

2800 Bloor Street West - Rezoning Application - Preliminary Report

Date:	January 23, 2008
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	File No.: 07 246603 WET 05 OZ

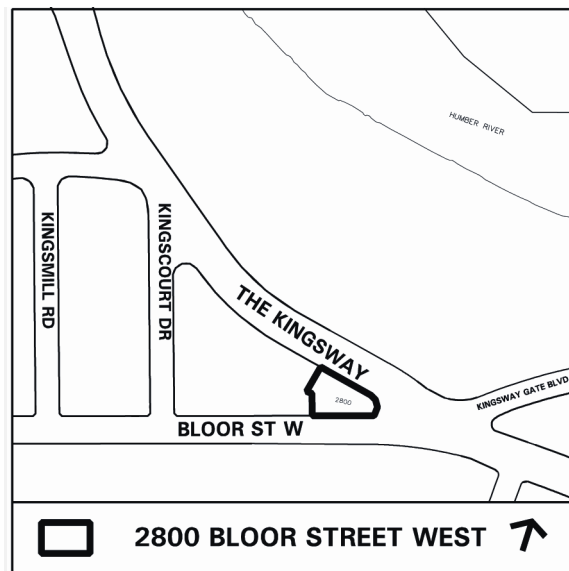
SUMMARY

This 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.

The proposed building will be primarily used as a retirement residence for seniors. There will be a total of ninety-two rooms rented to senior citizens. In addition, 10 rental units 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 provides preliminary information on the above-noted application and seeks Community Council's directions on the further processing of the application and on the community consultation process.

This application has been circulated to City divisions and external agencies for comment. Staff anticipate holding a community consultation meeting in the second quarter of 2008. The proposal is also subject to Municipal Code Chapter 667 as it involves the demolition of rental housing.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The application proposes to demolish the existing 3-storey, 10-unit rental apartment building on the site and construct a 7-storey (plus penthouse with roof top amenity) building primarily to be used for a senior citizens retirement residence. The building will contain a total of ninety-two rooms to be rented to senior citizens and 10 rental apartment units. The retirement residence will be for independent seniors who have chosen to no longer live on their own, but are not in need of complex medical care. The new retirement residence will be a rental building that will be owned and operated by Forum Developments (Kingsway) Inc.

The ground floor of the building will have common amenity space, such as a dining room, library, social rooms and administrative offices. The retirement units will not be self-contained apartments as they will contain no kitchen facilities. They will consist of a variety of bedroom types, including bachelor, one and two bedroom units. Meals, daily housekeeping services, laundry services, and pill administration will be provided to the residents.

The 10 self-contained rental apartments will be on the third floor, and will not be part of the senior's retirement home program. The rental units will consist of seven one-bedroom units and three two-bedroom apartments. The one bedroom and two bedroom replacement units will be 45 square metres and 86 square metres in area, respectively. The replacement units are to be made available to the existing tenants at 2800 Bloor Street West who will be provided the right to return to live in the new building.

The roof top penthouse of the proposed building will be used for a garden amenity terrace, multi-purpose room, chapel, salon, lounge and exercise room. The applicant has

advised that some of the space and activities in the building may be available to the wider community for their use.

Vehicles will enter onto the site from two driveways proposed to be located from The Kingsway. The most southerly driveway from The Kingsway will lead in and out from the underground parking garage. The most northerly driveway will be a one way drive aisle entering from The Kingsway. It will be used for access by service vehicles and for a resident drop off to the building. The northerly driveway will exit out to Bloor Street West. Twenty-six parking spaces are proposed in an underground parking garage. One loading space is provided along the north driveway. For a summary of the application, please refer to Attachment No. 8, the Application Data Sheet.

Site and Surrounding Area

The site is located immediately west of the intersection of Bloor Street West and The Kingsway. The Kingsway is located on the north side of the site and Bloor Street West is located on the south side of the property. The site is 0.16 hectares in size and is triangular in shape. A 3-storey rental apartment building with 10 rental apartment units currently exists on the site.

