

TORONTO STAFF REPORT

June 22, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, South District

Subject: Settlement Report
Official Plan Amendment & Rezoning Application 04 111005 STE 20 OZ
Site Plan Approval Application 04 111032 STE 20 SA
Bedford at Bloor Realty Inc.
Architect: Kuwabara Payne McKenna Blumberg Architects
230, 232, 234, 236, 238, 240, 242, 244 Bloor Street W. and 1 Bedford Road
Ward 20 - Trinity-Spadina

Purpose:

This report seeks direction from City Council regarding an Ontario Municipal Board hearing where we expect to have a hearing date set shortly on an Official Plan and Zoning By-law Amendment for 1 Bedford Road and 230 to 244 Bloor Street West. This report contemplates approval of a 32-storey mixed-use building containing retail at grade and a residential condominium above at the north-east corner of Bloor Street West and Bedford Road.

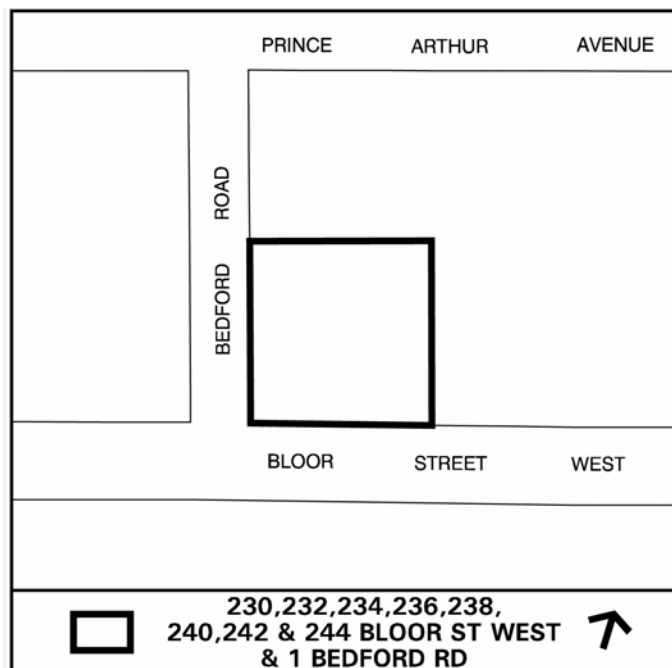
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board hearing once a date has been set, in support of the proposal for 1 Bedford Road and 230–244 Bloor Street West as outlined in this report and Appendix 15;



- (2) request the OMB to withhold its order approving an Official Plan Amendment and Zoning By-law until the owner has entered into one or more agreements under Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director and the City Solicitor, such agreement (s) to be registered against the title to the lands and executed by the parties to secure the following facilities, services and matters:
 - (i) the owner shall develop and implement an appropriate Construction Mitigation Plan and Communication Strategy, at the owner's cost and expense to the satisfaction of the Chief Planner and Executive Director;
 - (ii) the owner shall provide payment to the City in the sum of \$1.2 million for the following items, relocation and restoration John Lyle Studio façade, Heritage Conservation Plan or Plans for the Annex Area, improvements to Taddle Creek Parkette and other Annex Area open space improvements and 1 per cent of the construction cost of the project for public art; all prior to the first above grade building permit;
 - (iii) the owner shall build using materials including limestone as indicated in the plans on file with Urban Development Services dated June 14, 2005;
 - (iv) the owner shall undertake streetscape improvements on Bedford Road as on file with Urban Development Services as shown on Landscape Plans submitted on June 14, 2005;
 - (v) the owner shall undertake install monitoring wells to monitor ground water on and off -site prior to and during the construction phase of the project;
 - (vi) the owner shall provide all studies required by Civic Officials;
 - (vii) the owner shall allow public access to portions of the Bedford Road courtyard.
 - (viii) providing a Conservation Strategy for the south elevation of the John Lyle Studio building to the satisfaction of the Manager, Heritage Preservation Services; and
 - (ix) entering into and registering on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building;
- (3) request the OMB to withhold its order approving an Official Plan Amendment and Zoning By-law until the owner has entered into a Site Plan Agreement under Section 41 of the Planning Act;
- (4) require the owner, prior to Site Plan approval, to:

- (i) submit a detailed Landscape Plan satisfactory to the Manager, Heritage Preservation Services;
 - (ii) submit a John Lyle Commemorative and Interpretation Plan satisfactory to the Manager, Heritage Preservation Services;
 - (iii) provide a Conservation Plan prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building satisfactory to the Manager, Heritage Preservation Services;
 - (iv) provide financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, to implement the Conservation and Interpretation and Commemorative Plans; and
 - (v) fully document all buildings to be demolished on the site including the interior and exterior of the John Lyle Studio satisfactory to the Manager, Heritage Preservation Services;
- (5) request the OMB grant the authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 230-244 Bloor Street West and 1 Bedford Road, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services;
- (6) request the Commissioner of Works and Emergency Services to explore ways to enhance the safety of pedestrians crossing on Bedford Road, between Bloor Street and Prince Arthur Avenue; and
- (7) request that the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Project History

The site includes retail and service stores along a section of Bloor Street West and Bedford Road. The applicant proposed two attached towers of 34 and 23 storeys on an 8 and 6 storey podium in February 2004.

The Preliminary Report dated April 13, 2004 recommended that a public meeting be held in the community to discuss the application. The Preliminary Report identified serious planning issues related to height, massing, streetscaping and traffic impact.

The applicant held an information meeting on April 15, 2004 at the Intercontinental Hotel and City Planning staff held a community consultation meeting on June 24, 2004 at the Jewish Community Centre (JCC).

A revised proposal was submitted in November, 2004 for two attached towers of 34 and 18 storeys. The tower was stepped back 3 metres above the 8th floor podium to reduce its impact on pedestrians on Bloor Street West. Also façade and landscaping improvements were proposed to the walkway connecting Bloor Street to the abutting rear Toronto Parking Authority lot.

A second community consultation meeting was held by the City Councillor and City Planning staff on May 16, 2005 at the Walmer Road Baptist Church.

On June 14, 2005 the applicant submitted a further revised proposal for one tower of 32-storeys on an 8 and 6 storey podium.

Proposal

The applicant is currently proposing a single 32-storey point tower with an average floor plate of 800 m², with a 8 storey podium on Bloor Street West stepping down to 6 storeys on Bedford Road. The proposal includes four storeys of underground parking with access off Bedford Road. The current proposal has a gross floor area (GFA) of 36,092 m², a density of 9.6 times the area of the lot and would include 308 residential dwelling units and 1581m² of non-residential space.

The second to eighth floor of the podium will contain residential dwelling units and indoor and outdoor amenity space. Retail and restaurant space is proposed for the main floor. The restaurant space at grade will be connected to the non-residential Winter Garden room located under a large atrium skylight. A second restaurant incorporating the John Lyle Studio heritage façade is proposed for the courtyard on the Bedford Road frontage.

The retail spaces are accessed from Bloor Street while the main pedestrian entrance to the condominium residences is on Bedford Road, across from St. George subway station. The vehicular drop off and loading areas are located at the rear of the building, on the interior of the podium and accessed from Bedford Road. The 4-level below grade garage will be able to accommodate 404 parking spaces along with 200 bicycle parking spaces.

The applicants proposal is shown in Attachments 2 to 7 and detailed development statistics are included in Attachment 1: Application Data Sheet.

Site and Surrounding Area

The large (3725.5 square metre) site is located at the northeast corner of Bloor Street West and Bedford Road. The site accommodates nine 1 to 3 storey commercial buildings with retail and service uses, which are proposed to be demolished.

Uses and structures surrounding the site include, to the:

East: the 8 storey Intercontinental Hotel (No. 220 Bloor Street West). The balance of the block to the east, along Bloor Street, contains a mix of retail, office and hotel uses. The height of the buildings range from 2 to 17 storeys;

South: the University of Toronto – Varsity Stadium site. The short term proposal is for track and field facility, while the site has a site specific permission to built up to a 48 metre high building(s) on the southside of Bloor Street;

West: at the northwest corner of Bloor Street and Bedford Road, a 7-storey commercial, office building (No. 246 Bloor Street). The entrance to the St. George Subway Station is located immediately north of this office building. The balance of the block to the west, along Bloor Street, contains a mix of commercial uses in buildings ranging in height from 3 to 12 storeys; and to the; and

North: a commercial parking lot and a 2 storey, TTC utility building (No. 11 Bedford Road). Further north, fronting Prince Arthur Avenue, are 2 and 2 1/2 storey heritage house form buildings most of which have been converted to commercial uses including art galleries, restaurants, law offices and an eye care facility.

Provincial Policy Statement (2005)

Issued under the authority of Section 3 of the Planning Act, the Provincial Policy Statement (PPS) provides direction on matters of provincial interests related to land use planning and development. On March 1, 2005, a new PPS came into effect and replaces the policies that had been issued on May 22, 1996 and amended in 1997.

Relevant sections of the Provincial Policy Statement with respect to this application include Sections 1.1.3 Settlement Areas, 1.4.1 to 1.4.3 Housing and 1.6.5 Transportation.

Settlement Areas policy states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including Brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate project needs.

The Housing policy states that provision will be made in all planning jurisdictions for a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the housing market.

Transportation policy states that efficient use shall be made of existing and planned infrastructure. A land pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support viable choices and plans for public transit and other alternative transportation modes.

Metro Toronto Official Plan (1994)

The (former) Metropolitan Toronto Official Plan “Office Consolidation, dated December 30, 1994, as amended, remained as a relevant policy consideration at the time of the subject Official Plan and Zoning By-law Amendment application.

The subject lands are located inside the “Central Area”, identified on Map 2: “Metropolitan Centers and Corridors”, representing the pre-eminent Centre of the GTA.

The Plan establishes that “Re-urbanization” is a process of redevelopment and reinvestment that involves taking advantage of the opportunities and facilities that already exist across Metropolitan Toronto by building on existing assets.

The subject site is a candidate “Re-urbanization Area” with respect to accommodating increased density, particularly given available infrastructure of a rapid transit station within 20 metres of the site and appropriate context of buffering from sensitive uses.

Former City of Toronto Official Plan (Part I and II)

The Official Plan of the former City of Toronto places the site within the Central Area, as shown on Map 2 in the Plan. The site is designated “Medium Density Mixed Commercial Residential Area”. The designation allows for a mix of both residential and commercial use at a density of 3.0 times the area of the lot.

The site is also subject to the policies of Part II (Section 19.30) of the Official Plan. Section 2.4 states that Council, in the review of applications for development, shall have regard for the character of the streetscape, and in particular the spacing, setback and arrangement of buildings and the compatibility of any proposed development within the Annex. Properties north of the subject site and fronting Prince Arthur Avenue are included in the Special Commerce Area.

