

661 and 663-665 Huron Street - Zoning By-law Amendment Application – Final Report

Date: June 13, 2022

To: Toronto and East York Community Council or City Council

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

Ward: 11 - University-Rosedale

Planning Application: 19 252606 STE 11 OZ

Related Application: 19 252611 STE 11 RH

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a two-storey six-unit townhouse development at 661 and 663-665 Huron Street which is adjacent to a public lane. The proposed development will be located at the rear of two existing 2 1/2 storey multi-unit house-form buildings, which is also located on the site. The two existing 2 1/2 storey multi-unit house-form buildings with 19 rental dwelling units are on the Heritage Register and are proposed to be retained.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 661 and 663-665 Huron Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council amend City of Toronto Zoning By-law 438-86 for the lands at 661 and 663-665 Huron Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to the report (June 13, 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 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

City Council directed that a Heritage Conversation District study be initiated for the West Annex Phase 2 on January 31, 2018. The City Council decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG25.4>

A Preliminary Report on the application that proposed the demolition of the existing buildings for a new 4-storey residential building containing 48 new rental residential units at 661 and 663-665 Huron Street was adopted by Toronto and East York Community Council on February 5, 2020 authorizing staff to hold a Community Consultation Meeting, together with the Ward Councillor. The Toronto and East York Community Council decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE13.21>

City Council included the properties at 661 Huron Street and 663-665 Huron Street to be added to the City of Toronto's Heritage Register and designated the properties under Part IV, Section 29 of the *Ontario Heritage Act* on September 30, 2020. The City Council decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE18.17>

SITE AND SURROUNDING AREA

Description: The site is located on the east side of Huron Street, southwest of the intersection of St. George Street and Dupont Street. It is rectangular in shape and approximately 1,449.3 square metres in size. The site has an approximate frontage of 39.6 metres on Huron Street, as well as the same approximate frontage on the rear public laneway, and an approximate depth of 36.6 metres. The site is currently occupied by two 2.5-storey multi-unit buildings, containing a total of 19 residential rental units, which are proposed to be retained.

Heritage Designation: On December 18, 2020, City Council enacted By-laws 1143-2020 and 1144-2020 designating 661 Huron Street and 663-665 Huron Street, respectively, under Part IV, Section 29 of the *Ontario Heritage Act* for cultural heritage value. The properties meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

Heritage Conservation District: The properties at 661 and 663-665 Huron Street are located within the proposed West Annex Phase 2 Heritage Conservation District (HCD) Study Area authorized by City Council on January 31, 2018.

Official Plan Designation: The site is designated *Neighbourhoods*, is located within the Downtown and Central Waterfront, and is within the Downtown Plan area.

See Attachment 3 to this report for the Official Plan Land Use Map.

Zoning: 661 Huron Street is zoned Residential (R (d1.0) (x115)) and 663-665 Huron Street are zoned Residential (R (d1.0) (x900)) under City of Toronto Zoning By-law 569-2013. 661 and 663-665 Huron Street are zoned Residential (R2 Z1.0) under the former City of Toronto Zoning By-law 438-86. Both Zoning By-laws permit a maximum building height of 12.0 metres and a maximum density of 1.0 times the lot area.

Site Specific Exception 115 of Zoning By-law 569-2013 and Section 12 (1) 250 of Zoning By-law 438-86 permits a nursing home, residential care home, retirement home, or seniors community house if the building meets other regulations of the Zoning By-law.

See Attachment 4 to this report for the Existing Zoning By-law Map.

Surrounding Land Uses:

North: are 2.5-storey detached and semi-detached dwellings fronting onto Huron Street. On the north side of Dupont Street are one and two storey buildings with commercial uses at ground level, and residential or commercial at the second level.

South: are 2.5-storey detached and semi-detached dwellings fronting onto Huron Street. Further to the south are more 2.5-storey detached and semi-detached dwellings.

East: is a public laneway with an approximate width of 3.1 metres. East of the lane, are more 2.5-storey detached and semi-detached dwellings fronting onto St. George Street. Two residential apartment buildings are located at 276 and 280 St. George Street.

West: are 2.5-storey detached and semi-detached dwellings fronting onto Huron Street.

THE APPLICATION

Description: A two-storey (9.0-metre) townhouse block containing 6 units, fronting onto the rear public laneway is proposed, behind the two existing multi-unit house-form buildings at 661 and 663-665 Huron Street. The existing buildings are proposed to be retained.

Density: The total proposed site density, inclusive of the existing and proposed development is 1.06 times the area of the lot, for a total gross floor area of 1536.9

square metres. Specifically, the proposed gross floor area of the townhouse block is 506.8 square metres and the existing gross floor area of the existing buildings is 1,030.1 square metres.

