

7 Vanauley Street - Official Plan Amendment and Zoning By-Law Amendment Application – Preliminary Report

Date: November 3, 2021

To: Toronto and East York Community Council

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

Ward: Ward 10 - Spadina-Fort York

Planning Application Number: 21 195997 STE 10 OZ

Related Applications: 21 195999 STE 10 SA

Current Use(s) on Site A two-storey building housing the YMCA Vanauley Street Centre of Community providing services for street involved youth including: case management, identity/legal clinics, health services, pre-employment programs, substance use counselling, housing services, as well as laundry and shower services, and hot meals at lunch and dinner. Services also include emergency shelter beds.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 7 Vanauley Street for a 6-storey addition to the existing two-storey building located on the site. The application has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 7 Vanauley Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

In May, 2013, the property was the subject of a Zoning By-law Amendment application under file 12 191262 STE 20 OZ to allow the existing building at 7 Vanauley Street to be used by the YMCA of Greater Toronto for an outreach program, employment training, housing assistance, transitional housing and social enterprise for susceptible youth. The application was approved by City Council on May 7, 2013 (Item TE 23.6). The Final Report from the Director, Community Planning, Toronto and East York is linked below:

<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-56841.pdf>

ISSUE BACKGROUND

Application Description

The application proposes to amend the Official Plan and the zoning by-law on the property at 7 Vanauley Street in order to permit a 6-storey addition attached to the existing two-storey building.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

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

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous 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 (2020) 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 (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its

implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

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

The current application is located on lands shown as Downtown and Central Waterfront on Map 2 of the Official Plan and Neighbourhoods on Map 18.

The application is also located within the Downtown Secondary Plan.

Downtown Plan

City Council adopted Official Plan Amendment 406 ("OPA 406") on May 22, 2018. OPA 406 included amendments to the "Downtown" section of the 2006 Official Plan and Map 6 (Downtown and Central Waterfront Boundaries) of the 2006 Official Plan, and brought forward a new secondary plan for the entire Downtown area, 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. The Ministry of Municipal Affairs and Housing approved OPA 406 with modifications on June 5, 2019.

The Downtown Plan – in conjunction with five associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities (the "Downtown Infrastructure Strategies") – 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 Downtown Plan may be found here:

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

The infrastructure strategies may be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/tocore-planning-torontos-downtown/tocore-studies-reports/infrastructurestrategies/>.

Zoning By-laws

The subject property is zoned Residential (R3 Z1.0) under Zoning By-law No. 438-86 with a maximum floor space index (FSI) of 1.0 times the lot area and a maximum height of 12 metres. The permitted uses include a wide range of residential housing types, including a rooming house and residential care facility, as well as a municipal community centre.

The property is also subject to site specific by-law No. 603-2013 which in addition to the uses permitted in Section 6(1) of Zoning By-law 438-86, permits an emergency shelter, transitional housing, community resource centre, social enterprise and community garden. The site specific by-law also permits a minimum of 5 parking spaces, a minimum of two bicycle parking spaces and requires a minimum of 50 square metres of outdoor amenity space on the lot.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Site Plan Control

The application is subject to Site Plan Control. An application has been submitted under file 21 195999 STE 10 SA.

COMMENTS

Reasons for the Application

The Official Plan Amendment proposes to amend Chapter 7, Site and Area Specific Policies, by adding a Site and Area Specific Policy for the lands municipally known as 7 Venally Street to permit the requested 6 storeys.

The Zoning By-law Amendment proposes to amend Site Specific By-law 603-2013 to vary performance standards including: floor space ratio; building setbacks; distance between buildings; building height and parking space requirements.

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

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will continue to evaluate the application's consistency with the PPS and conformity with the Growth Plan (2020) as amended.

Official Plan Conformity

Staff will continue to evaluate the application to determine its conformity to the Official Plan and the Downtown Plan.

Built Form, Planned and Built Context

Staff have assessed the current application and have identified the following issues:

- Separation Distance between building walls;
- Location of indoor and outdoor amenity space;
- Location of pedestrian access to the new building, including entrances to bicycle room and amenity spaces;
- Removal of all parking spaces on-site;
- Location and number of bicycle parking spaces;
- Location and accessibility of Type G loading space; and
- Adequacy of the proposed public realm, including sidewalk width and landscape treatment of the City boulevard

Archaeological Assessment

The applicant submitted a Stage 1 Archaeological Background Study prepared by AS & G Archaeological Consulting dated July 19, 2021 and is currently under review by City staff.

