

1540 Bloor Street West – Rezoning - Preliminary Report

Date:	December 5, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	07-238234 STE 14 OZ

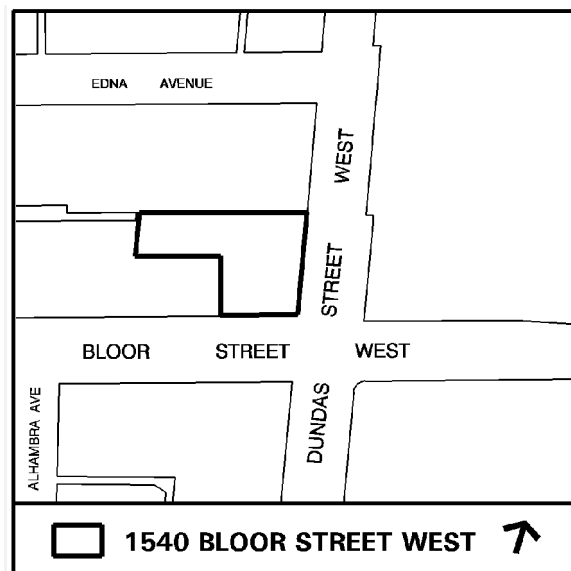
SUMMARY

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

The application proposes to redevelop the property at 1540 Bloor Street West, containing 293 residential units with commercial uses on the ground and second floors. The building would be 29 stories on the southerly portion of the site fronting onto Bloor Street West and Dundas Street West and 8 stories along the rear. Vehicular and servicing access is proposed from Dundas Street West, directly south of the streetcar, bus and pedestrian entrances to Dundas West Station.

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.



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 redevelop the property at 1540 Bloor Street West, to a 293 unit residential building with commercial uses on the ground and second floors. The building would have 29 stories along the southerly portion of the site fronting onto Bloor Street West and Dundas Street West and eight stories along the rear. A total of 293 residential units are proposed with the unit breakdown being approximately 17 (6%) studio (bachelor) units, 155 (52%) one-bedroom units, 108 (37%) two-bedroom units and 15 (5%) three-bedroom units. The total gross floor area for the project is 25,768.7m² of which 1,385m² is proposed for ground and second floor commercial uses.

A total of 171 parking spaces would be provided in a three level underground parking garage that would be accessible from Dundas Street West with 10 visitor spaces located on the ground level. It is proposed to dedicate 56 spaces as Visitor Parking and 9 spaces as Autoshare spaces. Servicing for the project is to be located at the northwest corner of the site on the ground floor level. Access would be shared with the vehicular and bicycle parking.

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

Site and Surrounding Area

The site is irregular in shape and has 31.02m fronting onto the north side of Bloor Street West, 41.77m fronting onto Dundas Street West and an area of 1,737m². The site currently accommodates a two storey mixed use building along Bloor Street West with commercial uses on the ground floor and apartments above. The rear of the site has a one-storey building with multiple commercial units. The applicant intends to demolish the existing building.

The site is surrounded by the following uses:

North: The TTC Dundas West Subway Station which has streetcar, bus and pedestrian entrances directly north of the site.

South: A 13-storey mixed use building (2333 Dundas Street West) is located across the street on the south side of Bloor Street West.

East: Two 29-storey apartment buildings known as 'The Crossways' (2340-2360 Dundas Street West) which are located on the east side of Dundas Street West. The two buildings are connected at their base by an indoor mall.

West: Two-storey mixed use buildings are located on the west of the site along the north side of 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* 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 and is one of four designations identified in the Official Plan as 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 on the corner of two *Avenues* designated in the Official Plan. *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

Fifteen Hundred Forty Bloor Street West is zoned MCR T3.0 C1.0 R2.0. 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.

Urban Design Guidelines

The City has prepared a study, Design Criteria for Review of Tall Building Proposals. The study provides key urban design criteria that should be brought to bear in the evaluation of tall building applications. The City will review the proposed development against the study's criteria.

The City's Design Criteria for Review of Tall Building Proposals study is available on the City's website at: www.toronto.ca/planning/pdf/tallbuildings_udg_aug17_final.pdf

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 will be identified through the review process.

