

Land Acknowledgement

- We acknowledge the land we are on is the traditional territory of many nations including the Mississauga of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Metis peoples.
- We also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

Purpose of today's meeting

- Provide an overview of the Florence Booth House Project planned for 723 Queen St W
- Respond to questions, concerns and offers of support from the community
- Renew the successful integration of the shelter into the community



AGENDA

Welcome and Introductions: Joe Mihevc –
5 minutes

Comments: Councillor Joe Cressy
(at some point) – 5 minutes

Welcome and Introduction to The Salvation Army,
their work in general and the Florence Booth Project
in particular - Joanne Tilley, Divisional Social Services
Secretary, Ontario Division, and Bradley Harris,
Assistant Divisional Social Services Secretary, The
Salvation Army – 10 minutes

- The Shelter and Homelessness context in Toronto – Brad Boucher from City of Toronto’s SSHA - 5 to 10 minutes
- Project and Architectural Presentation - Joe Lobko - 20 minutes
- The Planning Context and the Committee of Adjustment: The city perspective - John Duncan; Andrew Davidge, Project’s Planner - 10 minutes
- Personal narrative: Linda’s story – 5 minutes
- Community Conversation: Questions, Answer and Comments – up to 45 minutes
- Follow-up and thanks – 5 minutes



Online Meeting Code of Conduct and Protocols

Please be advised that this meeting is being recorded and that notes from the meeting will be written up. Both will be posted on the FlorenceBoothHouse.com website.

After the presentations, you are invited to ask questions, share concerns and support on the "Q and A" box which is located on the lower right hand side of your screen.

Be respectful. Racist or other forms of discriminatory, prejudicial or hateful comments and questions will not be tolerated.



Follow-up to today's meeting:

For more information, and to keep in touch, visit:

FlorenceBoothHouse.com or email:
FlorenceBoothHouse@gmail.com

Thanks for participating!

The Salvation Army Toronto Homeless and Housing Supports

On any given night in Toronto, there are almost 9,000 men, women and children who have no place to stay.

The Salvation Army Toronto Housing and Homeless Supports operates 6 shelters in the City of Toronto (plus 2 hotels in response to the Pandemic).

These six shelters meet basic needs for food, shelter and clothing, as well as provide pastoral care, addictions counselling and housing help.

We have been an essential part of the community for more than 100 years and continue to provide programs and services for individuals experiencing homelessness.



Giving
Hope
Today

Bradley Harris
Assistant Divisional Social Services Secretary
The Salvation Army Ontario Division

The Salvation Army's Florence Booth House

The Salvation Army's Florence Booth House is a 64 bed emergency women's shelter providing basic needs to women experiencing homelessness in the City of Toronto. The shelter has been an important part of the West Queen West community since the beginning of the 1900s. What started out as a temporary, emergency measure has—twenty years later—become an integral part of the social safety net for Toronto's 1,500+ women experiencing homelessness.

The Need - We're still standing, but our building is not

Built in 1906 and last renovated in 1924, Florence Booth House has been operating as an emergency shelter for women since 2000. Its aging infrastructure has made it no longer viable for a program serving more than 400 women each year.

Florence Booth House continues as a vitally needed downtown support anchor for women experiencing homelessness in Toronto. The location is ideal due to its proximity to transit and city supports which makes it the perfect place for women experiencing homelessness to walk to and get the help they need to start a new life.



Giving
Hope
Today

Bradley Harris
Assistant Divisional Social Services Secretary
The Salvation Army Ontario Division

Vision - A New Florence Booth House

The Salvation Army believes in the dignity of everyone and that includes women experiencing homelessness. They deserve to live in a place that gives them a sense of home – however temporary – and the feeling that they matter.

The First Step on The Journey Home

That's why The Salvation Army launched this initiative to rebuild Florence Booth House. This project is about much more than building a better shelter. It's about saving the lives of the most vulnerable women in our community. But more than that, it's about dignity, and providing them with a warm welcome and the feeling that they matter as they gather the strength to find their way home. At the same time, it's about leading fundamental change in homelessness, impacting government policy, and reducing social stigmas.

We are thankful for the support that we continue to receive. Our plans are to redevelop the building in order to improve programs and services for the women we serve.



Giving
Hope
Today

Joanne Tilley
Divisional Social Services Secretary
The Salvation Army Ontario Division

City of Toronto Shelter Services Overview

Brad Boucher

*Manager, Operations and Support Services
Shelter, Support and Housing Administration*



Context of Homelessness in Toronto



- Each night there are an estimated 8,715 people in Toronto who are homeless – 533 sleeping outdoors (2018 Street Needs Assessment).
- Use of the City-funded shelter system is on the rise with more demand and people staying in shelters longer (roughly 48% of total considered chronically homeless (i.e.) homeless for 6 months or more in past 1 year).
- Compounded by opioid crisis with the highest recorded deaths in the month of July and pressures on the shelter system exacerbated due to COVID-19.



Supporting Shelter Redevelopment



The City's goal is to ensure shelters are located in neighbourhoods all across Toronto.

SSHA supports the redevelopment of existing shelter sites:

- Supports Toronto's Housing Charter – Opportunity for All (2017).
- Will make the location more accessible and will provide more adequate space and amenities for residents.
- The shelter site is already integrated into the community and strong relationships already exist.
- Already connected to community services (such as libraries, public parks, pharmacies, and health care services) and public transit.