Infrastructure/Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity to accommodate the proposed development for the subject site. The applicant submitted a combined Functional Servicing & Stormwater Management Report prepared by Valdor Engineering Inc. dated June 2021 and a Geotechnical Report, prepared by Forward Engineering & Associates, dated August 2013.

The purpose of these reports is to evaluate existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development.

The studies are currently under review by City staff.

Traffic Impact, Vehicular Access and Parking

The applicant submitted a Parking Rational letter prepared by the applicant. The purpose of the letter is to provide rationale for the removal of all 5 parking spaces currently located on the site. The rationale is currently under reviewed by City staff.

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant has submitted the TGS Checklist indicating they are pursuing Tier 1 performance measures. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Planning staff will encourage the applicant to pursue Tier 2 performance measures through the application review process.

Other Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Next Steps

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, the report will proceed to the Toronto and East York

Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act, before being considered by City Council for a decision.

CONTACT

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SIGNATURE

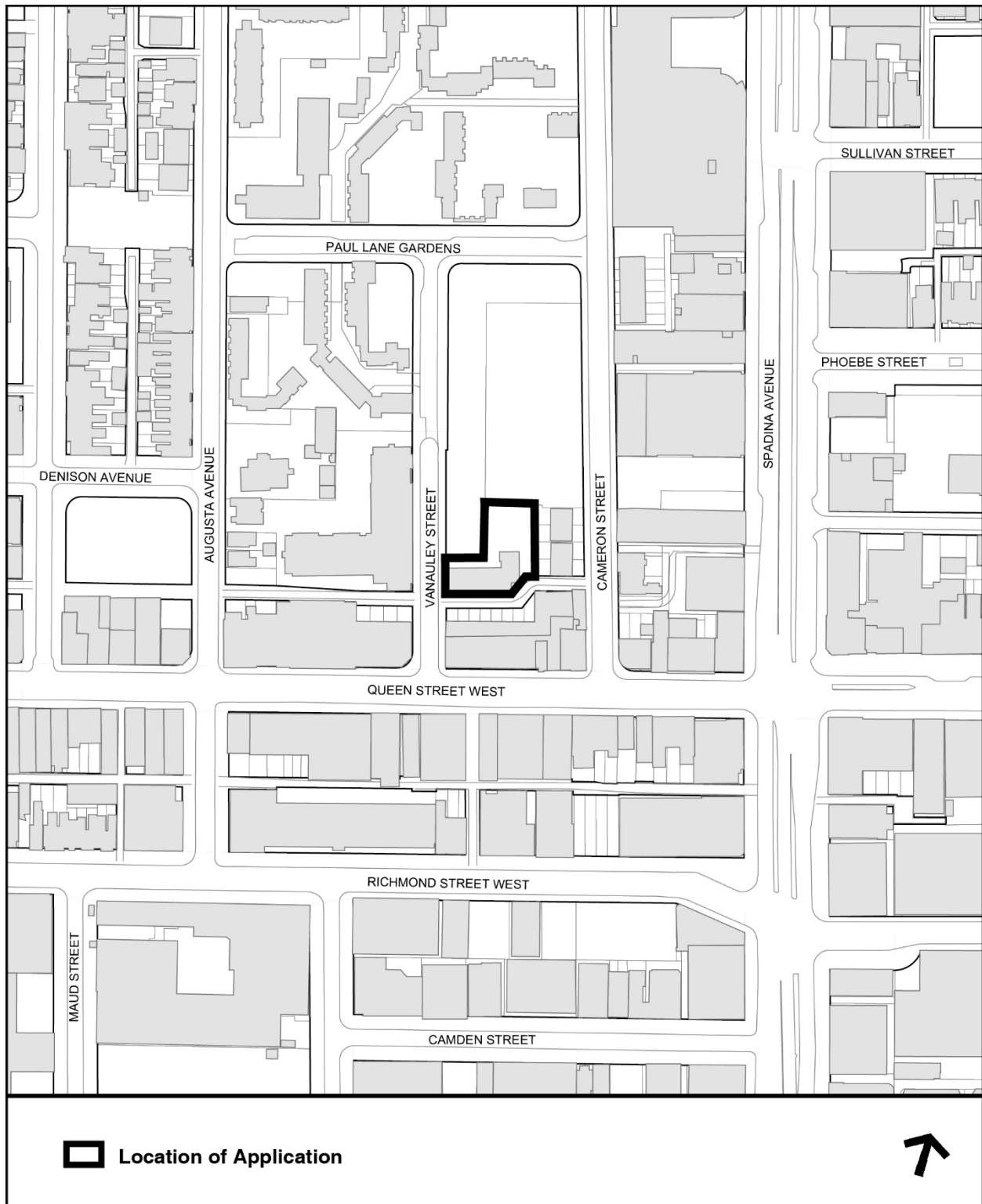
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,
Director, Community Planning, Toronto and East York District

