

7 Vanauley Street – Official Plan and Zoning By-law Amendments – Final Report

Date: June 14, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward 10 - Spadina-Fort York

Planning Application Number: 21 195997 STE 10 OZ

SUMMARY

This report reviews and recommends approval of the Official Plan and Zoning By-law amendment application to permit a six-storey residential addition to the existing two-storey YMCA Vanauley Street Centre for Youth building located at 7 Vanauley Street. The proposed addition would contain 31 affordable dwelling units and include at grade landscaping and amenity area enhancements.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). This report reviews and recommends approval of the application to amend the Official Plan and City of Toronto Zoning By-law No. 569-2013.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the City of Toronto Official Plan, for the lands at 7 Vanauley Street, substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to the report (June 14, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 7 Vanauley Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report (June 14, 2022) from the Director, Community Planning, Toronto and East York District.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendments, as may be required.

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, a Zoning By-law Amendment application was filed for the subject lands (File # 12 191262 STE 20 OZ) to permit the existing building at 7 Vanauley Street to be used by the YMCA of Greater Toronto for youth outreach, employment training, housing assistance, transitional housing and social enterprise. The application was approved by City Council on May 7, 2013. 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>

The current application was submitted on August 10, 2021 and deemed complete on November 12, 2021. A Preliminary Report on the application was adopted by Toronto and East York District Community Council on November 24, 2021 authorizing staff to hold a Community Consultation Meeting. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.24>

SITE AND SURROUNDING AREA

Description: The site is located on the east side of Vanauley Street just north of Queen Street West and west of Spadina Avenue. The site is "L" shaped and approximately 1,248 square metres in size. It has 16 metres of frontage on Vanauley Street, a depth of 43 metres and abuts an existing public laneway running along the south side of the property, which provides access to the loading space for the facility. The existing two-storey building on the site is known as the YMCA Vanauley Street Centre for Youth. This facility provides a full range of 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, hot meals at lunch and dinner and emergency shelter beds.

Official Plan Designation: The subject site is designated Neighbourhoods. See Attachment 3 of this report for the Official Plan Land Use Map.

Zoning: The subject site is zoned Residential (R3 Z1.0), with a maximum permitted height of 12.0 metres, in the former City of Toronto Zoning By-law No. 483-86. The total maximum permitted density is 1.0 times the lot area. This property is not currently subject to harmonized City-wide Zoning By-law 569-2013. See Attachment 4 of this report for the Zoning By-law Map.

Surrounding Land Uses:

North: is the Alexandra Park area, currently undergoing a multi-phase revitalization, with the first phase comprised of a 14-storey residential apartment building and 4 storey townhouses.

South: along Queen Street West, a mix of retail and offices with residential uses above in 2 to 4-storey buildings. Taller buildings and higher density office and residential buildings are located further south towards King Street West.

East: 3-storey semi-detached residential dwellings along Cameron Street.

West: An 8-storey residential building and townhouse units.

THE APPLICATION

Description: A six-storey addition to the existing two-storey YMCA Vanauley Street Centre for Youth building located at 7 Vanauley Street. The addition would contain 31 affordable dwelling units for at-risk youth and would include at grade landscaping and amenity area enhancements. The proposal would have a gross floor area (GFA) of 1,711 square metres.

Density: 2.24 times the area of the lot.

Dwelling Units and Amenity Space: 31 dwelling units are proposed. In addition to the existing amenity space located in the community centre, indoor amenity space is proposed to be provided on the first level of the proposed building as well as outdoors at the west and east sides of the building.

Access, Parking, and Loading: An existing pedestrian walkway along the northern edge of the existing building would also provide access to the proposed six-storey residential addition. The existing laneway at the south edge of the site provides access to an existing loading space and 38 bicycle parking spaces, with five bicycle spots allocated for visitors to the facility. No vehicular parking spaces exist or are proposed.

Additional Information

See Attachment 1 to this report for the location map, Attachment 2 for the project data, Attachment 7 for the site plan, Attachments 8a,b,c,d for the elevations and Attachments 9a,b for a three dimensional representation of the proposal in context.

Detailed project information can also be found on the City's Application Information Centre at: <https://secure.toronto.ca/AIC/index.do>

Reasons for Application

The Official Plan Amendment proposes to amend the Neighbourhoods designation to permit the proposed six-storey residential development on lands municipally known as 7 Vanauley Street.

The Zoning By-law Amendment proposes to establish performance standards for the proposed development, including: building height; building setbacks; floor space index; angular plane projections; landscape requirements, and vehicular and bicycle parking space requirements. The Zoning By-law Amendment will also bring the lands at 7 Vanauley Street into the City of Toronto Zoning By-law No. 569-2013.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review (File # 21 195999 STE 10 SA).