The surrounding uses are as follows:

North: Single-detached dwellings

South: an 8-storey residential condominium apartment building

East: Kingsway Gate Boulevard Parkette, the intersection of The Kingsway and Bloor Street West and low-rise apartment buildings on the north side of Bloor Street West

West: 2 ½ storey apartment buildings and single detached dwellings

The site is located close to the Old Mill subway station. The Bloor -Danforth subway tunnel is located under the northerly part of the site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated on Map 15 Land Use Plan as Apartment Neighbourhoods. Apartment Neighbourhoods consist of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. The Official Plan recognizes that many rental and condominium buildings are clustered in areas already developed as apartment neighbourhoods. The Official Plan seeks to ensure that residents of Apartment Neighbourhoods have a high quality urban environment, safety, quality services and residential amenities. The Official Plan further recognizes that opportunities for additional infill development on underutilized sites exist in the City and the Plan sets out criteria to evaluate these situations. Some of these criteria are:

- (a) locating and massing new buildings to provide transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or stepping down of heights towards lower-scale Neighbourhoods;
- (b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes;
- (c) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- (d) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- (e) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The site is shown as an Avenue on the Urban Structure Map (Map 2) of the Toronto Official Plan. Avenues are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. While the Plan does not require an Avenue Segment Study to be undertaken by the applicant in this land use designation, staff will assess the implications of this proposal on the Bloor Street context in the vicinity of the site.

The Official Plan contains Housing (Section 3.2.1) policies that seek to provide and maintain a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods to meet the current and future needs of the residents. The Official Plan also has policies related to rental housing, including 3.2.1.6, which seek to: protect the City's supply of rental housing units from demolition and from conversion to non-rental housing purposes; and to minimize negative impacts on tenants affected by proposals to demolish or convert, and if demolition is approved by Council, to replace the

rental units and provide relocation assistance to tenants, including the right to return to the new building.

The proposal will be reviewed to achieve compliance with the development criteria and housing policies. In addition to the Land Use and Housing policies of the Official Plan, the proposal will also be reviewed to ensure compliance with the Built Form policies of the Official Plan. The application will also be assessed for consistency with other relevant policies of the Official Plan, such as the policies related to Healthy Neighbourhoods and Transportation.

Rental Housing Demolition and Conversion

On July 19, 2007, Toronto City Council enacted By-law No. 885-2007 - Residential Rental Property Demolition and Conversion Control, establishing Chapter 667 of the City's Municipal Code. The by-law is commonly referred to as the Rental Housing Demolition and Conversion by-law. The by-law makes it an offence to demolish or convert rental housing units that are subject to Municipal Code, Chapter 667 without a permit issued by the City. The by-law applies to any property or related group of buildings where there is a proposal to demolish or convert rental housing, and that contains six or more dwelling units where one or more of the units is a rental unit. A separate application for approval under this by-law must be submitted to the City.

The subject application for rezoning was submitted on July 24, 2007 and is subject to Municipal Code 667. The applicant has submitted the required application under Chapter 667 for the City's review, as 10 residential units are to be demolished in the existing building on the site. A housing issues report has been submitted with the required application and will be reviewed for completeness, consistency with the Official Plan and acceptability by City staff. This application will be reviewed in co-ordination with the rezoning application, with the intent of making recommendation on both applications to City Council at the same time.

Zoning

The site is zoned R2 Second Density Residential Zone and R4 Fourth Density Residential Zone. The R2 zone applies to the most northerly tip of the site. The remainder of the site is zoned R4. The R2 zone permits uses such as: single detached dwellings, group homes, schools, churches, and the office of not more than 1 physician or dentist in a single detached dwelling used as the private residence.

In addition to the uses listed above in an R2 zone, the R4 zone also permits uses such as: semi-detached dwellings, duplex dwellings, lodging-houses, apartment houses, colleges, and neighbourhood stores in apartment buildings offering only goods for sale by retail subject to certain provisions of the Zoning Code.