New Toronto Official Plan

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 and the Official Plan is now before the Ontario Municipal Board at a full hearing that began June 13, 2005.

Once the Plan comes into full force and effect it will designate the site as a Mixed Use Area located in the Downtown and Central Waterfront. The Annex Secondary Plan has

not been carried forward by the new Plan. While there are Site and Area Specific Policies for certain streets and areas within the Annex, the site at Bloor and Bedford is not covered under these policies.

Mixed Use Areas will accommodate a broad array of residential and non-residential uses. It is anticipated that these areas will absorb most of the increase in commercial employment and much of the new housing in Toronto.

The new Official Plan sets criteria for development in Mixed Use Areas that are intended to contribute to the quality of life by requiring buildings to be planned, located and massed to, amongst other things:

- provide a transition between areas of different development intensity, particularly providing setbacks from and stepping-down of building heights toward lower scale neighbourhoods;
- minimize shadow impacts on adjacent Neighbourhoods during the spring and fall equinoxes;
- frame the edges streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; and
- provide ground floor uses that enhance safety, amenity and animation of adjacent streets.

Provided that the development criteria set out in the Plan are met, no amendment to the new Official Plan will be required.

Zoning

The Zoning By-law designates the site CR T3.0 C2.0 R 2.5. This zone permits a mix of commercial and residential uses to a total density of 3.0 times the area of the lot. The maximum permitted building height is 24.0 metres.

Site Plan Control

The proposal is subject to Site Plan Approval. A Site Plan application was submitted and is being processed concurrently with the applicants' Official Plan and Zoning By-law Amendment application. The Site Plan application has not been appealed and this report recommends that Council request the OMB withhold their order until the owner enters into a Site Plan Agreement.

Design Guidelines

The site is subject to the design guidelines of the "City of Toronto Streetscape Manual".

Tree Preservation

The applicant has filed an Arborist Report, dated February 2, 2004 indicating the size and status of existing trees on the site. City staff reviewed the Arborist Report and determined that tree no. 6 met the criteria for protection under the City of Toronto Municipal Code, Chapter 813, Trees, Article III, however, because of its poor condition the City will issue permission for its removal once the required application and fee are submitted.

Reasons for the Application

An amendment to the Official Plan would have to be approved to permit the development as the proposed density exceeds permitted Official Plan maximums. The revised proposed density of 9.6 times the area of the lot significantly exceeds the permitted maximum density of 3.0 times coverage. Applying the maximum permitted density of 3.0 would result in a maximum permitted gross floor area of 11,176 m². The applicant's proposed development would result in a total gross floor area of 36,092 m².

An amendment to the Zoning By-law would be necessary because the proposed development exceeds permitted maximum density and height limits. The revised proposed density of 9.6 times the area of the lot exceeds the permitted maximum density of 3.0 by 6.6 times coverage.

The proposal is for a 32-storey building with a maximum height of 100 metres to the ceiling of the top residential floor, whereas the Zoning By-laws limit building height to a maximum of 24.0 metres.

Other variances include a reduced exterior amenity space, and the location of windows too close in proximity to the rear property line. Additional variances may be identified based on a review of the recently submitted (June 14, 2005) plans.

Community Consultation

The applicant held an open house information meeting with the community on April 15, 2004 at the Intercontinental Hotel. At the open house meeting a large number of renderings, architectural drawings and a model of the project were presented and the applicant's consultants answered questions. City planning staff attended along with approximately 75 community members interested in obtaining more information about the project. Comments sheets were available for the public and generally people seemed impressed with the project.

A community consultation meeting was held at the Jewish Community Centre (JCC) on June 24, 2004. The meeting attendance was limited to less than 60 residents. There was limited objection and the main issues raised included height, shadowing and traffic generation.

Planning staff held a series of at least six meetings with a working group consisting of representatives of the Annex Residents Association (ARA) and representatives of 55 Prince Arthur Avenue between January and April 2005. The ARA submitted a "One Bedford Proposal Issues" report" to City Planning staff on January 27, 2005. The meetings that followed involved an in-depth review of all areas of concern raised by the ARA as outlined in their issues report.

A number of letters of concern were received from nearby residents and some members of the Annex community. There were also some letters of support from nearby businesses on Prince Arthur Avenue and Bloor Street West.

A second community consultation meeting was held May 16, 2005 at Walmer Road Baptist Church. The meeting was attended by over 150 local residents who expressed their major concerns with respect to height, shadow, precedent and traffic.

A meeting was held in early June with representatives of the Intercontinental Hotel who raised issues with respect to: (i) shadow impact of the proposal on the Hotel's courtyard and swimming pool, (ii) access and traffic concerns during the construction phase and after the building is completed and (iii) the relationship of the proposed podium to their courtyard.

The hotel manager has asked City Planning staff to look at an alternative exit to Bloor Street for hotel guest vehicles to by-pass Bedford Road during the construction phase and perhaps after completion. He also requested a Construction Mitigation Plan for the construction period to deal with truck routes, dust control, hoarding and landscaping facing the hotel courtyard. He would also like to see on and off-site monitoring of the underground water table prior to and during construction.

A meeting was held in mid-June with representatives of the University of Toronto who have requested consideration for Section 37 contributions for their Philosophers Walk pedestrian open space and pathway which they anticipate that future residential owners may use for outdoor amenity space or as a pedestrian walkway. They also indicated that they would like residential condominium purchasers to be made aware of their site-specific permission for future building(s) with heights of up to 48 metres on their Varsity Stadium site directly south of the applicant's proposal.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards that should be applied if approved by the OMB.

Comments:

Planning Policy Issues

An opportunity exists to allow for substantial residential intensification at this particular site because of its underutilized land use situation and close proximity to two major subway lines in light of both the Provincial Policy Statement and the Metro Plan.

The applicant is requesting to amend the Official Plan by exceeding the 3 times the area of the lot density to develop a point tower on a podium that is at a density of 9.6 times the area of the lot. Planning staff has reviewed the compatibility and transition of this proposed building with existing buildings nearby and with public open space, such as the Taddle Creek Park north of Prince Arthur Avenue. The following sections describe changes to the height and massing as well as improvements to the shadowing that has resulted from discussion with City staff, representatives of both the condominium at 55 Prince Arthur Avenue and the Annex Residents Association representatives.

Siting, Massing and Height

The proposed building has a strong, and defined podium. The podium is consistent with the height of the Intercontinental Hotel and acts like an extension of it along Bloor Street at 8-storeys (26.5 metres) and drops down to 6 storeys (20.9 metres) to relate to the 7-storey Faculty of Social Work building on Bedford Road. The ground floor contains a one-storey retail space with a generous height (7 metres). The limestone base corresponds with the high quality of Bloor Street buildings. The pedestrian entrance is on Bedford Road courtyard. A true point tower of 800 m² is located in the centre of the podium which rises up to a height of 32-storeys (100 metres), but oriented to Bloor Street. The point tower is aligned north/south with a narrower frontage of (25.8 metre) on Bloor Street, and a depth of (37 metres) Several buildings in the nearby section of Bloor Street West and Price Arthur Avenue have heights in the range of 32 to 62 metres. The tallest buildings in the vicinity are as follows: Four Seasons Hotel, 21 Avenue Road, (100 metres), 8 Prince Arthur (Condo), 80 metres, 160 Bloor Street West, (81 metres) and the Greenwin Condo Building on 732-740 Spadina Avenue (60 metres).

The siting and massing of the proposed podium and tower achieves a number of planning goals of fitting into the context of the surrounding mixed-use area as follows:

- the podium height along Bloor Street reinforces the commercial street wall;
- the podium height along Bedford Road responds to the lower scale side street condition and respects the relationship with the pedestrian scale;
- the high quality retail space and materials along Bloor Street frontage complements the adjacent hotel and strengthens retail strip from Avenue Road;

- the location of the point tower setback and step back from the edge of the podium reduces the visual and wind impact on pedestrians on Bloor Street and Bedford Road;
- the towers location and orientation allows a good transition between scale of development and a separation distance of 150 metres to the edge of the low density residence area north of Prince Arthur Avenue;
- the narrow east/west frontage is intended to minimize the impact of the building on pedestrian on Bloor and lessen the shadow impact on the lower density neighbourhood to the north;
- the towers height is in keeping with the height spine along Bloor Street running west from Yonge, Bay and Avenue Road; and
- the towers height is in context with buildings within the immediate vicinity.

In conclusion planning staff believe that the proposed building is appropriate as it fits within the context of the surrounding area and minimizes impacts.

Density

The density proposed for the site is 9.6 times the area of the lot, is consistent with the densities of the other nearby properties along Bloor Street West and Prince Arthur Avenue. (Attachment 9)

Shadow

The applicant has submitted extensive shadow studies of the proposal, to illustrate the new shadows that would be created by the proposed building at different times of the year and different times of day.

The Shadow impact from the proposed development is, for the most part, limited to those buildings on the south side of Prince Arthur Avenue on the sidewalks along Bedford Road. The recent revisions submitted by the applicant have reduced the overall depth of the height of the tower and thereby reduced the shadow impact substantially.

During the summer months and as characterized by the June 21st shadow analysis the shadow impact is limited to the morning shadows along Bedford Road and to the municipal parking lot just north of the site.

In the shoulder seasons of spring and fall the shadows from the tower reach Prince Arthur Avenue and the tower casts a moving shadow which affects those buildings on the south side of the street. These buildings are for the most part house-form commercial properties with the exception of 55 Prince Arthur, which is a 12-storey residential building. The duration of those shadows last for about ½ to 1½ hours.

In the winter when the sun is low on the horizon the shadows from the proposed development reach farther north.

The proposed development will cast some shadows on the courtyard of the neighbourhood Intercontinental Hotel in the summer months beginning at 2 pm. In the Spring and Fall the courtyard is already in shadow based on existing conditions.

As a result of recent reductions to the tower floor plate, the proposed development will not significantly shadow the roof top pool of the Intercontinental Hotel on June 21st. The tower may cast some shadow from approximately 3 pm to 4 pm. In September the shadows on the roof top amenity area will begin around 2pm until 4 pm. The Fall shadow impact on the Intercontinental Hotels roof top amenity would be the same even if the building was significantly lower.

Wind

The applicant submitted a wind study prepared by F.H. Theakston Environmental Control Inc. It finds that the comfort level of pedestrians adjacent to the site will not be seriously impacted and that development will realize wind conditions acceptable to a typical urban context. Extensive mitigation is not necessary.