Agency Circulation Outcomes

The application, together with the reports/studies submitted in support, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the Official Plan Amendment, Zoning By-law standards and conditions of Site Plan approval.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on November 29, 2021. At the meeting, City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed residential development. Comments and questions provided by the meeting attendees identified issues such as:

- Built form, including height and density of the proposed development;
- Fit of the proposed residential addition with the surrounding community, and
- Noise and outdoor activities and impact on the adjacent community.

The issues raised have been considered through the review of the application. Comments with respect to the proposed height, massing, and impact on the adjacent community are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control process.

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.

COMMENTS

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

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. 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. 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. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposal for affordable residential dwelling units conforms with the land use policies for properties designated Neighbourhoods in the Official Plan. The proposed addition to the Community facility would provide further opportunities to support at-risk youth in this area.

Built Form

Planning staff have reviewed the proposed built form, including height and massing, against the policies of the Official Plan, and relevant design guidelines. With regard to the impact of the proposed six-storey building on the existing residential neighbourhoods to the north and east of the site, staff note that the subject site is generally separated by the existing laneway. As such, it is not anticipated that there would be any built form impact. The proposal also does not propose any balconies for the residential units, which will thereby limit any noise, overlook or privacy impacts on adjacent residential neighbourhoods. Overall, the massing and scale of the proposed building meets the objectives of the Official Plan with respect to built form, massing and transition and is compatible with the surrounding existing and planned context and is considered an appropriate form of development for the site. The application to amend the Official Plan to permit a six-storey residential development in a Neighbourhoods designation is good planning in this instance. As such, the proposed Official Plan Amendment would not re-designate the property, it would only permit the proposed built form within the existing Neighbourhoods designation at 7 Vanauley Street. The proposed built form is reflected in the draft Official Plan and Zoning By-law Amendments attached to this report.

Shadow Impact

The submitted Shadow Study shows that the proposed building would cast minimal new shadows on the surrounding area, and no new shadows on public open spaces or

parks. City Planning staff finds the proposal adequately limits shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes.

Public Realm/Streetscape

As designed, the proposed six-storey residential building would be attached to the existing YMCA community building and accessed via an internal connection. New landscaping and amenity areas at the west and east side of the building and new tree plantings would provide an improved landscape area and outdoor amenity space. Further landscaping details will be secured at the Site Plan Control stage.

Housing

The proposal would provide 31 new affordable dwelling units for at-risk youth. In association with the existing YMCA community services building, the proposal provides much needed new housing opportunities in a supportive and nurturing environment.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City.

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The residential component of this proposal is subject to a 10% parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Corporate Real Estate Management. Payment will be required prior to the issuance of the first above grade building permit.

As such, the development is exempt from the parkland dedication requirement under Chapter 415, Article III of the Toronto Municipal Code, Section 415-30.A.(1). This will be confirmed during the site plan control process.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'. An Arborist Report has been submitted. Any tree injury or relocation shall be subject to a permit from Urban Forestry. All tree planting, landscaping and streetscape requirements and details will be secured during the Site Plan Control process.

Traffic Impact, Access, Parking

The study submitted with the application concludes that traffic generated by the proposed development can be accommodated by the adjacent street system without the need for any improvements. Transportation Services staff have reviewed the study and concur with its findings.

With regard to site access, the proposal would utilize a driveway from the existing laneway to provide access to an existing Type G loading space at grade at the east side of the site. Transportation Services staff accept the proposed use of the existing loading space.

Transportation Services acknowledges that the proposed development is a youth oriented affordable housing facility and that there will be no additional parking demand. The proposed provision of zero vehicular parking spaces and 38 bicycle parking spaces is expected to provide sufficient capacity for the residents of the proposed development.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have no concerns with the proposed six-storey residential addition to the existing YMCA community service facility. Any other issues identified by Engineering and Construction Services staff will be resolved as part of the Site Plan Control 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 applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020), and conforms with the Growth Plan (2020) and the Official Plan. The recommended Official Plan Amendment for 7 Vanauley Street represents good planning as it would reflect and complement the residential nature and surrounding built form of the area. The proposed Zoning By-law Amendment would provide appropriate development standards for the proposal to ensure it will be compatible with the existing and planned context of the area. The proposed affordable residential dwelling units for at-risk youth would complement the existing youth-oriented services provided on the

site and would fill a critical need within the City's housing supply. Staff recommend that City Council approve the application.