The Salvation Army Florence Booth House Revitalization

723 Queen Street West, Toronto

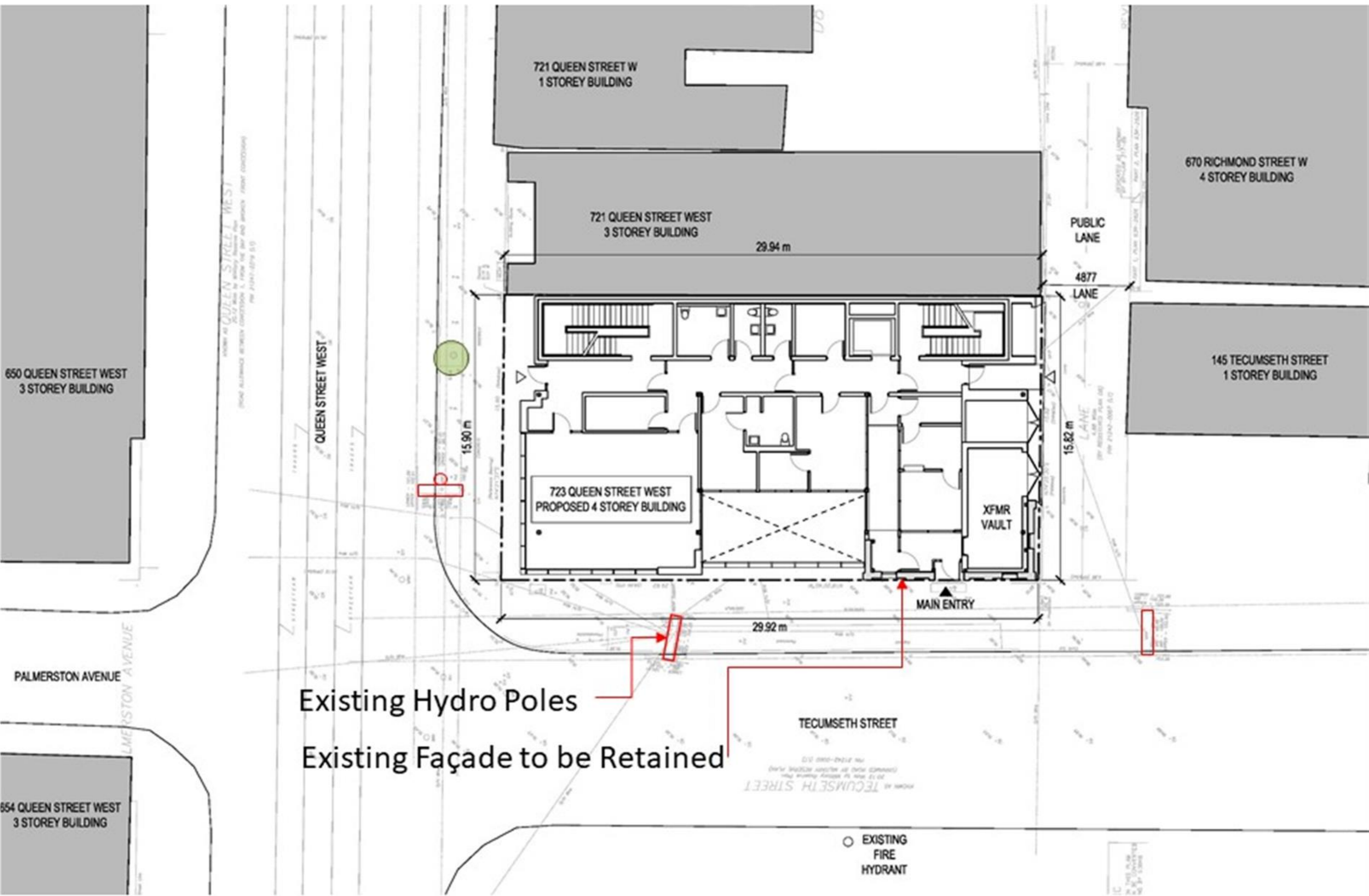




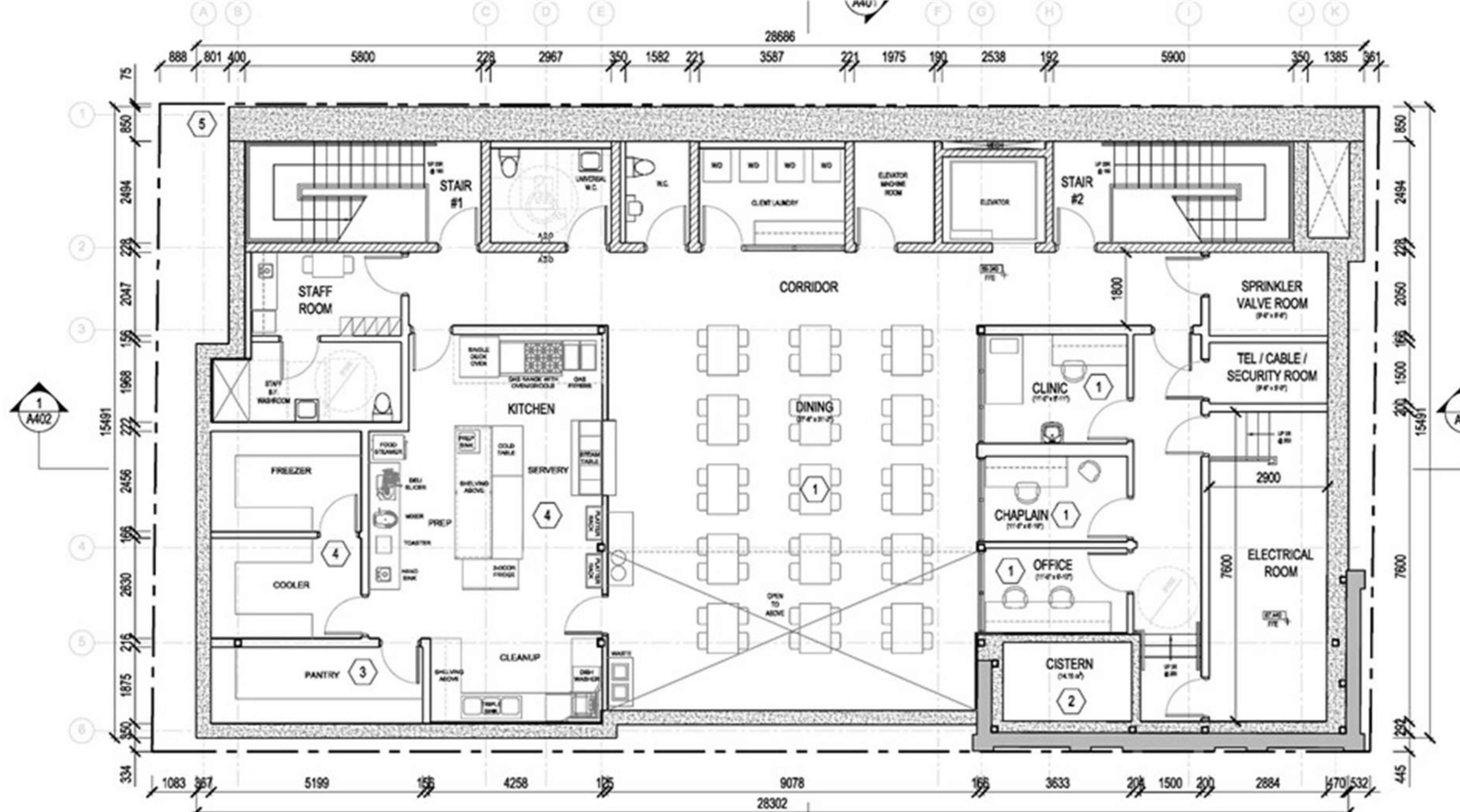
Existing Conditions | Queen and Tecumseth



