

TORONTO STAFF REPORT

January 30, 2004

To: Toronto West Community Council

From: Director, Community Planning, West District

Subject: Preliminary Report
Applications to amend the Official Plan and Zoning By-law
Owner: Wynn Bitton Inc., Architect: Kohn Architects Inc.
2442 Bloor Street West
File Number: 03 198594 WHY 13 OZ
Parkdale-High Park (Ward 13)

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended 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; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Background:

This is the site of the former Humber Cinema on the north side of Bloor Street, west of Jane Street. The building is now vacant.

Comments:

(1) Proposal

Amendments are proposed to the Official Plan and Zoning to permit the development of a 9 632 square metres mixed use building. The application proposes 908.5 square metres of retail space on the ground floor (Bloor Street) level along with lobby entrances for the health club, which is to occupy floors 2 and 3, and for the 92 apartment units on floor 4 through floor 13 (penthouse). Residential GFA will be 6 304 square metres and non-residential GFA will be 3 328 square metres. See Application Data Sheet, Attachment 5. Residential density will be 5.4 times, with non-residential density at 2.8 times for a total density of 8.0 times.

A total of 49 parking spaces are proposed in three levels. Levels 1 and 2 are underground at the Bloor street frontage but not at the rear of the building. Level 3 is completely underground. Vehicular access is to be at the rear via a public lane from Riverview Gardens to the west of the site which leads into a right-of-way then to the site.

The building is to be stepped at the front (Bloor Street) and rear, from 3 storeys to 12 storeys then to 13 storeys, with a part at the very rear stepping back up from 3 to 4 storeys. The first three storeys form a podium which is proposed to start on the Bloor streetline, then steps back at the 4th floor and again at the 13th floor. The front and rear building elevations show glazing and balconies whereas the side elevations, proposed to be built to the lot line, show blank walls.

(2) Site Description

This 1 170 square metres site is almost rectangular, with small irregularities in the side boundaries at the rear of the site. It has 24.2 metres frontage on Bloor Street West and a lot depth of about 46 metres. The site slopes from street level at Bloor Street West down about 5.5 metres to its rear. The former Humber Theatre building presently occupies the majority of the site area leaving a small open area at the rear. The side walls of that building are joined to the side walls of adjacent buildings.

The uses on the abutting properties are:

North: an adjoining 5 storey commercial/office building

South: an adjoining 2 storey commercial/retail building

East: Bloor St. West and 2 storey commercial/retail buildings along the opposite street frontage

West: a municipal parking lot and low density residential.

(3) Official Plan

(3.1) New Toronto Official Plan

The new Official Plan designates this site Neighbourhood. This designation does not permit this proposal therefore an amendment would be required. The site is located on an Avenue and, through an Avenue Study, could possibly be identified as suitable for intensification. As yet, an Avenue Study has not been done for Bloor Street. The Plan contains policies on how to evaluate redevelopment proposals prior to an Avenue Study being done.

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set.

(3.2) Metro Official Plan

The former Metropolitan Toronto Official Plan locates this site on a Metropolitan Corridor. The Plan contains policies for re-urbanization and intensification of mixed use development, including residential uses, along corridors and promotes nodal intensification within 500 metres of rapid transit stations at a scale and density of development appropriate to both the adjacent existing development and the rapid transit station.

(3.3) York Official Plan

The former City of York Official Plan applies to almost all of this site and designates it Low Density Residential. This designation permits low density housing forms as well as public uses, institutional uses and restricted minor commercial uses servicing local residents. The Plan addresses possible higher density residential on the periphery of low density neighbourhoods subject to criteria including: adequacy of supporting services; relationship to adjacent low density housing area; capability of site to support project; suitability of building density, safety and security of residents and the public and environmental concerns; suitability of the location for the proposed use; land use compatibility with existing and planned uses of surrounding lands; and, changes in designations must result in logical boundaries.

