



STAFF REPORT ACTION REQUIRED

1638-1644 Bloor St. W. – Rezoning - Preliminary Report

Date:	April 1, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	08-108093 STE 14 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application to amend the Zoning By-law has been submitted to permit a mixed use building containing 108 residential units with commercial uses on the ground floor.

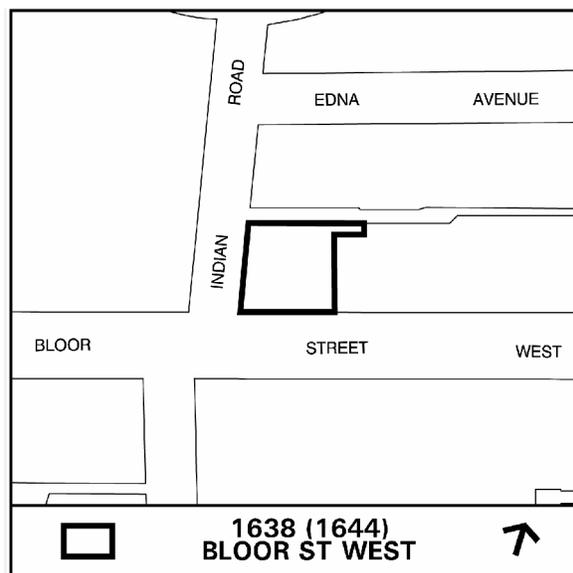
This report provides preliminary information on the above-noted application and seeks Community Council’s direction on further processing of the application and on the community consultation process.

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant’s submission, and ask questions of City staff and the applicant.

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.

ISSUE BACKGROUND

Proposal

The Rezoning application proposes to redevelop the property at 1638-1644 Bloor Street West to a 108 unit residential building with commercial uses on the ground floor. The building would be 38.95 metres in height (43.15 metres to the roof of the mechanical penthouse) with a building base height of approximately 20 metres along Bloor Street West and Indian Road. However, the southwest corner of the building, at the intersection of Bloor Street West and Indian Road would have a base height of 31 metres (Attachment 1). The portions above would be stepped back. A total of 108 residential units are proposed with the unit breakdown being 66 (61%) one-bedroom units and 42 (39%) two-bedroom units. No studio or three-bedroom units are proposed. The total gross floor area for the project is 10,886.9m² of which 894.5m² is proposed for ground floor commercial uses.

A total of 125 parking spaces would be provided in a five level underground parking garage that would be accessible from the rear lane to the north. Seventeen visitor parking spaces would be located on the P1 parking level. Servicing for the project is to be located along the west side of the building with access directly from Indian Road. Eighty-one bicycle parking spaces would be located from levels P1 to P3.

For further statistical information, refer to the Application Data Sheet found at Attachment 7 of this report.

Site and Surrounding Area

The development site is located on the northwest corner of Bloor Street West and Indian Road between Dundas Street West and Keele Street.

The site is irregular in shape with a 38.28m frontage on the north side of Bloor Street West, a 35.2m frontage onto Indian Road and an area of 1,280m². The site currently has a one storey commercial building along Bloor Street West with parking located between the front wall and the street. The applicant intends to demolish the existing building.

Within the immediate context, the following uses surround the site:

North: across the public lane, are the Bloor-Danforth subway lands which include an embankment and subway tracks. Immediately to the north of the tracks in Edna Avenue where detached dwellings are located on the north side.

South: across Bloor Street West, is a series of two and three storey mixed use buildings with retail at grade and commercial and residential uses above.

East: abutting the site, is a two-storey commercial building which is separated from the subject lands by a parking area. Further east is a six-storey apartment building; and

West: across Indian Road, is a one-storey auto repair shop with parking located between the building and Bloor Street West.

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

This application will be reviewed against the policies in the Official Plan. Important policies include those in the *Avenues*, *Healthy Neighbourhoods*, *Public Realm*, *Built Form*, *Mixed Use* and *Housing* sections of the Plan.

The property is located within the *Avenues* area on Map 2 - Urban Structure and is designated *Mixed Use Area* on Map 18 - Land Use Plan. This designation permits a range of residential, commercial and institutional uses, and provides criteria to direct the form and quality of development. *Mixed Use Areas* are one of four designations identified in the Official Plan providing opportunities for increased jobs and/or population. *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development. The policies of *Mixed Use Areas* require new development to provide a transition between areas of different development intensity and scale.