The proposed height of 94.2 metres and proposed density of 13.3 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, Healthy Neighbourhoods, Public Realm, Built Form, Housing* 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, Transportation Study, Shadow Study and Loading Study, in support of their application. Staff are advised that a Housing Issues report is currently being finalized. The final report will provide more details relating to any potential impacts on affordable and mid-range rental housing. As well, the application needs to be considered in the context of Section 111 of the City of Toronto Act, 2006. A detailed description of the Housing Issues Report requirements is available on the City's website at: http://www.toronto.ca/developing-toronto/pdf/appx2_terms_dec07.pdf

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 submitted Avenue Segment Study and proposal on the incremental reurbanization of the Bloor Street West *Avenue* segment between Keele Street and the Canadian National Railways, the Dundas Street West *Avenue* segment between Boustead Avenue and Glen Lake Avenue and nearby *Neighbourhoods*;
- appropriateness and impact of additional height and density 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;
- built form and massing considerations including treatment of the building base, ground floor of the building and their relationship to the streetscape;
- vehicular and pedestrian access and circulation;
- provision, location, and access of vehicular and bicycle parking and loading; and
- housing issues may need to be resolved and will be evaluated upon receipt of the outstanding Housing Issues Report.

Community Consultation

Prior to submission, the applicant has met with the Community on two occasions; in May, 2007 and September, 2007. The first meeting was to discuss the proposal, while the second focused on the required Avenue Segment Study. Additional consultation will be required as the application progresses.

Related Initiatives

In order to address a number of concerns raised by nearby residents with respect to the potential impacts of reurbanization of the area, staff are undertaking an independent series of visioning sessions with the community regarding the portion of Bloor Street West between Keele Street and Dundas Street West. Meetings are scheduled for January, February and March, 2008. Staff will report out on the outcome on this visioning process in advance of, and/or concurrent with a final report on this application.

As part of the application process, staff will also review the Bloor-Lansdowne Avenue Study completed for lands east of the subject property in 2002 and for which implementing zoning was enacted.

Section 37 Agreement

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

Environment

The applicant is seeking to have the development LEED certified to support the City's Toronto Green Development Standard.

CONCLUSIONS

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

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

CONTACT

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SIGNATURE

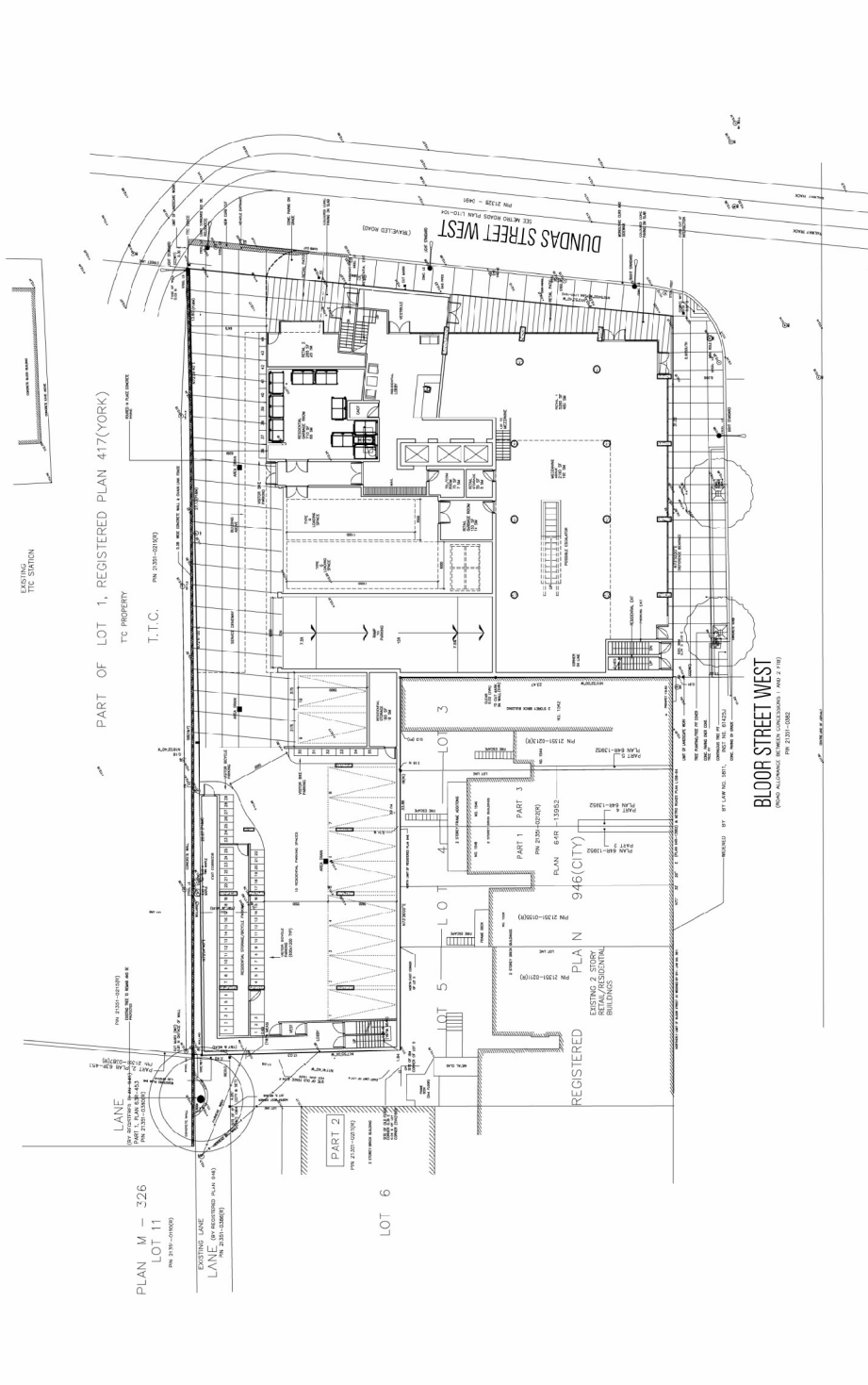
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