ATTACHMENTS

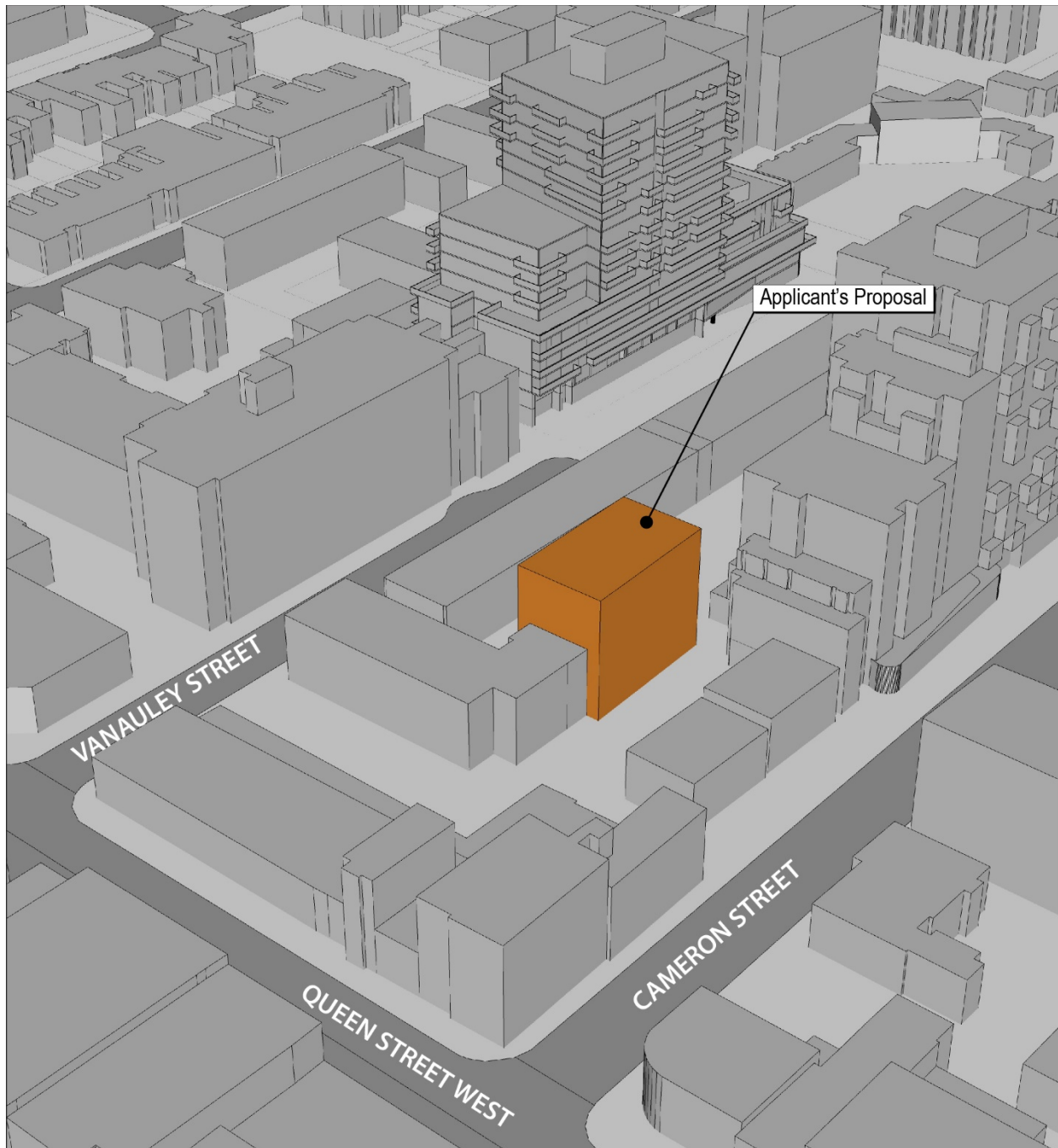
City of Toronto Drawings

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context

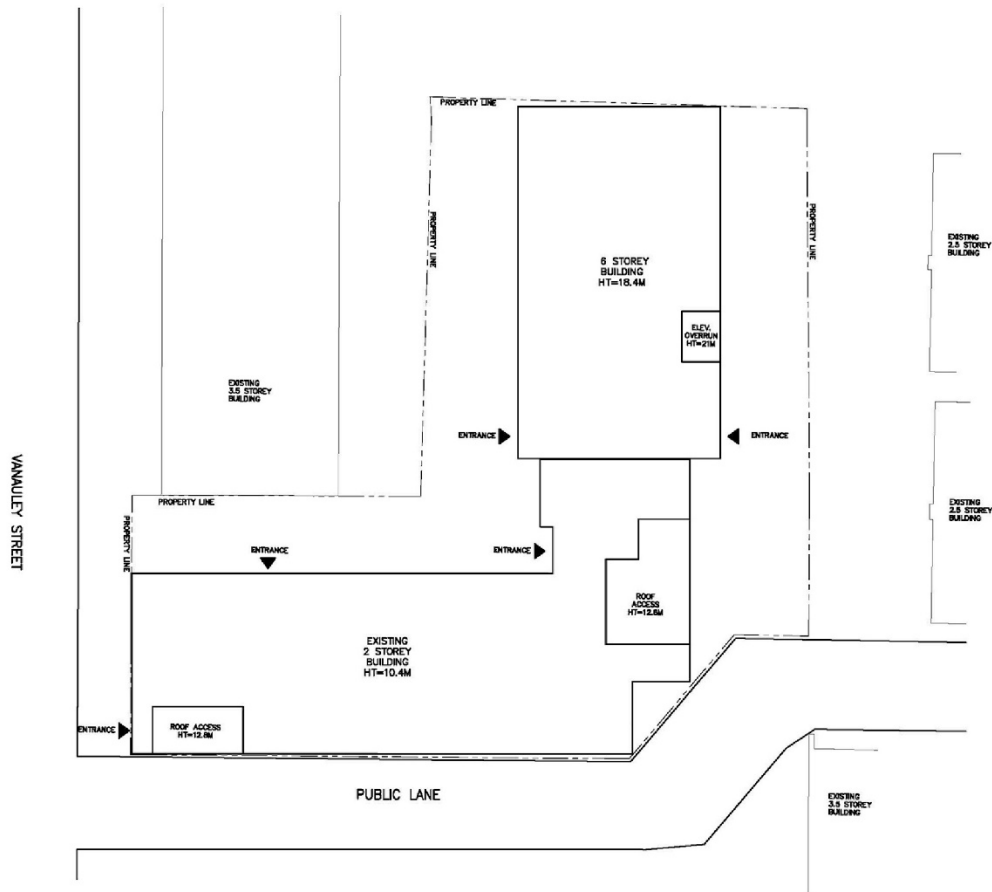