Dwelling Units: Six residential dwelling units are proposed, all (100%) of which are proposed to be 2-bedroom units.

Access, Parking, and Loading: The 12 existing parking spaces are proposed to be eliminated to accommodate the proposal. A total of 25 bicycle parking spaces, including 22 for residents and 3 for visitors, are proposed along the north property line. The existing rear public lane will be widened to 4.1 metres through a 0.98-metre wide conveyance to the City. A new pedestrian walkway is proposed along the south lot line connecting the rear laneway and Huron Street.

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 8 and 9 for a three dimensional representation of the current proposal in context, and Attachments 10-13 for the elevations.

The current proposal incorporates numerous revisions from the original application, which initially proposed to demolish the two house-form buildings with 19 rental dwelling units and construct a new 4-storey 48-unit residential building.

Reasons for Application

The proposal requires an amendment to the Zoning By-law for an increase in density, building depth, building height, landscaped open space and soft landscaping.

Rental Housing Demolition and Conversion By-law

On November 22, 2019, an application was submitted for a Section 111 of the *City of Toronto Act* permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units related to the original 4-storey residential building proposal, as the lands contain six or more residential units, of which at least one is rental. Staff deemed this application complete on December 18, 2019.

As the revised proposal now retains the two existing house-form buildings and the existing 19 residential rental units, the Rental Housing Demolition application is no longer required.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application was submitted on April 21, 2021 and is under review.

Provincial Land Use Policies

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 with 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.

Agency Circulation

The application together with the reports/studies submitted in support of the application 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 Zoning By-law standards.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on October 7, 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 current proposal. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees are summarized below:

- The height of the proposed townhouse building;
- The separation distance between the townhouse building and the existing buildings;
- Support for family-sized units;
- Parking supply;
- Pedestrian activity in the lane;
- Encouraging the use of brick in the building design; and,
- Construction timelines and construction management, including protection for neighbouring properties.

City staff also met with representatives from the Annex Residents Association with the local Councillor to discuss issues relating to the proposal.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed height, massing, setbacks and separation distance from the existing buildings 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 review 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 proposal has been reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Built Form

The proposed height, massing, scale and layout are acceptable, and fits within the surrounding built form context.

The Official Plan's Built Form policies direct new development to be designed to fit with its existing and planned context, 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 and limit its impact on neighbouring streets, parks and properties. It also provides direction on built form for townhouse and low-rise apartment buildings.

The laneway townhouse fronts onto a public lane. Laneway suites are permitted in the rear yard of properties that abut a public laneway in the *Neighbourhoods* designation. Because this proposal contains six dwelling units, as opposed to one, it is not considered a laneway suite. However, the proposed 2-storey 6-unit townhouse complex mirrors approximately 5 lots on the opposite side of the lane.

The proposed townhouse height of 2 storeys (9.0 metres) is acceptable given the limited adverse impact it will have on adjacent properties. The main front and rear walls are 7.52 metres, with the additional height to accommodate a pitched roof design.

The north side yard setback is 0.45 metres and the south side yard setback is 1.19 metres and no windows are proposed on either side wall of the townhouse block. The townhouse will be setback 0.75 metres from the lane (post-lane widening conveyance).

The proposed separation distance between the existing buildings and the townhouse will be a minimum of 5.5 metres. While the Zoning By-law usually requires a separation distance between the main building and a 2-storey laneway suite to be 7.5 metres, the project has been designed to ensure there is sufficient landscaping and pedestrian circulation and to minimize privacy impacts.

The southern two townhouses have west facing bedroom windows on the second floor, but those windows are offset from the windows of existing building. For the remaining five townhouse units, the west facing windows at the second storey are stairways and bathrooms.

Unit Mix

A total of six residential units are proposed, consisting entirely of two-bedroom units. The unit type meets the policy direction of the Official Plan to provide a full range of housing.

Heritage

The designated heritage buildings at 661 Huron Street and 663-665 Huron Street will not be demolished as part of this proposal. A heritage impact assessment was submitted and is being reviewed by staff. Any outstanding heritage details will be secured as part of the Site Plan Control review 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 and Tree Management Plan were submitted in support of the application. The Arborist Report indicates that a total of eight By-law protected trees will be impacted by the proposal, requiring a permit to injure or destroy.

A total of three City-owned trees protected under the 'Street Tree By-law' and one private tree protected under the 'Private Tree By-law', on and within six metres of the site, are proposed to be preserved.

A total of four private trees (protected under the 'Private Tree By-law'), are proposed to be removed to accommodate the construction. 12 new trees are required to replace the four healthy private trees being removed. Staff will ensure that trees are located between the existing building and the new laneway townhouse. Where replacement is not physically possible on-site, a payment of cash-in-lieu of replacement will be required.