CONTACT

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SIGNATURE

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Community Planning, Toronto and East York District

ATTACHMENTS

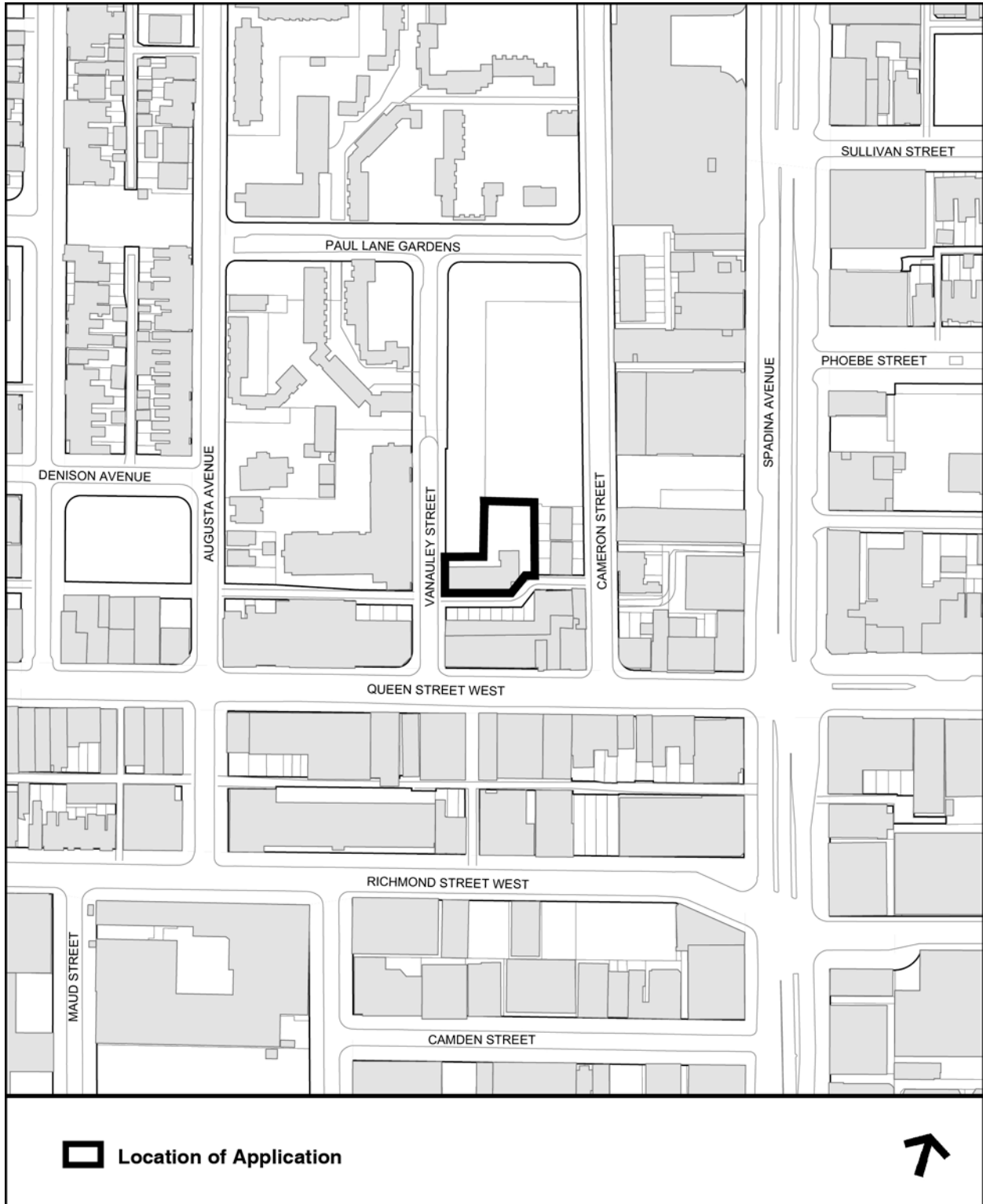
City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4a: Existing Zoning By-law No. 438-86 Map
- Attachment 4b: City of Toronto Zoning By-law No. 569-2013 Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8a: East Elevation
- Attachment 8b: North Elevation
- Attachment 8c: South Elevation
- Attachment 8d: West Elevation
- Attachment 9a: Three-dimension Rendering - Northwest
- Attachment 9b: Three-dimension Rendering - Southeast

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 7 VANAULEY ST Date Received: August 10, 2021

Application Number: 21 195997 STE 10 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law amendment for a 6-storey residential building with 31 affordable residential units connected to the existing YMCA Community Facility.

Applicant	Agent	Architect	Owner
YMCA OF GREATER TORONTO		CMV Group Architects	YMCA OF GREATER TORONTO

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N

Zoning: R3 Heritage Designation: N

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

PROJECT INFORMATION

Site Area (sq. m): 1,248 Frontage (m): 16 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	454	454	285	739
Residential GFA (sq. m):			1,711	1711
Non-Residential GFA (sq. m):				
Total GFA (sq. m):	1,088	1,088	1,711	2,450
Height - Storeys:	2	2	6	6
Height - Metres:	9	9	18	18

Lot Coverage Ratio (%): 59.23 Floor Space Index: 2.24

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	1711	
Retail GFA:	0	
Office GFA:	0	
Industrial GFA:	0	
Institutional/Other GFA:	454	