Minor mitigation of wind impacts is recommended and has, for the most part been achieved in the design of the proposed building that incorporates features such as:

- Parapet walls
- Stepbacks of the tower above the podium, particularly on the Bloor Street and Bedford Road frontages
- Balconies and canopies
- Landscaping incorporating coniferous plantings (to be secured as part of the Site Plan Approval)

The private outdoor landscaped areas at roof elevations along the East Side of the building will require windscreens and plantings. These features will increase the suitability of these outdoor areas of the property and improve comfort levels enjoyed by people using the property and improve comfort levels enjoyed by people using the property. The final form of this landscape treatment will be secured through the site plan approval.

Traffic Impacts and Parking

Works and Emergency Services staff have reviewed the Traffic Impact Study prepared by BA Group Transportation Consultants and have advised that the area road system and the driveway/intersection can accommodate the anticipated impact of traffic generated by the development.

The original proposal included 395 parking spaces on-site in an underground garage. This satisfied Works and Emergency Services surveyed parking demand for condominium development for 366 parking spaces. The revised proposal provides 404

parking spaces on-site with a reduced number of condominium units. There has been a shift in unit mix to a greater number of large two and three room units. These larger units may create a demand for parking spaces for two vehicles, which could still be accommodated on-site.

The applicant is providing a total of 200 bicycle parking spaces, 160 for owners and 40 for visitors which are to be provided in convenient locations for visitors on the first parking level outside the underground garage security barrier and the owners bicycle spaces are located abutting the elevator core on all four parking levels.

Amenity Space

The proposal includes 1,213 square metres of indoor amenity space for the residents of the building including a swimming pool. This amount exceeds the requirement of the Zoning By-law.

Outdoor amenity space consisting of 443 square metres is proposed for the roof of the podium, overlooking the Intercontinental Hotel courtyard. It is less than the Zoning By-law requirement of 616 square metres, however, there is an external courtyard on the Bedford Road frontage and several nearby City-owned park spaces where Section 37 funds from those projects are being directed to make improvements. While not countable as outdoor amenity space all of the proposed units will also have access to private balconies.

Streetscape

Visitors to the area and hotel guests use a privately owned walkway on the east side of the proposed building edge to gain access to City's Parking Authority surface and underground parking lot. The applicant has been requested by City Planning staff to propose suggest enhancements to the eastern edge of the proposed building podium along the edge of walkway. These enhancements would consist of limestone cladding, backlit translucent glass panels recessed into the podium wall, a vertical metal trellis with vines.

An important benefit of the project is the streetscape improvement on the east side of Bedford Road between Bloor Street West and Prince Arthur Avenue. The improvements include: the proposed widening of the pedestrian walkway, sidewalk decorative treatment, planting of 6 mature deciduous trees, and the creation of a small partially enclosed landscaped courtyard with 4 mature deciduous trees in front of the residential entrance to the building. A portion of the courtyard will feature the heritage façade from the John Lyle Studio, currently located on the north-east portion of the site.

Servicing

In response to the original proposal, the applicant was requested to provide to the Commissioner of Works and Emergency Services a municipal lighting assessment for lighting on Bedford Road and a site servicing assessment to determine stormwater runoff,

sanitary flow and water supply demand resulting from this project. The municipal Lighting Assessment was submitted to the City on February 3, 2005 and appears to be adequate. Works and Emergency Services staff have reviewed the site servicing study and have concluded that there is adequate capacity in the adjacent municipal services to accommodate the development.

Site Geohydrology

Nearby Residents of the Prince Arthur Avenue and Bedford Road have raised concerns respecting the possible proximity of Taddle Creek to the subject site and the impact on the proposed four level underground parking garage. The concerns were conveyed to the applicant by City Planning staff. The applicant had McClymont & Rak Engineers, Inc., their geohydrological consultants do an initial response to these concerns and submitted it on January 27, 2005.

The consultant report dated December 23, 2004 indicated that the proposed building foundation will be 1.5 metres below the TTC subway structure, which has governed the geohydrology of the subject/adjacent residential site since its construction in the 1950's. The report stated that on-site boreholes/monitoring wells have been drilled on the site close to the TTC property and Bloor Street. The consultant believes that the proposed development will have limited impact on the geohydrology of the surrounding area.

City Planning staff however, have requested the applicant to provide and maintain on-site and off-site monitoring wells prior to and during the construction phase to determine any potential for impacts on the adjacent properties, including the Intercontinental Hotel and the TTC subway station.

The property at 230 Bloor Street West contains the building where John Lyle, a notable Canadian architect, conducted his practice. The applicant is proposing to retain the reconstructed façade in a publicly accessible space in the new development. A working group involving representatives of various stakeholder groups supports the proposed retention scheme. Heritage Preservation staff recommended approval of this scheme to the Heritage Board at its meeting of April 14, 2005. Preservation staff recommended the scheme subject to a heritage easement agreement, a Conservation Strategy and Plan, a commemorative and interpretation plan and financial security to implement the plans.

Section 37

A package of community benefits will add to the planning merits of the proposal and implements Official Plan objectives related to well-managed and balanced growth. The proposal exceeds 20,000 m², and is therefore subject to a public art contribution. Discussions with the applicant and the Ward Councillor and representative of the ARA have led to a commitment to enter into a Section 37 agreement and Heritage Easement Agreement to provide the following public benefits. The total combined value of the Section 37 and Public Art contribution is in the range of \$1.7 million, which includes:

- (a) John Lyle Studio façade relocation to the proposed courtyard on Bedford Road;
- (b) \$200,000 dollars to be provided to the City of Toronto, prior to the issuance of an above-grade building permit, primarily for professional consulting services required in preparation of a Heritage Conservation District Plan or Plans for a study area or areas within the Annex community. Such funds are to be forwarded by the City to the Annex Residents Association to engage the consultants and oversee the study. Funds will be forwarded upon the Manager of Heritage Preservation Services being satisfied by the Annex Residents Association that the projected costs and consultant's work plan are reasonable. Study areas are to be designated by Council prior to the engagement of professional consultants and resulting District Plan(s) must be to the satisfaction of the Manager of Heritage Preservation Services. Any residual dollar amounts remaining after completion of the study are to be deposited to the Toronto Heritage Grant Reserve Fund;
- (c) funds for landscaping and park equipment for Taddle Creek Parkette and other open space areas in or nearby the Annex; and
- (d) a Public Art program on-site at a value of one percent of the gross construction costs of the project.

These and other matters such as streetscape improvements and building materials will be secured in a Section 37 Agreement. The OMB will be requested to withhold its order approving an Official Plan Amendment and Zoning By-law until the Section 37 Agreement is executed by the parties and registered on title;

Development Charges

It is estimated that Development Charges for this project will be \$1,712,826.00. This is an estimate and the actual charge is assessed and collected upon issuance of the Building Permit.

Conclusions:

Planning staff recommends City Council direction for approval of the proposed Official Plan and Rezoning Application to permit a 32-storey mixed-use building.

The proposed building exceeds the current planning permissions respecting height and density. Given the site's location within a mixed-commercial residential area on Bloor Street. Its proximity to the Bloor/Spadina subway line and surface transit routes and to shopping entertainment and employment areas, the proposed height and density represents an increase that is both compatible with the development in the area and that is supportable by existing services.

Potential negative impacts of the proposal, particularly with respect to shadowing, have been mitigated through the building's siting and design.

The applicant is proposing a substantial landscape plan that will benefit the local streetscape and the residents of surrounding buildings. A monetary contribution for use in improving neighbourhood community facilities along with other public benefits will be provided by the applicant.

For the reasons stated above, staff recommends approval of the requested amendments to the Official Plan and Zoning By-law subject to the conditions discussed in this report and set out in Appendix 15.

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Director, Community Planning, South District

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List of Attachments:

Attachment 1: Application Data Sheet
Attachment 2: Site/Ground Floor Plan
Attachment 3: Underground Garage Cross Section
Attachment 4: North Elevation
Attachment 5: South Elevation
Attachment 6: East Elevation
Attachment 7: West Elevation
Attachment 8: Birds Eye View Perspective
Attachment 9: Density Context Map - 2 Blocks E/W
Attachment 10: Height Context Map - 2 Blocks E/W
Attachment 11: Pedestrian View looking east on Bloor/Southside
Attachment 12: Official Plan Part I
Attachment 13: Official Plan Part II
Attachment 14: Zoning
Attachment 15: Settlement Requirements

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Application Type Official Plan Amendment & Application Number: 04 111005 STE 20 OZ
 Rezoning
 Details OPA & Rezoning, Standard Application Date: February 23, 2004
 Municipal Address: 230 BLOOR ST W, Toronto ON
 Location Description: CON 2 FB PT LT23 RP63R1404 PT 1 **GRID S2003
 Project Description: 399 UNIT MIXED COMMERCIAL-RESIDENTIAL HIGH-RISE
 DEVELOPMENT. INCLUDES 230 TO 244 BLOOR STREET WEST AND 1
 BEDFORD ROAD. (CONCURRENT SITE PLAN APPLICATION
 CIRCULATED WITH THIS OPA- REZONING)

| | | | |
|---|---------------|-------------------|--------------------------------|
| Applicant: | Agent: | Architect: | Owner: |
| MCCARTHY TETRAULT STEPHEN DIAMOND | | | BEDFORD AT BLOOR REALTY INC |

PLANNING CONTROLS

| | | | |
|----------------------------|-------------------|--------------------------|---|
| Official Plan Designation: | MDMCRA | Site Specific Provision: | |
| Zoning: | CR T3.0 C2.0 R2.5 | Historical Status: | Y |
| Height Limit (m): | 24 | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | |
|------------------------------------|--------|---------|-----------------|--------------|
| Site Area (sq. m): | 3725.5 | Height: | Storeys: | 32 |
| Frontage (m): | 61 | | Metres: | 100 |
| Depth (m): | 61 | | | |
| Total Ground Floor Area (sq. m): | 1987 | | | Total |
| Total Residential GFA (sq. m): | 34511 | | Parking Spaces: | 404 |
| Total Non-Residential GFA (sq. m): | 1581 | | Loading Docks | 1 |
| Total GFA (sq. m): | 36092 | | | |
| Lot Coverage Ratio (%): | 53.3 | | | |
| Floor Space Index: | 9.6 | | | |