Existing Conditions | Tecumseth and Public Lane



Site Plan

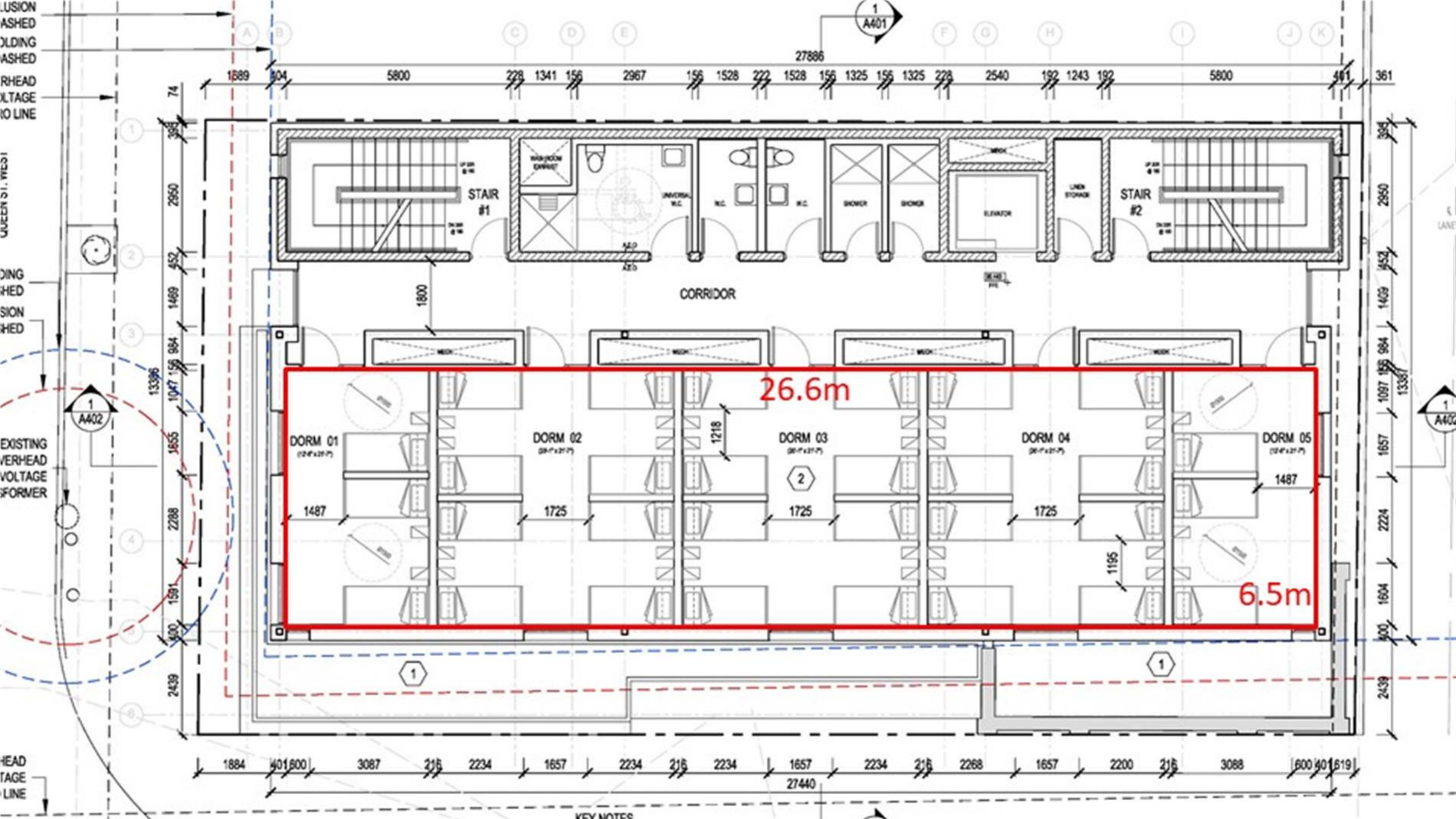





POURED CONCRETE

- STEEL STUD PARTITION
- EXISTING MASONRY WALL TO REMAIN AND BE UNDERPINNED
- CONCRETE BLOCK

KEY NOTES

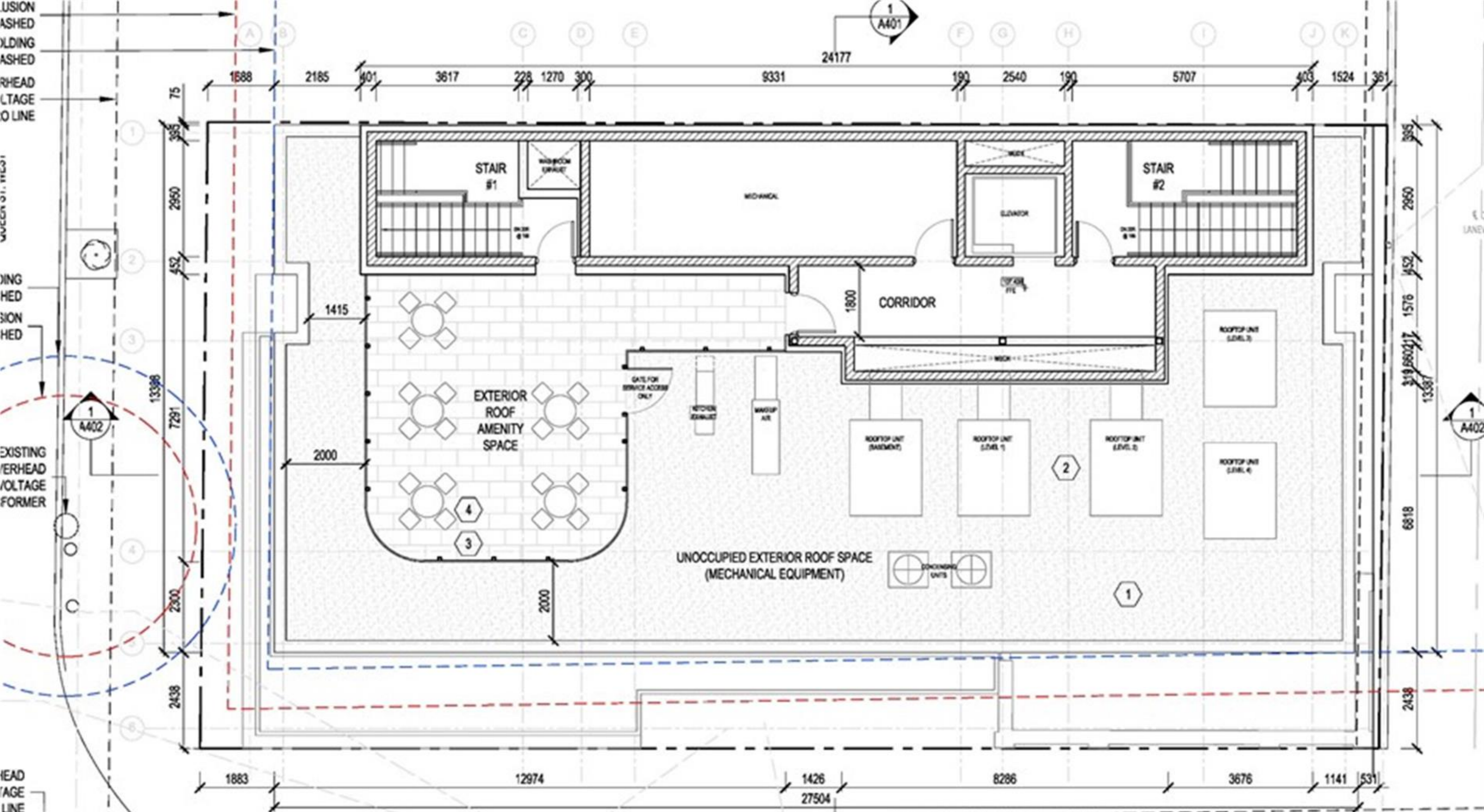
- 1 MILLWORK, REFER OUTLINE SPECIFICATION.
- 2 PRECAST CONCRETE CISTERN.
- 3 WIRE SHELVING, REFER TO OUTLINE SPECIFICATION.
- 4 KITCHEN EQUIPMENT, REFER TO OUTLINE SPECIFICATION.
- 5 CAISSON WALL SHORING CONTINUOUS ALONG EAST LOWER LEVEL.



-  EXISTING MASONRY WALL TO REMAIN
-  STEEL STUD PARTITION
-  CONCRETE BLOCK

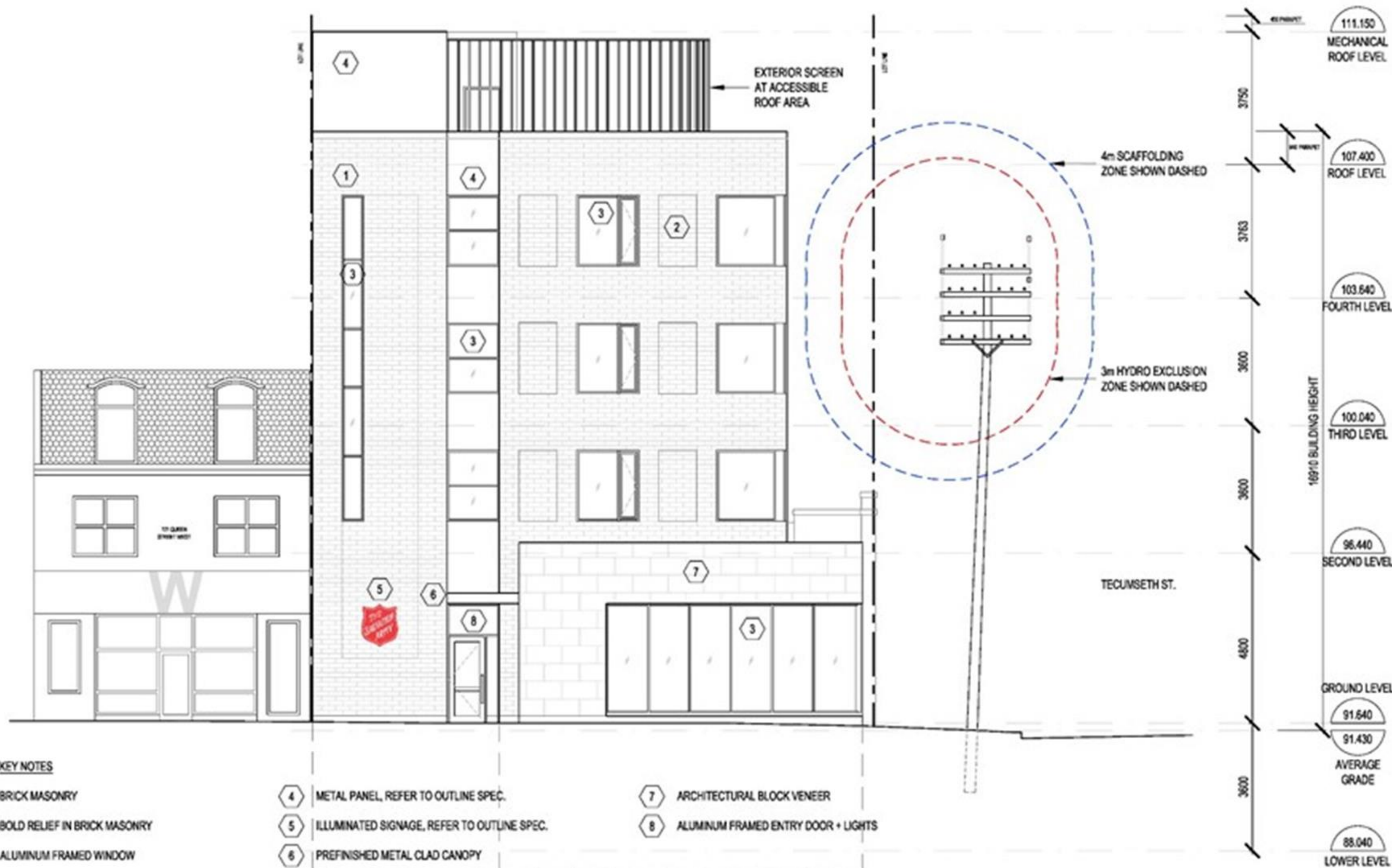
- KEY NOTES**
-  EPDM ROOFING MEMBRANE WITH REFLECTIVE COLOUR.
 -  MILLWORK, REFER TO OUTLINE SPECIFICATION.