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:			31	31
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:	31
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Total Units:	31
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Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	38	Loading Docks:	1
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Attachment 3: Official Plan Land Use Map



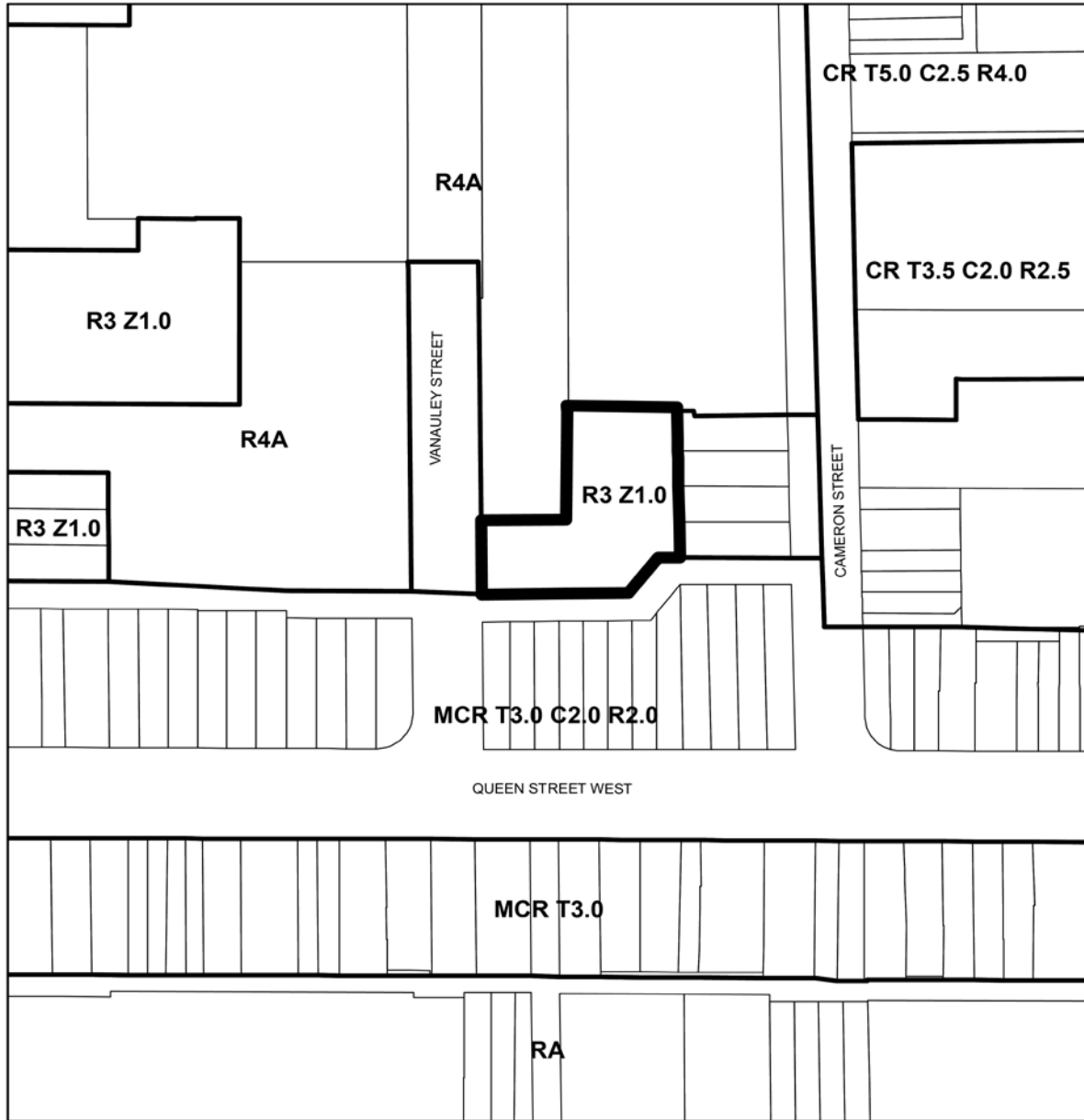
Official Plan Land Use Map

7 Vanauley Street
File # 21 195997 STE 10 02



↑
Not to Scale
Extracted: 10/20/2021

Attachment 4a: Existing Zoning By-law No. 438-86 Map