DWELLING UNITS

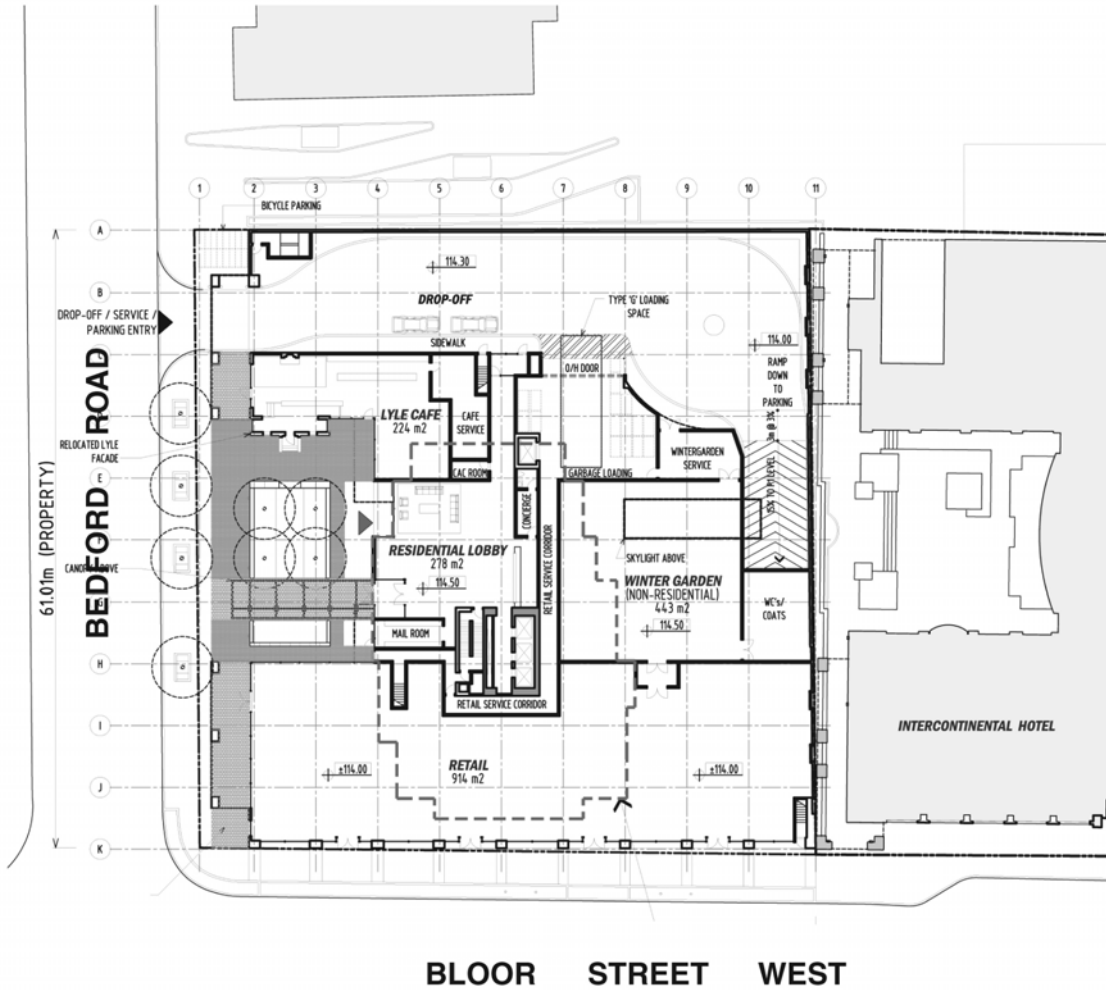
| | |
|--------------|-------|
| Tenure Type: | Condo |
| Rooms: | 0 |
| Bachelor: | 0 |
| 1 Bedroom: | 17 |
| 2 Bedroom: | 234 |
| 3 + Bedroom: | 57 |
| Total Units: | 308 |

FLOOR AREA BREAKDOWN (upon project completion)

| | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m): | 34511 | 0 |
| Retail GFA (sq. m): | 1581 | 0 |
| Office GFA (sq. m): | 0 | 0 |
| Industrial GFA (sq. m): | 0 | 0 |
| Institutional/Other GFA (sq. m): | 0 | 0 |

| | | |
|-----------------|----------------------|-------------------------------------|
| CONTACT: | PLANNER NAME: | Barry Brooks, Senior Planner |
| | TELEPHONE: | (416) 392-1316 |