The site is located along the Bloor Street West *Avenue* designated in the Official Plan between Dundas Street West and Keele Street. *Avenues* are corridors along major streets where reurbanization is anticipated and encouraged in order to accommodate growth.

The Official Plan states that development in *Mixed Use Areas* located on *Avenues*, prior to the completion of an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenues*. In addition to the policies of the Plan for *Mixed Use Areas*, proponents of such proposals will also address the larger context and examine the implications for the segment of the Avenue in which the proposed development is located. This review will:

- include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent Neighbourhoods;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Development in *Mixed Use Areas* on *Avenues* that precedes the completion of an Avenue Study will:

- support and promote the use of transit;
- contribute to the creation of a range of housing options in the community;
- contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- provide universal physical access to all publicly accessible spaces and buildings;
- conserve heritage properties;
- be served by adequate parks, community services, water and sewers, and transportation facilities; and
- be encouraged to incorporate environmentally sustainable building design and construction practices.

Development requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review.

The Official Plan includes Development Criteria in *Mixed Use Areas*, which include, but are not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The site at 1638-1644 Bloor Street West is zoned MCR T3.0 C1.0 R2.0 (Attachment 6). The MCR zoning classification permits a mix of commercial and residential uses up to a total density of 3.0 times the area of the lot, of which a maximum of 1.0 times the area of the lot is permitted to be commercial and 2.0 times the area of the lot residential. The maximum permitted height for the site is 16.0 metres.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has been submitted and is being reviewed concurrently with the Zoning By-law amendment application.

Reasons for the Application

The applicant has submitted a rezoning application to permit a building that exceeds the 16.0 metre maximum height limit permitted for the site, as well as the 3.0 x total density and angular plane requirements as set out in Zoning By-law 438-86. Other areas of non-compliance may be identified through the review process.

The proposed height of 38.95 metres (43.15 metres to the top of the mechanical penthouse) and proposed density of 8.6 times the area of the lot do not comply with the zoning by-law.

Provided the proposed development is found to be in compliance with the development criteria for *Avenues, Mixed Use Areas, Healthy Neighbourhoods, Public Realm, Built Form* and all other relevant Official Plan policies, an Official Plan Amendment will not be required.

COMMENTS

Studies/Statements/Reports

The applicant has provided a Planning Rationale Report, Avenue Segment Study, Traffic Impact Study, Shadow Study, Noise Study, Servicing Report, Phase II Environmental Site Assessment, Loading Study, Pedestrian Level Wind Study and a Community Services and Facilities Report in support of their application.

Additional studies and/or analysis may be identified through the evaluation of the application.

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as other issues that may be identified through the review and evaluation of the application, will need to be addressed:

- the potential impacts of the proposal on the incremental reurbanization of the Bloor Street West *Avenue* segment between Keele Street and Dundas Street West and nearby *Neighbourhoods*;
- the potential impacts of the proposal in the context of the Bloor Dundas Avenue Study currently being initiated for the area;
- appropriateness and impact of additional height, density and massing in the context of the Official Plan objectives and policies and the surroundings;
- adequacy of indoor and outdoor on-site amenity area, including location, size and programming;
- wind, view and shadow impacts;

- contribution to the local urban environment including the public realm;
- built form and massing considerations including treatment of the building base, ground floor of the building and their relationship to the streetscape and to the planned context of Bloor Street West and Indian Road;
- vehicular and pedestrian access and circulation; and
- provision, location, and access of vehicular and bicycle parking and loading.

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 application has been circulated to City Divisions for review. This circulation may identify other issues that require resolution.

Community Consultation

Prior to submission, the applicant met with the Community in October, 2007 in order to seek input while preparing the required Avenue Segment Study. Additional consultation will be required as the application progresses.

Related Initiatives

To address a number of concerns raised by nearby residents with respect to the potential impacts of reurbanization and the submission of zoning amendment applications in the area, staff have completed an independent series of visioning sessions with the community regarding the portion of Bloor Street West between Keele Street and Dundas Street West. The intent of these sessions is to seek community input with respect to developing principles for the evaluation of the current applications along this portion of the *Avenue*, including 1638-1644 Bloor Street West. Meetings were held in January and March, 2008. Staff will report out on the outcome on this visioning process to Community Council in June, 2008.