Zoning By-law 438-86

7 Vanauley Street

File # 21 195997 STE 10 0Z



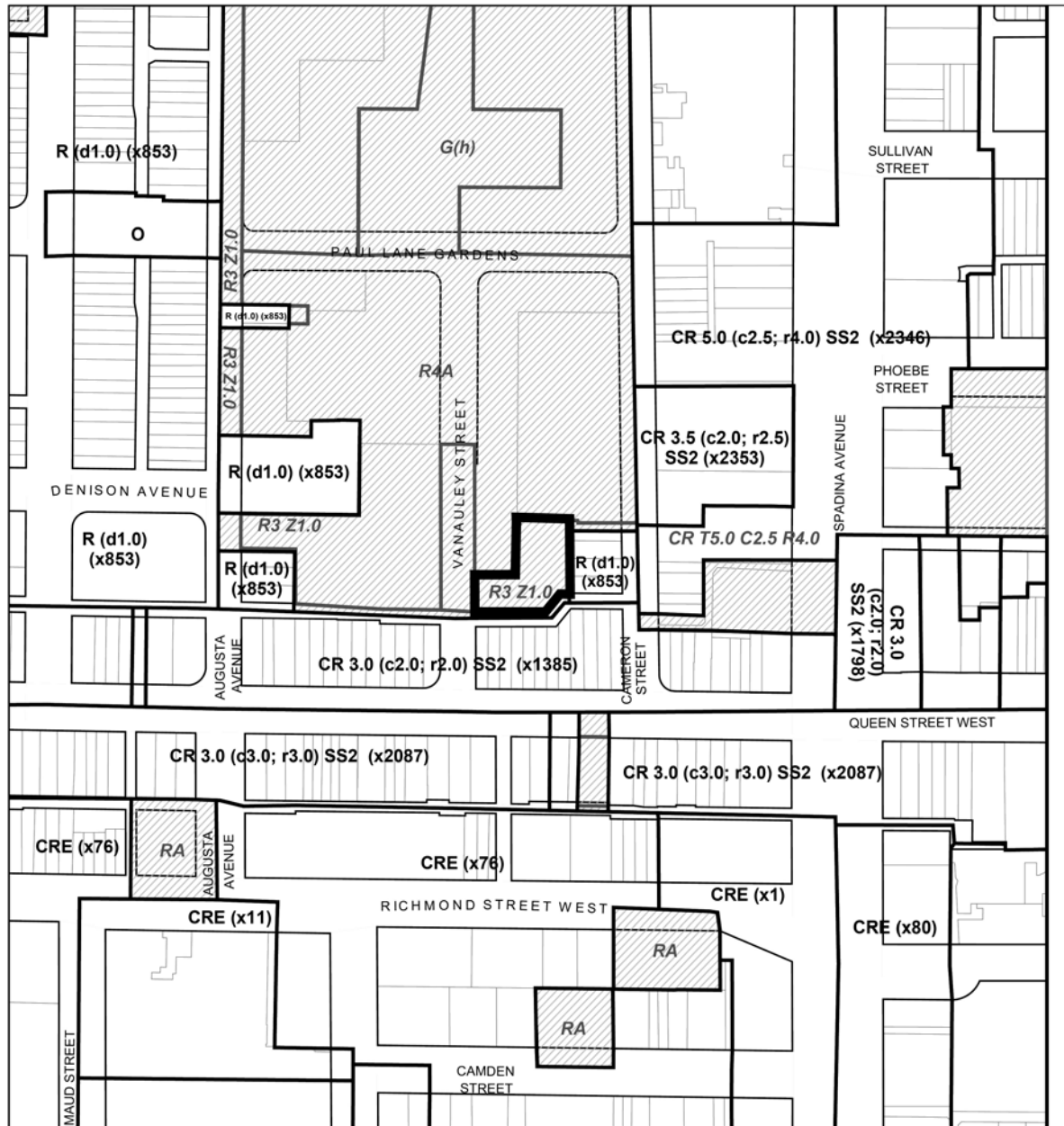
Location of Application

R3 Residential R4A Residential CR Commercial
MCR Commercial
RA Commercial



Not to Scale
Extracted: 05/06/2022

Attachment 4b: City of Toronto Zoning By-law No. 569-2013 Map





Zoning By-law 569-2013

7 Vanauley Street

File # 21 195997 STE 10 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- CRE** Commercial Residential Employment
- O** Open Space
- OR** Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R4A** Residential District
- RA** Mixed-Use District
- G** Parks District