Attachment 2: Site Plan/Ground Floor Plan



Site Plan / Ground Floor

Applicant's Submitted Drawing

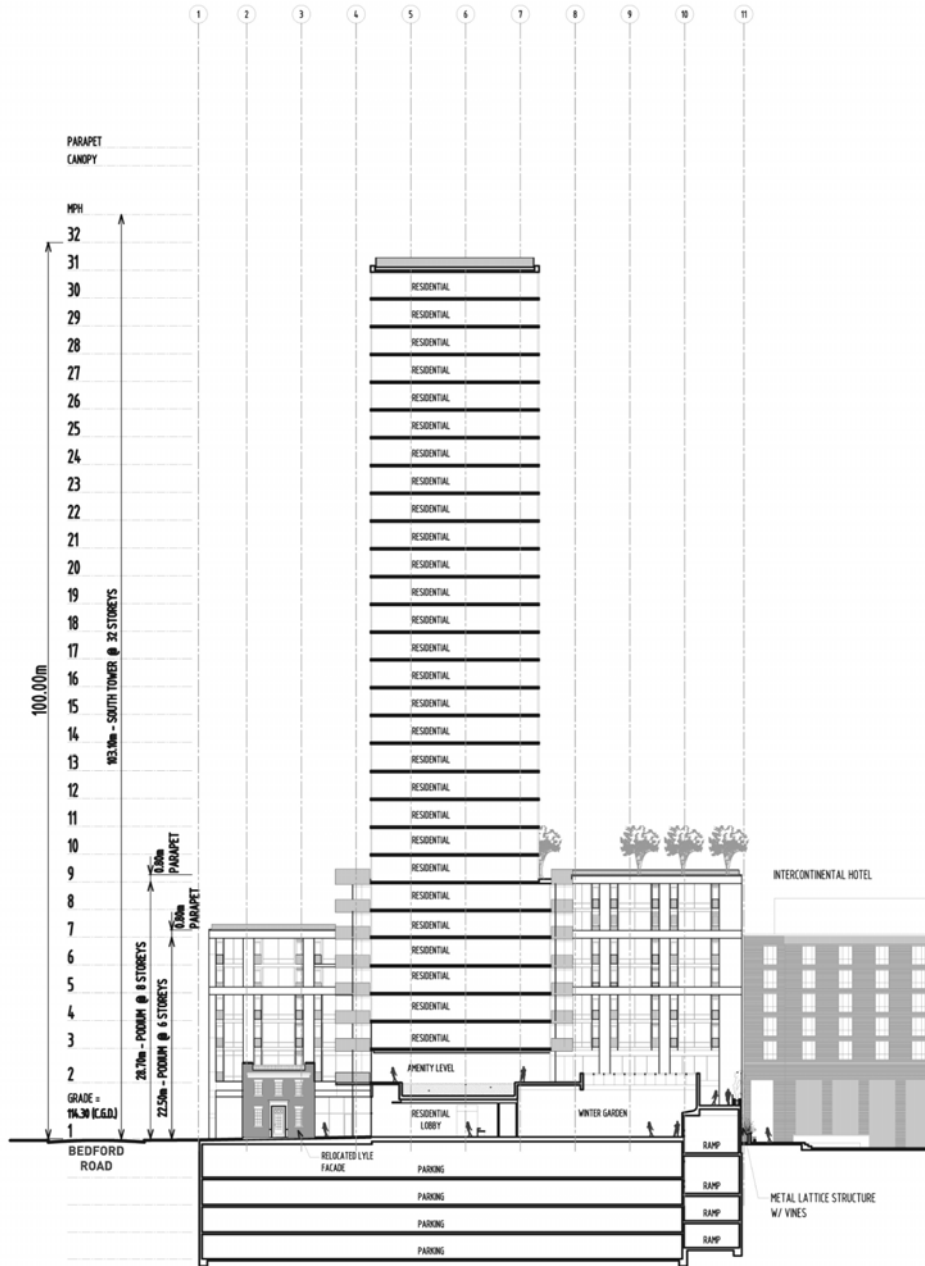
Not to Scale
06/14/05



230,232,234,236,238,240,242 & 244 Bloor St West
& 1 Bedford Rd

File # 04_111005 & 04_111032

Attachment 3: Underground Garage Cross Section



East / West Section

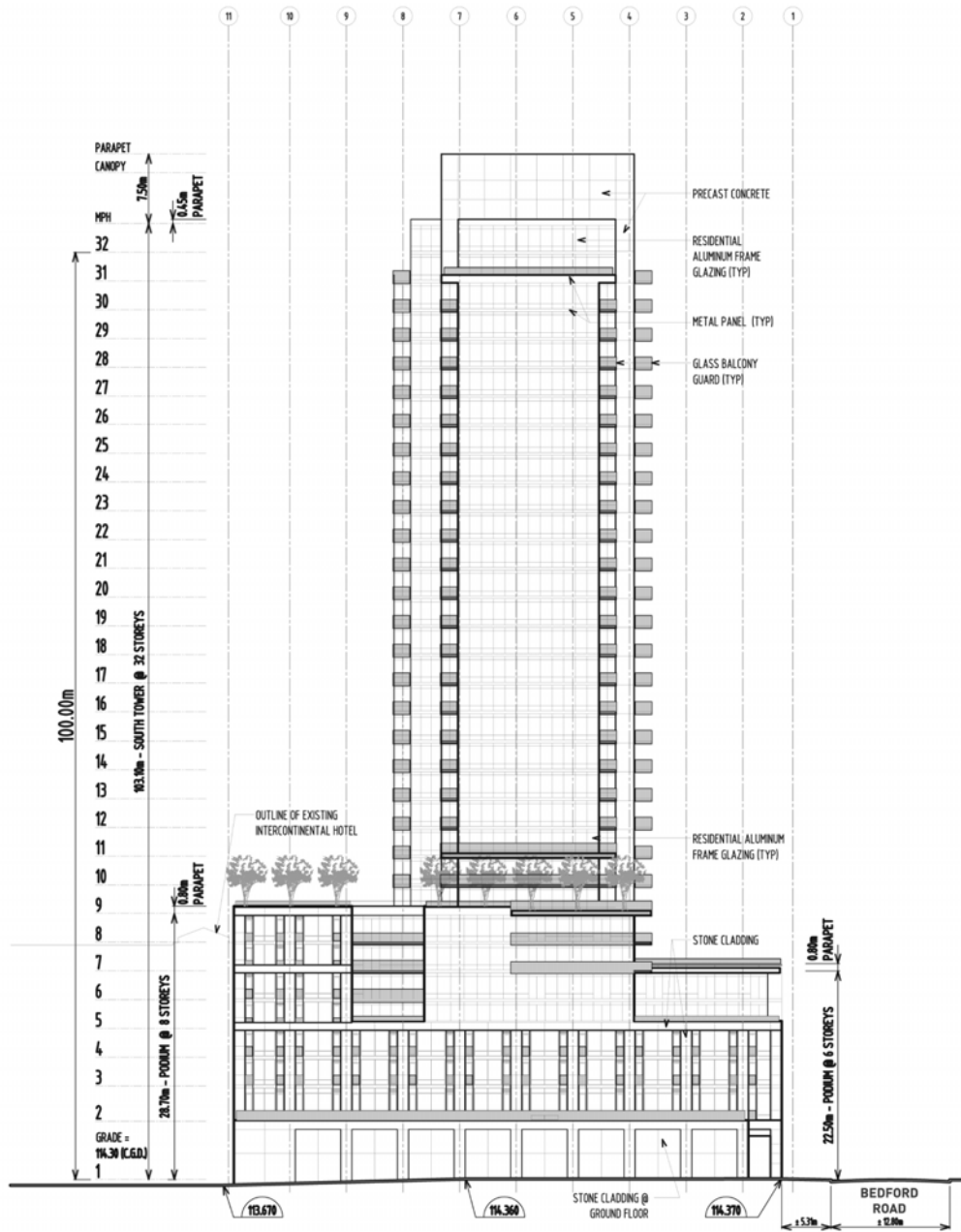
Applicant's Submitted Drawing

Not to Scale
06/14/05

230,232,234,236,238,240,242 & 244 Bloor St West
& 1 Bedford Rd

File # 04_111005 & 04_111032

Attachment 4: North Elevation



North Elevation

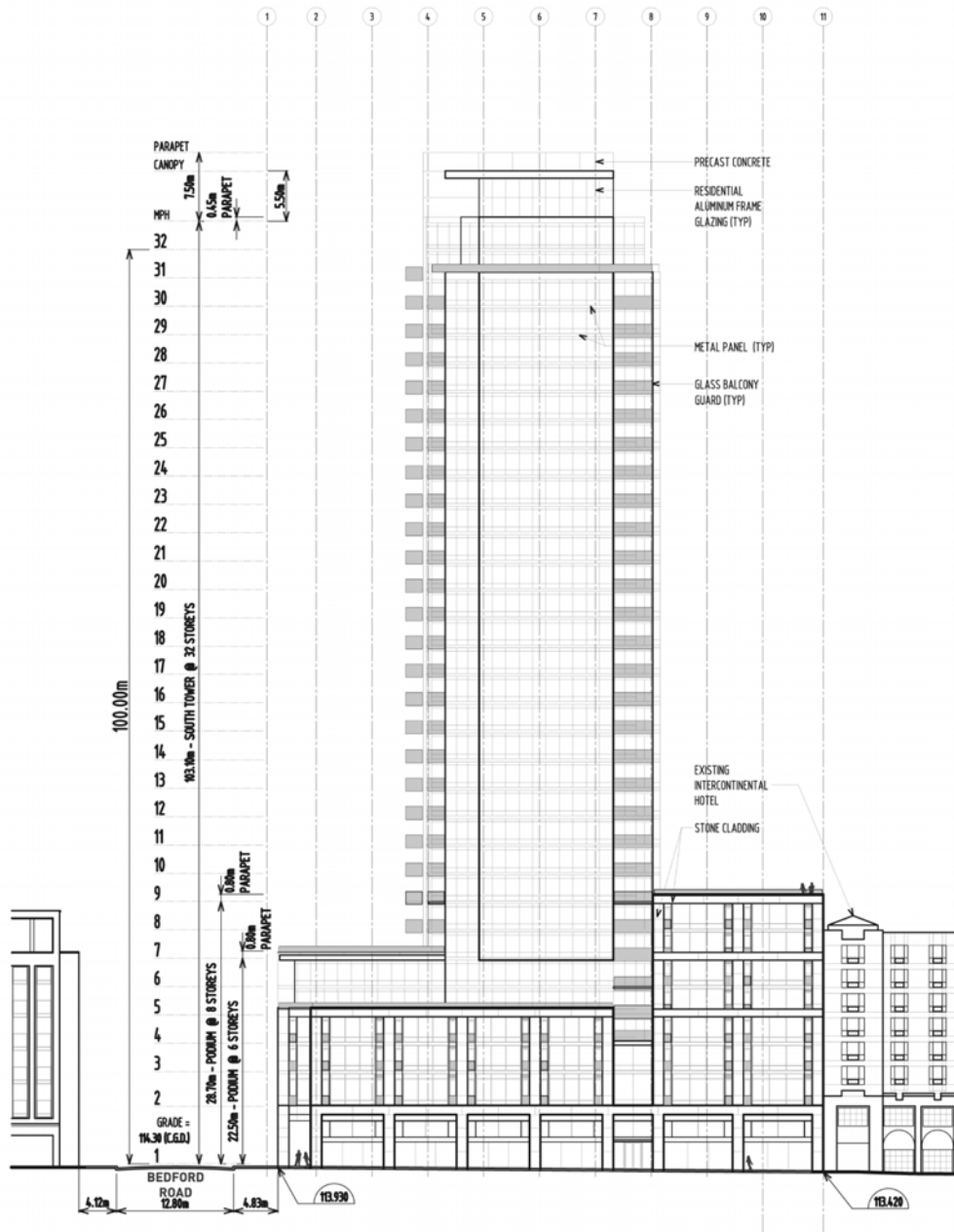
Applicant's Submitted Drawing

Not to Scale
06/14/05

230,232,234,236,238,240,242 & 244 Bloor St West
& 1 Bedford Rd

File # 04_111005 & 04_111032