The final number and location of replacement trees will be determined as part of the Site Plan Control review process to the satisfaction of the General Manager of Parks, Forestry and Recreation.

Landscaping

Soft landscaping is proposed between the existing buildings and the proposed townhouse block, and the townhouse block and the laneway. The landscaping fronting the existing buildings is being retained allowing the proposed planting of two new trees on the Huron Street boulevard. Three trees are currently proposed between the existing

buildings and the laneway townhouse. Staff are satisfied with the proposed amount of landscaping and will seek to maximize the number of trees between the existing buildings and the laneway townhouse.

The final landscaping details will be secured as part of the Site Plan Control review process.

Laneway Widening

A 0.98-metre lane widening is required to satisfy the requirement of a 6.0 metres wide lane. The widening is identified on the latest plans and is acceptable to staff and will be secured as part of the Site Plan Control review process.

Traffic Impact, Access, Parking and Loading

No vehicular parking spaces or formal loading space is proposed for the site, which is within 250 metres of Dupont subway station. The existing north driveway would be repurposed into a pedestrian path that would provide access to the 25 bicycle parking spaces proposed along the north property line. Informal loading activities is proposed in the former driveway off Huron Street between the two properties. It is not intended for these driveways to become parking spaces for vehicles. A new pedestrian walkway is also proposed along the south lot line connecting the rear laneway and Huron Street.

In support of the proposal, the applicant submitted a Traffic, Parking and Loading Operations Study. Transportation Services staff accept its conclusions.

Additional comments related to site access arrangements, and site circulation and layout may be provided through the Site Plan Control review process.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have accepted the laneway townhouse proposal.

Several outstanding items for review have been identified, including minor revisions to the Servicing and Grading Drawings, a revised landscape plan coordinated with the servicing plans, and an itemized cost estimate for all required works within the municipal right of way. These are items that will be addressed through the Site Plan Control review 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). Furthermore, the proposal conforms with the Official Plan, particularly as it relates to the provision of an appropriate mix of residential uses, and a built form which provides an appropriate relationship to the surrounding public realm and adjacent properties. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

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Director, Community Planning Toronto and East York District

ATTACHMENTS

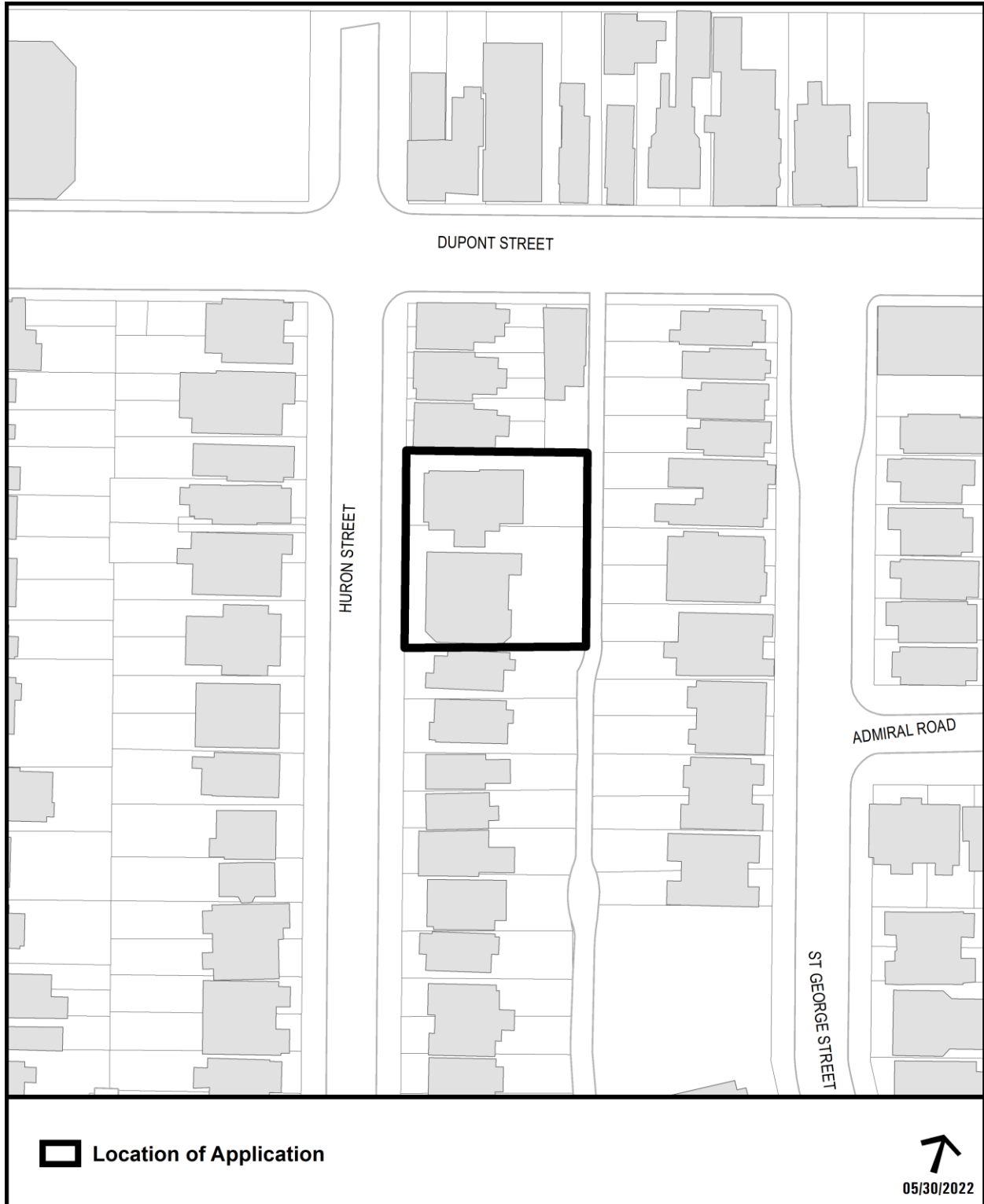
City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment (569-2013)
- Attachment 6: Draft Zoning By-law Amendment (438-86)