Bloor Dundas Avenue Study

At its March 3, 4 and 5th 2008 meeting, City Council approved an Avenue Study for the portion of Bloor Street West between Keele Street and Dundas Street West and for Dundas Street West between Glenlake Avenue and Boustead Avenue. Avenue Studies include a comprehensive assessment of local conditions that involve extensive public stakeholder consultation. They are developed in order to determine the appropriate scale and intensity of development along designated *Avenues* and result in a vision and an implementation plan including zoning standards and design guidelines. The Avenue Study is projected to be completed by the end of 2008.

As the subject property is located within the study area, the submitted application will ultimately inform the Avenue Study and vice versa. This application will be considered within the emerging Avenue Study recommendations which are to be developed during

the same period as the review of the application. However, given the City STAR (Streamlining the Application Review) commitments, the Final Report for this application may be before Council prior to the Avenue Study recommendations.

Section 37 Agreement

Should staff recommend support for an increase in height and density, a Section 37 Agreement will be negotiated during the review of the application.

CONCLUSIONS

Depending on the timing of the applicant's submission of any outstanding application information, a final report could be submitted to Community Council in the third quarter of 2008.

CONTACT

Kevin Edwards, Planner
Tel. No. (416) 392-1306
Fax No. (416) 392-1330
E-mail: kedward@toronto.ca

SIGNATURE

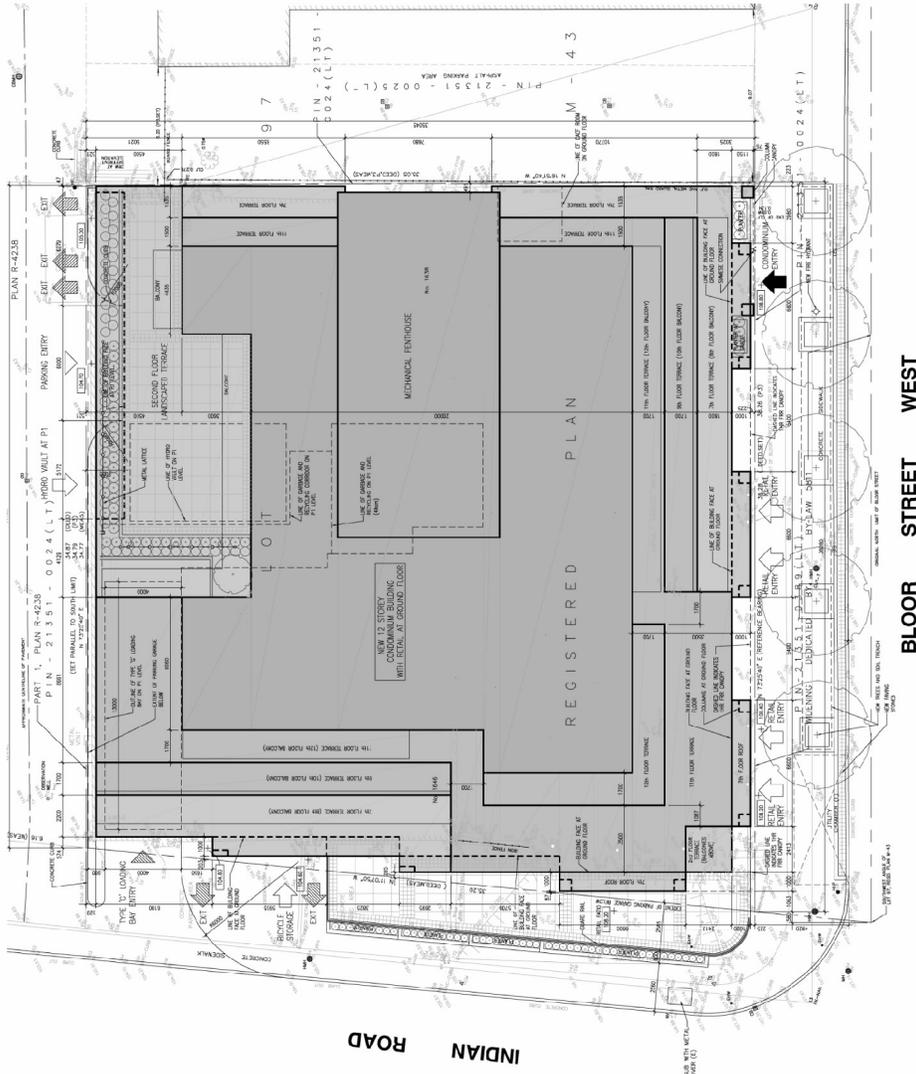
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: South Elevation
Attachment 3: North Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