Attachment 5: South Elevation



South Elevation

Applicant's Submitted Drawing

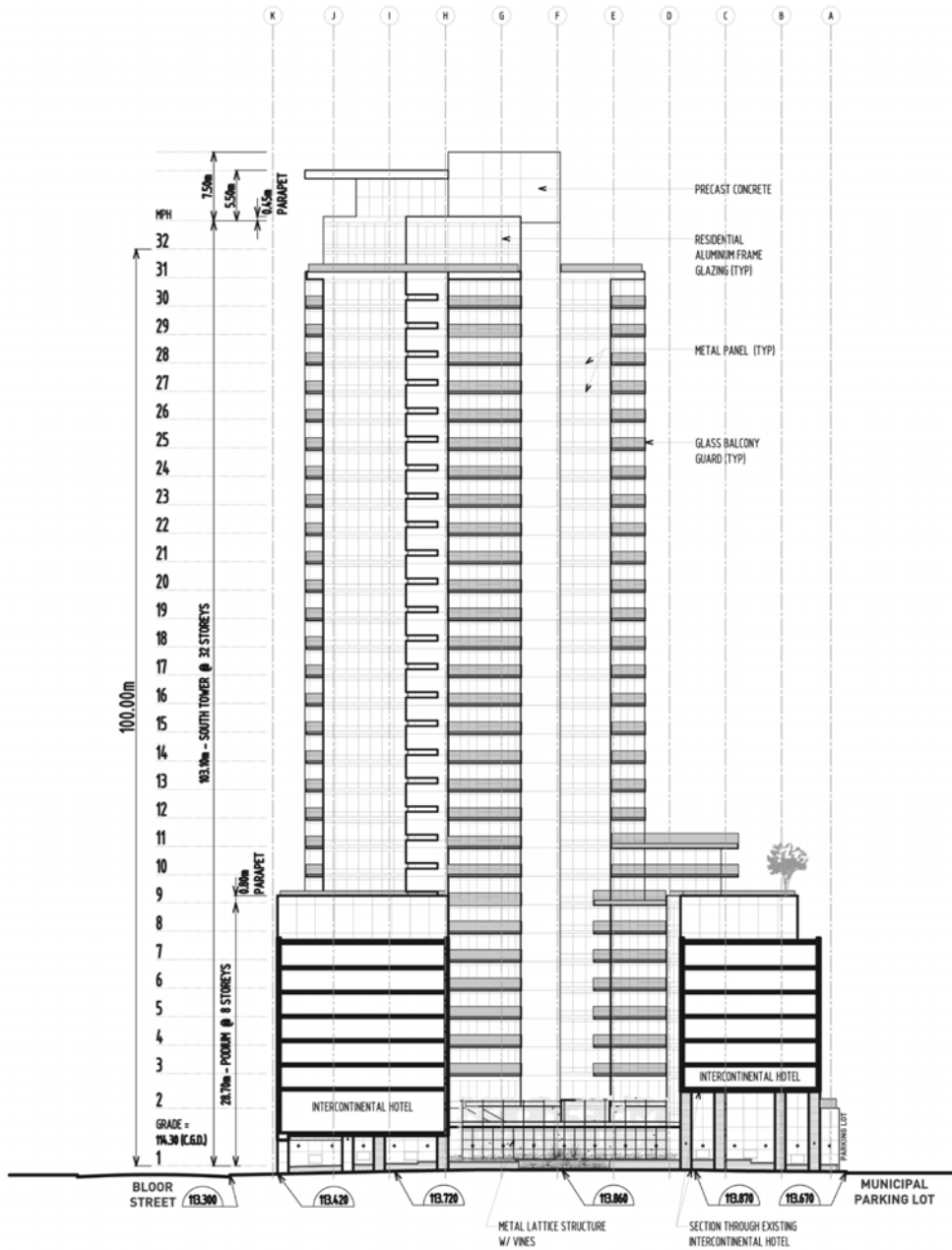
Not to Scale
06/14/05



230,232,234,236,238,240,242 & 244 Bloor St West
& 1 Bedford Rd

File # 04_111005 & 04_111032

Attachment 6: East Elevation



East Elevation

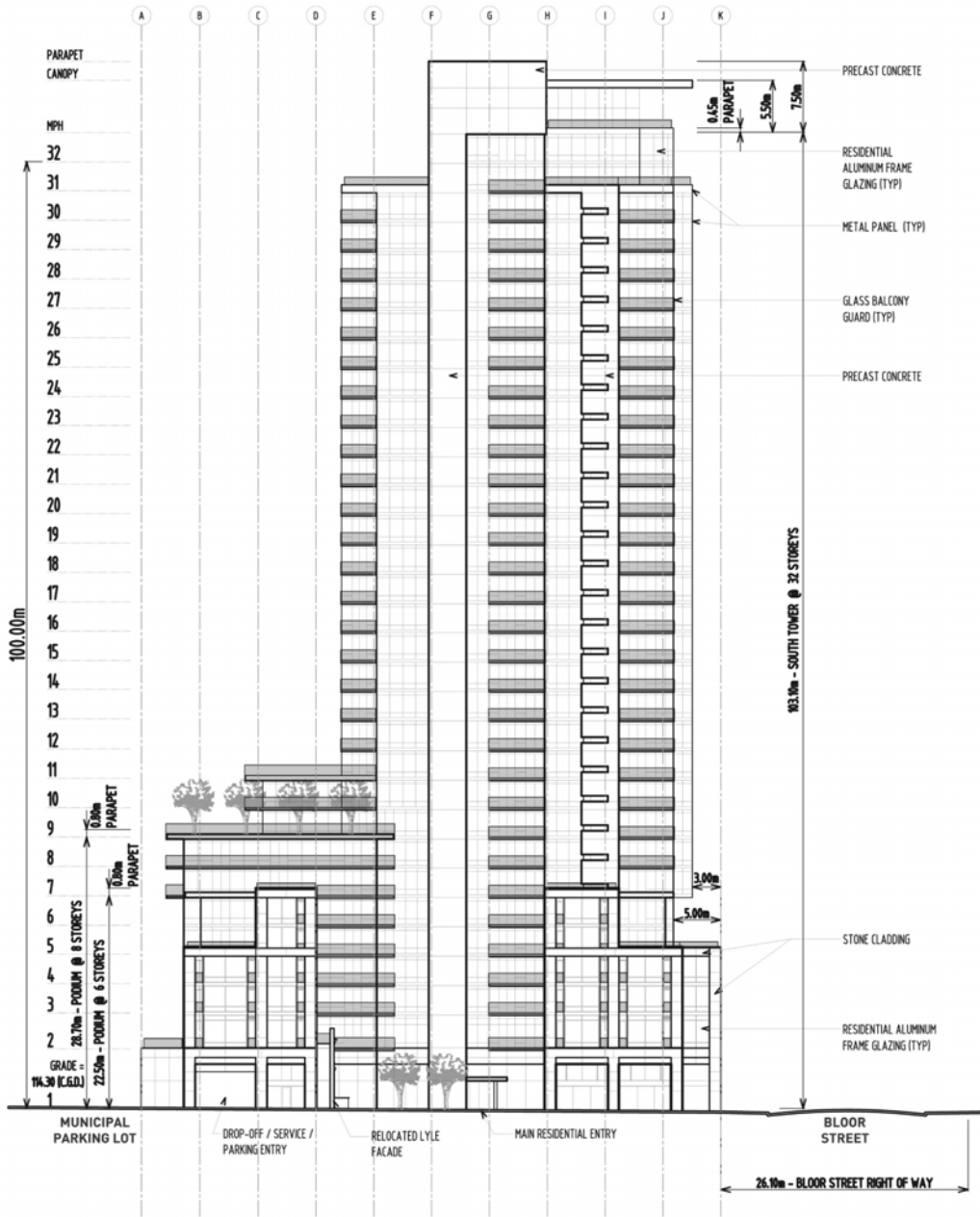
Applicant's Submitted Drawing

Not to Scale
06/14/05

230,232,234,236,238,240,242 & 244 Bloor St West
& 1 Bedford Rd

File # 04_111005 & 04_111032

Attachment 7: West Elevation



West Elevation

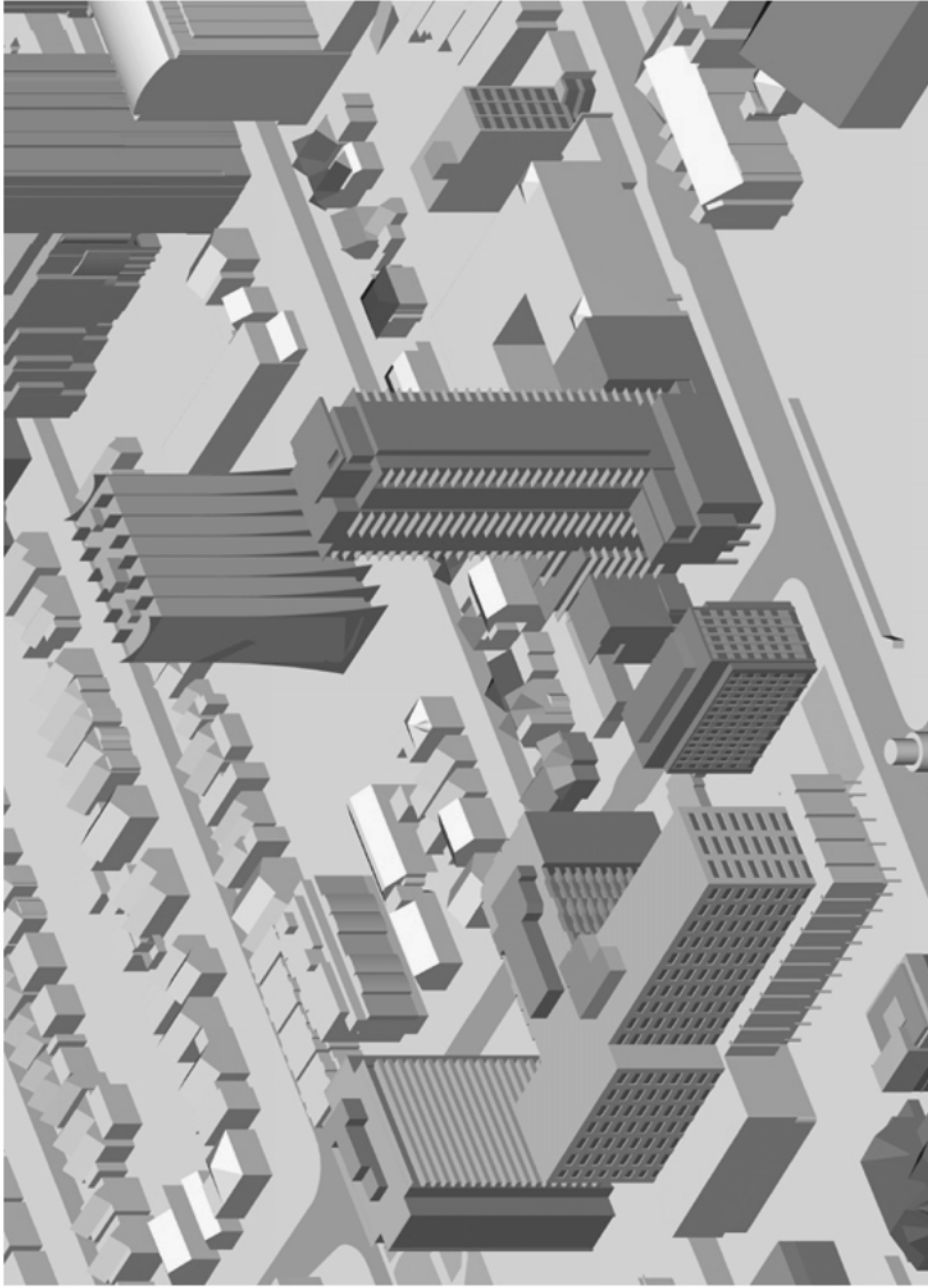
Applicant's Submitted Drawing

Not to Scale
06/14/05

230,232,234,236,238,240,242 & 244 Bloor St West
& 1 Bedford Rd

File # 04_111005 & 04_111032

Attachment 8



Perspective View of Applicant's Proposal