Site Plan Control

The proposed development is subject to site plan control approval. To date, a site plan control approval application has not been submitted. Once the application is submitted,

staff will have an opportunity to review matters such as grading, landscaping, street tree planting, building design and access in more detail.

Tree Preservation

The applicant has submitted a Tree Inventory Preservation Plan with the application. A separate process will be required for any trees to be removed. The application is subject to the provisions of the private tree by-law.

Reasons for the Application

A rezoning application is required as a senior citizens retirement home facility is not a permitted use in an R2 Second Density Residential Zone and in an R4 Fourth Density Residential Zone. In addition, the 10 apartment units are not permitted in the R2 Zone.

COMMENTS

Issues to be Resolved

Issues that arise in relation to this development, but are not limited to:

- (a) built form and physical context issues including appropriate density, height and massing of the building and light, view and privacy;
- (b) appropriate design and integration of the proposal within the public realm, and integration and transition in scale of the development within its existing and planned context, with particular regard to the low scale neighbourhood to the north and west and the east/west Bloor Street context;
- (c) treatment of the grade-related floor of the building and its relationship to the streetscape;
- (d) an assessment of the proposal's consistency with the rental housing policies of the Official Plan, including the replacement of rental housing units to be demolished, the right to return to the new building for existing tenants, and an acceptable Tenant Relocation and Assistance Program;
- (e) assessment of on-site parking and loading;
- (f) assessment of the impact of the proposal upon the Toronto Transit Commission subway facilities;
- (g) the relationship of the proposed building upon the adjacent City-owned park; and
- (h) tree preservation.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the *Planning Act*. City Planning staff, in consultation with the local Councillor, will be discussing with the applicant how these policies will be addressed by this application.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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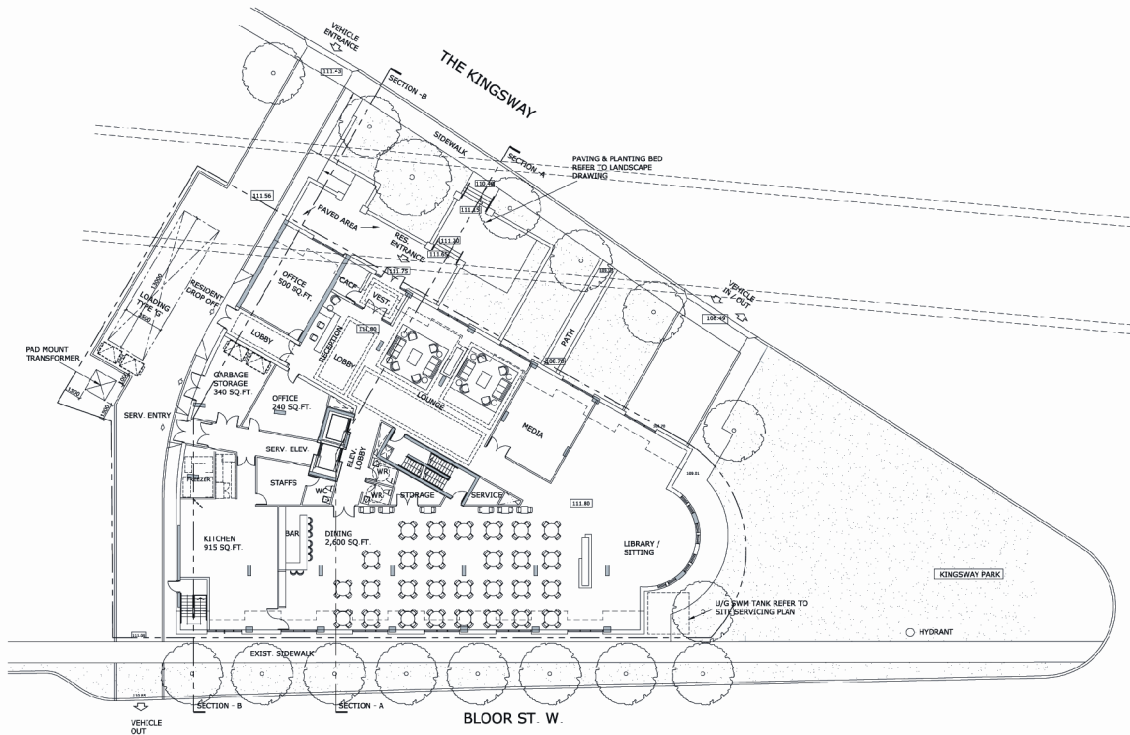
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Typical Floor Plan
Attachment 3: Third Floor Plan
Attachment 4: Elevations
Attachment 5: Elevations
Attachment 6: Elevations
Attachment 7: Zoning
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan / Ground Floor Plan