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: 3D Model of Proposal in Context - Northwest
- Attachment 9: 3D Model of Proposal in Context - Southeast
- Attachment 10: East Elevation (lane)
- Attachment 11: South Elevation
- Attachment 12: West Elevation
- Attachment 13: North Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 661 & 663-665Huron St **Date Received:** November 22, 2019

Application Number: 19 252606 STE 11 OZ

Application Type: Rezoning

Project Description: The proposal is to retain the two existing converted buildings on site and add a townhouse block with 6 units at the rear of the property fronting on the public lane.

Applicant	Architect	Owner
Smart Density	Smart Density	661 Huron St Inc

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2 Z1.0	Heritage Designation:	Y
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,449 Frontage (m): 40 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	450	450	254	704
Residential GFA (sq m):	1,030	1,030	507	1,537
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,030	1,030	507	1,537
Height - Storeys:	3	3	2	3
Height - Metres:	13	13	9	13

Lot Coverage Ratio (%) : 48.57 Floor Space Index: 1.06

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,387	150
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	19	19	6	25
Freehold:				
Condominium:				
Other:				
Total Units:	19	19	6	25

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			12	6	1
Proposed:				6	
Total Units:			12	12	1

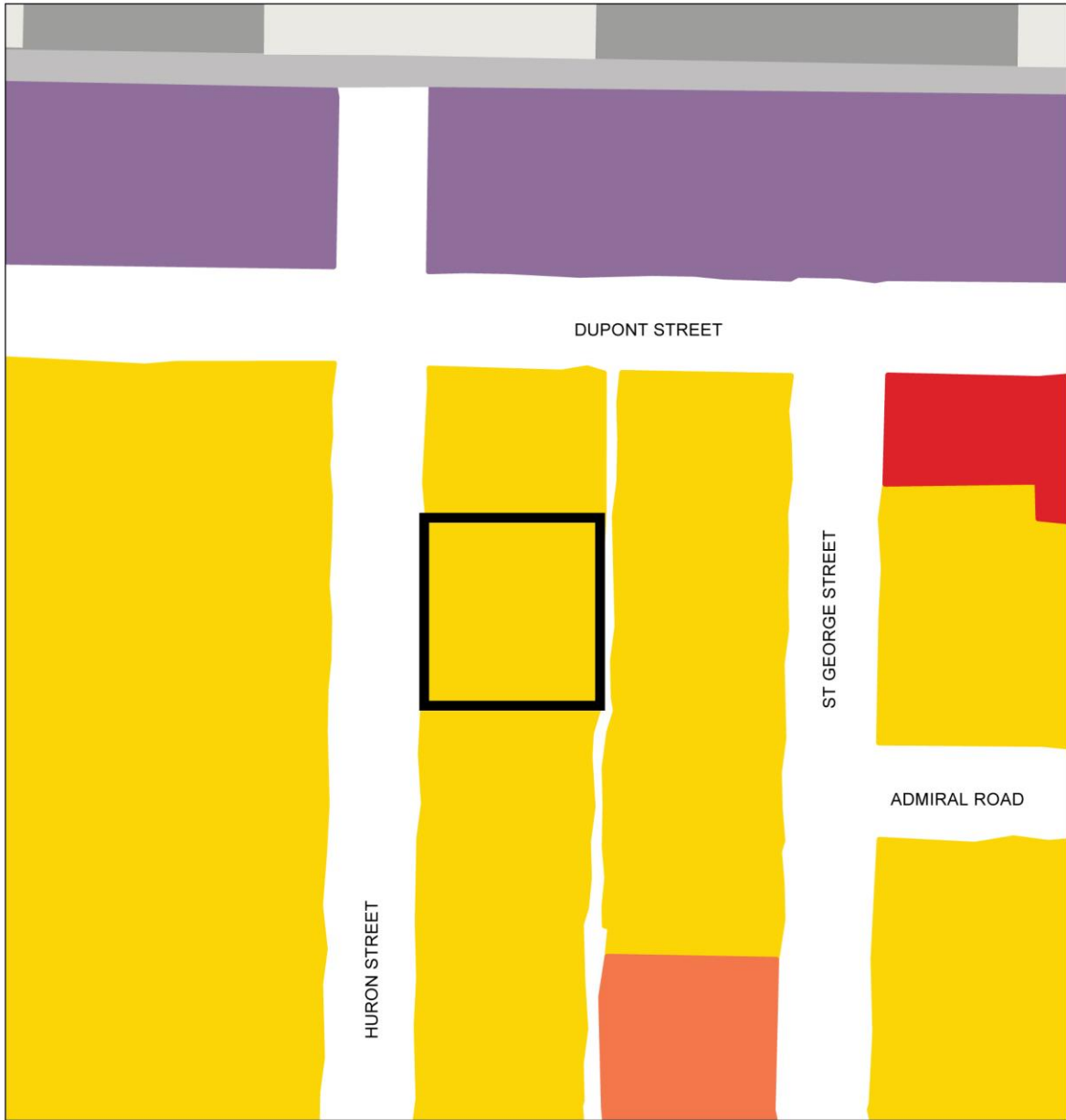
Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	25	Loading Docks:	1
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CONTACT:

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Attachment 3: Official Plan Land Use Map