(3.4) Toronto Official Plan

The former City of Toronto Official Plan applies to a very small part of the site at the corner of Jane Street and Bloor Street West. That corner is designated Low Density Mixed Commercial-Residential (CR). The Plan notes these areas are low-rise containing a mix of commercial, residential and institutional uses generally within the 3 to 5 storey range and by-laws passed for such areas may permit a maximum F.S.I. of 3.0. Such by-laws are also to establish maximum heights and maximum residential and non-residential gross floor areas consistent with the policies of the Plan and compatible with local conditions and objectives.

(4) Zoning

The former City of York zoned most of this site Residential R1. That zoning category permits detached dwelling houses and related uses but does not permit apartment buildings, therefore an amendment is required for this proposal.

The former City of Toronto zoned the small northeast corner of the site CR, a mixed-use category. That category permits a range of residential unit types including apartment buildings and also permits a range of commercial/retail uses.

(5) Site Plan Control

As yet, a site plan control application has not been submitted for this proposal. In accordance with City procedure, the applicant will be required to obtain site plan approval prior to the enactment of an official plan amendment or a zoning by-law amendment.

(6) Reasons for the Application

The applications for official plan and zoning amendments are required due to this proposal not being permitted under the Official Plan and Zoning By-law of the former City of York and the proposed density and height being greater than permitted by the former City of Toronto.

(7) Issues to be Resolved

Issues raised by this application include:

- (a) impact on adjacent residential and commercial areas, including shadow impact;
- (b) urban design, built form, massing and density;
- (c) conformity with the policies of the new Official Plan;
- (d) traffic impact, parking ratio, access and site circulation; and
- (e) items to be considered for a Section 37 agreement.

Additional issues may be identified during the review of the application.

Conclusions:

This application has been circulated for comments to relevant departments and agencies. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act to consider

this application is targeted for the second/third quarter of 2004, provided all required information is submitted in a timely manner.

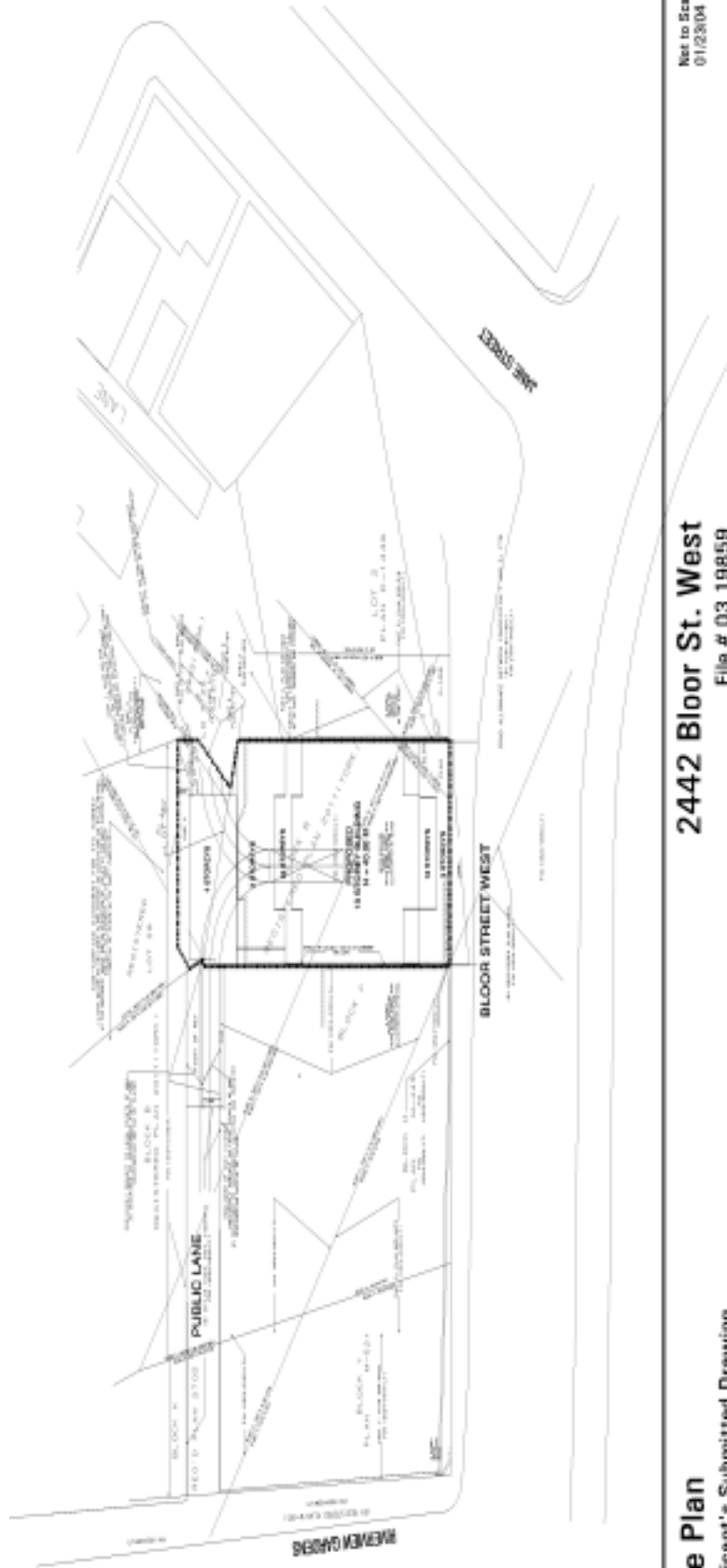
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List of Attachments:

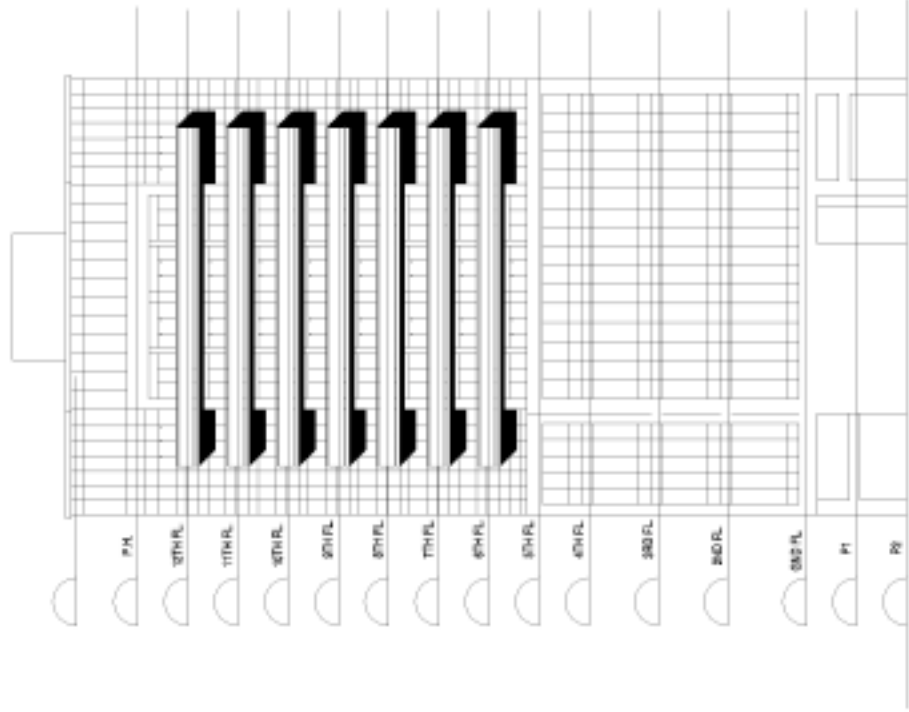
Attachment 1: Site Plan
Attachment 2: Elevations (as provided by applicant)
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet



Site Plan
Applicant's Submitted Drawing

2442 Bloor St. West
File # 03 19859

Not to Scale
01/28/04

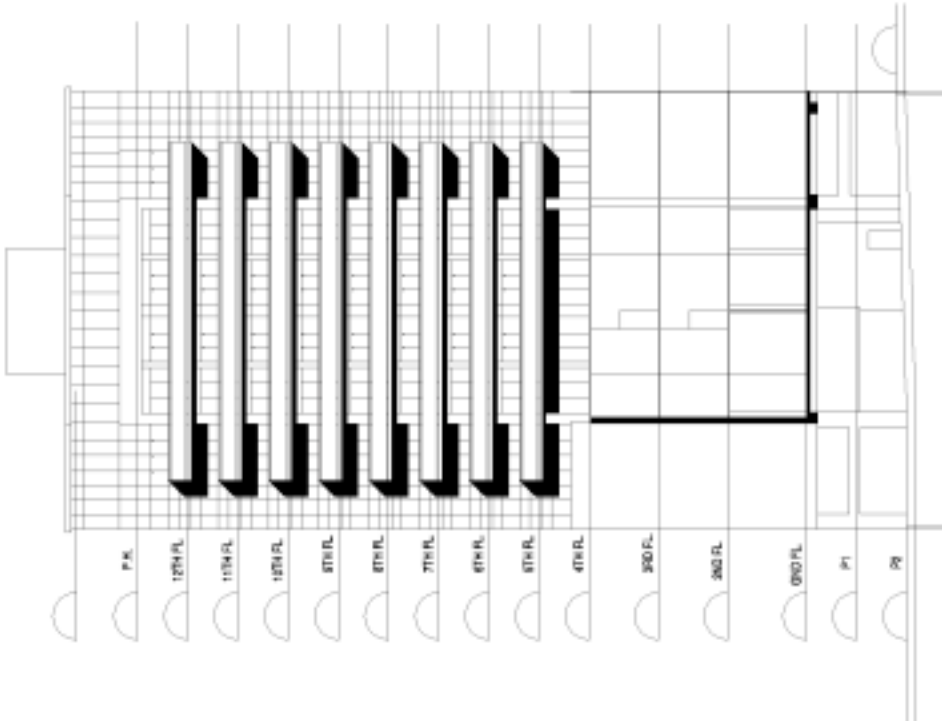


WEST ELEVATION

Metra Scale
01/23/04

2442 Bloor St. West

File # 03198594 e1

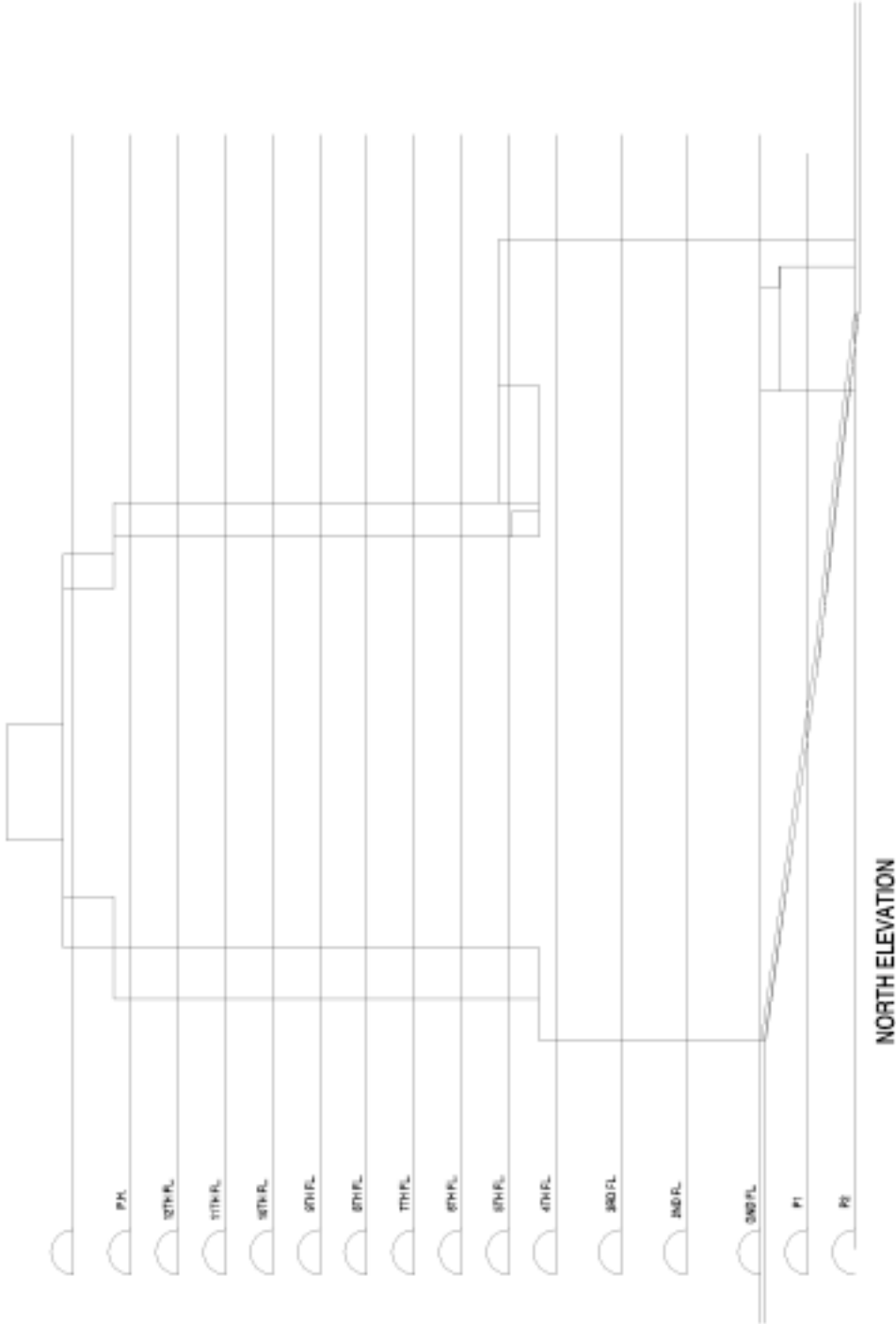


NORTH-SOUTH SECTION