Typical Plan (2-4)



KEYNOTES

-  STEEL STUD PARTITION
-  CONCRETE BLOCK
-  EPDM ROOFING MEMBRANE WITH REFLECTIVE COLOUR.
-  ROOFTOP MECHANICAL EQUIPMENT, TYPICAL
-  ROOF TOP SCREEN
-  CONCRETE PAVERS



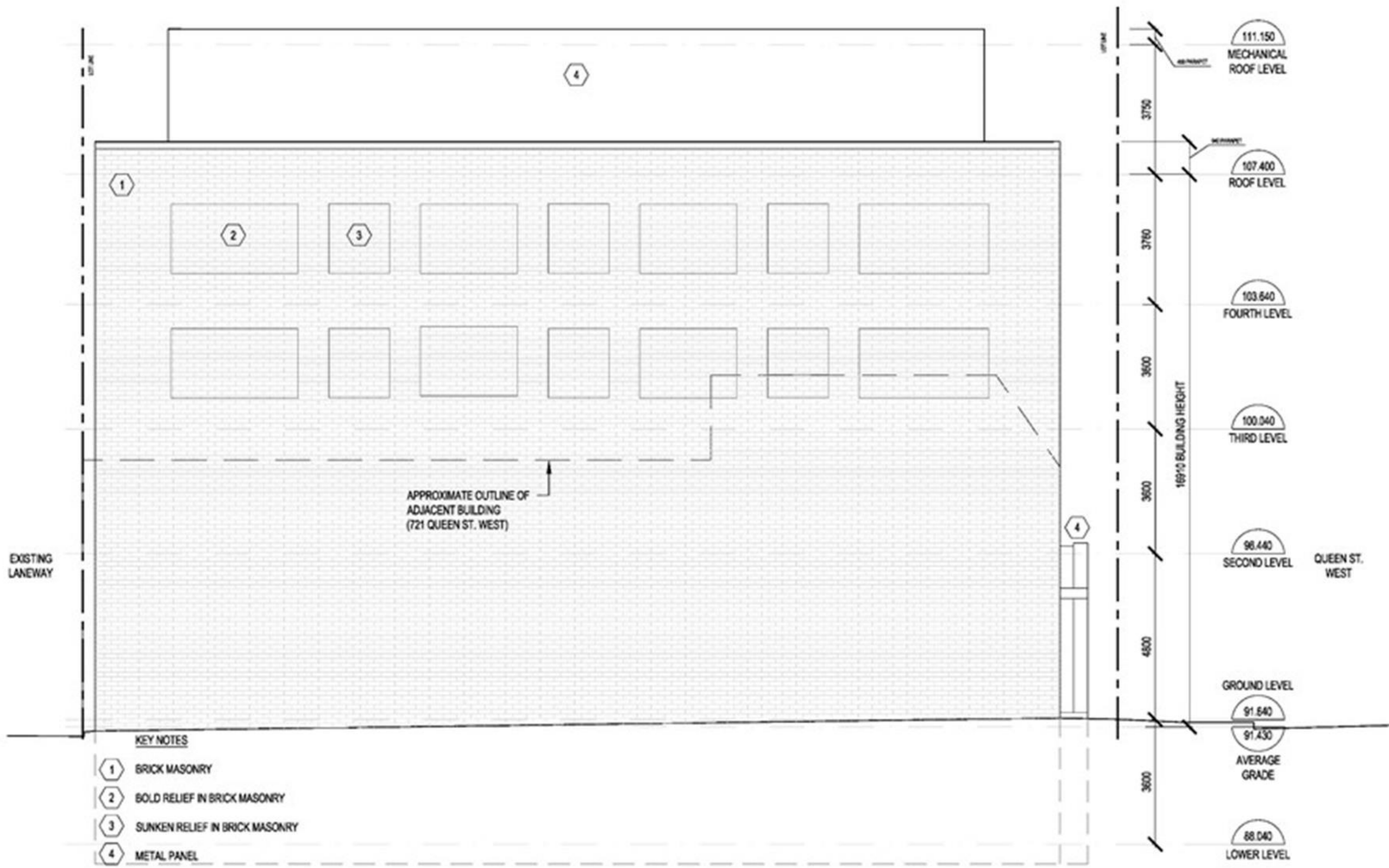
North Elevation



West Elevation



South Elevation



East Elevation



View from the North-West



View from the South West



View from the South-West



View from the North-East



Vestibule



Multipurpose room



Dining

The Salvation Army Florence Booth House Revitalization

723 Queen Street West, Toronto



City of Toronto Planning Policy Overview

John Duncan

Planner, Community Planning



Public Hearing Notice



Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Anita MacLeod
Manager and Deputy Secretary-Treasurer
416-392-7565
coa.1ty@toronto.ca

Mailed on/before: Sunday, November 22, 2020

PUBLIC HEARING NOTICE MINOR VARIANCE/PERMISSION (Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, December 2, 2020 at 9:00 a.m.

LOCATION: This will be a virtual hearing.

- For those who wish to participate, by telephone, computer, smartphone or tablet by Webex (see pre-registration requirements below); and
- For those who wish to observe, by YouTube (Toronto City Planning channel) <https://www.youtube.com/channel/UCQudbn0L5qua8MaalJX1toEISQ>

Note: During the Declared Emergency in the City of Toronto, Committee of Adjustment Public Hearings continue to be conducted publicly and are being conducted by electronic means through Webex, an on-line digital platform, and streamed on the Toronto City Planning YouTube Channel. These measures are necessary to comply with physical distancing requirements and a Provincial Order that limits attendance at public gatherings.

File Number: A0449/20TEY
Property Address: 723 QUEEN ST W
Legal Description: PLAN D8 LOT 2 PT LOT 1
Agent: CHRISTIAN SIMIONESCU
Owner(s): GOVERNING COUNCIL CANADA E SALVATION ARMY
Zoning: CR 3.0 (c1.5; r2.5) SS2 (x1770) & MCR T3.0 C1.5 R2.5 (ZPR)
Ward: Spadina-Fort York (10)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To construct a new four-storey, 90-bed crisis care centre to replace the existing two-storey, 64-bed centre.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

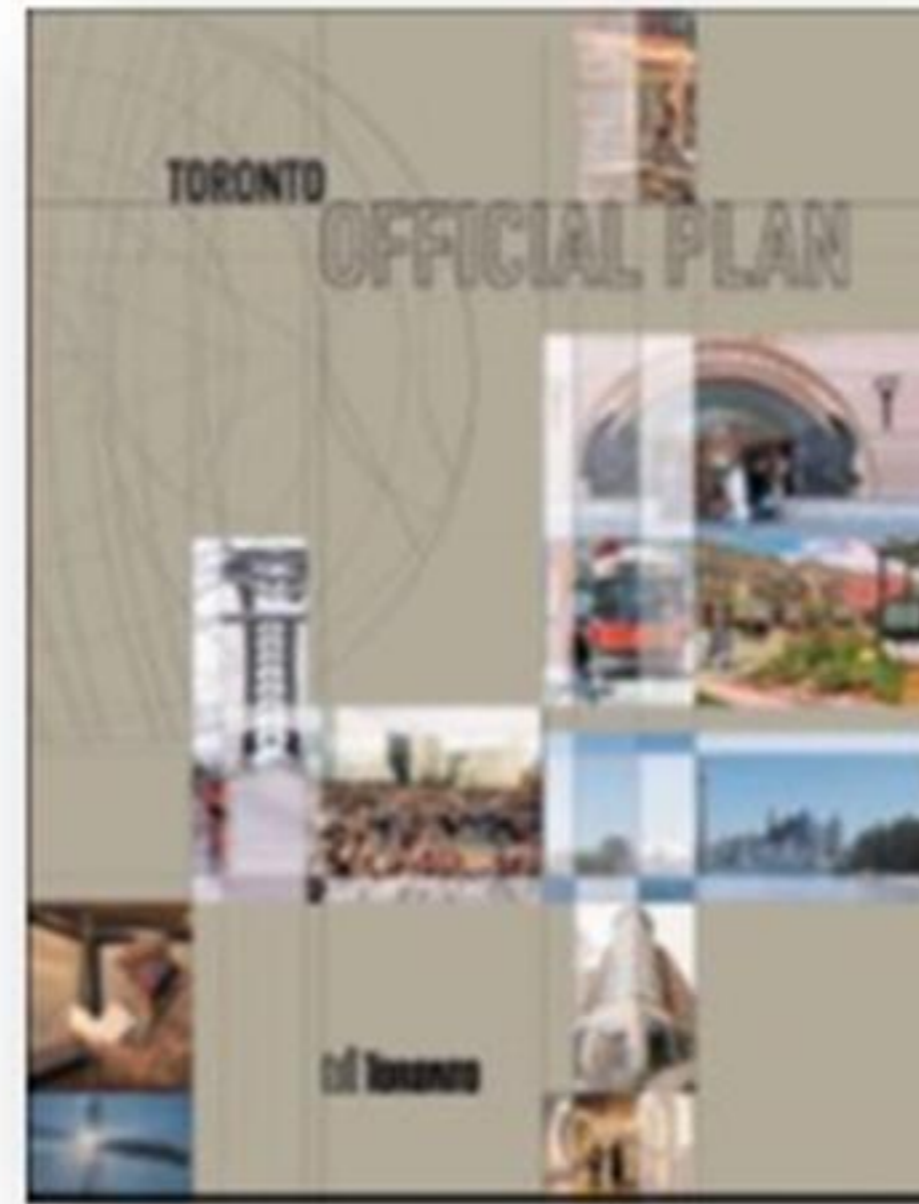
- 1. Chapter 40.10.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 3.0 times the area of the lot (1424.1 m²).
The new four-storey building will have a floor space index equal to 3.48 times the area of the lot (1653.0 m²).
- 2. Chapter 40.10.40.40(1)(C), By-law 569-2013**
The maximum permitted residential floor space index is 2.5 times the area of the lot (1186.75 m²).
The new four-storey building will have a residential floor space index equal to 3.48 times the area of the lot (1653.0 m²).
- 3. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of three parking spaces are required to be provided for a crisis care shelter.
In this case, no parking spaces will be provided.
- 4. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided for a community centre use.
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- 5. Chapter 40.5.40.10.(5)(A), By-law 569-2013**
Equipment, structures or parts of a building exceeding the maximum building height may cover no more than 30% of the area of the roof (103.2 m²).
In this case, the floor level containing mechanical, elevator and exit stairs will cover 34% of the area of the roof (117.0 m²).
- 6. Chapter 40.5.40.10.(5)(B), By-law 569-2013**
Equipment, structures or parts of a building exceeding the maximum building height that are located within 6.0 m of a lot line abutting a street (Queen Street West), their total horizontal dimension may not exceed 20% of the width of the building's main walls facing that street (2.86 m).
In this case, the equipment will be 25% of the width of building's main walls facing that street (3.4 m).
- 7. Chapter 40.5.40.70.(1)(A), By-law 569-2013**
The minimum required setback for a building or structure from the original centreline of a lane is 3.0 m if the lot abutting the other side of the lane is not in the Residential Zone category or Open Space Zone category.
In this case, the new four-storey building will be located 2.44 m from the original centerline of the lane.
- 8. Chapter 40.10.40.70.(2)(B)(ii), By-law 569-2013 (Development Standard Set 2)**
The minimum required setback for a building where the rear lot line abuts a lane is 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
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Planning in Ontario