661 & 663-665 Huron Street

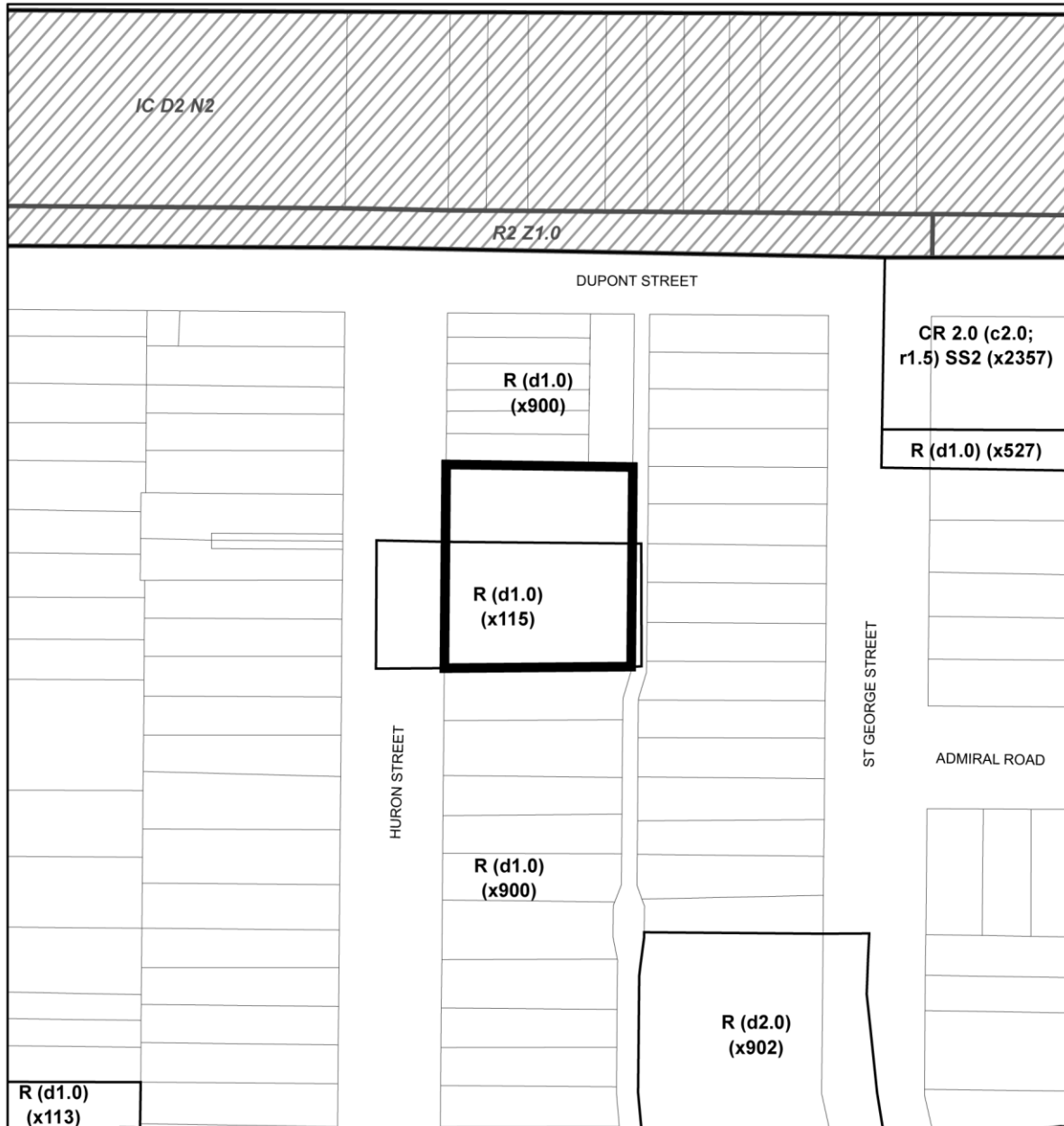
Official Plan Land Use Map #17

File # 19 252606 STE 11 OZ

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  General Employment Areas
-  Utility Corridors

↑
Not to Scale
05/30/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

661 & 663-665 Huron St

File # 19 252606 STE 11 0Z