Elevation

Applicant's Submitted Drawing

Attachment No. 2b



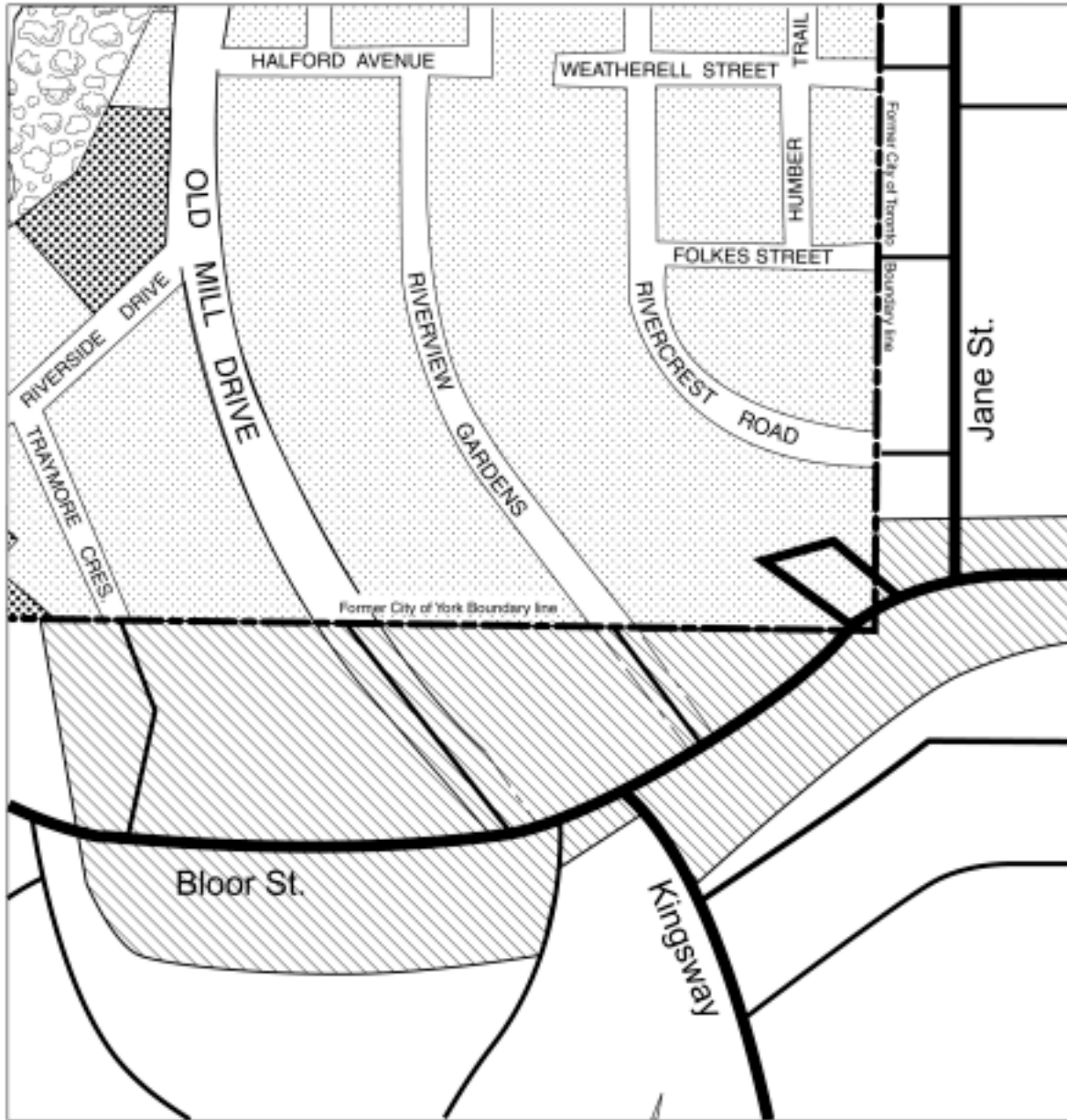
NORTH ELEVATION

Met to Scale
01/23/04

2442 Bloor St. West
File # 03198594 e1

Elevation
Applicant's Submitted Drawing

Attachment No. 3a



- | | | |
|-------------------------|--|----------------------------------|
| Site | Former City of York OP Legend | Former City of Toronto OP Legend |
| Low Density Residential | Medium Density Residential | Low Density Residence Areas |
| Public Open Space | Low Density Mixed Commercial Residential Areas | |