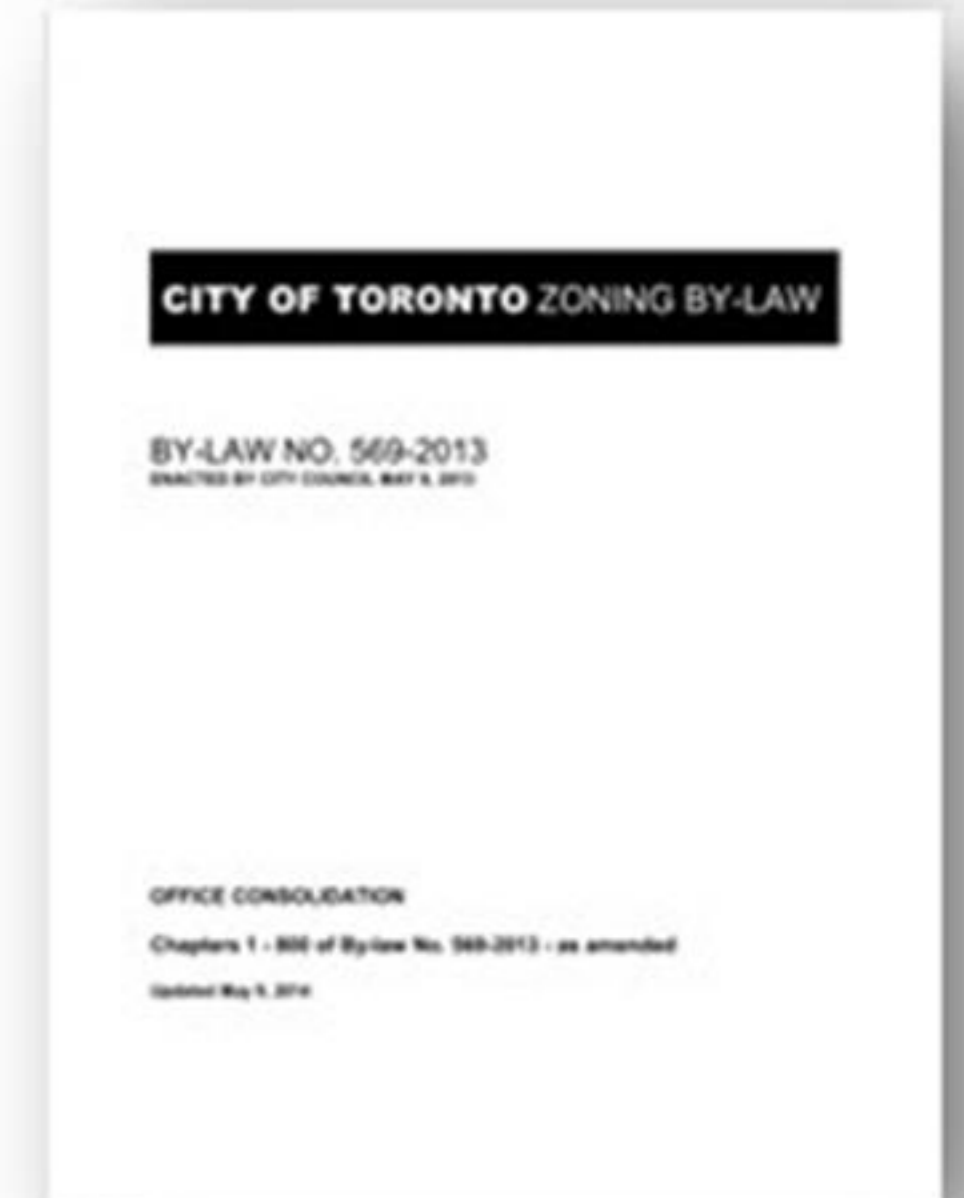
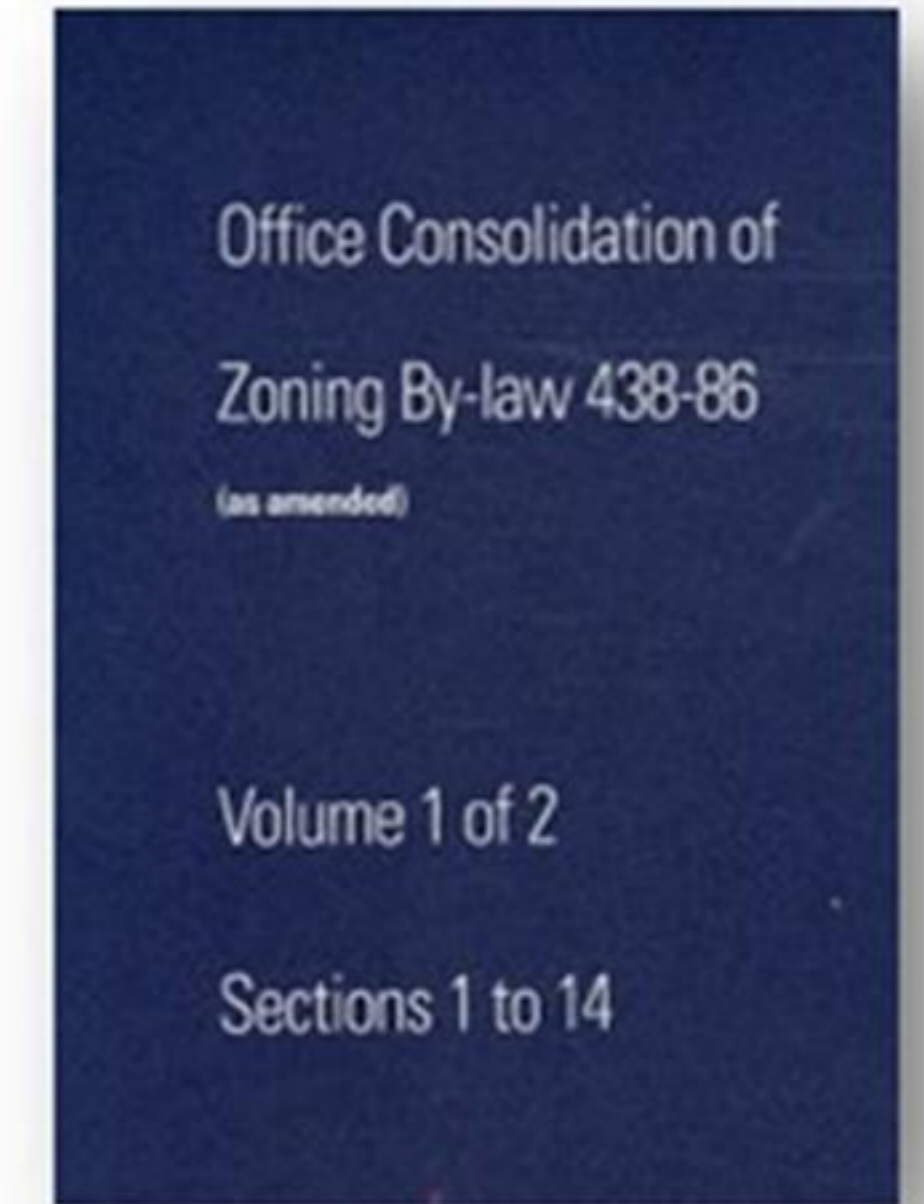
PROVINCIAL
POLICIES