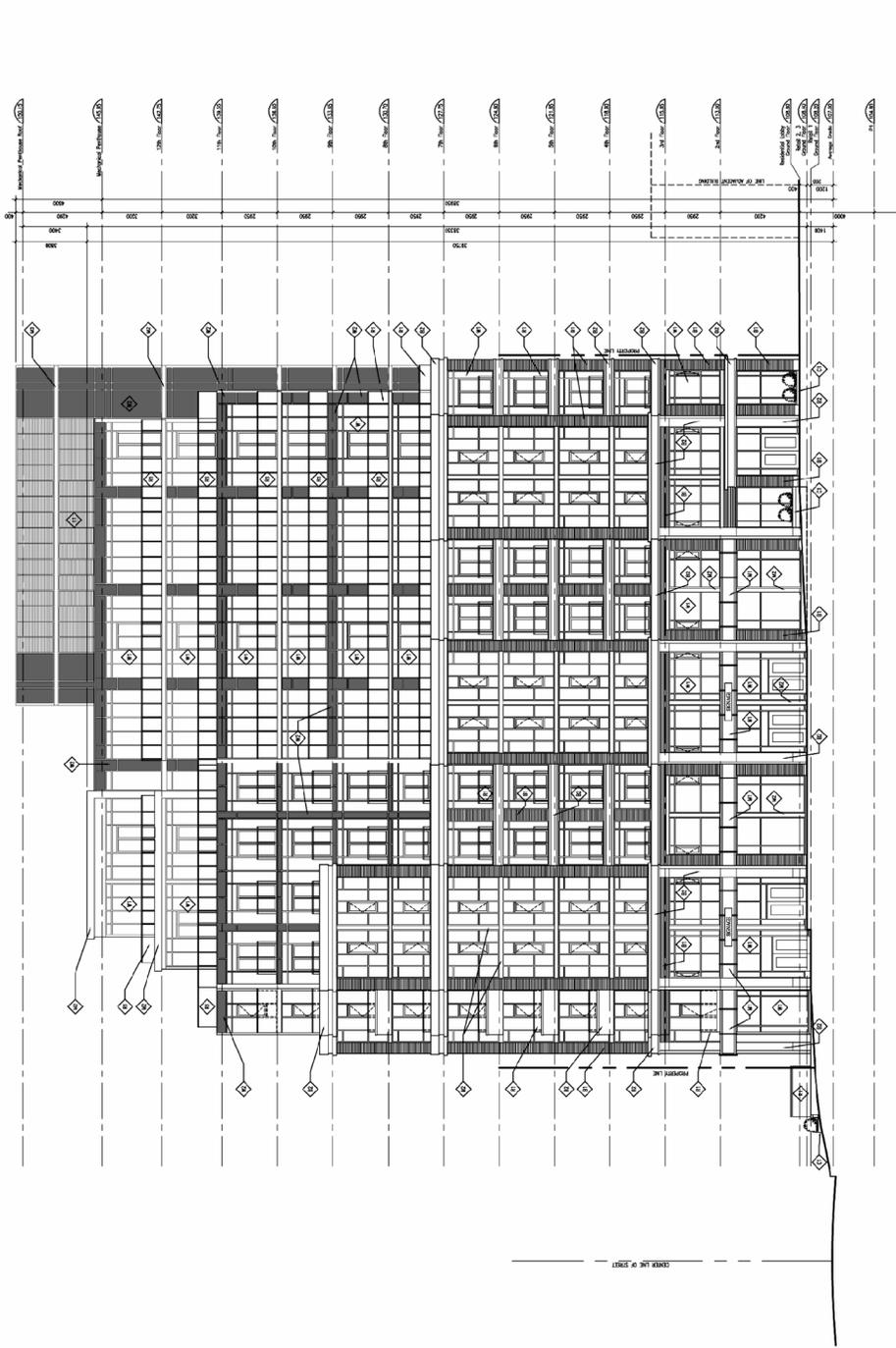
1638 (1644) Bloor Street West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 03/07/08