Location of Application

R Residential CR Commercial Residential
 UT Utility and Transportation

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

R2 Residential District
 CR Mixed-Use District
 IC Industrial District



Not to Scale
 Extracted: 05/30/2022

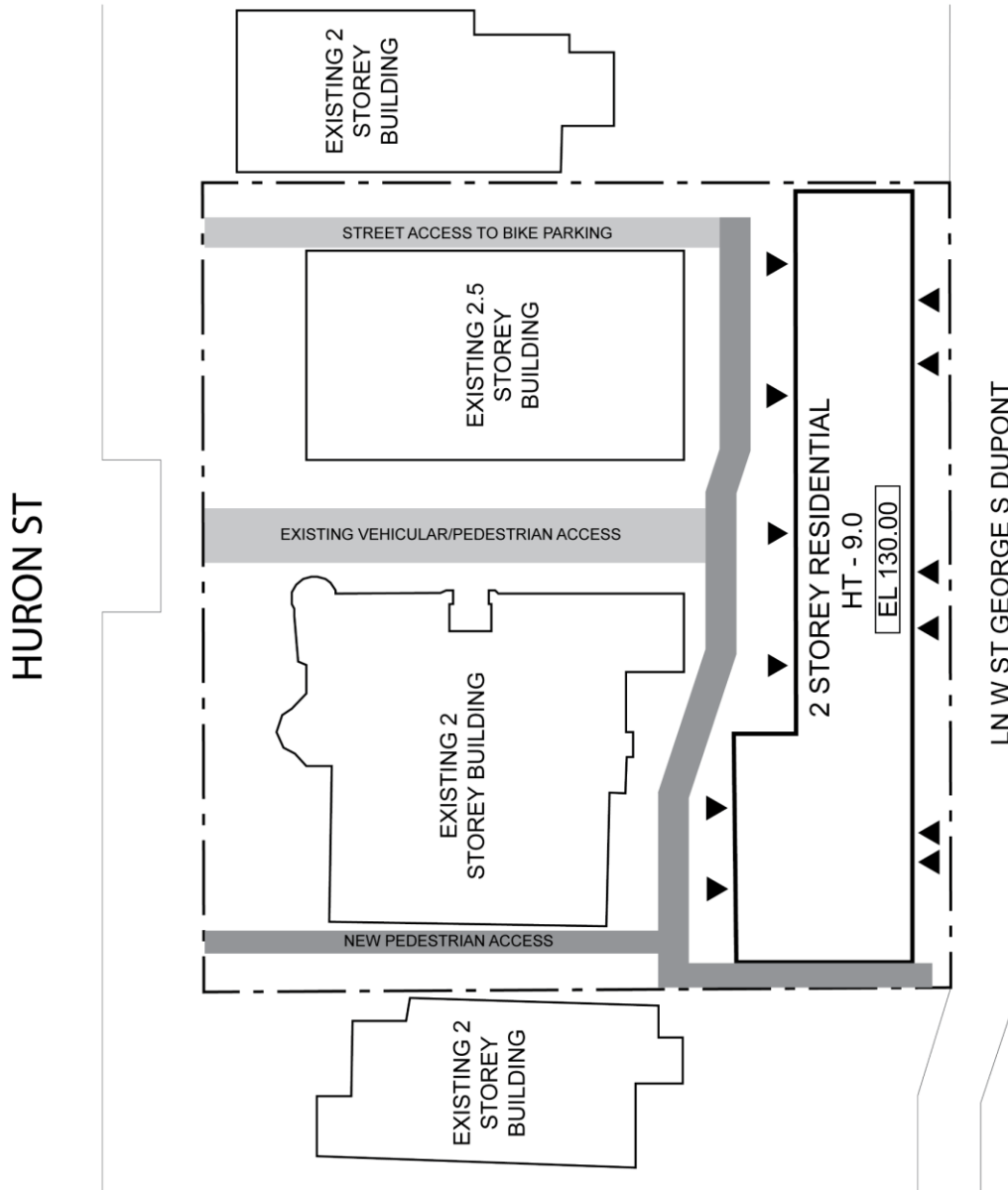
Attachment 5: Draft Zoning By-law Amendment (569-2013)

