

## **209 Mavety Street – Zoning By-law Amendment Application – Decision Report – Approval**

Date: October 27, 2023

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

**Planning Application Number: 23 156329 STE 04 OZ**

### **SUMMARY**

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This report reviews and recommends approval of the application to amend Zoning By-law 569-2013, to permit a Community Health Centre at 209 Mavety Street through an interior retrofit and renovation of the existing building.

In 2021, City Council authorized the City to enter into a Community Space Tenancy lease with Four Villages Community Health Centre for the City-owned space located at 209 Mavety Street. The Four Village Community Health Centre is a not-for-profit organization that delivers a range of health services and health promotion programs to residents living in Toronto West such as the Roncesvalles, Swansea, Bloor West, and the Junction Area communities. The services and programs offered by the organization focus on the needs of seniors, newcomers, families with children, and youth.

The recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement (2020), conforms with the Growth Plan (2020), and represents an appropriate use within the existing and planned context of the neighbourhood.

### **RECOMMENDATIONS**

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The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 209 Mavety Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

## FINANCIAL IMPACT

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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

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On July 23, 2018, City Council supported the Four Villages Community Health Centre as a future anchor tenant of 209 Mavety Street.

[MM44.41 - Support for a Community Health Centre at 209 Mavety Street](#)

On June 8, 2021, City Council authorized the City of Toronto to enter into a lease for the City-owned space located at 209 Mavety Street with the Four Villages Community Health Centre for a ten-year term.

[GL22.8 - 209 Mavety Street - Community Space Tenancy Lease Agreement and Municipal Capital Facility Designation for the Four Villages Community Health Centre](#)

## THE SITE

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**Description:** The site is located within The Junction neighbourhood on Mavety Street, south of Dundas Street West. The site has a frontage approximately 66 metres along Mavety Street and has a lot depth of 42 metres.

**Existing Use:** The existing two-storey brick building is vacant. It housed Toronto Police Services - 11 Division until 2011.

## THE APPLICATION

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**Description:** The proposal will repurpose the existing building for a 1,787 square metre community health centre by completing an interior renovation. There will be no changes to the existing building footprint or site organization.

The community health centre will be operated by the Four Villages Community Health Centre, a non-profit organization that will offer a range of primary clinical care and health promotion programs on topics such as nutrition, pain management, maternal health, child development, and mental health and wellness programs. Partnerships with various community services and agencies are also planned to provide social/health supports such as a free legal clinic, health promotion for persons who are visually impaired, and child screening programs with local schools.

## **Site Access, Parking, Bike Parking and Loading**

The existing 38 surface parking spaces, vehicular and loading access points, and bike parking configuration are not proposed to change. Based on the proposed community health centre use, the existing parking would satisfy the parking requirements of Zoning By-law No. 569-2013.

## **Reasons for Application**

Council's direction through GL22.8 authorized the City of Toronto to enter into a lease of the property at 209 Mavety Street with Four Villages Community Health Centre for a ten year term, with an option to renew at the end of the term.

The site is currently zoned Residential (R) under Zoning By-law 569-2013, as amended, with permissions for a range of residential and institutional uses. The proposed Zoning By-law Amendment would introduce to the site, medical office and office use permissions to accommodate the range of health and social services intended to serve the local community in the proposed community health centre.

## **Additional Information**

See Attachments 1 and 6 of this report for the Application Data Sheet and site plan, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/209MavetySt](http://www.toronto.ca/209MavetySt).

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

### **Official Plan**

This site is designated as Neighbourhoods. Neighbourhoods contain a full range of residential uses in lower scale buildings, as well as parks, schools, local institutions and small-scale shops serving the needs of area residents. See Attachment 3 of this report for the Official Plan Land Use Map.

### **Zoning**

The site is zoned Residential (R (d0.6) (x737)) in the city-wide Zoning By-law 569-2013, as amended. The zone permits a range of residential and institutional uses. Medical office and office uses are not permitted within the Residential zoning classification. See Attachment No. 4 of this report for the existing Zoning By-law Map.

## **Site Plan Control**

The changes proposed to the internal uses of the building through this application do not meet the threshold of "development" as defined in Section 41 of the Planning Act and Section 114 of the City of Toronto Act. Therefore, a Site Plan Control application is not required.