 Not to Scale
 Extracted: 08/16/2021

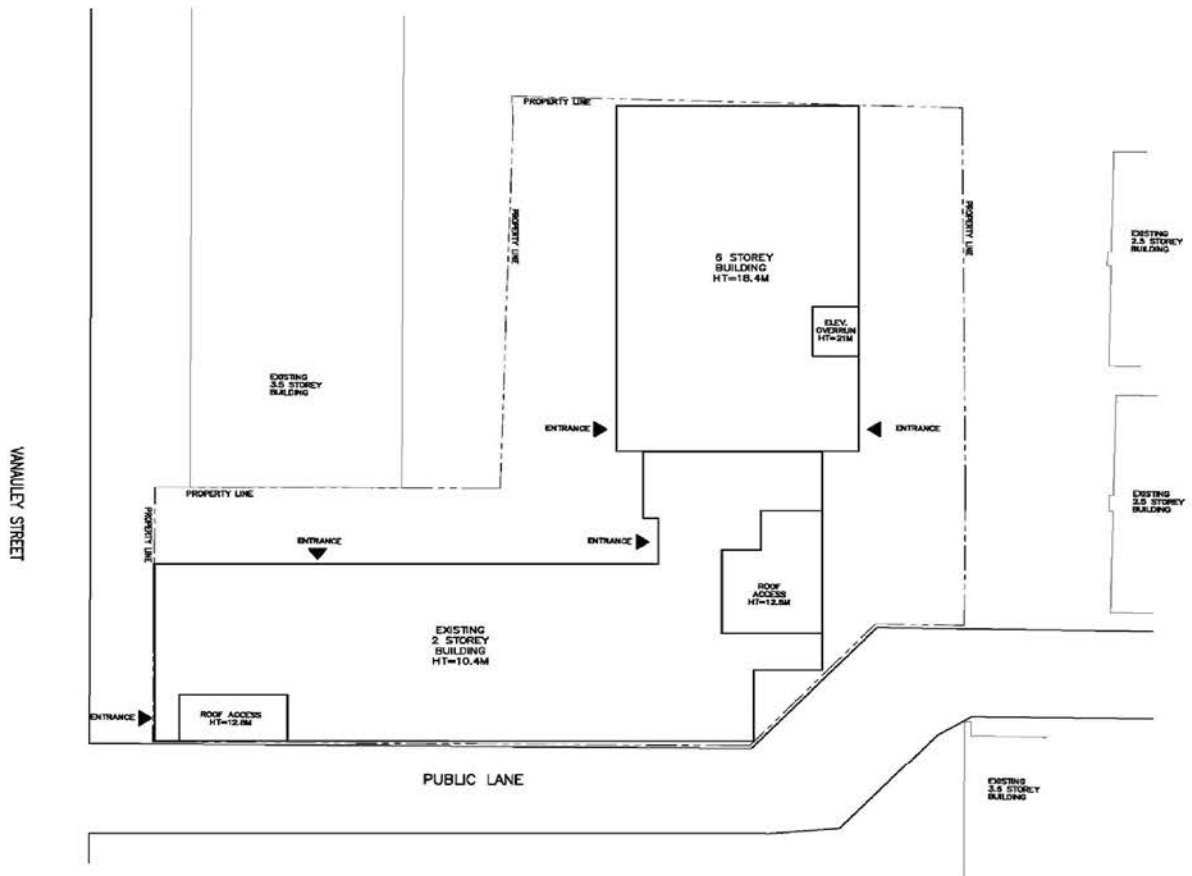
Attachment 5: Draft Official Plan Amendment

