within an ancillary building adjacent to a public laneway.

Development of laneway suites:

- will ensure direct and safe access by meeting fire and emergency service requirements;
- will limit privacy and overlook issues on adjacent properties;
- will limit the reduction of soft landscaping on the property;
- should not result in the injury or removal of a healthy tree protected under Municipal Code Chapter 658 and Chapter 813
- may include accessible design features; and

- is encouraged to include green roof areas, solar panels and other sustainable building technologies.

University of Toronto Secondary Plan Review

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

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

- Protect the Secondary Plan area for predominantly institutional land uses along with ancillary uses that support the functioning of the area as an institutional district;
- Prioritize the movement of pedestrians and cyclists;
- Conserve built heritage resources and cultural heritage landscapes;
- Enhance and expand the existing open space and public realm network;
- Affirm that the institutional uses, collection of heritage resources and public realm network are character-defining elements of the area; and
- Ensure that the Secondary Plan area will continue to grow and evolve in a way that positively contributes to the character-defining elements of the area.

City Council's decision may be found here:

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

City Council has not made a decision, as of the date of this report, to adopt an Official Plan Amendment to amend the University of Toronto Secondary Plan. Staff anticipate preparing a Final Report for the new Secondary Plan and Urban Design Guidelines for the area in early 2021. The existing University of Toronto Secondary Plan remains in force and effect.

The outcome of staff analysis and review of relevant Official Plan policies and designations; the University of Toronto Secondary Plan; the Downtown Plan; and the emerging direction of the University of Toronto St. George Campus Secondary Plan noted above are summarized in the Comments section of the report.

Zoning

The site is zoned R3 in former City of Toronto Zoning By-law 438-86, as amended, which permits a variety of residential building types including apartments, rooming houses, row houses, semi-detached and detached dwellings, and limited non-residential uses including childcare facilities and community centres, subject to a range of

conditions. The maximum gross floor area is 1.0 times the area of the lot and the maximum building height is 12 metres.

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

See Attachment 5 of this report for the site's existing zoning.

Design Guidelines

Policy 5.2.5.6 of the Growth Plan indicates supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan. Official Plan Policy 5.3.2.1 states that guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban design guidelines are intended to provide a more detailed framework for built form and public improvements. The following design guidelines that have been adopted by City Council apply to the proposed development.

The following design guidelines have been used in the evaluation of this application:

- University of Toronto (Main Campus) Urban Design Guidelines
- Townhouse and Low-Rise Apartment Guidelines

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

University of Toronto (Main Campus) Urban Design Guidelines

The University of Toronto (Main Campus) Urban Design Guidelines are intended to be read in conjunction with the policies of the Official Plan and the University of Toronto Secondary Plan. The guidelines may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/08/8f36-Toronto-Urban-Design-Guidelines-University-of-Toronto-Main-Campus.pdf>.

Townhouse and Low-rise Apartment Guidelines

City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. The guidelines identify strategies to enhance the quality of these developments, provide examples of best practices and improve clarity on various development scenarios. The guidelines may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review (File No. 19 263383 STE 11 SA).

COMMUNITY CONSULTATION

On November 13, 2019, staff hosted a Community Consultation Meeting to discuss the proposed development. Approximately 10 members of the public were in attendance as well as the Ward Councillor and the applicant. A number of written comments and phone calls about the application have been received as well. The primary issues raised relate to potential impacts on the surrounding area from commercial and restaurant uses including entrance locations, venting and management of deliveries and servicing, the number of bedrooms proposed in the dwelling units, achieving high environmental standards, and ensuring the development is attractive and compatible with the existing physical character of the area. These issues are addressed in the comments section below.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

The PPS, through policy 1.1.1, establishes that healthy, liveable and safe communities are sustained by, among other matters, promoting efficient development and land use patterns and accommodating an appropriate range and mix of residential, employment, institutional, parks and open spaces and other uses to meet long-term needs. The proposed development addresses these objectives by adding a mix of residential unit types and small-scale non-residential uses, and intensifying the site with a contextually appropriate built form that has been designed to limit potential impacts on surrounding properties. It also enhances the public realm along Huron Street, Glen Morris Street and the rear laneway with new planting, seating and lighting, and provides on-site outdoor amenity areas.

Policy 1.4.3 requires that provision be made for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents. Policy 1.6.7.4 states that a land use pattern, density and mix of uses should be promoted that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. Policy 1.8.1 expands on this by directing planning authorities to support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and to prepare for the impacts of a changing climate through land use and development patterns which: promote the use of active transportation and transit in and between residential, employment and institutional uses and other areas.

The proposed development is consistent with this policy direction by providing a mix of residential and non-residential uses in the development, and contributing to the vitality and character of the campus and surrounding neighbourhood through new housing options and small-scale non-residential uses, in an appropriate built form at a location that is in close proximity to the St. George and Spadina and subway stations, the

Spadina streetcar line, the cycle tracks on Bloor Street West, Harbord Street and Hoskin Avenue, and the bike lanes on St. George Street and Bedford Road, and enhance public pedestrian connections and provide bike parking to support active transportation.

The application conforms to the policy direction of the Growth Plan to support the achievement of complete communities by contributing to the mix of land uses on the site and in the neighbourhood and creating a vibrant public realm in Policy 2.2.1.4. The proposal represents a form of contextually appropriate intensification that makes efficient use of land and existing services, including proximity to public and active transportation options (Policy 3.2.2.2). The proposal provides for a relatively compact built form that meets applicable urban design standards and incorporates sustainable development principles. The residential units can accommodate a variety of living arrangements and family structures and sizes on the site while contributing to the diversification of housing options in the area (Policy 2.2.6.3). The proposed non-residential uses can provide amenity and services for the local neighbourhood and campus. The mix of uses on the site is compatible with the character of the neighbourhood and the proposed built form is designed to support a pedestrian-friendly urban environment.

Land Use

The proposed residential uses are permitted in both the Official Plan and Zoning By-law. The uses are compatible with the adjacent institutional, commercial and residential uses, and are consistent with the development criteria contained in the Official Plan as well as the policies of the Official Plan as a whole.

The Official Plan Amendment is required to permit new non-residential uses on the site, which are not permitted within the Huron-Sussex Area of Special Identity in Section 4.2 of the existing University of Toronto Secondary Plan. This area is identified as a low-density residential enclave that includes an incidental mix of small-scale commercial and institutional uses, which serve the neighbourhood or are related to the University of Toronto. Policy 5.3.2 restricts new institutional gross floor area to what existed on December 31, 1996. The proposed use is also not permitted in the R3 Residential Zone in former City of Toronto Zoning By-law 438-86.

While the proposed non-residential land use is not permitted in the existing Secondary Plan, the citywide Official Plan and the emerging direction of the updated University of Toronto St. George Campus Secondary Plan would contemplate the proposed use on the site. Policies 4.1.1 and 4.1.3 of the Official Plan provide for small-scale retail, service and office uses within Neighbourhoods that legally contained such uses prior to the approval date of the Official Plan and permit new uses where they serve the needs of area residents and potentially reduce local automobile trips, have minimal noise, parking or other adverse impacts upon adjacent or nearby residents and have a physical form that is compatible with and integrated into the Neighbourhood in order to maintain the residential amenity of the area. The emerging direction of the update to the Secondary Plan is to allow small-scale non-residential uses that serve the neighbourhood and larger campus within the Neighbourhoods-designated lands.

The site currently contains approximately 103 square metres of non-residential uses and the proposal would add 145 square metres, for a total of approximately 248 square metres on the first two floors of the mixed-use building. The incorporation of the new non-residential uses on the site, beyond what currently exists, would be compatible with the character of the neighbourhood's existing mix of commercial and institutional uses, and would be integrated with the proposed residential laneway suite and third-floor apartment that would add to the existing mix of residential uses in the neighbourhood. The proposed non-residential use is of a small-scale within an overall built form and on-site public realm that respect and reinforce the existing character of the area. The proposed commercial uses would support the surrounding neighbourhood and larger campus by providing additional amenity for residents while adding new residential units to the area.

Given the existing and the planned context for the subject property and the surrounding area, the proposed non-residential land use is appropriate and can be supported by staff. The Official Plan and Zoning By-law Amendments would limit the location and size of the non-residential uses permitted on the site and ensure that the general small-scale neighbourhood-supportive intent is maintained.

Massing, Height, Density

This application has been reviewed against the policies and direction contained in the Official Plan, Downtown Plan and University of Toronto Secondary Plan, University of Toronto Urban Design Guidelines, Townhouse and Low-Rise Apartment Guidelines and the emerging direction of the new University of Toronto St. George Campus Secondary Plan described in the Policy Consideration Section of this report. Given the existing and planned context of the subject property and the surrounding area, the proposed massing, height and density are suitable and can be supported by staff.