To be available at the June 29, 2022 Toronto and East York Community Council Meeting

Attachment 6: Draft Zoning By-law Amendment (438-86)

To be available at the June 29, 2022 Toronto and East York Community Council Meeting

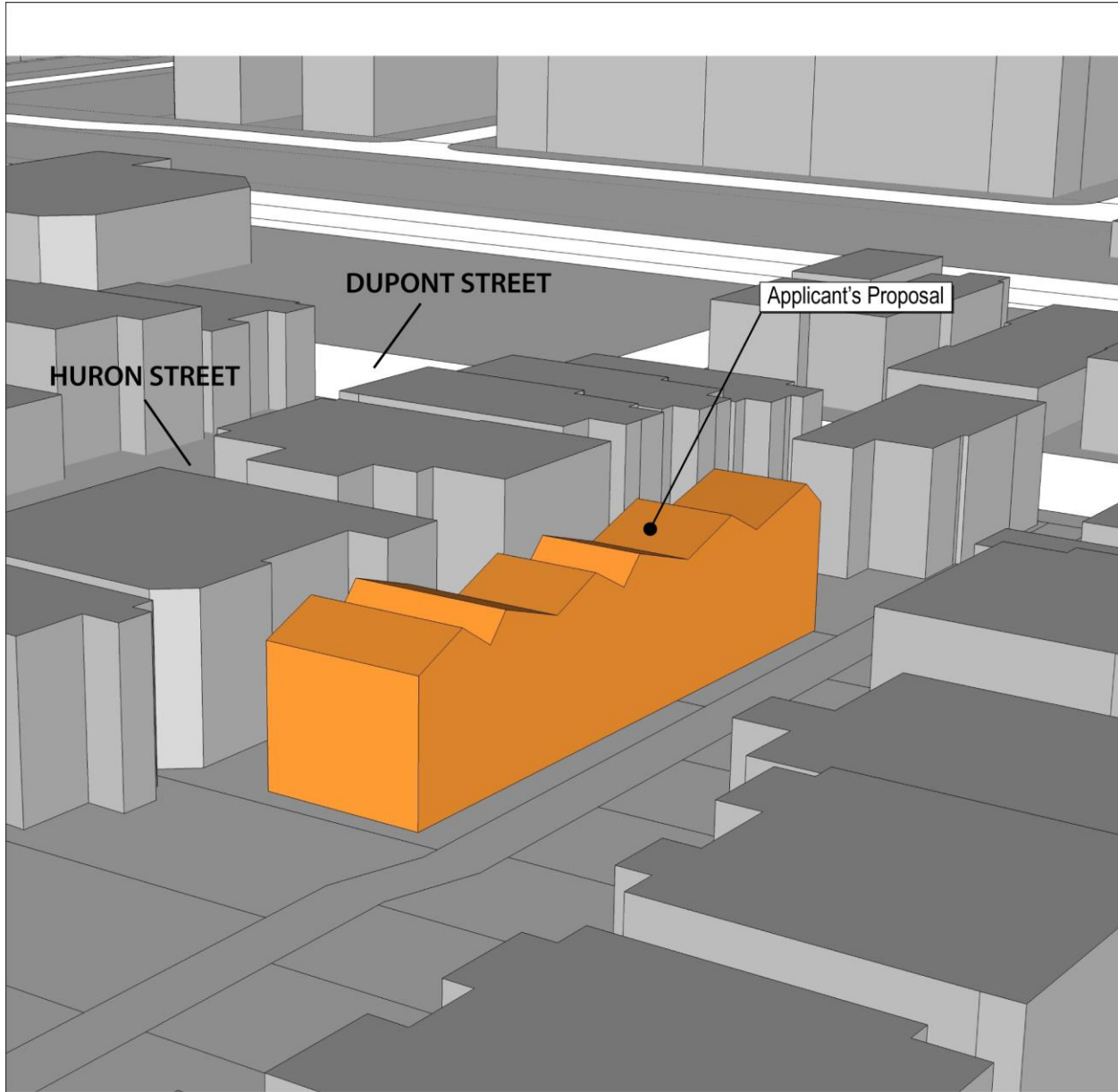
Attachment 7: Site Plan



Site Plan



Attachment 8: 3D Model of Proposal in Context - Northwest



 Applicant's Proposal

View of Applicant's Proposal Looking Northwest



05/30/2022