CITY
POLICIES



ZONING
BY-LAWS



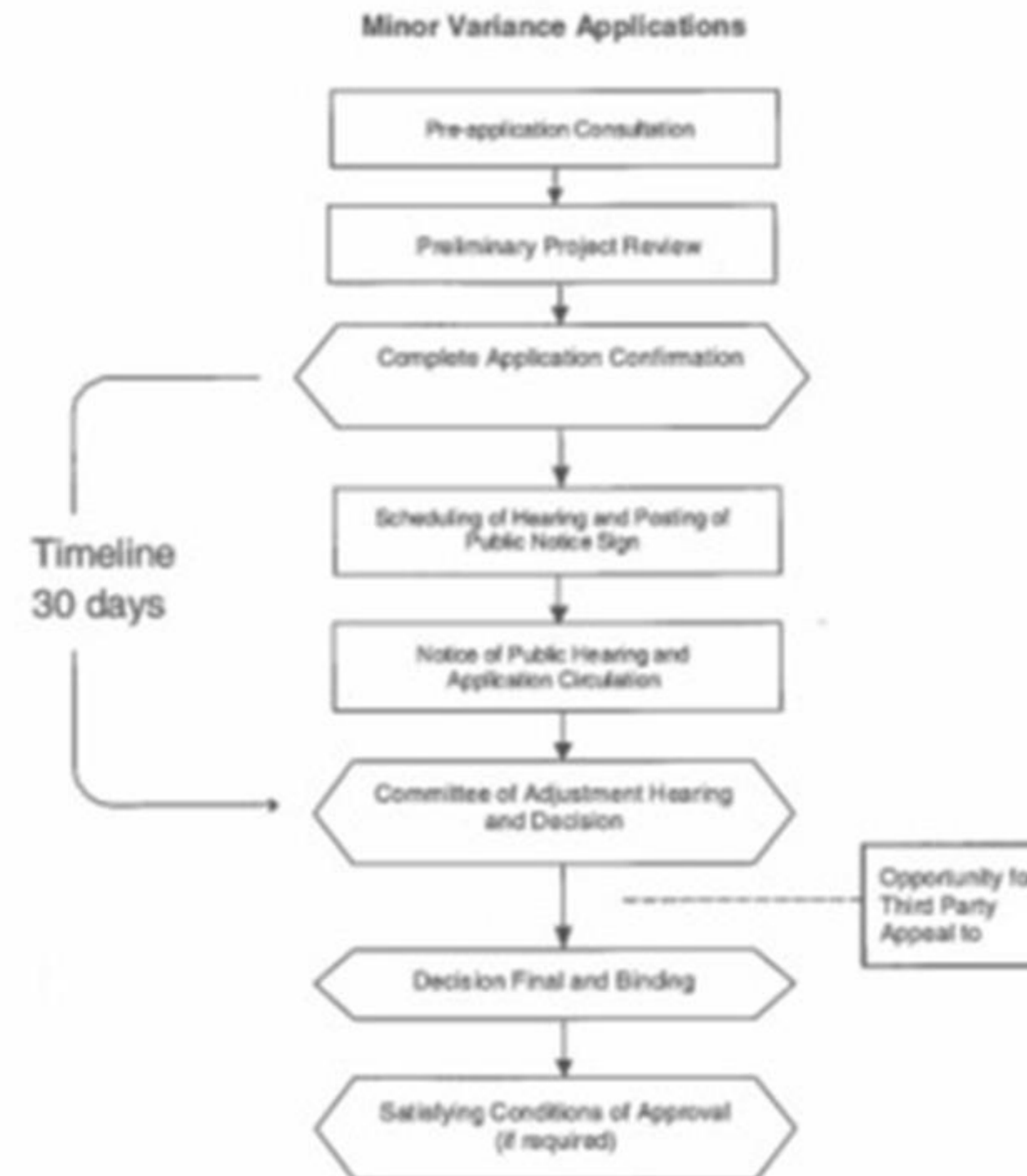
Minor Variances

The Four Tests

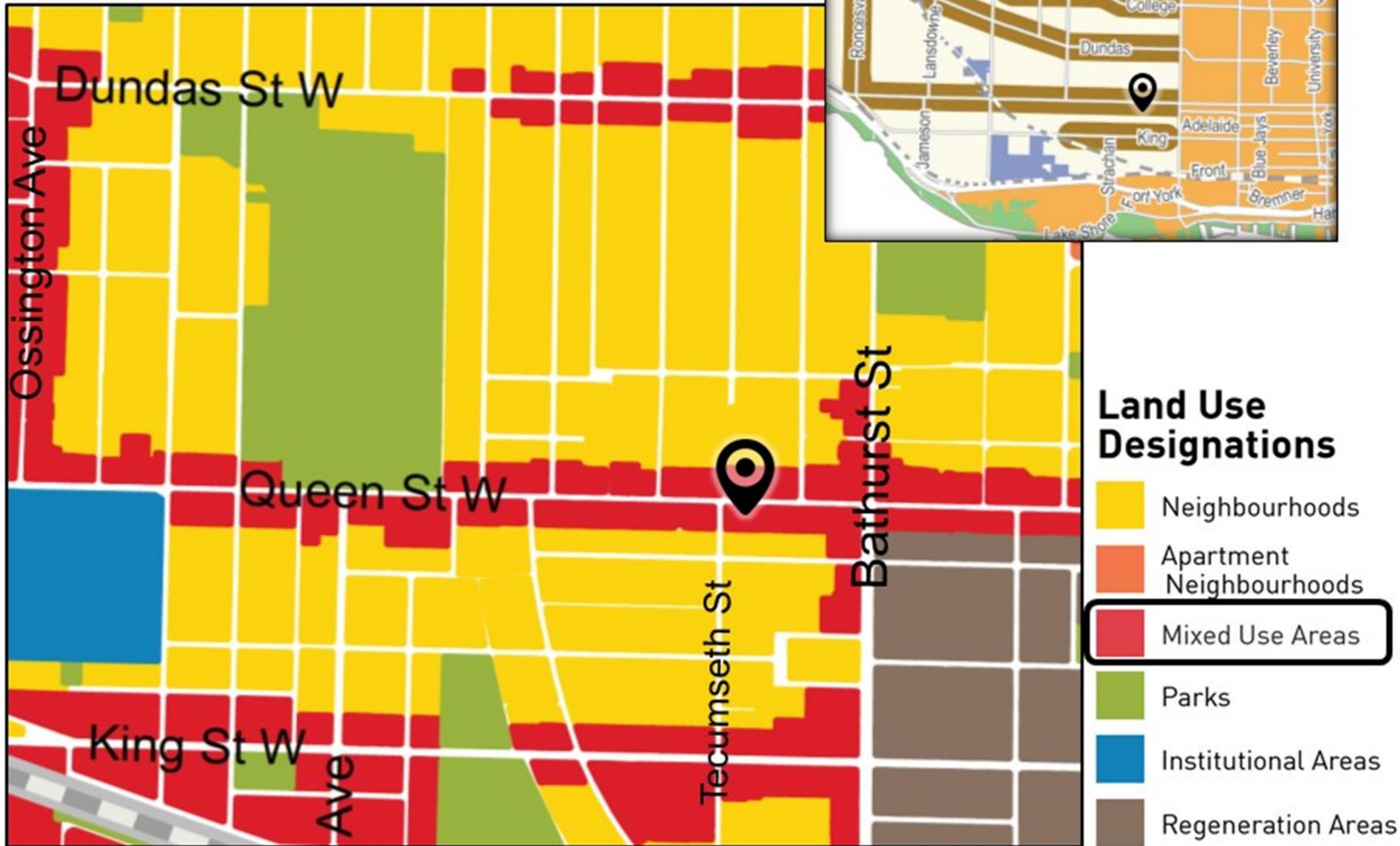
Minor variances are used where a proposal needs small changes to items like building setback or parking requirements from the City's Zoning By-law standards.

To approve any minor variance, the Committee of Adjustment must be satisfied that:

1. The general intent and purpose of the City's Official Plan is maintained.
2. The general intent and purpose of the City's Zoning By-law is maintained.
3. The proposal is appropriate for the development of the land and/or building.
4. The variance requested is minor.