Section 3.1.2 of the Official Plan identifies that development must be considered not only in terms of the individual building and site, but also in terms of how the building and site fit within the larger existing and planned context of the surrounding area. Policy 3.1.2.1 requires that new development frame and support adjacent streets, lanes, parks and open spaces to promote civic life and the use of the public realm, and to improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces. This is achieved by locating buildings parallel to the street or along the edge of a park or open space; providing additional setbacks or open spaces at key locations; locating main building entrances so that they front onto a public street, park or open space, are clearly visible and directly accessible from a public street; providing ground floor uses, clear windows and entrances that allow views from, and where possible, access to adjacent streets, parks and open spaces; preserving mature trees; and providing comfortable wind conditions and air circulation to preserve the utility and intended use of the public realm.

The subject site is located within the Huron-Sussex Area of Special Identity in section 4.1 of the Secondary Plan. Secondary Plan objectives for the Huron-Sussex Area of Special Identity include retaining the character of residential uses and houseform buildings along tree-lined streets and encouraging improvement to the existing housing stock and the development of infill housing on vacant lands. Secondary Plan policies

applicable to Neighbourhoods-designated areas within the Huron-Sussex Area of Special Identity seek to protect the residential houseform character and low-scale of the interior of the Area.

While the neighbourhood is relatively diverse in terms of the existing mix of residential, commercial and institutional uses and the mix of apartment, townhouse, semi-detached, detached and laneway dwellings, the area maintains a consistent overall low-rise scale, with more intense forms of low-rise development along public streets and lower scale buildings along public laneways, and a pattern of relatively generous landscaped open space with mature trees and access to sunlight and comfortable pedestrian conditions on those lands that are designated Neighbourhoods in the Official Plan.

The site layout has been designed to appropriately accommodate the proposed uses and building types while minimizing impacts on surrounding areas, and remaining consistent with the patterns of front and side yard setbacks and landscaped open space in the area. The mixed-use building is proposed to be set back from the Huron Street property line by approximately 2.8 metres, which would match the front yard setback of the recently completed development to the immediate north at 366-370 Huron Street. The proposed setback of approximately 0.45 metres from the north property line would result in a separation of approximately two metres from the three-storey building to the north and is acceptable. The footprint of the proposed mixed-use building is comparable to that of existing buildings in the area and has been positioned on the site to maintain the pattern of front yard landscaped open space and provide appropriate separation from adjacent buildings.

The mixed-use building is proposed to have a height of approximately 10.9 metres to the top of the roof and 13.9 metres to the top of the small rooftop access stair, which would be consistent with the low-rise heights in the area and similar to the maximum as-of-right height of 12 metres permitted by existing Zoning By-law permissions for the site. A 1.5 metre stepback is proposed along the Huron Street frontage at the third storey, which would reference the proportions of many houseform buildings in the area by stepping back the upper floor. The roof of the mixed-use building would contain an approximately 84 square metre amenity area and green roof. The rooftop space would also include a raised 1.5 metre wide planter along the full north side of the building to help reduce potential overlook issues with the property to the north.

The design of the proposed laneway suite would conform with the direction of Site and Area Specific Policy 546 and the intent of the performance standards in the associated city-wide Zoning By-law to permit laneway suites across the city (Section 150.8 of Zoning By-law 569-2013). The laneway suite would be separated from the proposed mixed-use building by approximately 7.5 metres, which would provide adequate outdoor amenity space for residents and separation between the buildings. The laneway suite would replace an existing surface parking area and would have a compact footprint, with a width of approximately 7.7 metres and depth of 7.2 metres, which helps limit the overall scale of the building and maximizes the landscaped open space on the site. The laneway suite is proposed to be set back from the laneway to the west by approximately 1.4 metres for the majority of the building, with a small northerly portion of the building set back by approximately 0.3 metres. This differentiated setback is acceptable as it provides visual interest, with a larger setback to the south where the laneway meets the

Final Report - 364 Huron Street

street to maintain views into the laneway while framing it with new development, and provides sufficient room for landscaping and enclosed waste storage along the lane. A 45 degree angular plane has been applied to the east side of the laneway suite facing the mixed-use building at a height of four metres, which would limit shadows in the on-site amenity space and impacts to the north. The location, form and scale of the laneway suite has been designed to ensure it would be subordinate to the mixed-use building on the lot and limit its impacts on surrounding properties.

The proposed buildings would result in an overall density of approximately 1.92 times the area of the site. On a city-wide basis, laneway suites are excluded from the permitted floor space index, which would result in a density of approximately 1.41 times the area of the site. Staff are of the opinion that the proposed density represents an appropriate level of intensification for the site, achieving it through an acceptable built form, building height, massing and site organization, and in a way that is compatible with the height and massing of buildings in the immediate area.

The site layout and built form have been designed to satisfy the Official Plan policies, be compatible with the surrounding neighbourhood, fit with the existing and planned context, and provide an appropriate relationship to other buildings, spaces and uses both on-site and with adjacent properties.

Public Realm and Streetscape

Official Plan policies require that attention be given to the streetscape by ensuring that these areas are attractive, comfortable and functional for pedestrians through landscaping and setbacks, and that new development frames and supports the public realm (Policies 3.1.1.2, 3.1.1.6, 3.1.1.12, 3.1.1.13, 3.1.2.1 and 3.1.2.10). The frontages along Huron Street and Glen Morris Street would reflect and extend the existing character of these streets, with the principal entrance for the non-residential component of the building proposed from Huron Street, which is the primary street and includes entrances for other non-residential buildings along the street, in accordance with the Townhouse and Low-Rise Apartment Guideline 3.3.i.ii. for corner sites. This frontage would include more hard surface, with a widened sidewalk, seating and potential patio areas for the non-residential uses, as well as a canopy, lighting and planting. Glen Morris Street would be more residential in character, with a predominantly soft landscape, a widened sidewalk, trees and other planting along the extent of the frontage.

The proposal would contribute to the enhancement of the laneway for use by pedestrians and cyclists by providing planting and lighting along the lane, along with the entrance to the laneway suite and windows overlooking the lane. The on-site outdoor residential amenity area between the buildings would incorporate bike parking, lighting, seating, and a mix of planting including trees.

The proposed development would help animate the streetscape along Huron Street and Glen Morris Street, and would provide an attractive, comfortable and safe pedestrian environment. The streetscape treatment and landscape details would be secured through the Site Plan Approval process.

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 Arborist Report and Tree Preservation Plan submitted in support of the application indicate there are seven trees both within and immediately adjacent to the subject site. Of these, two trees on the site and two trees in the municipal rights-of-way that qualify for protection are proposed to be removed. Currently, five large growing shade trees are proposed to be planted in the rights-of-way and one large growing shade tree is proposed to be planted on the site. Urban Forestry requires the applicant to submit a tree planting deposit to ensure the planting and survival of the new trees. Additional tree planting opportunities and injury mitigation measures would be further reviewed and secured through the Site Plan Approval process.

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 Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The site specific Zoning By-law will secure performance measures for the following Tier 1 development features: the wider sidewalk space, on-site open space, green roof, solar panels, covered outdoor waiting areas and bicycle parking spaces. Other applicable TGS performance measures would be secured through the Site Plan Approval process. Staff will continue to work with the applicant to encourage them to exceed the minimum requirements and achieve greater sustainability.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the city. The subject property is in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The proposed laneway suite is exempt from the parkland dedication requirement under Chapter 415, Article III, Section A(4) of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement for the mixed-use building through cash-in-lieu of parkland. The non-residential component of the proposal is

subject to a two percent parkland dedication and the residential component is subject to a five percent parkland dedication in accordance with Section 415-24 B.(2) of the aforementioned Code.

Traffic Impact, Access, Parking

Official Plan Policy 2.4.4, Downtown Plan Policy 8.2, and University of Toronto Secondary Plan Policies 3.1.3 and 3.1.4 encourage reduced automobile dependency, promote active modes of transportation and guide opportunities to create better walking and cycling conditions. No vehicle spaces and 14 bike parking spaces are proposed, of which eight would be located in a covered area in the rear yard amenity space.

Policy 3.1.2.4 of the Official Plan directs new development to locate and organize vehicular access, loading, servicing, and utilities to minimize their impact and improve the safety and attractiveness of the public realm, the site and surrounding properties. The scale of the proposal would not require the provision of an on-site loading space under the existing Zoning By-law provisions for the site and no on-site loading space is proposed. Waste will be collected via curbside pickup by the City or through private collection.