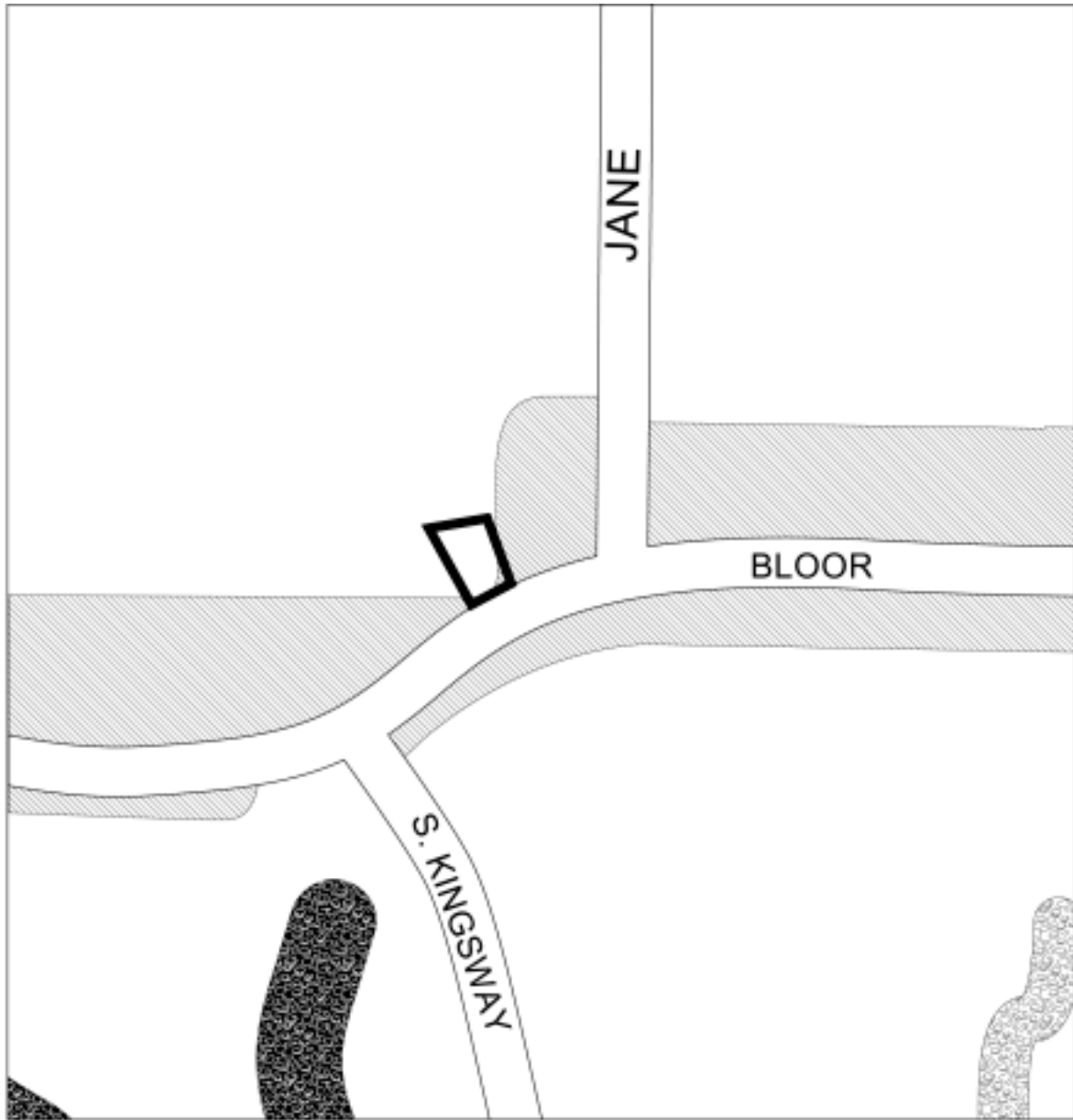
TORONTO Urban Development Services
Official Plan

