

Extract of Item EY24.16 of the Etobicoke York Community Council meeting held on February 9, 2009.

Other Items Considered by the Community Council

(The Community Council is authorized to take certain actions without Council's approval.)

EY24.16	ACTION			Ward: 5
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2800 Bloor Street West – Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Refusal Report

Statutory - City of Toronto Act, 2006

Decision Advice and Other Information

Etobicoke York Community Council:

1. Deferred consideration of the report (January 22, 2009) from the Director, Community Planning, Etobicoke York District, indefinitely.
2. Requested the applicant to submit a revised application including:
 - a. reduction in height of the proposal (storeys and metres);
 - b. increased setbacks and terracing;
 - c. relocation of underground garage access to Bloor Street;
 - d. a plan, completed with City Planning staff and residents, for improvements to the adjacent City parkette and the streetscapes on both Bloor Street West and The Kingsway;
 - e. all rental units being targeted for seniors' retirement housing; and
 - f. exploration of alternatives to the rental housing replacement requirement.
3. Directed the Director, Community Planning, Etobicoke York District, to process and review a revised application, if submitted, and to submit a report to Etobicoke York Community Council at a future date with applicable notice to the surrounding community.

Origin

(January 22, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

The application was made on July 24, 2007, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends refusal of a rezoning application in its current form to permit a building that will be primarily used as a retirement residence for seniors. The proposed building will contain a total of ninety-two rooms to be rented to senior citizens. In addition, 10 rental units targeted for seniors are proposed in the new building to replace the 10 rental units to be demolished in the existing building on the site at 2800 Bloor Street West. This report also reviews and recommends refusal of the Rental Housing Demolition and Conversion application associated with the rezoning application.

The proposal in its current form does not promote a harmonious fit with the existing neighbourhood context and is not consistent with the relevant Official Plan Policies. The Rental Housing Demolition and Conversion application also does not conform to the relevant Official Plan policies.

Background Information

January 22, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18542.pdf>

Communications

(February 1, 2009) e-mail from Tenants of 2800 Bloor Street West (EY.Main)

(February 6, 2009) e-mail from Olga Kolton (EY.Main)

(February 7, 2009) e-mail from Sam Maimone (EY.Main)

Speakers

(February 9, 2009) Kim Kovar, Aird and Berlis

Meg Hutchison