The Transportation Impact Study submitted in support of the application concludes that the transportation impacts of the site are anticipated to be negligible and will not negatively influence the area transportation network. Transportation Services and Solid Waste Services staff have reviewed the proposal and found the anticipated transportation impacts, proposed parking and loading to be acceptable.

Servicing

Engineering and Construction Services staff reviewed the Functional Servicing and Stormwater Management Report submitted with the application. Revisions to the report are required to be provided prior to final acceptance by staff to demonstrate whether the existing municipal infrastructure is adequate to service the proposed development and to determine what upgrades may be required to the existing infrastructure to support the proposed development. The owner will be responsible to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, should it be determined that improvements to such infrastructure is required to support the development. Staff recommend that a revised Functional Servicing and Stormwater Management Report be submitted to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services prior to introducing the necessary Bills to City Council.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, the Downtown Plan, the University of Toronto Secondary Plan, applicable urban design guidelines and the emerging direction of the updated Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020), conforms with the Growth Plan (2020) and conforms with the Official Plan. The proposal represents an appropriate level of intensification at a suitable location and in

an appropriate built form based on the existing and planned context of the site. The mix of uses is compatible with and can serve the needs of the neighbourhood. Staff recommend that Council approve the application.

CONTACT

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Tel. No. 416-397-0259
E-mail: Paul.M.Johnson@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: University of Toronto Secondary Plan Area
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment to Amend By-law 438-86

Applicant Submitted Drawings

Attachment 8: Site Plan
Attachment 9: South Elevations
Attachment 10: East Elevations
Attachment 11: West Elevations
Attachment 12: North Elevations
Attachment 13: 3D Model of Proposal in Context - Northwest
Attachment 14: 3D Model of Proposal in Context - Southeast

Attachment 1: Application Data Sheet

Municipal Address: 364 HURON ST Date Received: May 17, 2019

Application Number: 19 155898 STE 11 OZ

Application Type: OPA & Rezoning

Project Description: Proposed three-storey mixed-use building fronting Huron Street that would contain commercial uses on the first two storeys and one dwelling unit on the third storey, and a two-storey laneway suite containing one dwelling unit fronting the public lane.

Applicant	Agent	Architect	Owner
Galbraith and Associates		Icon Architects	Lighthouse Development Group Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: Yes

Zoning: Former City of Toronto Zoning By-law 438-86 Heritage Designation: No

Height Limit (m): 12 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 285 Frontage (m): 8 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	103	0	191	191
Residential GFA (sq m):	52	0	277	277
Non-Residential GFA (sq m):	103	0	269	269
Total GFA (sq m):	155	0	545	545
Height - Storeys:	2		3	3
Height - Metres:			14	14

Lot Coverage Ratio (%): 67.19 Floor Space Index: 1.92

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	226	50
Retail GFA:	219	49

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1	0	2	2
Freehold:				
Condominium:				
Other:				
Total Units:			2	2

Total Residential Units by Size

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

Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	14	Loading Docks:	0
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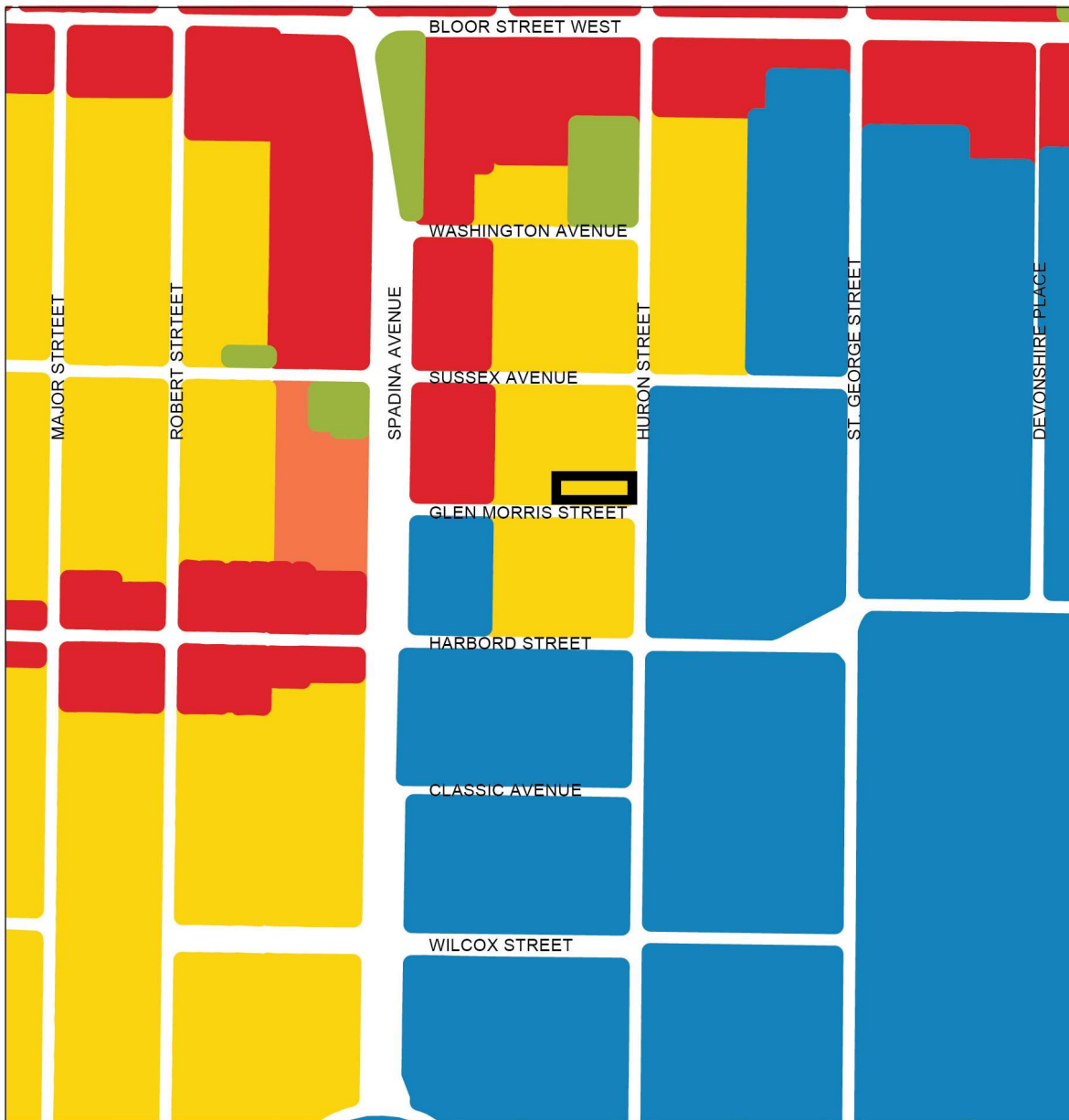
CONTACT:

Paul Johnson, Senior Planner
416-397-0259
Paul.M.Johnson@toronto.ca

Attachment 2: Location Map



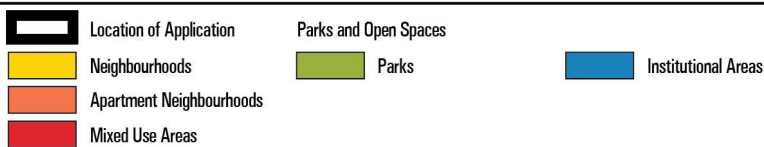
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