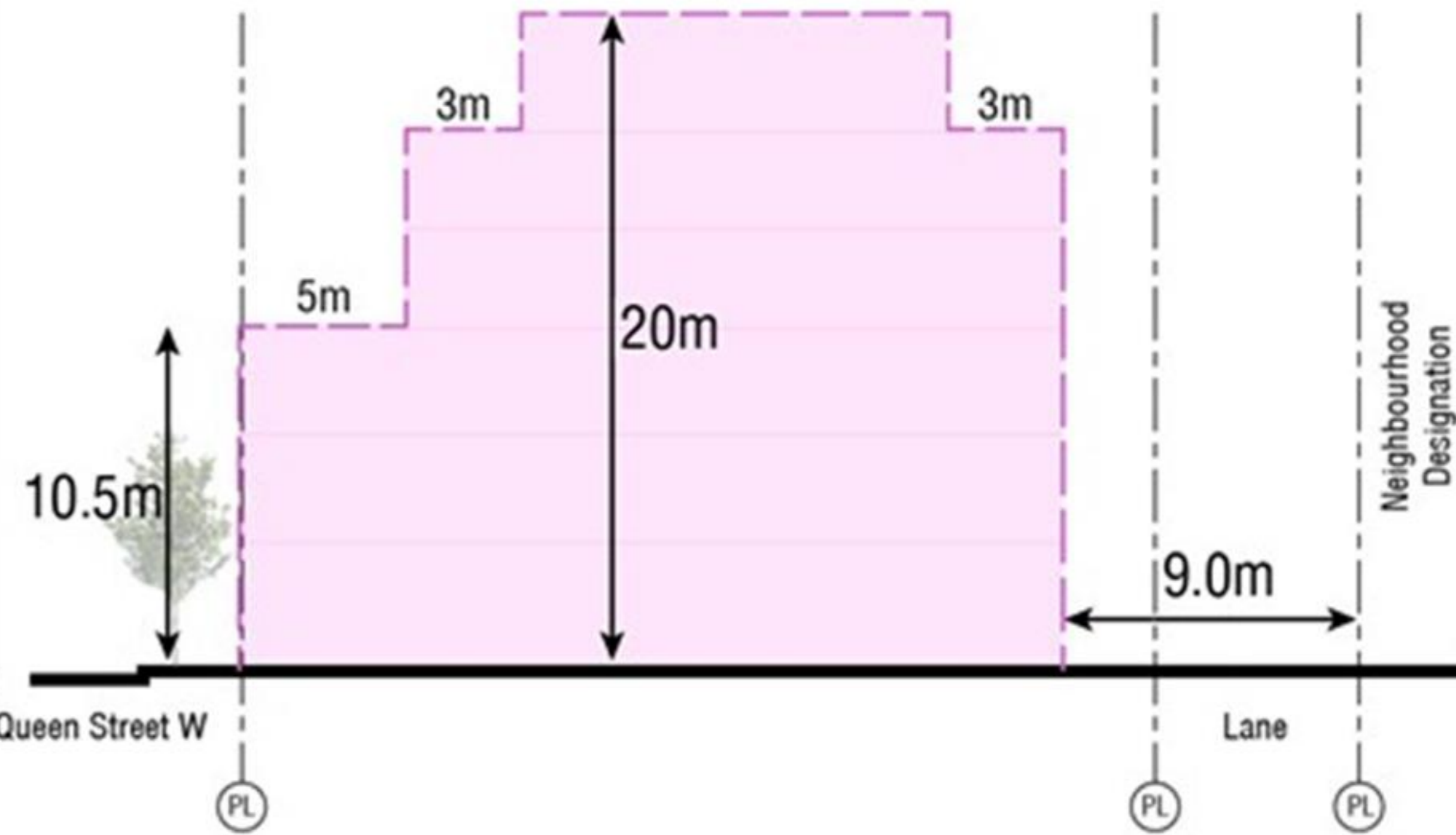
Toronto Official Plan



SASP 566: Parkdale Main Street and West Queen West



- STUDY BOUNDARY
- BOULEVARD SPACE
- FOCUS AREA
- CONNECTION IMPROVEMENT



Zoning By-law 438-86

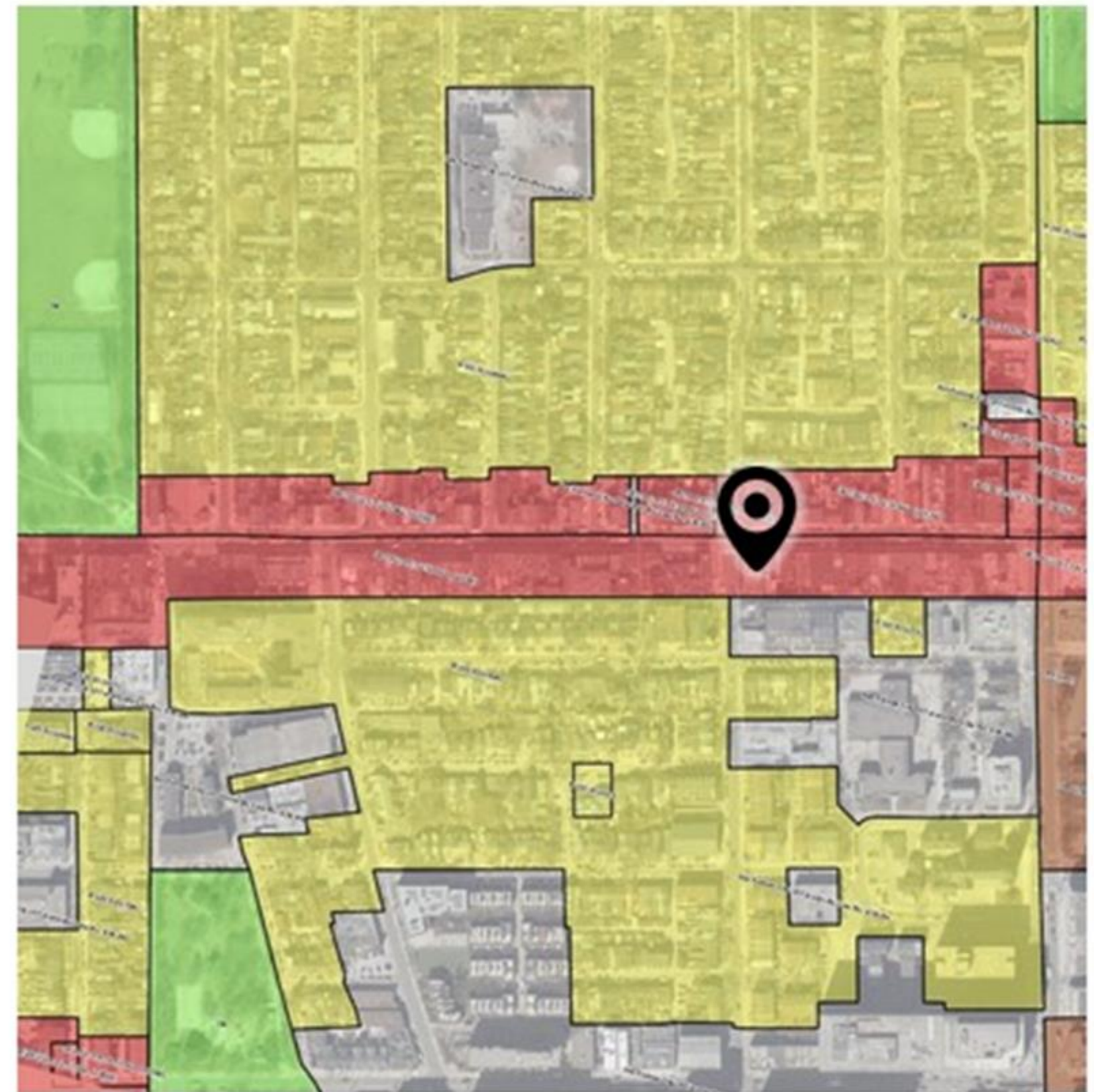


MCR T3.0 C1.5 R2.5; H 16.0

MCR = Mixed Commercial Residential
T3.0 = Max. floor area of 3 x lot area
H 16.0 = Max. height of 16 metres



Zoning By-law 569.2013



CR 3.0 (c1.5; r2.5) SS2 (x1770); HT 16.0

CR = Commercial Residential
3.0 = Max. floor area of 3 x lot area
HT 16.0 = Max. height of 16 metres
SS2 = Development Standard Set 2
x1770 = Special Exceptions

Public Hearing Notice



Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
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What are the variances?

- Density (FSI – Floor Space Index)
- Parking
- Equipment/Structures on the Roof
 - Portion of the Roof Occupied
 - Allowable Width of Roof Elements along Queen St. West
- Rear Setback
- Building Height

Density - (FSI – Floor Space Index)

City Wide By-law – Variance 1

*The maximum permitted floor space index is **3.0 times** the area of the lot (1424.1 m²).*

*The new four-storey building will have a floor space index equal to **3.48 times** the area of the lot (1653.0 m²).*

[40.10.40.40(1)(A)]

City Wide By-law – Variance 2

*The maximum permitted residential floor space index is **2.5 times** the area of the lot (1186.75 m²).*

*The new four-storey building will have a residential floor space index equal to **3.48 times** the area of the lot (1653.0 m²).*

[40.10.40.40(1)(C)]

Parking

City Wide By-law – Variance 3

A ***minimum of three parking spaces*** are required to be provided for a crisis care shelter.