## **CONSULTATION**

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Through the requirements of the Community Space Tenancy Policy, a Request for Expression of Interest process was initiated in February 2021 for leasing of 209 Mavety Street for an eligible non-profit organization to occupy the property. A review panel of City staff from Social Development, Finance, and Administration, Economic Development and Culture, and Parks, Forestry, and Recreation recommended the Four Villages Community Health Centre due to their financial and organization capacity to undertake the lease, occupancy costs, and program the space.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members will 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**

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### **Provincial Policy Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and to conform with the Growth Plan.

### **Land Use**

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the Report, as well as the policies of the Official Plan as a whole.

The recommended Zoning By-law Amendment conforms with the Official Plan. The building will continue to respect, reinforce, and contribute to the physical character of buildings in the area.

Non-residential uses within Neighbourhoods may include parks, low-scale local institutions, home occupations, cultural and recreational facilities and small-scale retail,

service and office uses. Low-scale local institutions such as the proposed community health centre play an important role in the rhythm of daily life in Neighbourhoods.

### **Tree Preservation**

There is no new development being proposed and there will be no physical changes to the site. As a result, there will be no impacts on the existing mature boulevard and private trees on the site.

### **Density, Height, Massing**

There is no proposed change to the built form of the existing building. The density, height, and massing will continue to contribute to the existing surrounding context, and will not adversely impact the adjacent residential districts.

### **Traffic Impact, Access, Parking**

The application is not proposing any changes to the access, loading, bike parking and vehicular parking from the existing condition. The site draws pedestrian access from Mavety Street and there are existing ring and post bicycle locks along the boulevard. Transportation Services staff have reviewed the proposal and have no concerns with the traffic impacts on the area road network given the scale and nature of the proposal. The site will be required to provide and maintain a parking supply in accordance with Zoning By-law No 569-2013, and no loading spaces are required for the proposal.

The site is situated within 200 metres (three-minute walk) from Keele Street, which is a transit route and approximately one kilometre from Keele subway station on Line 2. Cycling connections include access to the bike lanes on Annette Street, south of Mavety Street, that extends from Jane Street to Lansdowne Avenue.

### **Servicing**

Engineering and Construction Services staff have reviewed the updated Site Servicing Letter prepared by WSP (December 8, 2022) and have no concerns with the existing interior renovation proposal. In the event that the community health centre expands in future, further servicing analysis and upgrades may be required.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the City of Toronto 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 is in keeping with the intent of the Official Plan, particularly as the proposed uses would be compatible with the provisions of the Neighbourhood policies.

The Zoning By-law Amendment will facilitate the establishment of a community health centre that will encourage the adaptive reuse of an existing building, generate job opportunities, and provide important health services and programs to the community.

## **CONTACT**

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## **SIGNATURE**

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A handwritten signature in black ink, appearing to read "Carly R", with a long horizontal flourish extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP  
Director Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Existing Zoning By-law Map  
Attachment 5: Draft Zoning By-law Amendment

**Applicant Submitted Drawings:**  
Attachment 6: Site Plan

## Attachment 1: Application Data Sheet

**Municipal Address:** 209 Mavety Street      **Date Received:** June 5, 2023

**Application Number:** 23 156329 STE 04 OZ

**Application Type:** Zoning By-law Amendment Application

**Project Description:** A Zoning By-law Amendment to allow a community health centre in the existing building.

<b>Applicant</b>	<b>Agent</b>	<b>Owner</b>
Urban Strategies Inc.	Melanie Hare	City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	R (d0.6) (x736)	Heritage Designation:	N/A
Height Limit (m):	10 metres	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m): 2,615      Frontage (m): 66      Depth (m): 42

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	905		905	<b>905</b>
Residential GFA (sq m):				
Non-Residential GFA (sq m):	1,787		1,787	<b>1,787</b>
<b>Total GFA (sq m):</b>	<b>1,787</b>		<b>1,787</b>	<b>1,787</b>
Height - Storeys:	2		2	<b>2</b>
Height - Metres:	7.62		7.62	<b>7.62</b>

Lot Coverage Ratio (%): 31.3      Floor Space Index: 1.13

### Floor Area Breakdown    Above Grade (sq m)    Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA: 1,787

**Residential Units  
by Tenure**

**Existing**

**Retained**

**Proposed**

**Total**

Rental:

Freehold:

Condominium:

Other:

Total Units:

**Total Residential Units by Size**

**Rooms**

**Bachelor**

**1 Bedroom**

**2 Bedroom**

**3+ Bedroom**

Retained:

Proposed:

Total Units:

**Parking and Loading**

Parking  
Spaces:

38

Bicycle Parking Spaces: 6

Loading Docks: N/A

**CONTACT:**

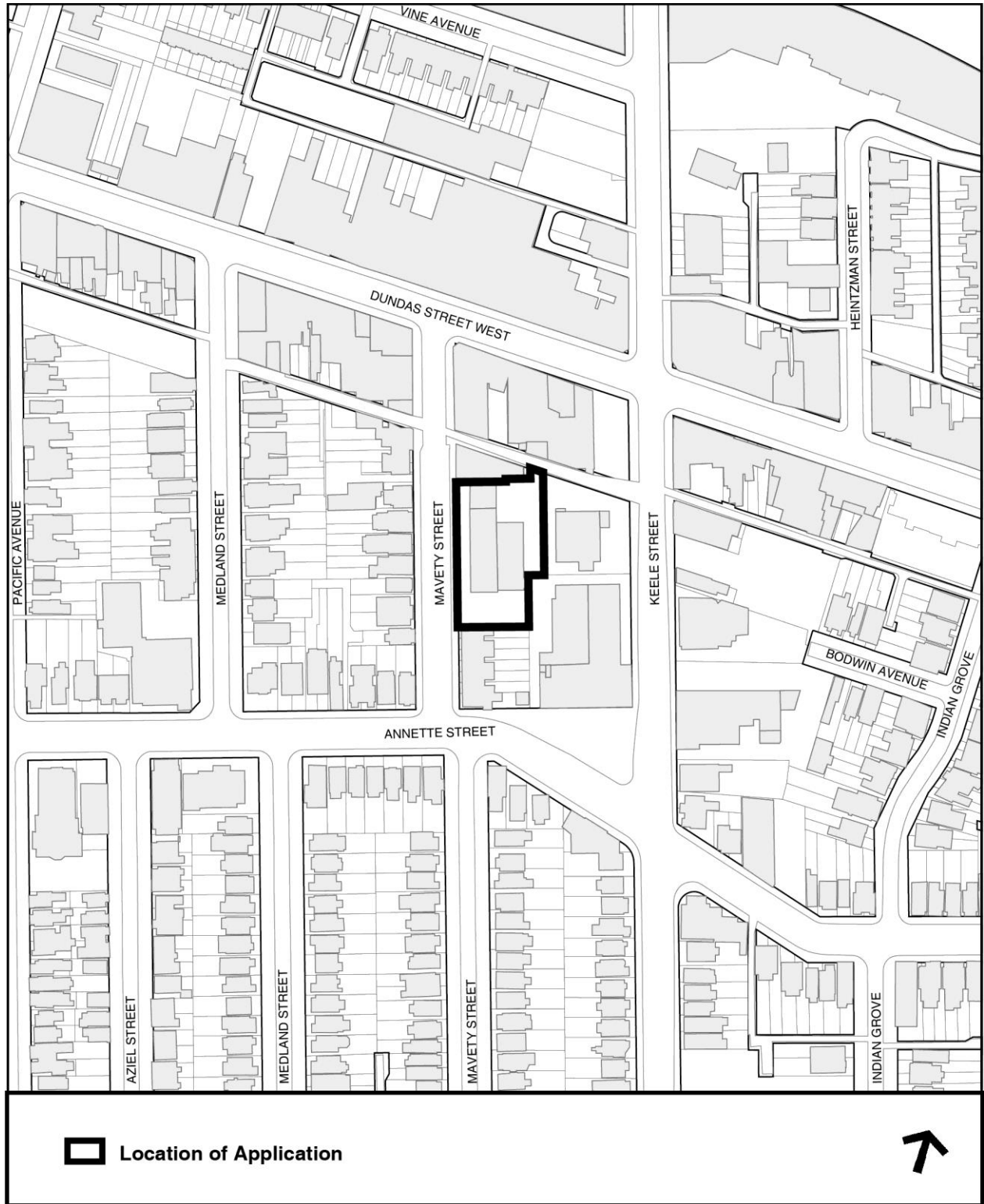
Doris Ho, Planner

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# Attachment 2: Location Map