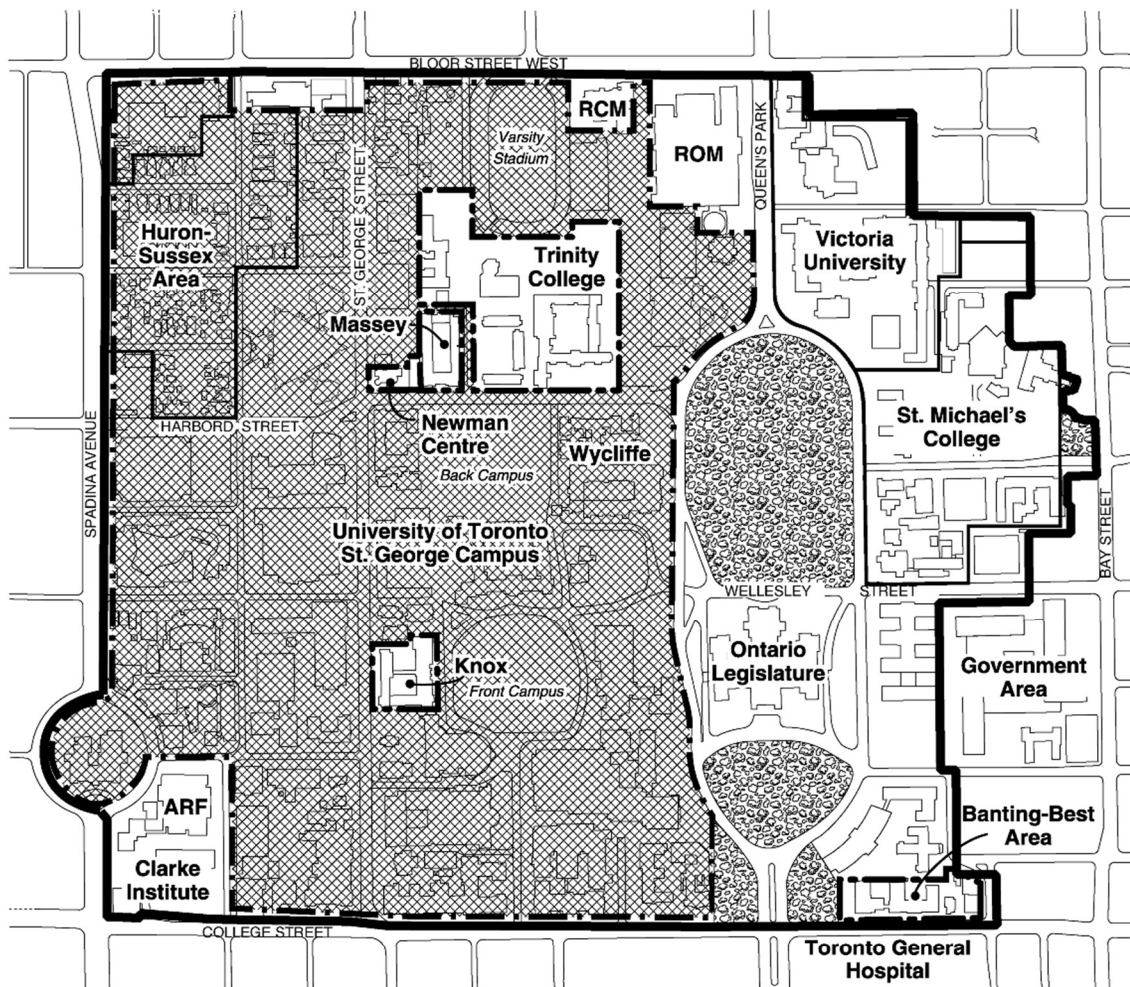
364 Huron Street

File # 19 155898 STE 11 0Z



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08/01/2019

Attachment 4: University of Toronto Secondary Plan Area

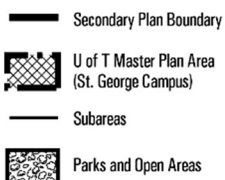


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University of Toronto Secondary Plan

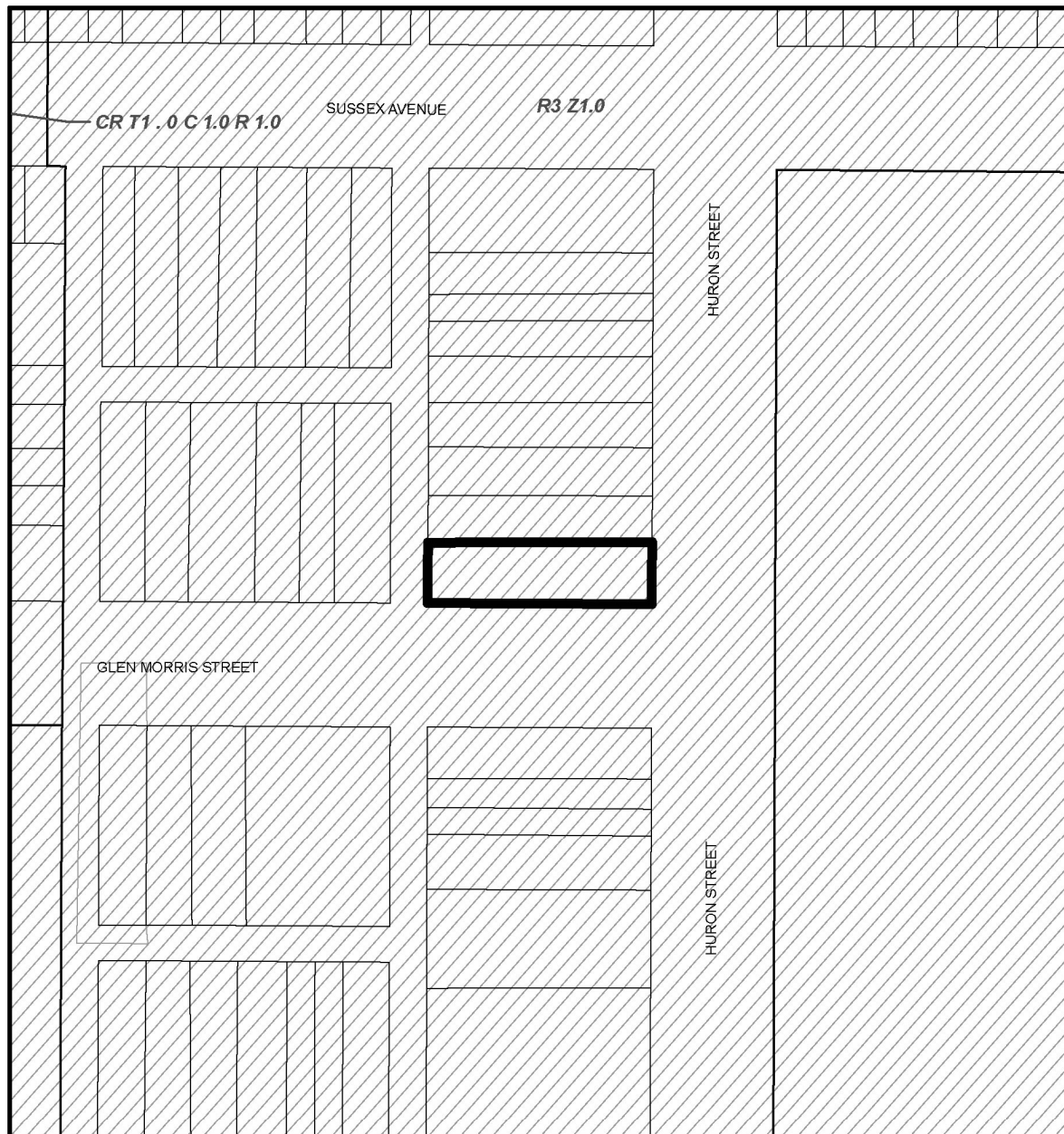
MAP 20-1 Area Institutions and Subareas



ARF Addiction Research Foundation
RCM Royal Conservatory of Music
ROM Royal Ontario Museum

Note:
 Properties of Knox College, Massey College, Trinity College and the Newman Centre are not included in the University of Toronto Master Plan

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

364 Huron Street

File # 19 155868 STE 11 0Z



Location of Application



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

R3 Residential District
CR Mixed-Use District
Q Mixed-Use District



Not to Scale
 Extracted: 01/27/2021

Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 364 Huron Street

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 526 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

JOHN D. ELVIDGE,
Interim City Clerk

(Seal of the City)

AMENDMENT NO. 526 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 364 HURON STREET

The Official Plan of the City of Toronto is amended as follows:

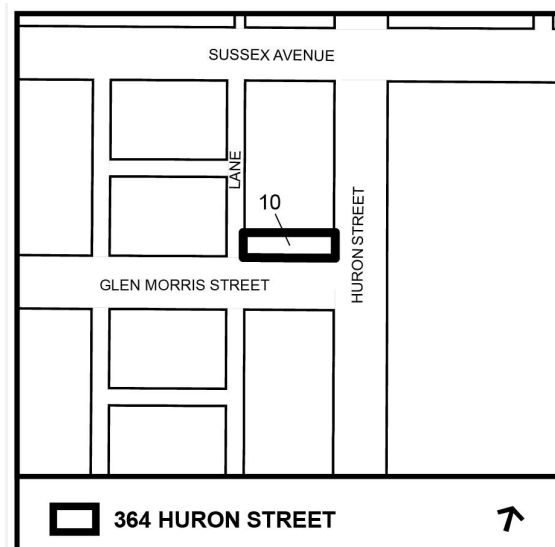
1. Chapter 6, Section 20, University of Toronto Secondary Plan is amended by adding the following Site and Area Specific Policy 10, as follows:

10. 364 Huron Street

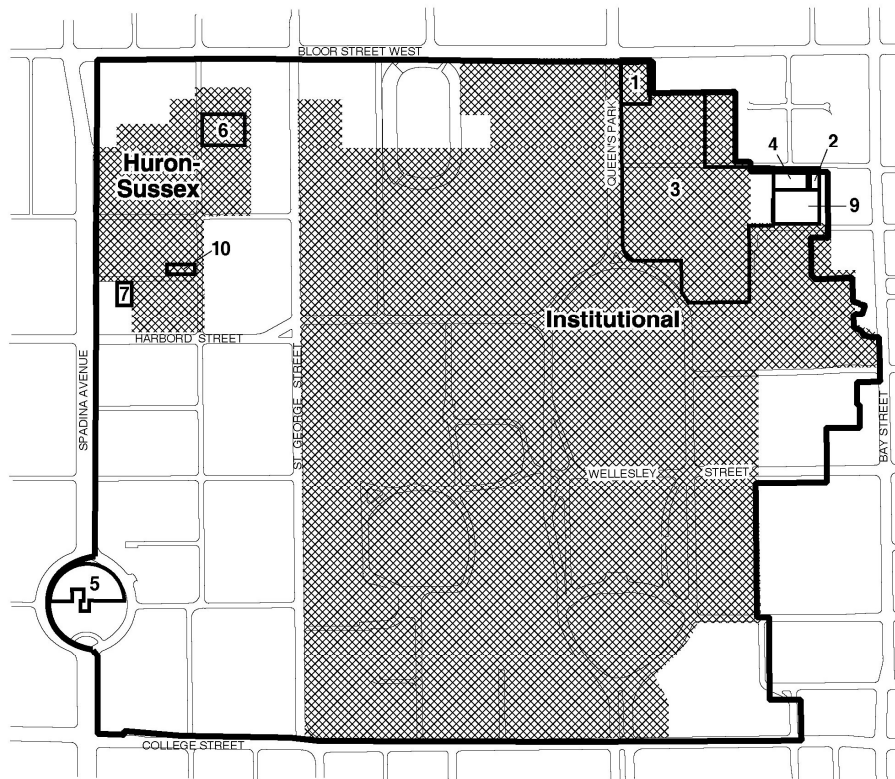
For the lands shown as 10 on Map 20-5:

Non-residential uses are also permitted, provided that they are located below the third storey.

2. Map 20-5, Areas of Special Identity and Location Site and Area Specific Policies, is amended to show the lands known municipally in 2021 as 364 Huron Street as Site and Area Specific Policy Number 10, as shown on the attached Schedule 1.



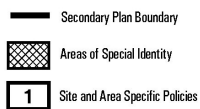
Schedule 1



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University of Toronto Secondary Plan
MAP 20-5 Areas of Special Identity and Location Site and Area Specific Policies



January, 2021

Attachment 7: Draft Zoning By-law Amendment to Amend By-law 438-86

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 364 Huron Street

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2(1) with respect to the definitions of *grade*, *height* and *lot*, and Sections 4(2), 4(5), 4(8), 4(11), and 6(3) Part I, II, III, and IX 1(b), of By-law 438-86 of the former City of Toronto being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection or use of a *mixed-use building* and a *laneway suite* on the *lot* provided that:
 - a. the *lot* consists of those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
 - b. the maximum combined *residential gross floor area* and *non-residential gross floor area* shall not exceed 430 square metres, provided:
 - i. the *non-residential gross floor area* shall not exceed 270 square metres; and
 - ii. the *residential gross floor area* located within the *laneway suite* shall be excluded from the total *gross floor area* of the *lot*;
 - c. in addition to the uses permitted by Section 6(1) of By-law 438-86, as amended, the following additional uses are also permitted, provided that they are located only in the *mixed-use building*:
 - i. *bake-shop*, *caterer's shop*, office, *patio*, *restaurant* and *take-out restaurant*;

- d. a minimum of 70 percent of the area between the rear main wall of the *mixed use building* and the front main wall of the *laneway suite* shall be for *soft landscaping*;
 - e. the *height* of any building or structure or portion thereof does not exceed the *height* limit specified by the numbers following the symbol “H”, shown on Map 2, with the exception of the following:
 - i. canopies and covered outdoor bicycle parking spaces, up to a maximum *height* of 4.0 metres;
 - ii. railings, trellises and solar panels, up to a maximum *height* of 2.5 metres; and
 - iii. antennae and parapets, up to a maximum *height* of 0.7 metres;
 - f. no portion of any building or structure erected on the *lot* and used above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2, except for the following:
 - i. canopies, covered outdoor bicycle parking spaces and railings may extend beyond the heavy lines by 2.0 metres; and
 - ii. eaves, cornices, window sills, chimneys, lighting fixtures, parapets and architectural elements may extend beyond the heavy lines by 0.3 metres;
 - g. no portion of the *laneway suite* may penetrate a 45 degree angular plane projected towards the rear lot line beginning from a *height* of 4.0 metres at a distance of 7.5 metres from rear main wall of the *mixed-use* building on the same lot;
 - h. despite g. above, a dormer or a vertical extension of the front main wall of an the *laneway suite* may project into the required angular plane if it occupies no more than 30 percent of the total width of the *laneway suite's* front main wall and windows or skylights may project into the required angular plane by a maximum of 0.3 metres;
 - i. zero *parking spaces* shall be provided on the *lot*;
 - j. a minimum of 8 *bicycle parking spaces – visitor* shall be provided on the *lot*; and
 - k. the provisions of the By-law shall continue to apply to the lands shown on Map 1 attached hereto, notwithstanding their division into one or more parcels.
2. Except as otherwise provided herein, the provisions of By-law No. 438-86 shall continue to apply to the site.

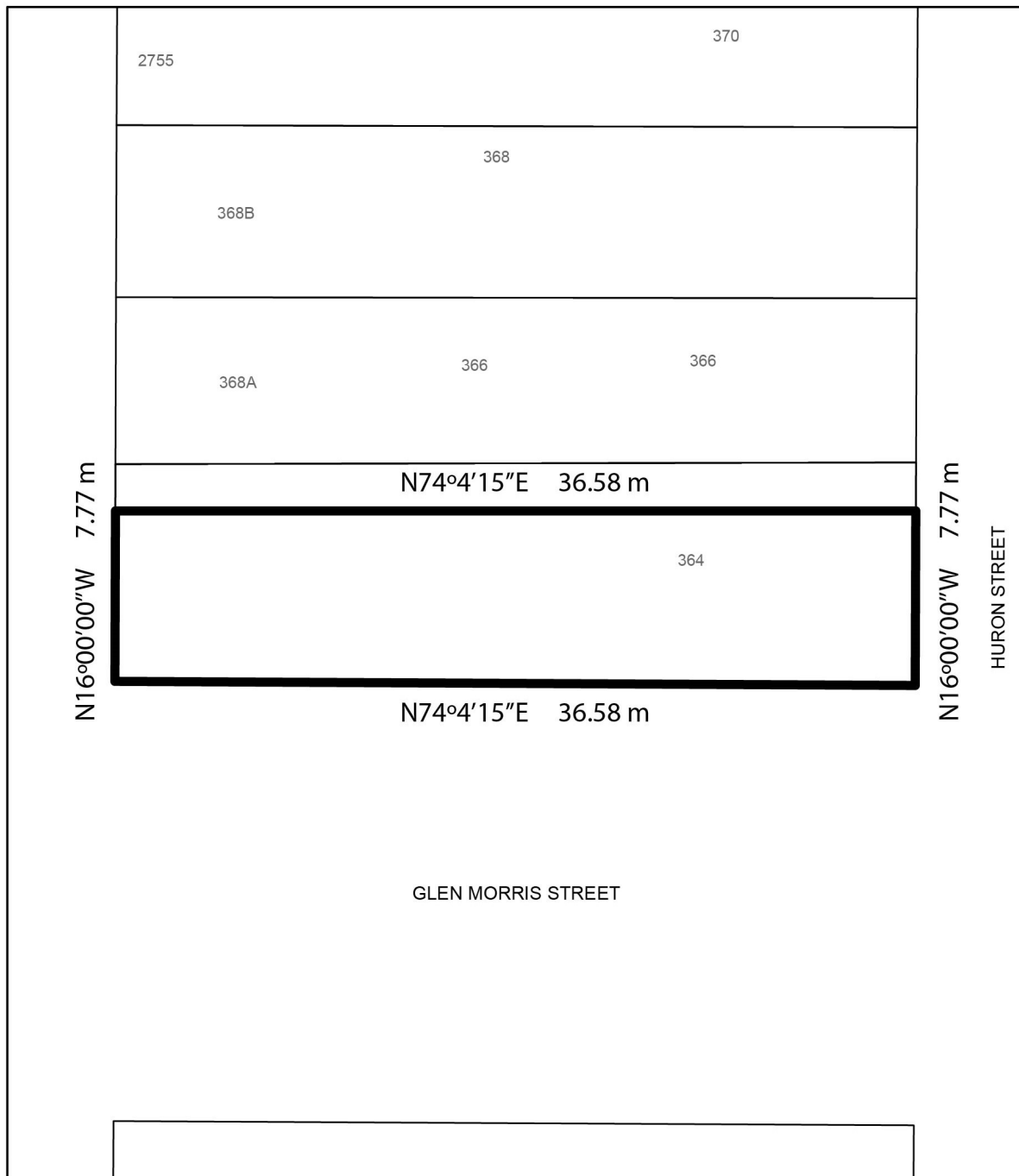
3. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law No. 438-86, as amended, with the exception of the following:
- a. *"grade"* shall mean an elevation of 110.41 metres Canadian Geodetic Datum for a *mixed-use building* on the *lot* and 110.51 metres Canadian Geodetic Datum for an *laneway suite* on the *lot*;
 - b. *"height"* shall mean the vertical distance between *grade* and the upper limit specified by the numbers following the symbol "H" as shown on Map 2, attached to and forming part of this By-law, except for those elements prescribed by this By-law;
 - c. *"laneway suite"* shall mean a self-contained living accommodation for a person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite and is in an ancillary building abutting a lane; and
 - d. *"lot"* shall mean the parcel of land outlined by heavy lines on Map 1 attached to and forming part of this By-law.
4. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- a. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - b. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