To be attached

Attachment 6: Draft Zoning By-law Amendment

To be attached

Attachment 7: Site Plan



Site Plan

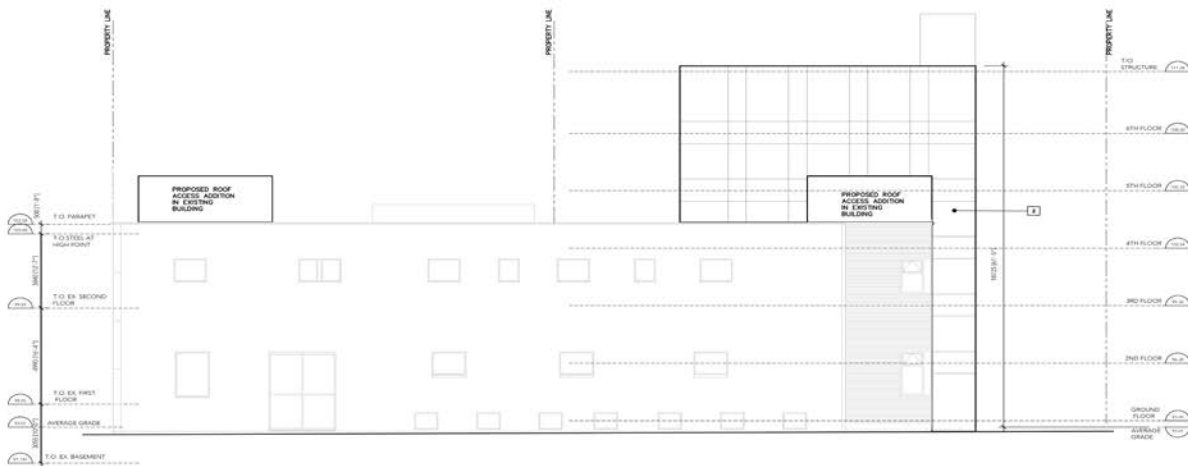


Attachment 8a: East Elevation



East Elevation

Attachment 8b: North Elevation



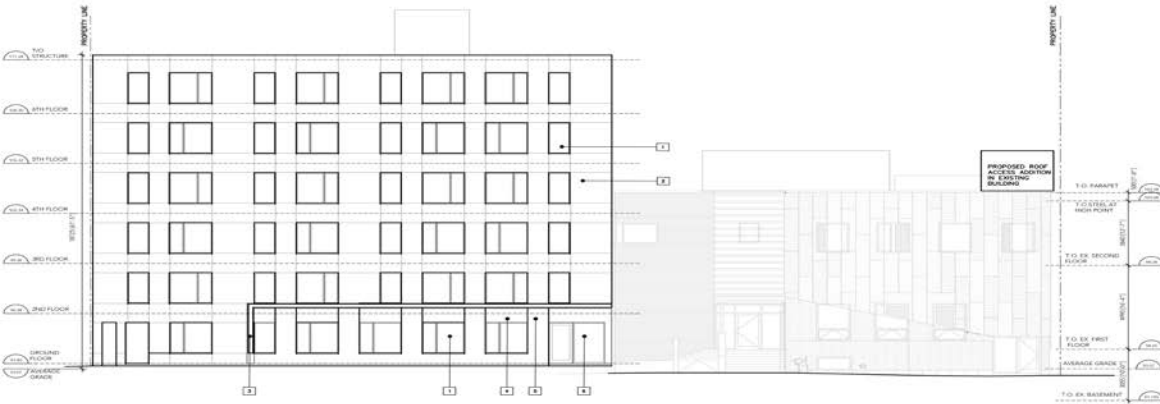
North Elevation

Attachment 8c: South Elevation



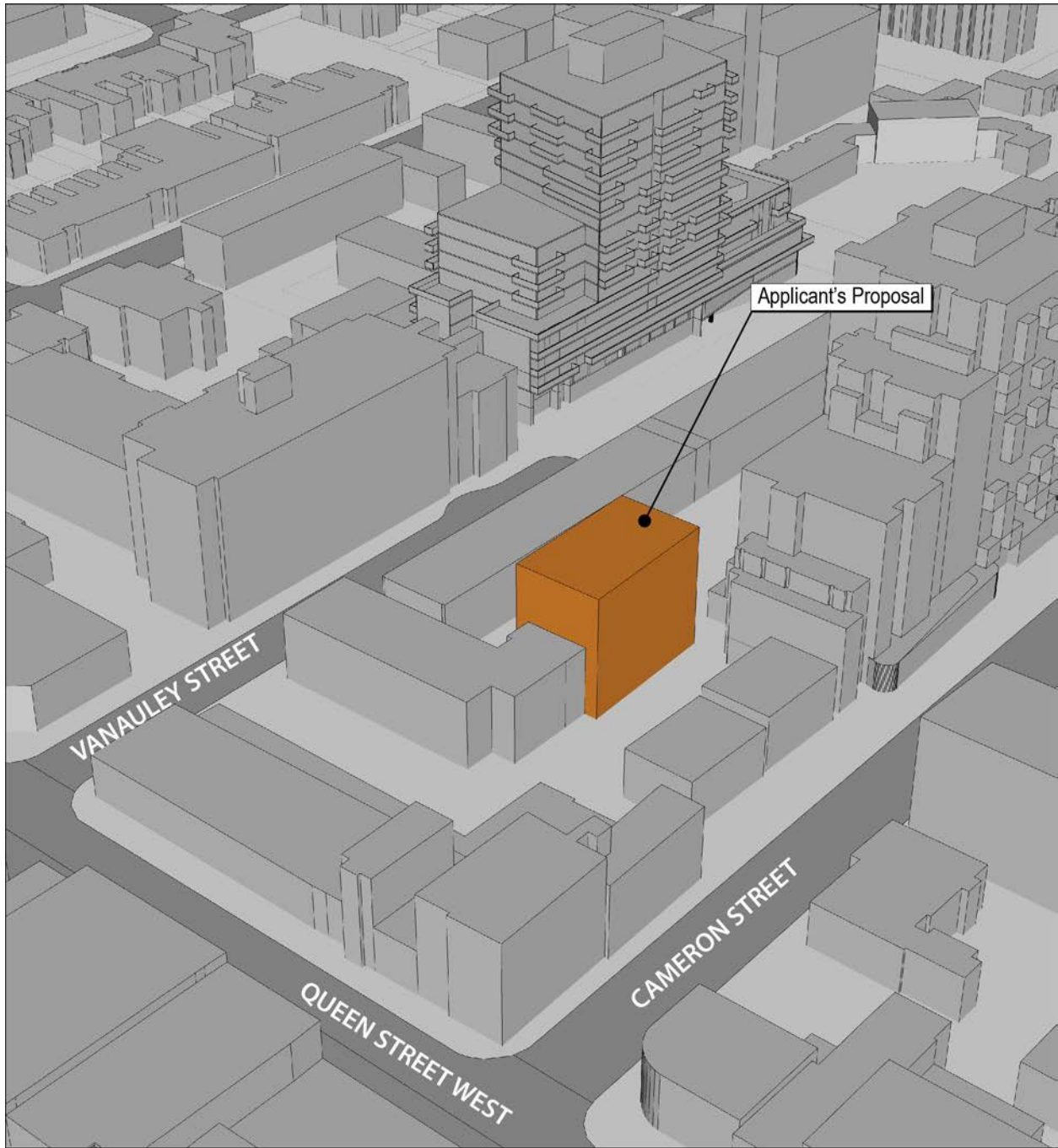