2800 Bloor Street West

Applicant's Submitted Drawing

Not to Scale 

01/12/03

File # 07_246603

Attachment 2: Typical Floor Plan



TYPICAL FLOOR

Floor Plans

Applicant's Submitted Drawing

Not to Scale
01/16/03

2800 Bloor Street West

File # 07_246603

Attachment 3: Third Floor Plan



Floor Plans

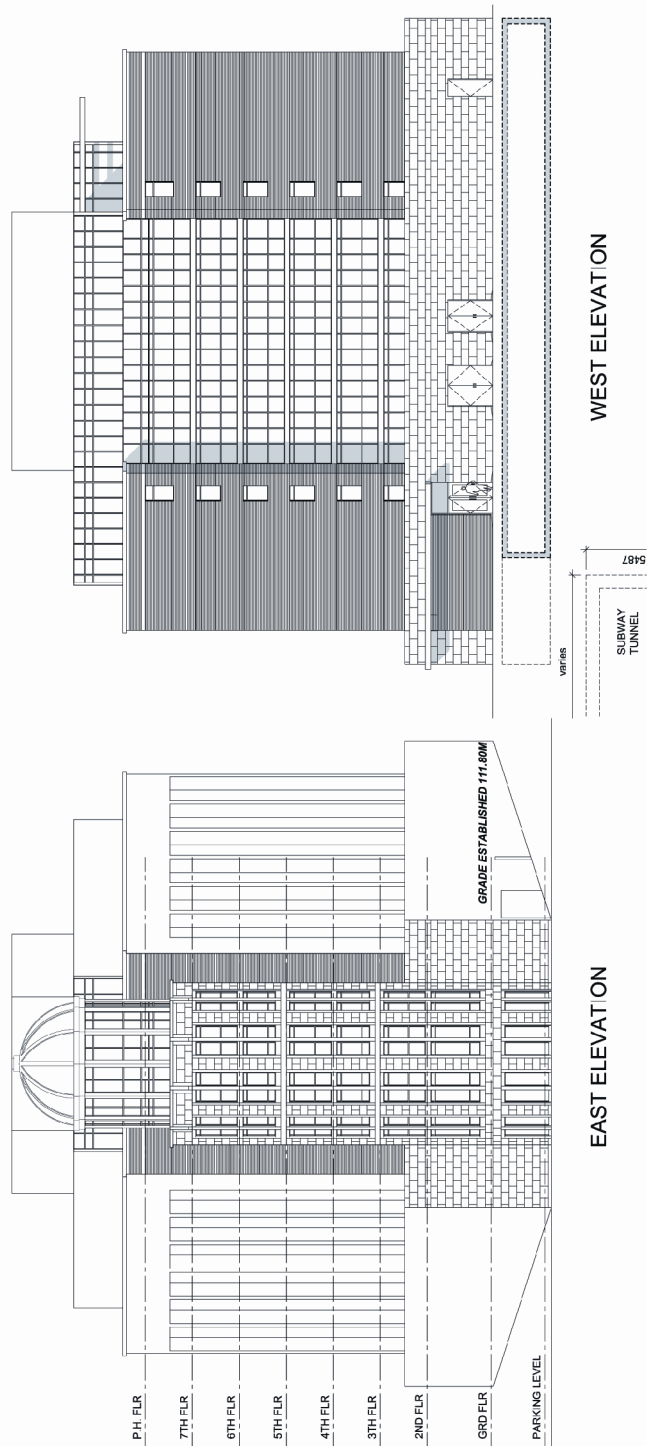
Applicant's Submitted Drawing

Not to Scale
01/16/03

2800 Bloor Street West

File # 07_246603

Attachment 4: Elevations

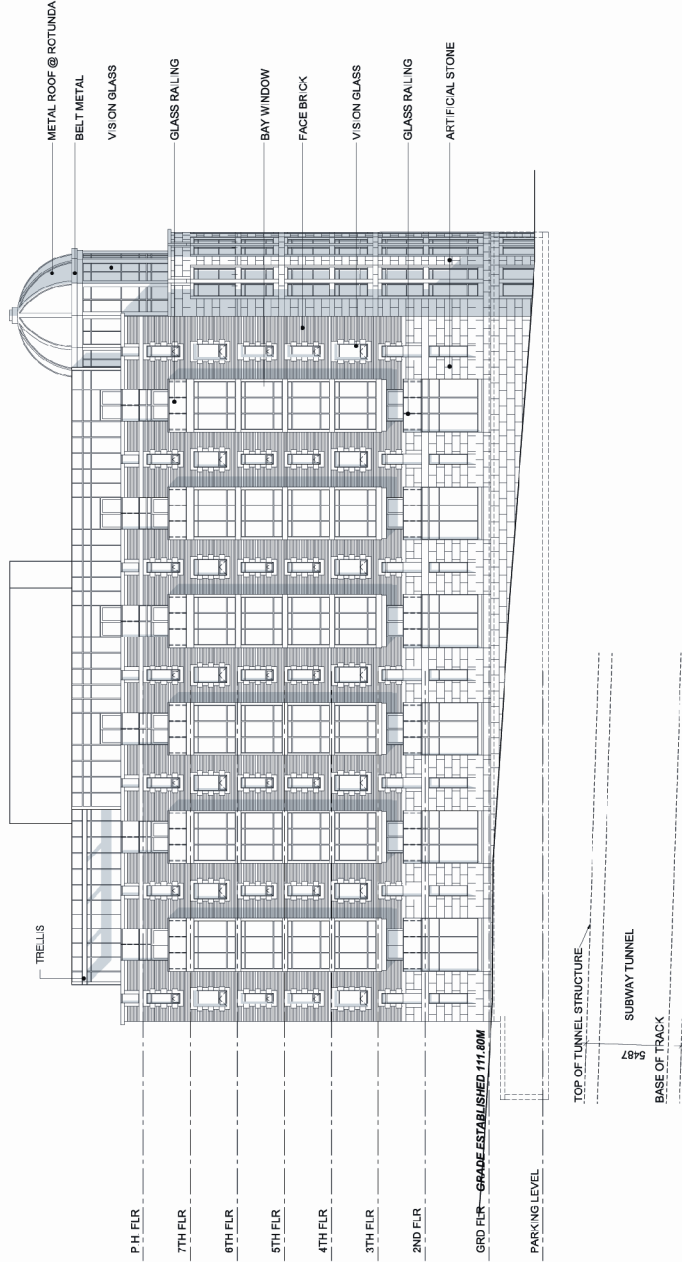


Elevations
2800 Bloor Street West

Applicant's Submitted Drawing
 Not to Scale
 01/17/08

File # 07_246603