JOHN D. ELVIDGE,
Interim City Clerk

(Corporate Seal)

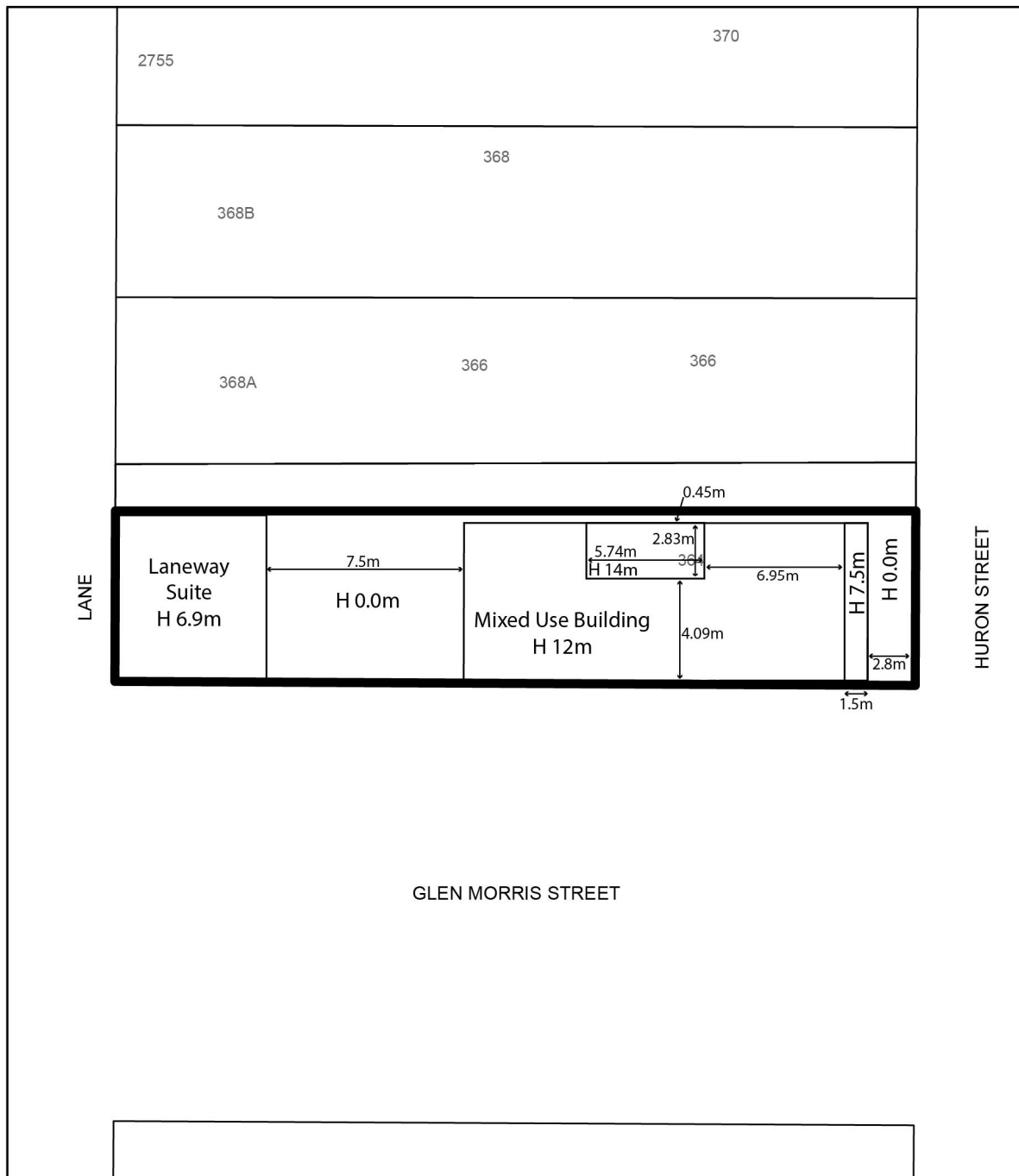


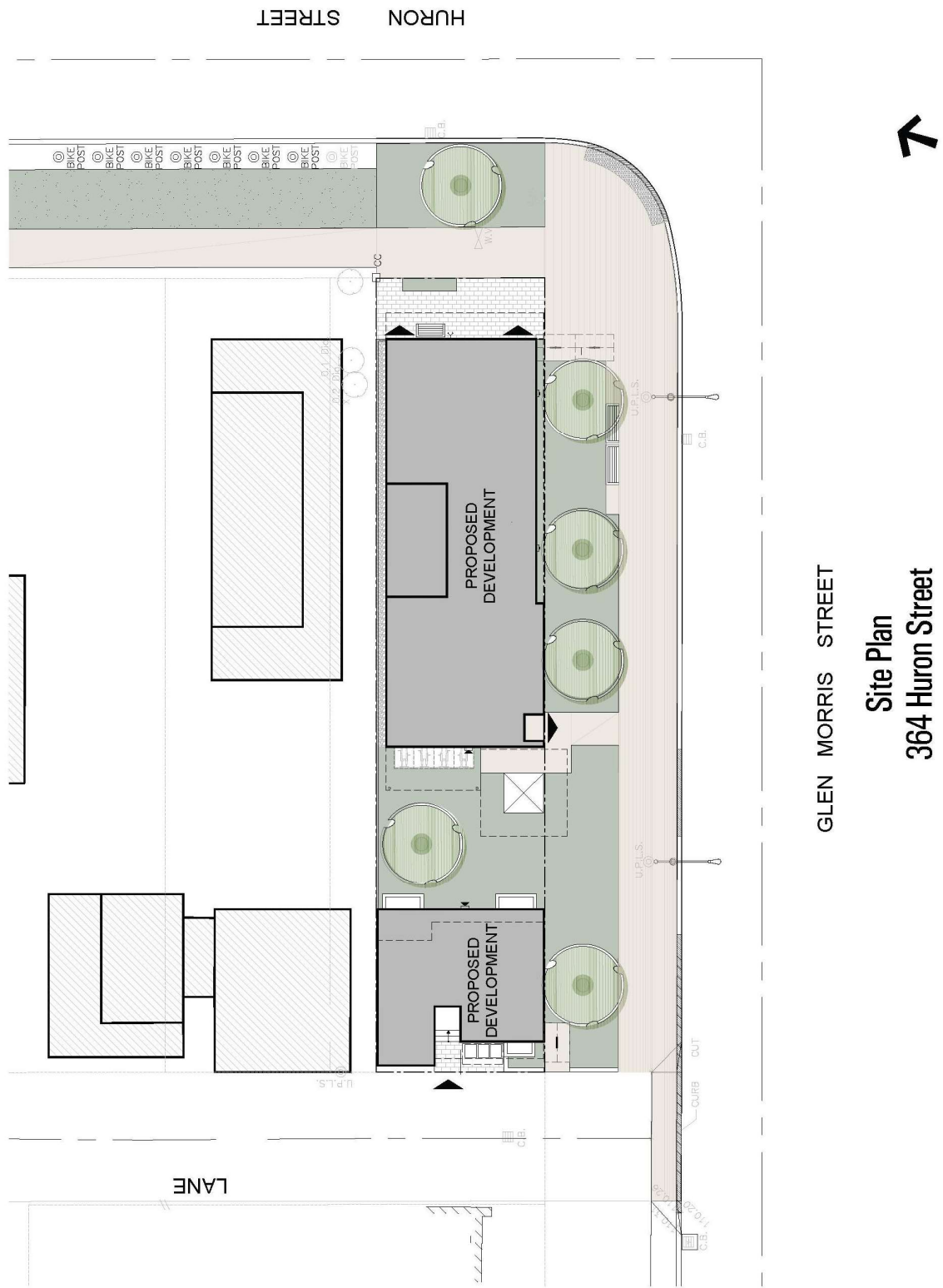
Toronto
Map 1

364 Huron Street

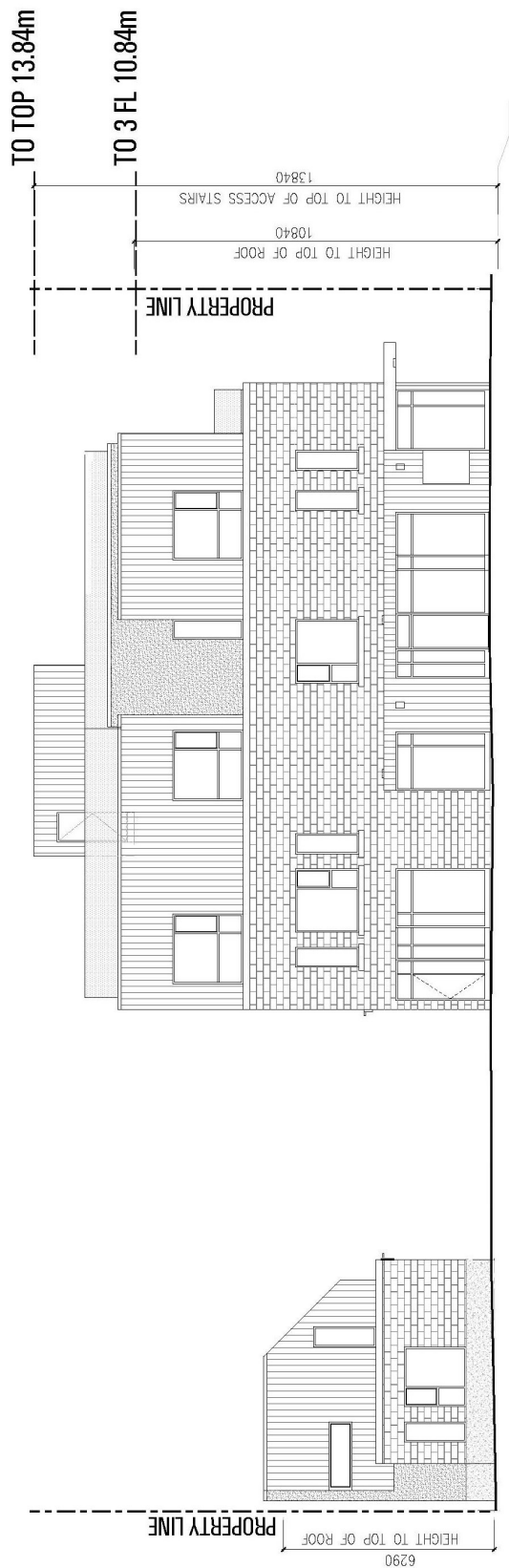
File #: 19 155898 STE 11 0Z

City of Toronto By-law 438-86
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02/03/2021