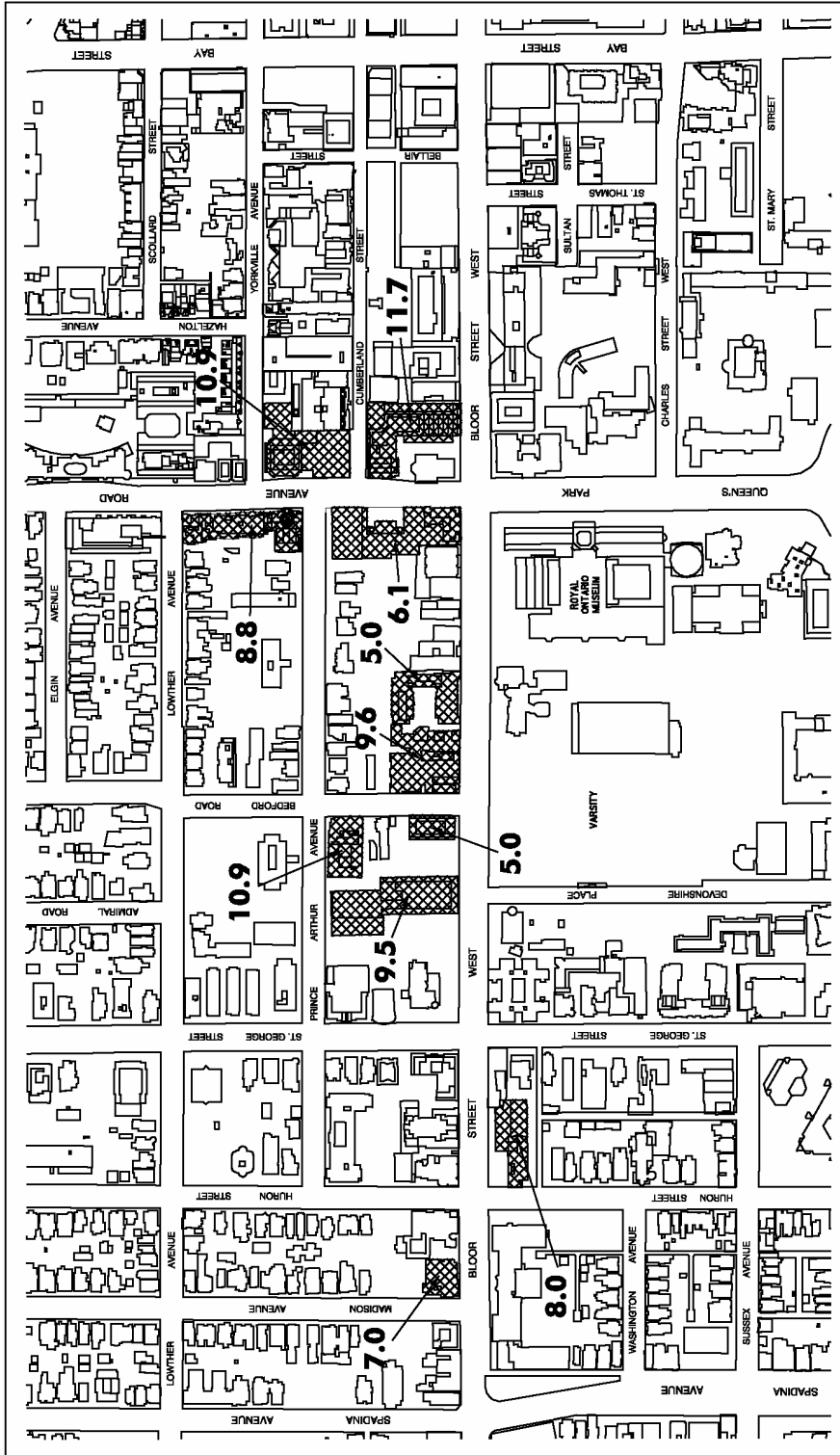
Applicant's Submitted Drawing

Not to Scale
03/01/04

**230,232,234,236,238,240,242 & 244 Bloor St West
& 1 Bedford Rd**

File # 04_111005 & 04_111032

Attachment 9



Toronto City Planning Division
Density Context Map

230,232,234,236,238,240,242 & 244 Bloor St West
 & 1 Bedford Rd

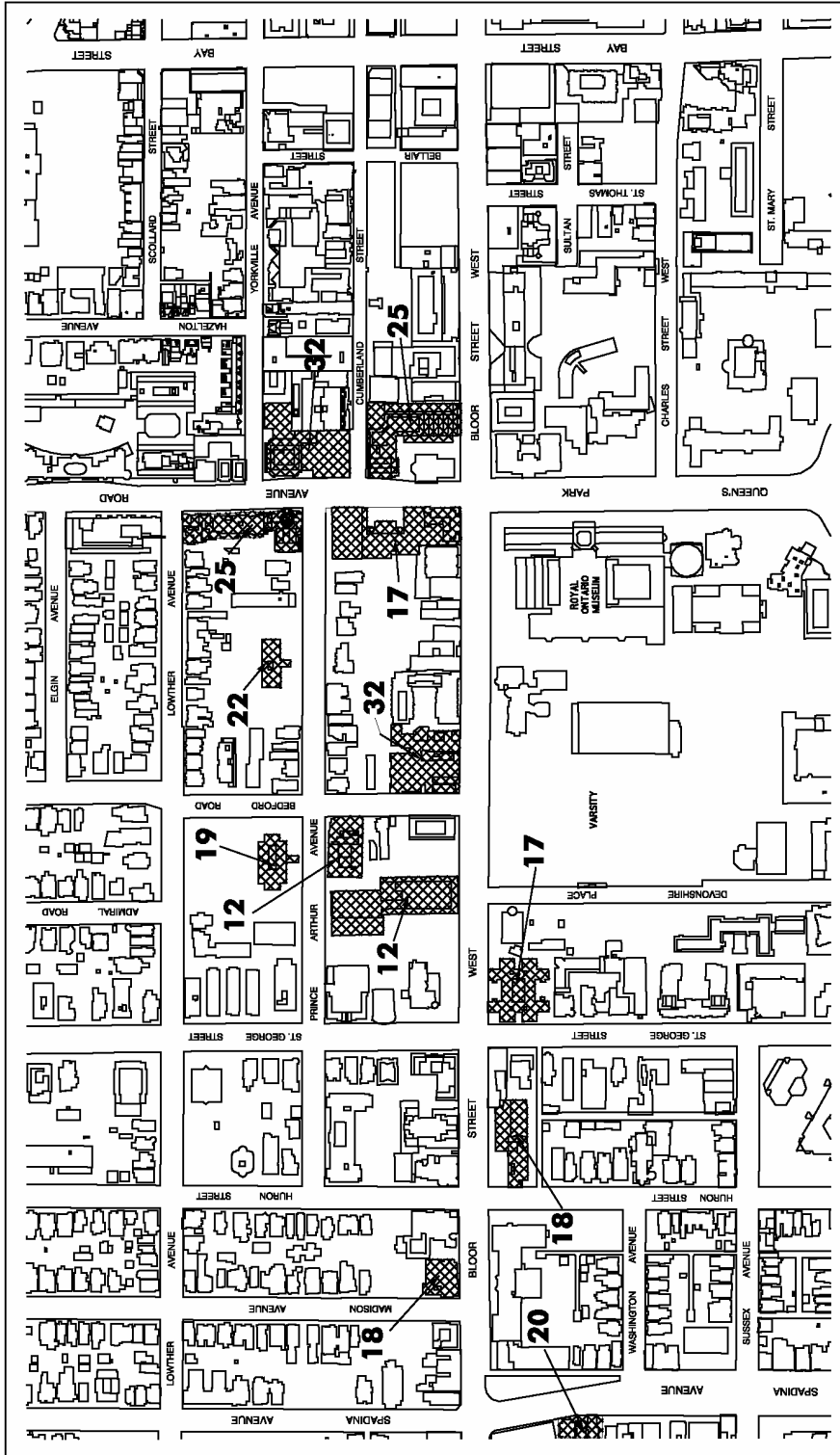
File # 04_111005 & 04_111032



8 Density

Extracted 06/10/05 - TA

Attachment 10



230,232,234,236,238,240,242 & 244 Bloor St West
 & 1 Bedford Rd
 File # 04_111005 & 04_111032

Toronto City Planning Division
Height Context Map

18 Height in Storeys



Not to Scale

Extracted 06/10/05 - TA

Attachment 11: Perspective



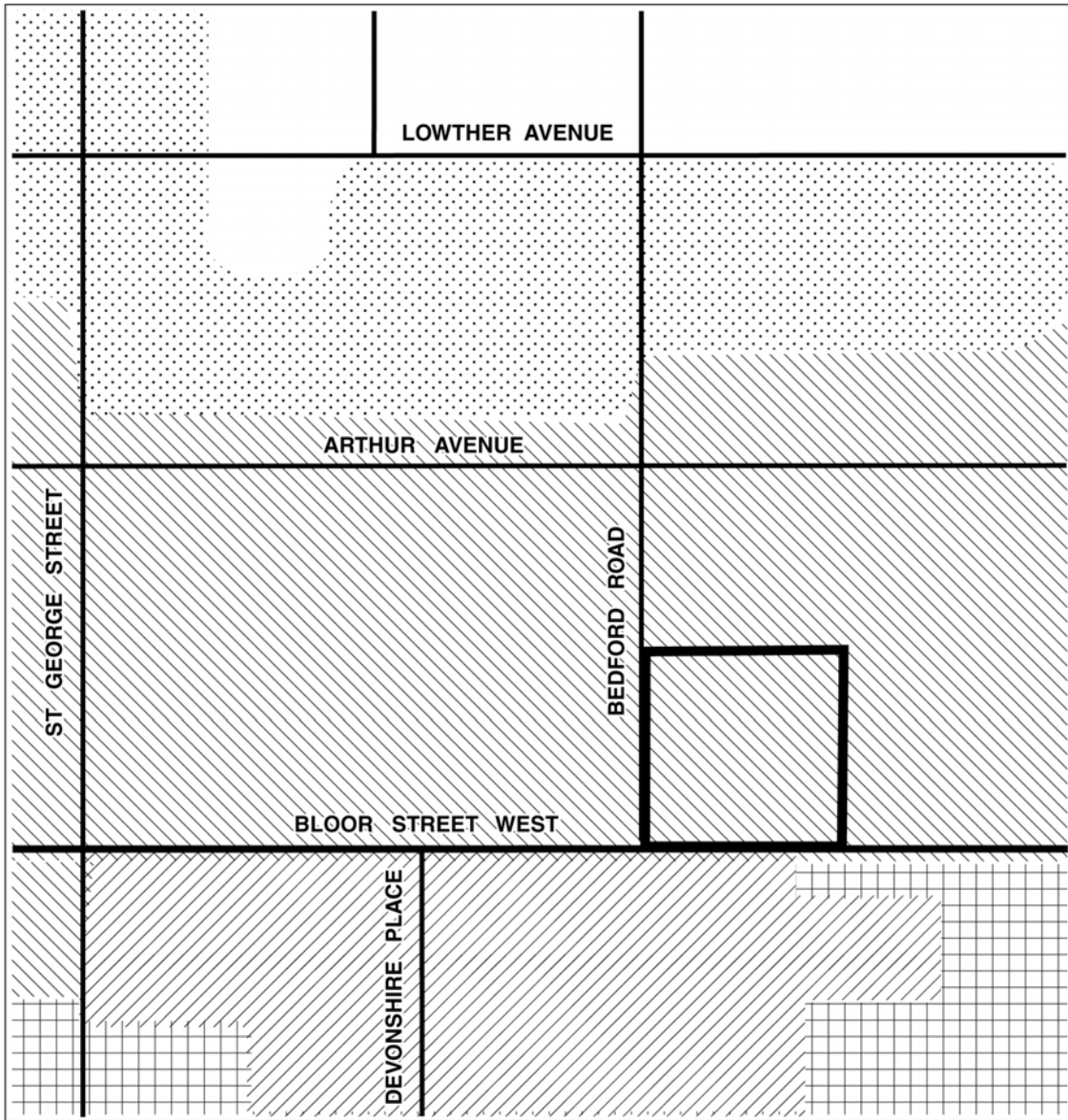
**Pedestrian View Looking East
(on south side of Bloor St)**