File # 08_108093

Attachment 2: South Elevation



1638 (1644) Bloor Street West

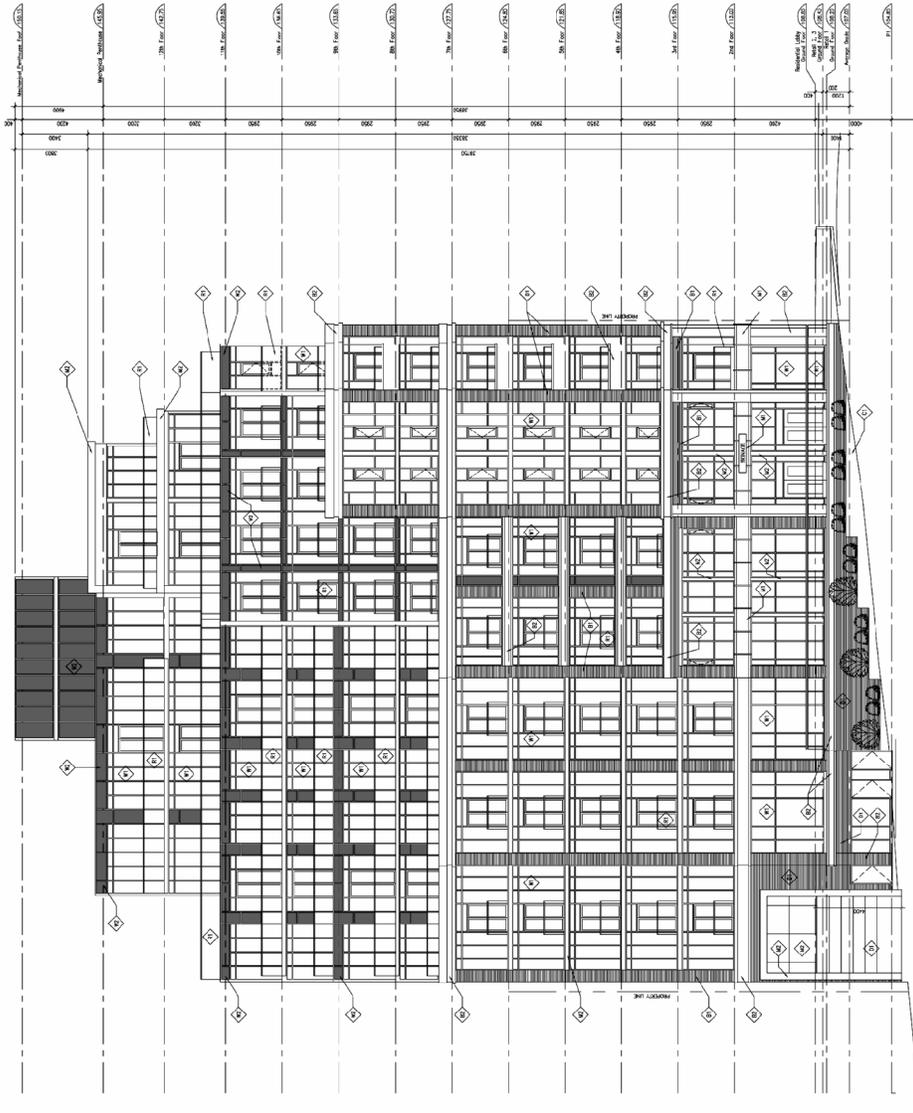
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South Elevation