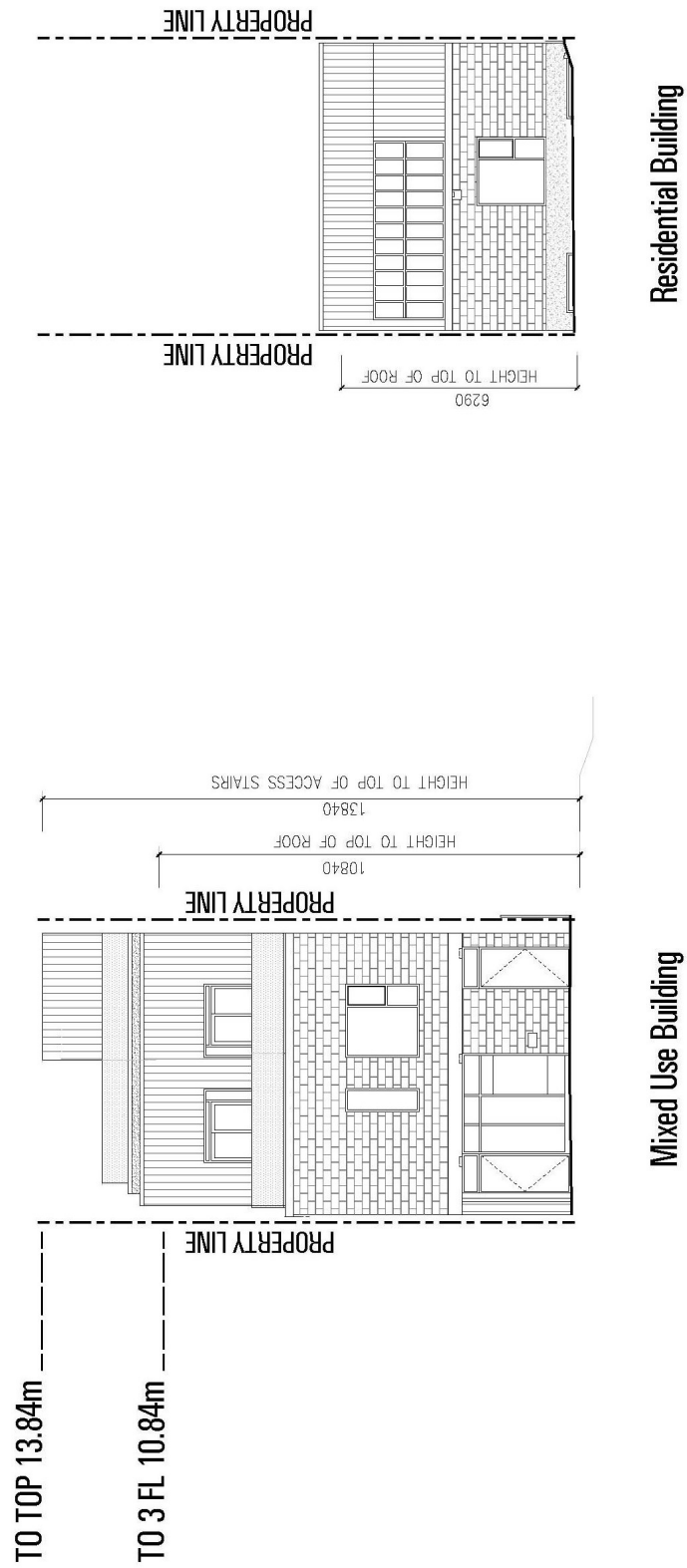


Attachment 9: South Elevations



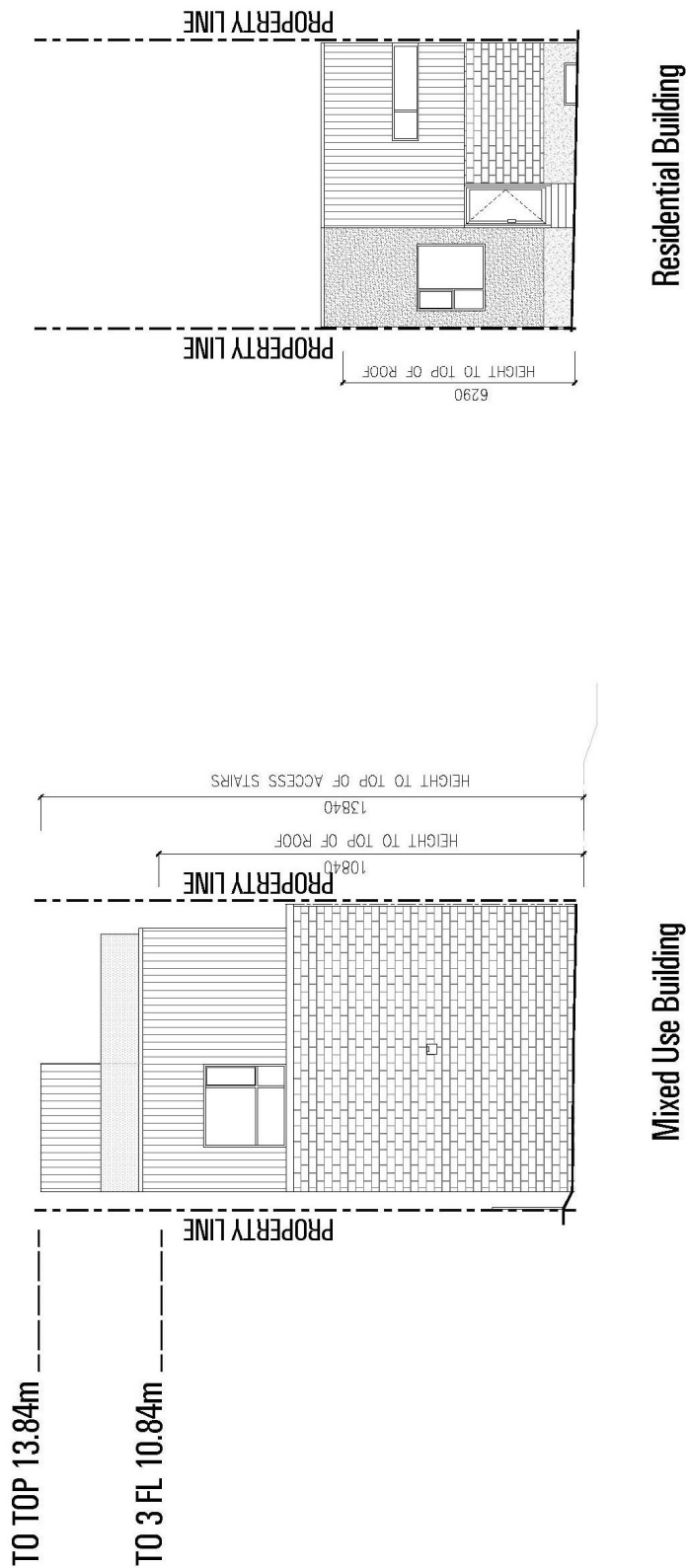
South Elevation

Attachment 10: East Elevations



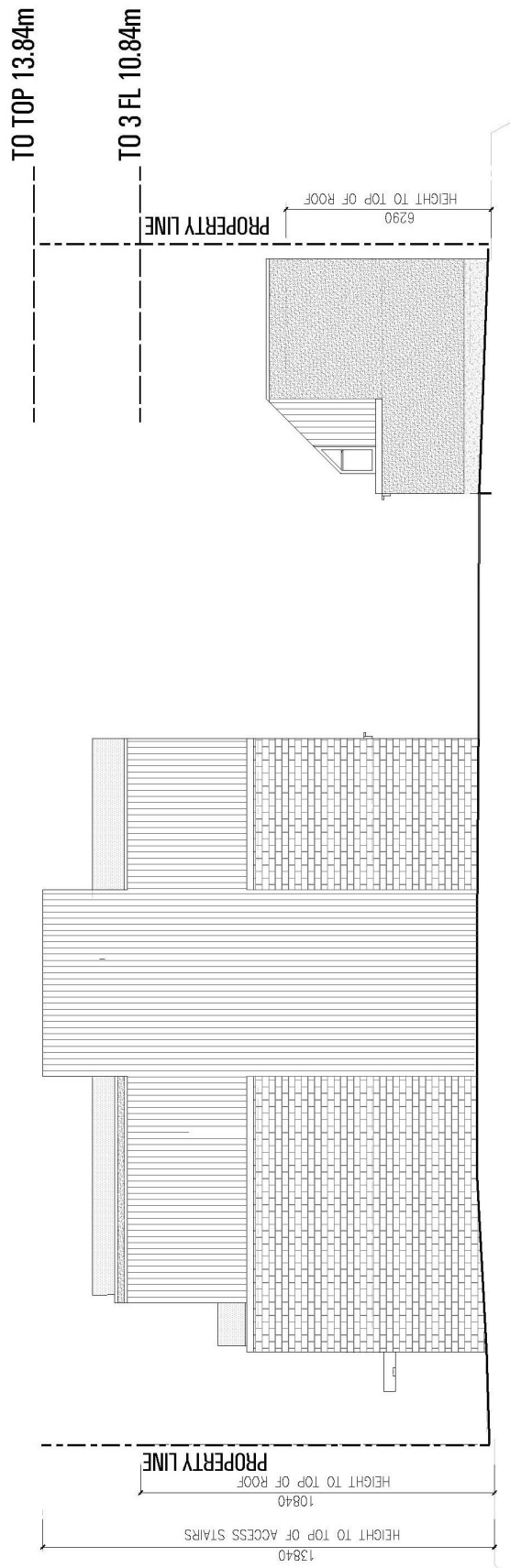