Applicant's Submitted Drawing
Not to Scale
06/14/05

**230,232,234,236,238,240,
242 & 244 Bloor St West & 1 Bedford Rd**

File # 04_111005 & 04_111032

Attachment 12: Official Plan Part I



 **TORONTO** Urban Development Services
Official Plan

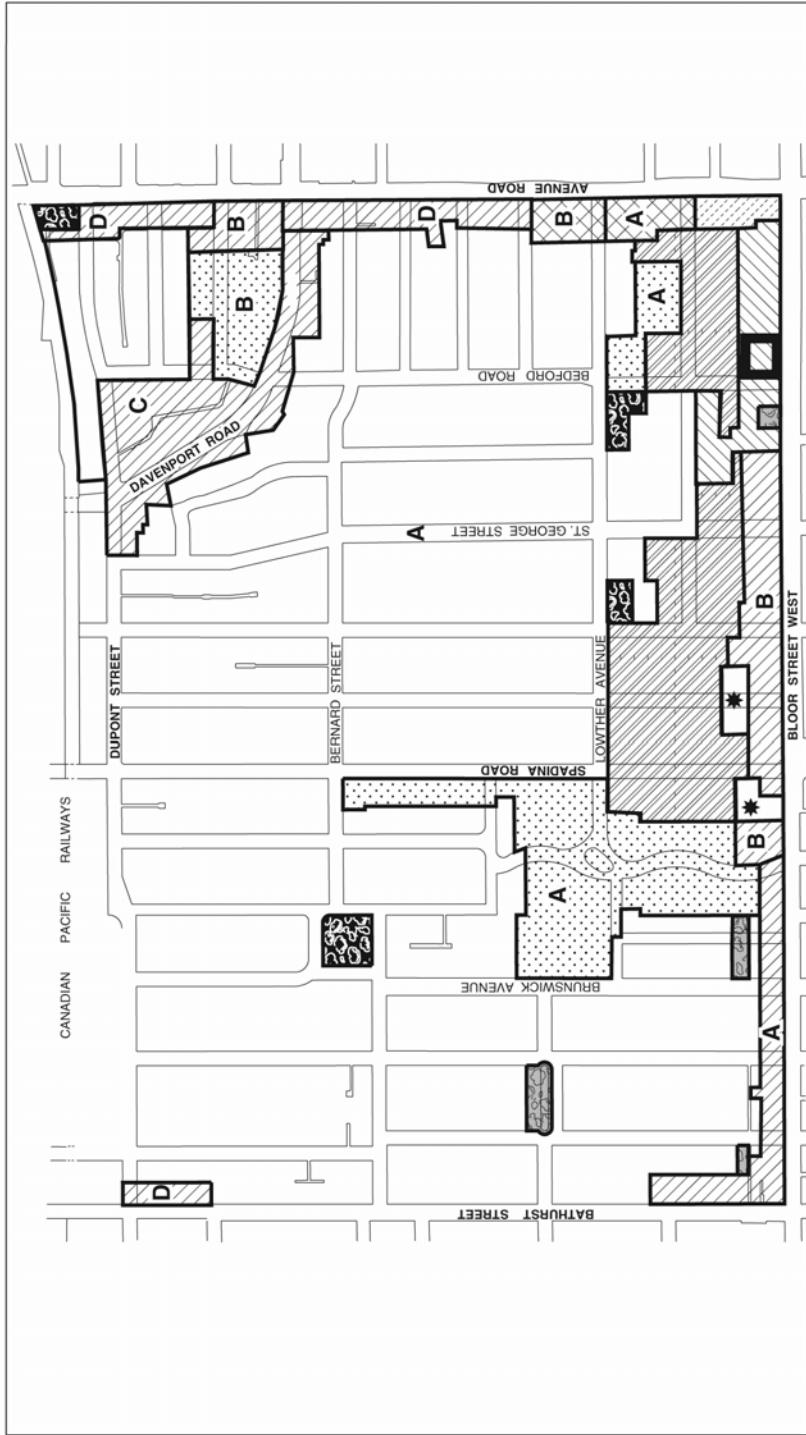
230,232,234,236,238,240,242 & 244 Bloor St West
& 1 Bedford Rd

File # 04_111005 & 04_111032

- | | |
|--|---|
|  Site |  Low Density Mixed Commercial - Residential Areas |
|  Low Density Residence Areas |  Medium Density Mixed Commercial - Residential Areas |
|  Medium Density Residence Areas |  University Areas |


Not to Scale
03/01/04

Attachment 13: Official Plan Part II



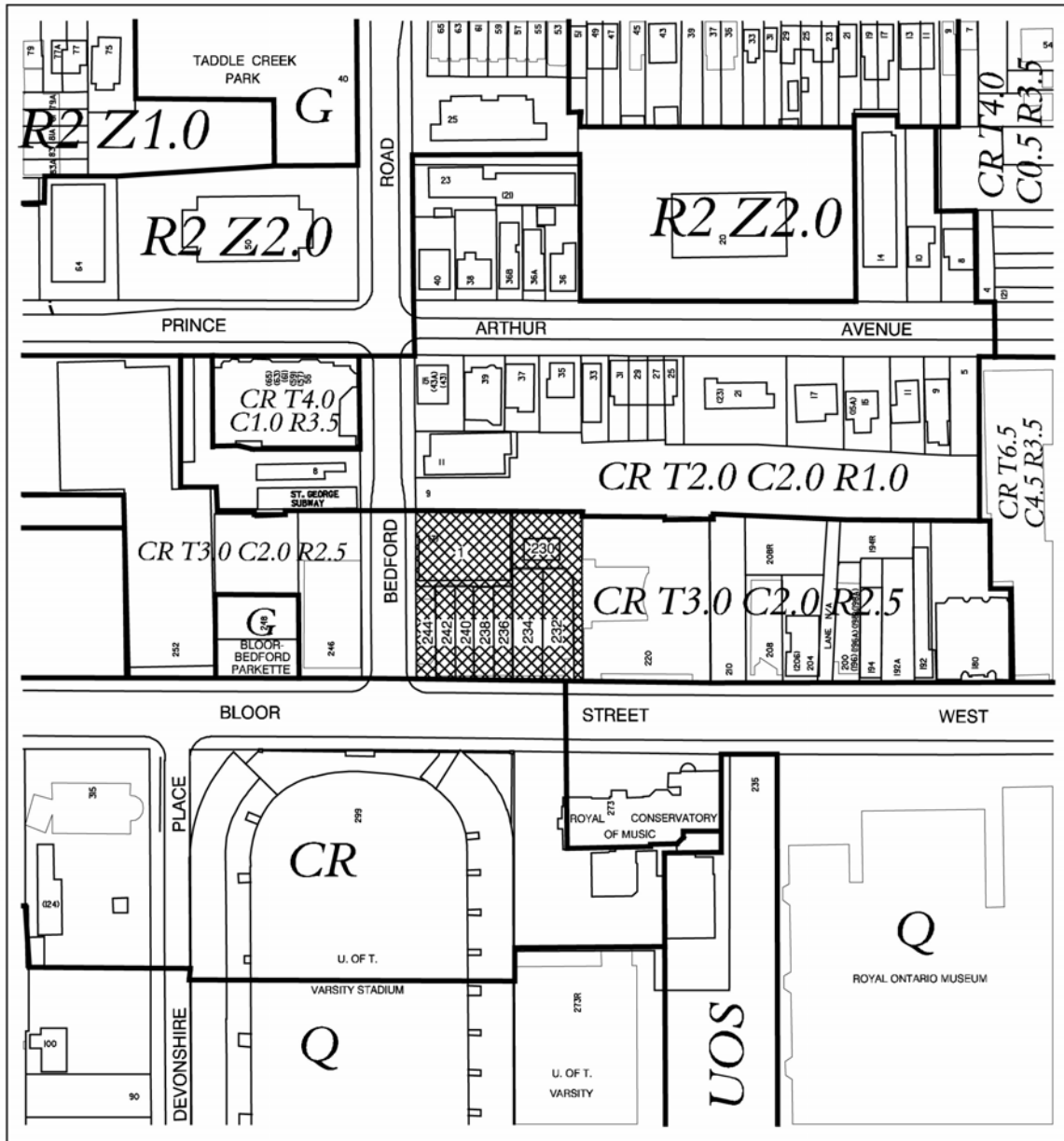
Toronto Urban Development Services
Official Plan Part II
 230, 232, 234, 236, 238, 240, 242 & 244 Bloor St West
 & 1 Bedford Rd

File # 04_111005 & 04_111032

- | | | | | | |
|--|--|--|--|--|--------------------|
| | Site | | Low Density Mixed Commercial-Residential Areas 'A', 'B', 'C' & 'D' | | Local Park |
| | Low Density Residence Area | | Medium Density Mixed Commercial-Residential Area | | Park |
| | Medium Density Residence Areas 'A' & 'B' | | High Density Mixed Commercial-Residential Area | | Special Study Area |
| | | | Special Commerce Area | | |
| | | | General Use Area | | |
| | | | Special Mixed Use Areas A & B | | |

Not to Scale
 04/02/04

Attachment 14: Zoning (Map)



Toronto Urban Development Services
Zoning

230,232,234,236,238,240,242 & 244 Bloor St West
 & 1 Bedford Rd
 File # 04_111005 & 04_111032

- G Parks District
- UOS Parks District
- R2 Residential District
- CR Mixed-Use District
- Q Mixed-Use District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 03/01/04 - DR

Attachment 15: Settlement Requirements

As a condition of settlement the owner shall:

1. Build in accordance with the plans and drawings submitted on June 14, 2005 and date stamped June 21, 2005
2. Ensure that:
 - the building has a maximum height of 100 metres to the roof of the top residential floor (32 storeys) as shown in the plans and drawings submitted on June 14, 2005 and date stamped on June 21, 2005;
 - the tower has a maximum footprint of 800 m² in accordance with the plans and drawings submitted on June 14, 2005 and date stamped June 21, 2005;
 - the mechanical penthouse has a maximum of 5.5 metres plus the architectural canopy element as shown in the plans and drawings submitted on June 14, 2005 and date stamped June 21, 2005;
 - the 8-storey north and south podiums do not exceed a maximum height of (26.6 m);
 - the 6-storey west podium must not exceed a maximum height of (21.0 m);
 - the maximum residential gross floor area for the building does not exceed 34, 511 m²;
 - the maximum non-residential gross floor area for the building does not exceed 1581 m²;
 - the maximum density for the project does not exceed 9.69 times the area of the lot;
 - the minimum parking requirements of the Zoning By-law for condominiums in the Central Area of the City are met; and
 - a Type 'G' loading space in accordance with vertical and horizontal clearances requested by Works and Emergency Services staff as provided.
3. Provide Public Benefits with a total value of 1.2 million dollars Under Section 37 of the Planning Act to include:

- the relocation of the John Lyle Studio façade to the Proposed south wall of the proposed courtyard on Bedford Road;
 - \$200,000.dollars maximum to be provided to the City of Toronto, prior to the issuance of an above-grade building permit, primarily for professional consulting services required in the preparation of a Heritage Conservation District Plan or Plans for a study area or areas within the Annex community. Such funds are to be forwarded by the City to the Annex Residents Association to engage the consultants and oversee the study. Funds will be forwarded upon the Manager of Heritage Preservation Services being satisfied by the Annex Residents Association that the projected costs and consultants work plans are reasonable. Study areas are to be designated by Council prior to the engagement of professional consultants and resulting District Plan(s) must be to the satisfaction of the Manager of Heritage Preservation Services. Any residual dollar amounts remaining after completion of the study are to be deposited to the Toronto Heritage Grant Reserve Fund.
 - funds for enhancement of landscaping and park equipment for Taddle Creek Parkette and open space areas in or nearby the Annex;
 - public art with a value of the lessor of 1% of gross construction costs or 400,000 dollars.
4. Provide Other Matters to be secured in the Section 37 Agreement or as Otherwise Deemed Appropriate by City Legal Including;
- building materials including limestone;
 - streetscape improvements;
 - monitory wells to monitor ground water on and off-site prior to and during the construction phase of the project;
 - all studies required by Civic officials; and
 - public access to a portion of the Bedford Road courtyard.