Attachment 9: 3D Model of Proposal in Context - Southeast



View of Applicant's Proposal Looking Southeast



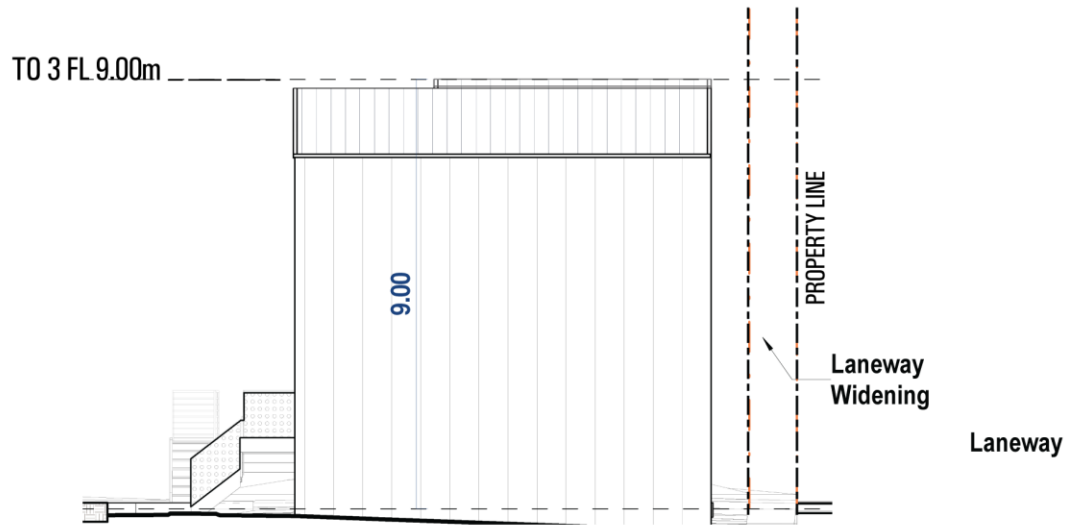
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Attachment 10: East Elevation (lane)



East Elevation

Attachment 11: South Elevation



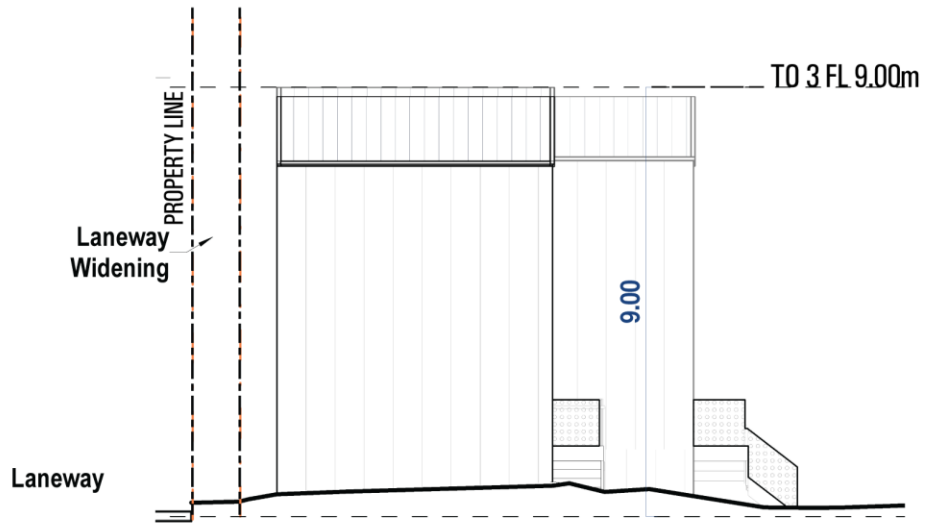
South Elevation

Attachment 12: West Elevation



West Elevation

Attachment 13: North Elevation



North Elevation