View of Applicant's Proposal Looking Northwest



11/03/2021

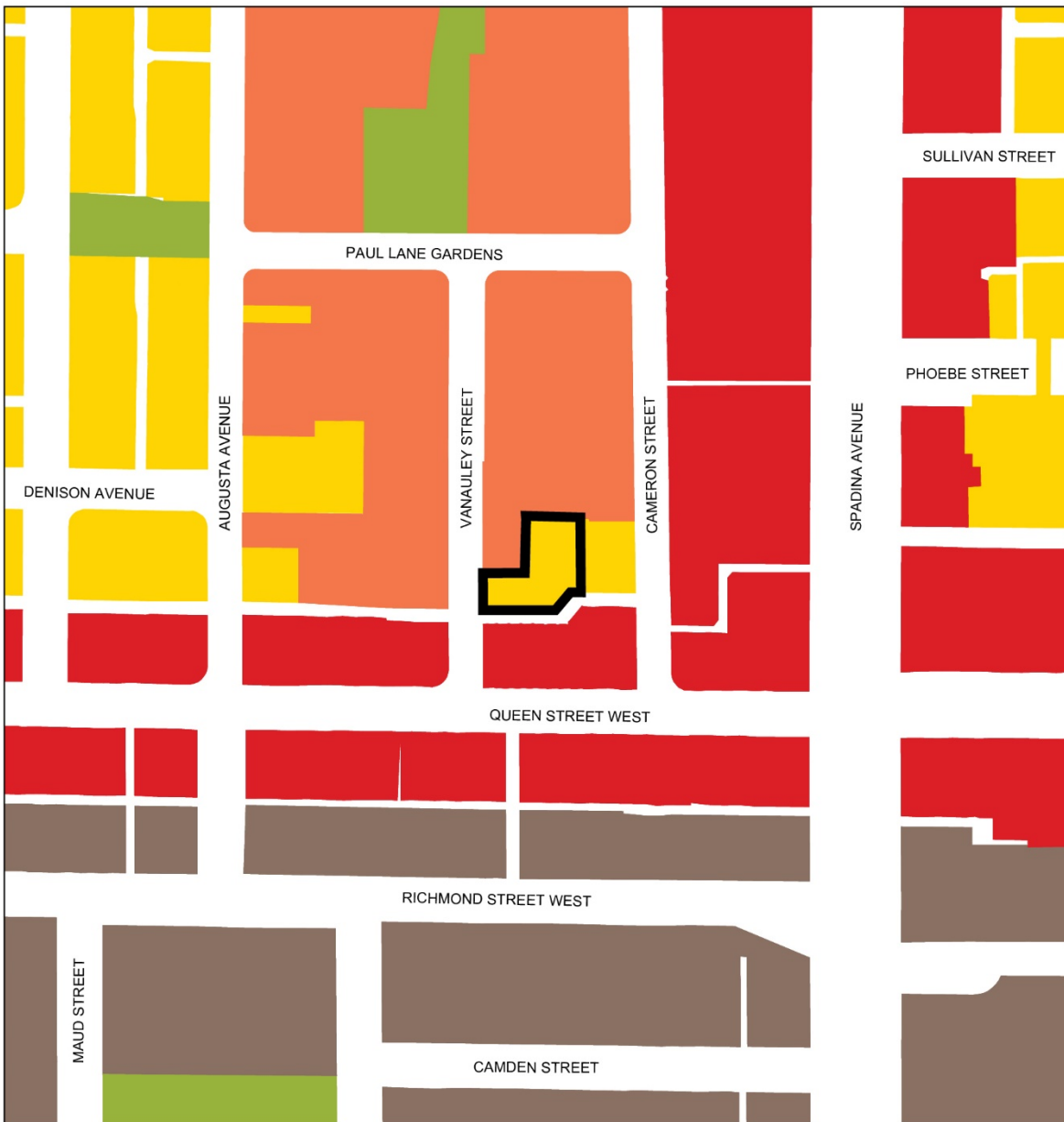
Attachment 3: Site Plan



Site Plan

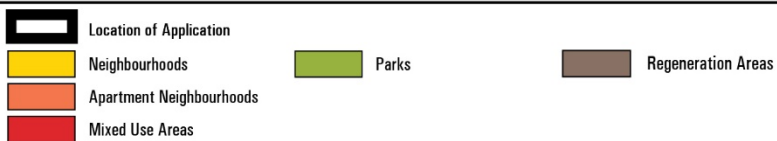


Attachment 4: Official Plan Map



Official Plan Land Use Map

7 Vanauley Street
File # 21 195997 STE 10 02



Not to Scale
Extracted: 10/20/2021