Applicant's Submitted Drawing

Not to Scale
03/07/08

Attachment 5: West Elevation



West Elevation

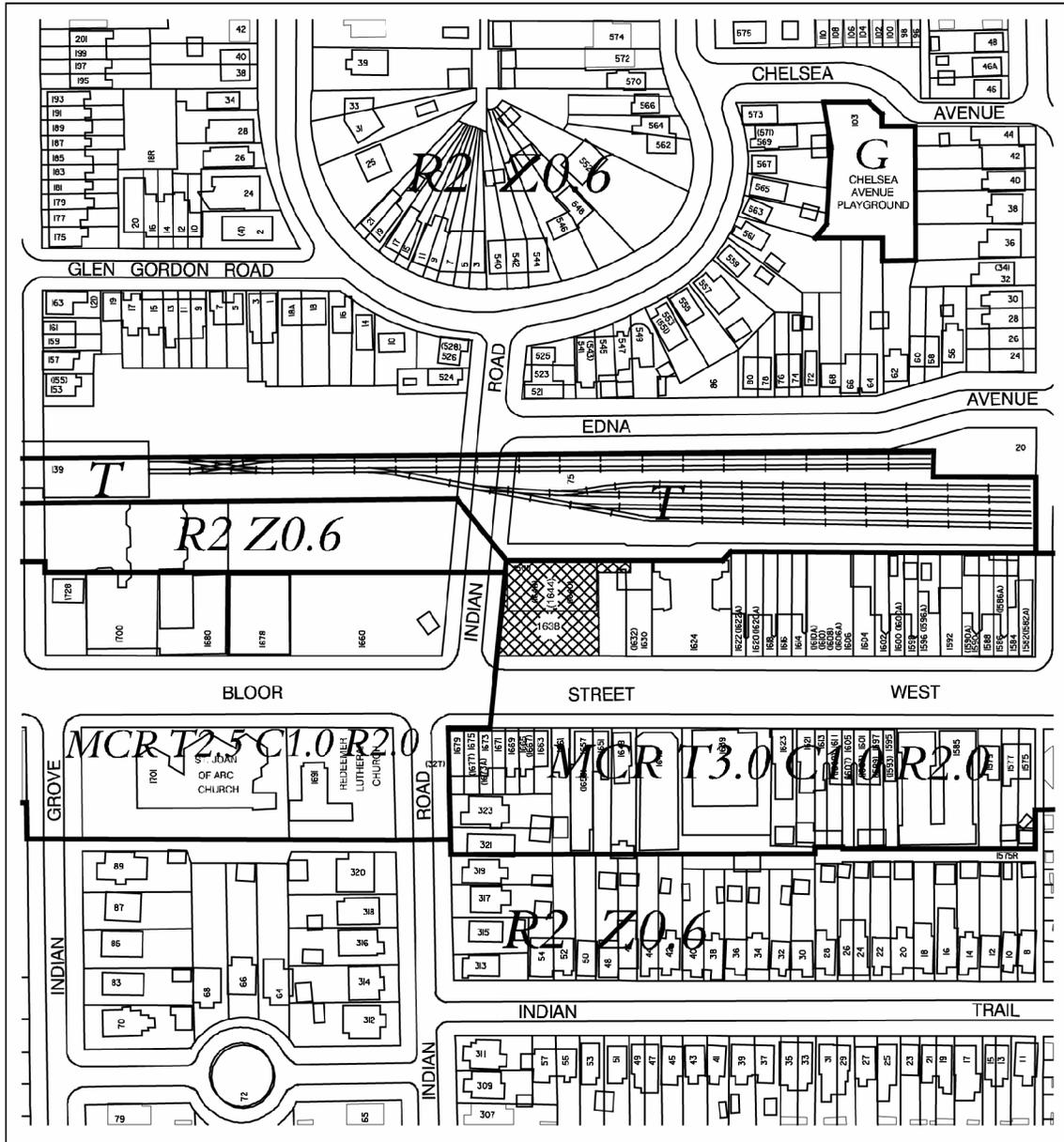
Applicant's Submitted Drawing

Not to Scale
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1638 (1644) Bloor Street West

File # 08_108093

Attachment 6: Zoning



1638 (1644) Bloor Street West

File # 08_108093

- G Parks District
- R2 Residential District
- MCR Mixed-Use District
- T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/07/08 - DR

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	08-108093 STE 14 OZ
Details	Rezoning, Standard	Application Date:	January 31, 2008

Municipal Address: 1638-1644 BLOOR ST W
 Location Description: PL M43 PT LT97 **GRID S1401
 Project Description: Proposed 12-storey mixed-use building.

Applicant:	Agent:	Architect:	Owner:
M. Behar Planning and Design		Quadrangle Architects Ltd.	HP Bloor Street Ltd.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T3.0 C1.0 R2.0	Historical Status:
Height Limit (m):	16	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1280	Height:	Storeys:	12
Frontage (m):	38.28		Metres:	38.95
Depth (m):	35.2			
Total Ground Floor Area (sq. m):	1099.9			Total
Total Residential GFA (sq. m):	9992.4	Parking Spaces:		125
Total Non-Residential GFA (sq. m):	894.5	Loading Docks		1
Total GFA (sq. m):	10886.9			
Lot Coverage Ratio (%):	86			
Floor Space Index:	8.5			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	66
2 Bedroom:	42
3 + Bedroom:	0
Total Units:	108

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	9992.4	0	0
Retail GFA (sq. m):	894.5	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: Kevin Edwards, Planner
TELEPHONE: (416) 392-1306