2442 Bloor Street West

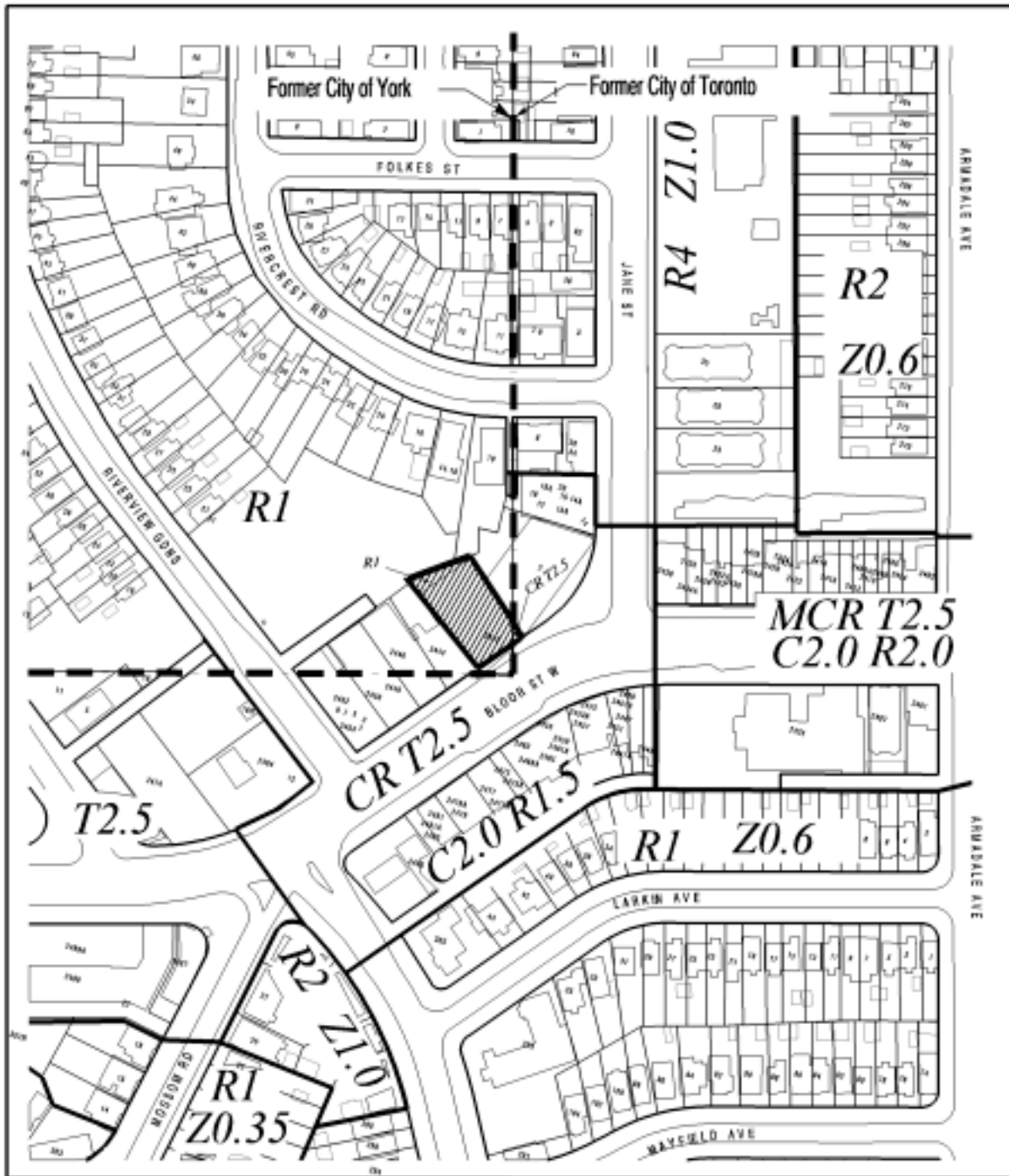
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File # 03_198594

Attachment No. 3b



Attachment No. 4



Toronto Urban Development Services
Zoning

2442 Bloor St. W
 File # 03 198594

Former York Zoning
 R1 Residential

Former Toronto Zoning
 R1 Residential District
 R2 Residential District
 R4 Residential District
 MCR Mixed-Use District
 CR Mixed-Use District
 T Industrial District

↑
 Net to Scale
 Zoning By-law (Former Toronto) 438-86 as amended
 Zoning By-law (Former York) 1-83 as amended
 Extracted 01/23/04 - JM

Attachment No. 5

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	03 198594 WHY 13 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 5, 2003
Municipal Address:	2442 BLOOR ST W, Toronto ON		
Location Description:	PL 2293 PT BLK F PL 2011 PT BLK B PL 2802 PT LTS 26 TO 28 **GRID W1306		
Project Description:	Amendments to the OPA and Zoning Code to permit the development of a 13 storey residential apartment building with ancillary retail and a health club (9 632 m2).		

PLANNING CONTROLS

Official Plan Designation:	LD Residential	Site Specific Provision:	
Zoning:	R1	Historical Status:	
Height Limit (m):	0	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	1170	Height:	Storeys:	13
Frontage (m):	24.18		Metres:	40
Depth (m):	45.957			
Ground Floor GFA (sq. m):	1064		Total	
Residential GFA (sq. m):	6304	Parking Spaces:		49
Non-Residential GFA (sq. m):	3328	Loading Docks		1
Total GFA (sq. m):	9632			
Lot Coverage Ratio (%):	90.9			
Floor Space Index:	8.2			

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA (sq. m):	6304	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	3328	0

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