South Elevation

Attachment 8d: West Elevation



West Elevation

Attachment 9a: Three-dimension Rendering - Northwest

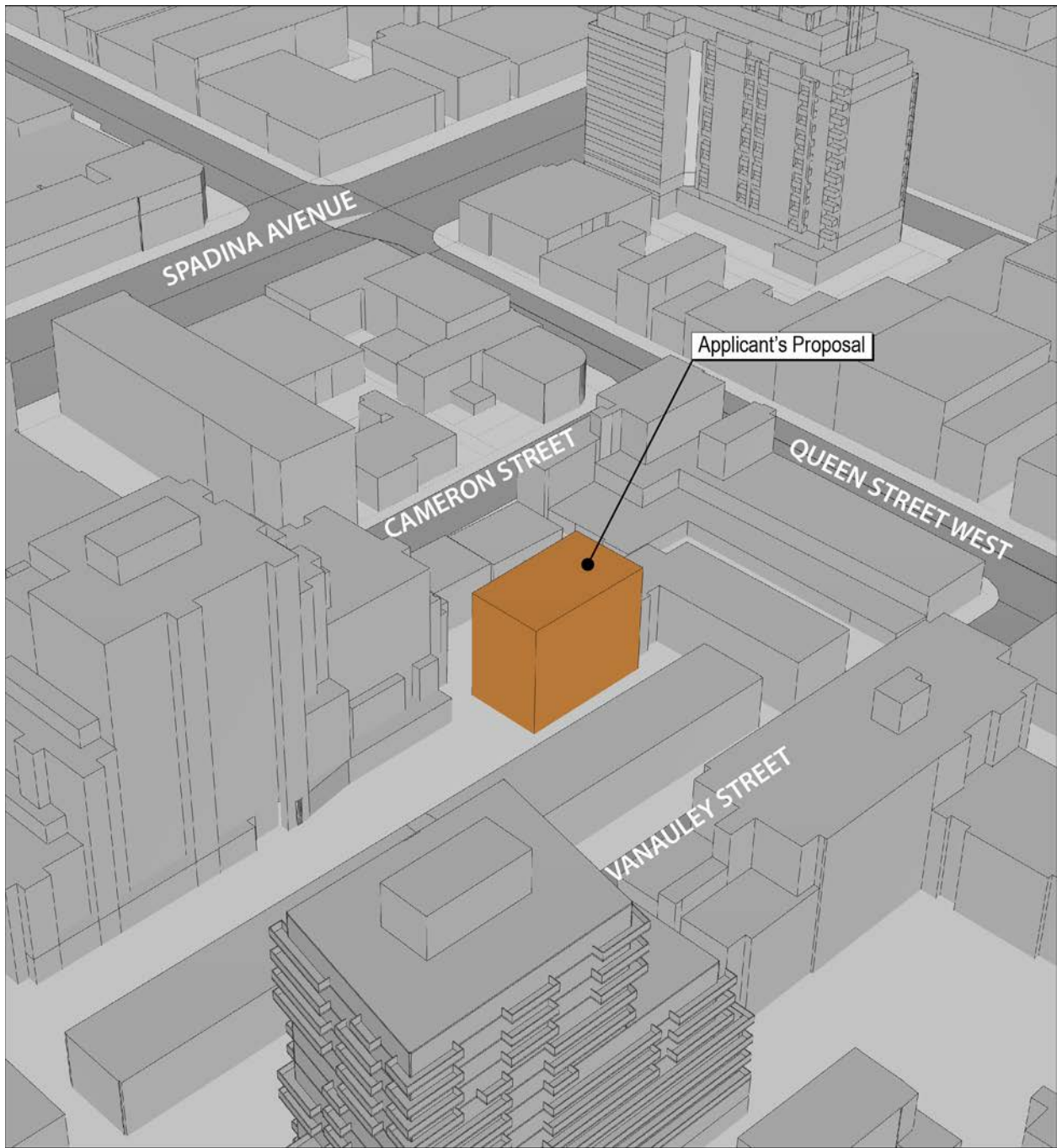


View of Applicant's Proposal Looking Northwest



11/03/2021

Attachment 9b: Three-dimension Rendering - Southeast



View of Applicant's Proposal Looking Southeast



11/03/2021