East Elevation

Attachment 11: West Elevations

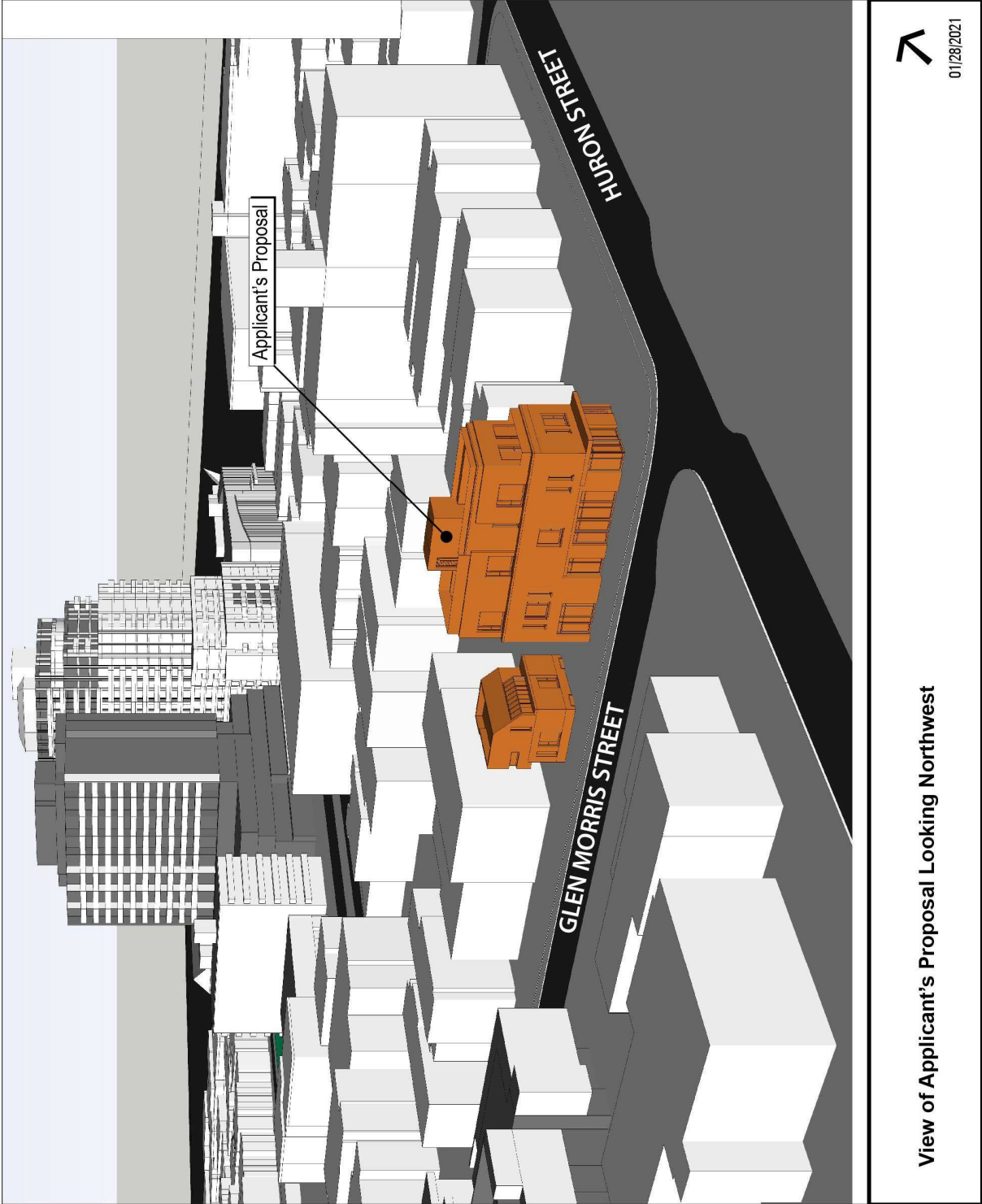


West Elevation

Attachment 12: North Elevations



North Elevation



Attachment 14: 3D Model of Proposal in Context - Southeast