Attachment 5: Elevations



BLOOR STREET Elevation

Elevations

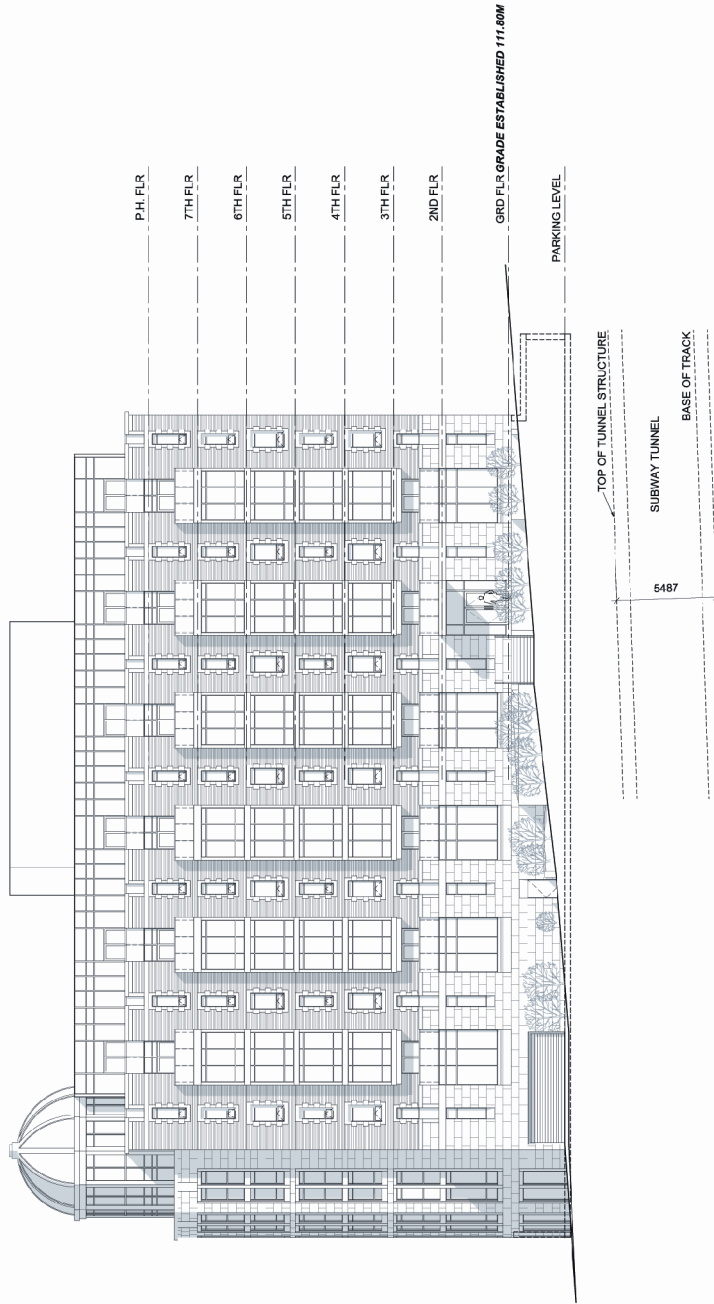
Applicant's Submitted Drawing

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2800 Bloor Street West

File # 07_246603

Attachment 6: Elevations



THE KINGSWAY Elevation

2800 Bloor Street West

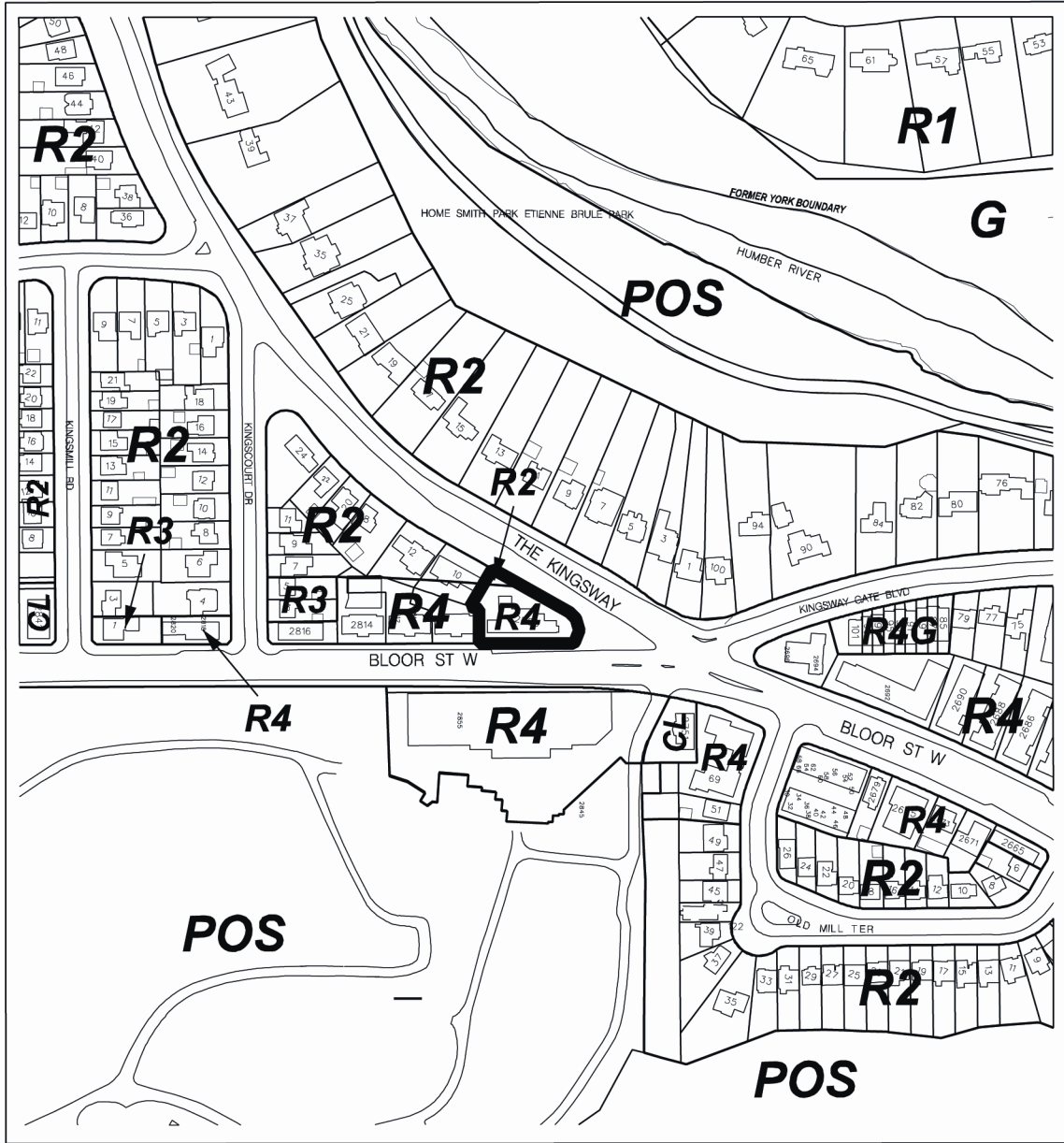
Elevations

Applicant's Submitted Drawing

Not to Scale
01/17/08

File # 07_246603

Attachment 7: Zoning



Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	07 246603 WET 05 OZ
Details	Rezoning, Standard	Application Date:	July 24, 2007

Municipal Address: 2800 BLOOR ST W

Location Description: PL 1686 PT LTS 185 & 186 RP 64R2711 PTS 1 & 2 **GRID W0503

Project Description: The application proposes to demolish the existing 3-storey, 10-unit rental apartment building on the site and construct a 7-storey (plus penthouse with roof top amenity) building primarily to be used for a senior citizens retirement residence having 92 rooms and 10 rental apartment units.

Applicant:

ALAN SLOBODSKY

Architect:

Page + Steele

Owner:

FORAM (KINGSWAY) INC.

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N/A
Zoning:	R2 and R4	Historical Status:	N/A
Height Limit (m):	11 and 14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1,567	Height:	Storeys:	7	
Frontage (m):	51.8		Metres:	25	
Depth (m):	28				
Total Ground Floor Area (sq. m):	1,146				Total
Total Residential GFA (sq. m):	7,514		Parking Spaces:	26	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	7,514				
Lot Coverage Ratio (%):	73.13				
Floor Space Index:	4.8				

DWELLING UNITS

Tenure Type:	Other
Rooms:	92
Bachelor:	0
1 Bedroom:	7
2 Bedroom:	3
3 + Bedroom:	
Total Units:	10

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	7,514	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Greg Hobson-Garcia, Planner
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