In this case, ***no parking spaces*** will be provided.

[200.5.10.1.(1) Parking Space Rates]

City Wide By-law – Variance 4

A ***minimum of one parking space*** is required to be provided for a community centre use.*

In this case, ***no parking spaces*** will be provided.

[200.5.10.1.(1) Parking Space Rates]

**based on 80.0 m² of gross floor area for the community centre use*

Portion of Roof Level Occupied

City Wide By-law – Variance 5

*Equipment, structures or parts of a building exceeding the maximum building height may cover no more than **30% of the area of the roof** (103.2 m²).*

*In this case, the floor level containing mechanical, elevator and exit stairs will cover **34% of the area of the roof** (117.0 m²).*

[40.5.40.10.(5)(A) Limits on Elements for Functional Operation of a Building]

Toronto Zoning By-law – Variance 2

*A stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements, may exceed the maximum permitted height provided the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the height limit, does not exceed **30% of the area of the roof** of the building (103.2 m²).*

*In this case, the floor level containing mechanical, elevator and exit stairs will cover **34% of the roof area** (117.0 m²).*

[4(2)(a)(i)B.]

Width of Roof Elements along Queen St. West

City Wide By-law – Variance 6

*Equipment, structures or parts of a building exceeding the maximum building height that are located within 6.0 m of a lot line abutting a street (Queen Street West), their total horizontal dimension **may not exceed 20% of the width** of the building's main walls facing that street (2.86 m).*

*In this case, the equipment will be **25% of the width** of building's main walls facing that street (3.4 m).*

[40.5.40.10.(5)(B) Limits on Elements for Functional Operation of a Building]

Toronto Zoning By-law – Variance 3

*A stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements may exceed the maximum permitted height up to 5.0 m, provided the width of any such elements, including the width of an enclosure, located within 6.0 m of a lot line that is a street line, **does not exceed 20% (2.68 m) of the width** of the building's main wall facing that street (Queen St. W). The enclosed stair is approximately **25% (3.7 m) of the width** of the building's main wall.*

[4(2)(a)(ii) Height Limits: Buildings and Structures]



Illustration of Variance 10 / 16

Rear Setback

City Wide By-law – Variance 7

*The minimum required setback for a building or structure from the original centreline of a lane is **3.0 m** if the lot abutting the other side of the lane is not in the Residential Zone category or Open Space Zone category.*

*In this case, the new four-storey building will be located **2.44 m** from the original centerline of the lane.*

[40.5.40.70.(1)(A) Building or Structure to be Set Back from a Lane]

City Wide By-law – Variance 8

*The minimum required setback for a building where the rear lot line abuts a lane is **7.5 m** from the lot line of the lot abutting the lane on the opposite side of the lane.*

*In this case, the new four-storey building will be located **4.88 m** from the lot line abutting the lane on the opposite side of the lane.*

[40.10.40.70.(2) (B)(ii) Development Standard Set 2 - Building Setbacks]

Building Height

City Wide By-law – Variance 9

*The maximum permitted building or structure height is **16.0 m**.*

*The new four-storey dwelling will have a height of **16.65 m***, measured to the top of the rooftop parapet wall.*

[40.10.40.10.(2)(A) Development Standard Set 2 - Maximum Height]

**exclusive of height of elements for functional operation of a building provided in accordance with 40.5.40.10(4)&(5)*

Toronto Zoning By-law – Variance 1

*The maximum permitted building height is **16.0 m**.*

*The new four-storey building will have a height of **16.65 m**, measured to the top of the rooftop parapet wall.*

[4(2)(a) Height Limits: Buildings and Structures...]

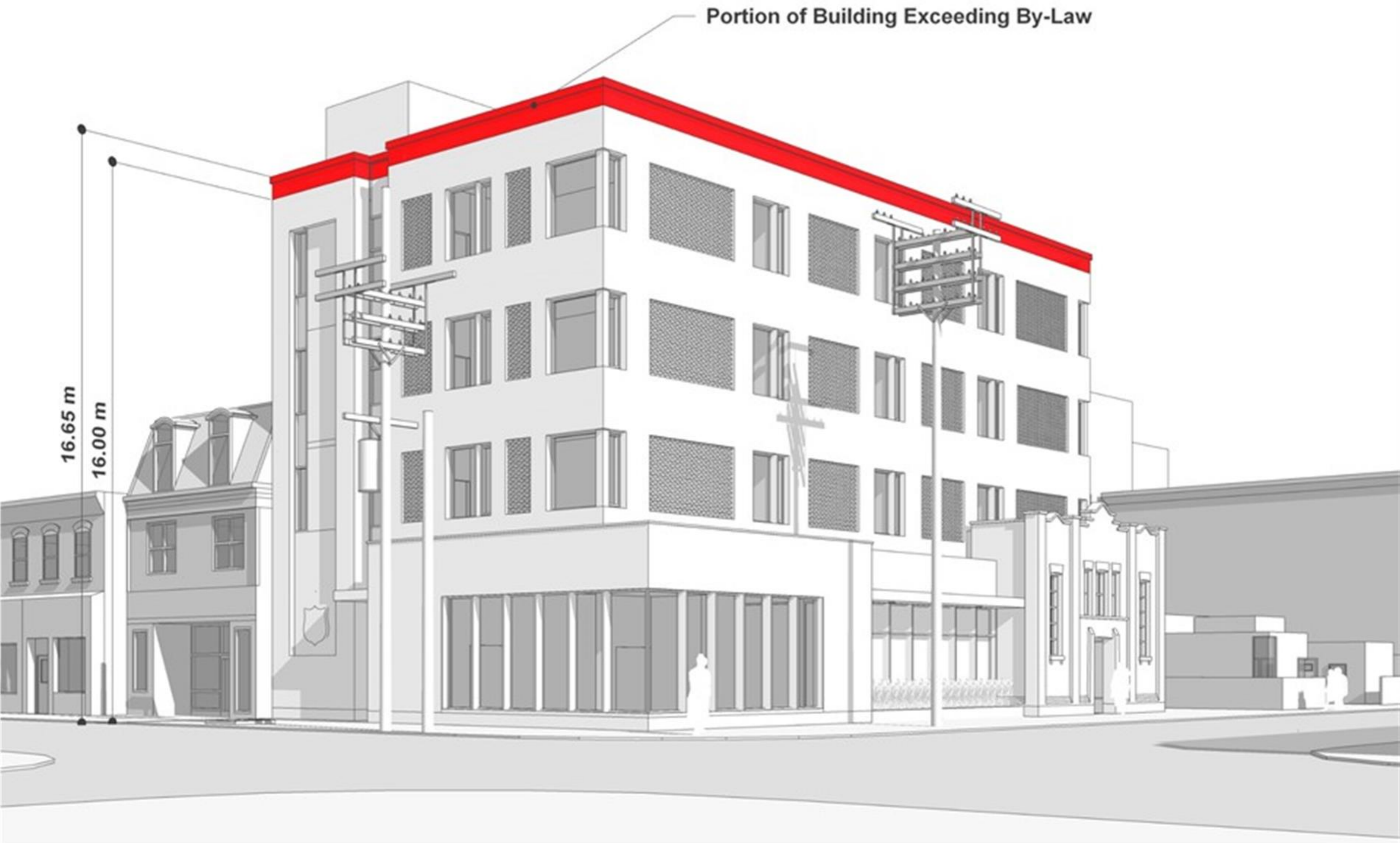


Illustration of Variance 13 / 14

Meeting the 4 Tests of the *Planning Act*

- Meet the intent of the Official Plan
- Meet the intent of the Zoning By-law
- Be minor in nature
- Represent appropriate land use and development of the site

Through it all, Florence Booth House has become a Program Leader

Despite the challenges of an aging building, whether you're an elderly woman with dementia abandoned by her family, a woman fleeing abuse or someone in need of addiction treatment, walk into Florence Booth House today, and you'll find a warm smile, a hot meal, a place to shower and wash your clothes, and help launching a plan.

Story and Poem by Linda

Resident, Florence Booth House



Untouchable

Here I am standing
A bird in flight,
The sound of its wings whipping through the air.
Oh, how I thought I would love to be there,
Flying high with wings,
Going through the air.
Higher and higher goes the flight.
I feel so untouchable as I enjoy the sight and beauty all
around;
The whipping sound of the wings so strong and high
above the ground,
With only me around,
Feeling as free as a bird in flight,
Though my feet are still grounded tight.

Linda's Story Narrated by:
Stephanie Corringham
Director, Florence Booth House



Giving
Hope
Today

Follow-up to today's meeting:

For more information, and to
keep in touch, visit:

FlorenceBoothHouse.com or
email:
FlorenceBoothHouse@gmail.
com

Thanks for participating!