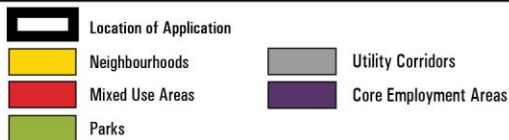


Attachment 3: Official Plan Land Use Map



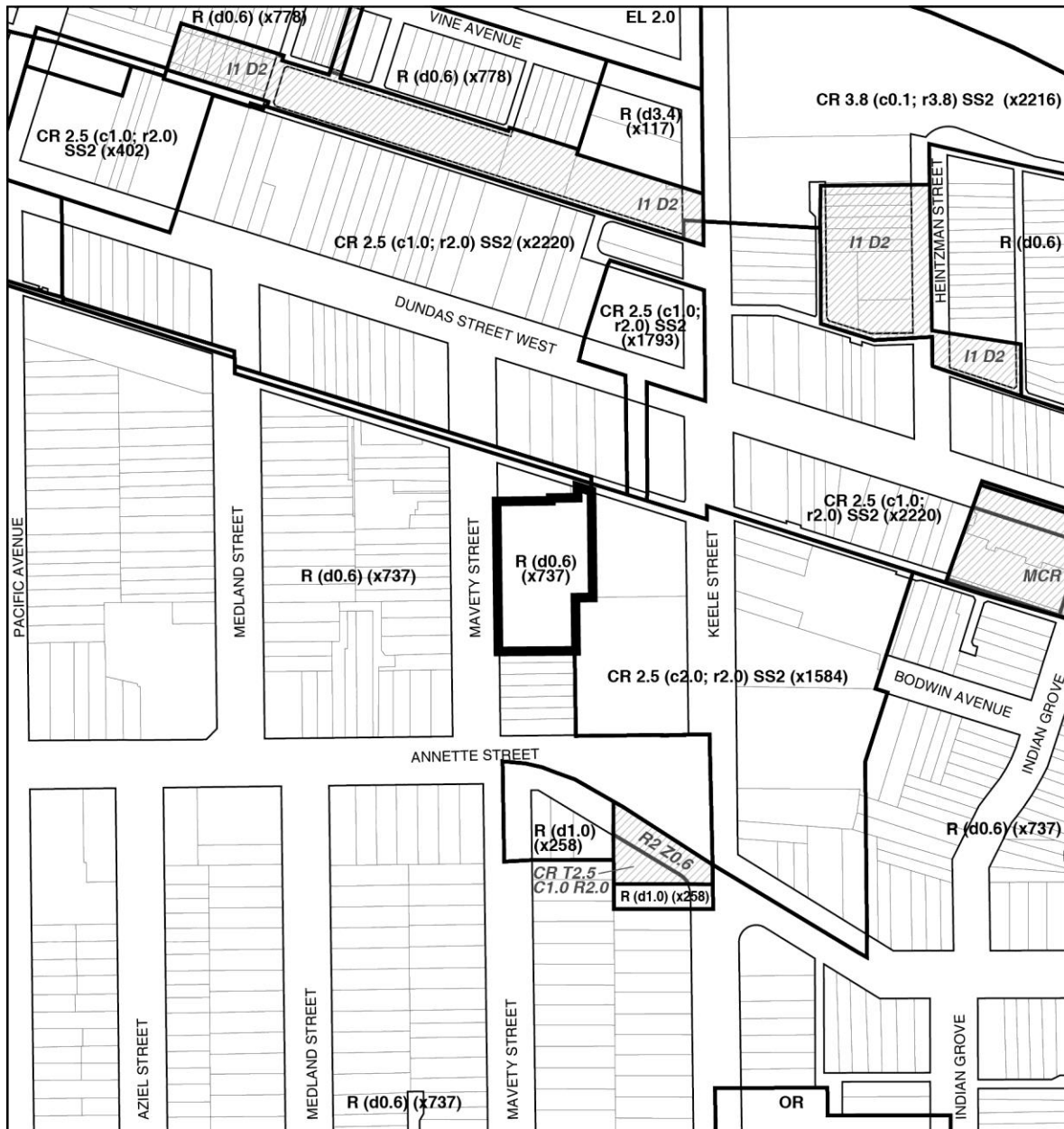
Official Plan Land Use Map 17

209 Mavety Street  
File # 23 156329 STE 04 02



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Extracted: 06/12/2023

# Attachment 4: Existing Zoning By-law Map



## Zoning By-law 569-2013

209 Mavity Street

File # 23 156329 STE 04 0Z

	Location of Application		See Former City of Toronto By-law No. 438-86
R	Residential	R2	Residential District
CR	Commercial Residential	MCR	Mixed-Use District
EL	Employment Light Industrial	I1	Industrial District
OR	Open Space Recreation		

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Extracted: 08/12/2023

Attachment 5: Draft Zoning By-law Amendment  
(provided separately)

Attachment 6: Site Plan