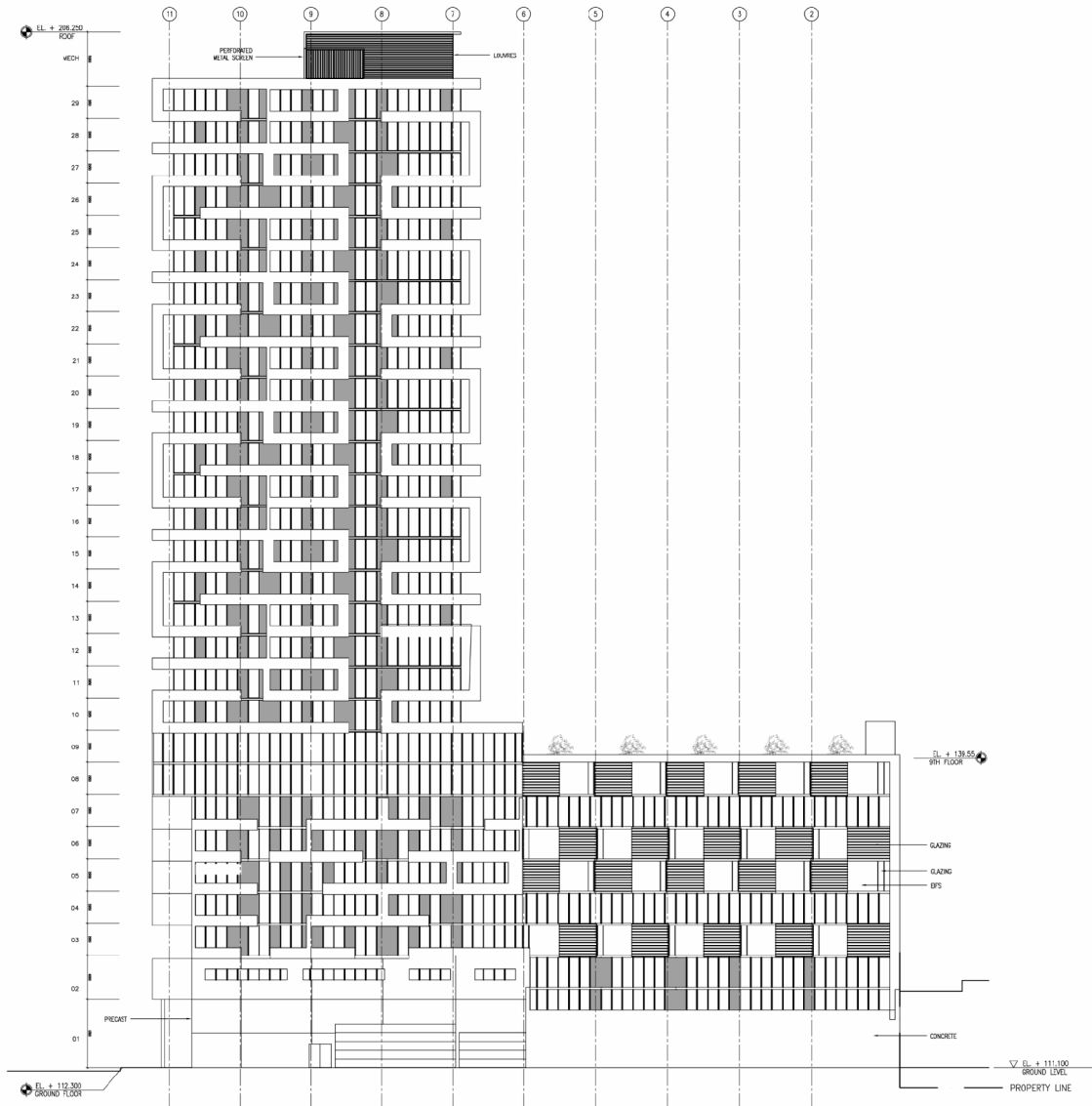
1540 Bloor Street West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 09/21/07

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Attachment 2: North Elevation



North Elevation

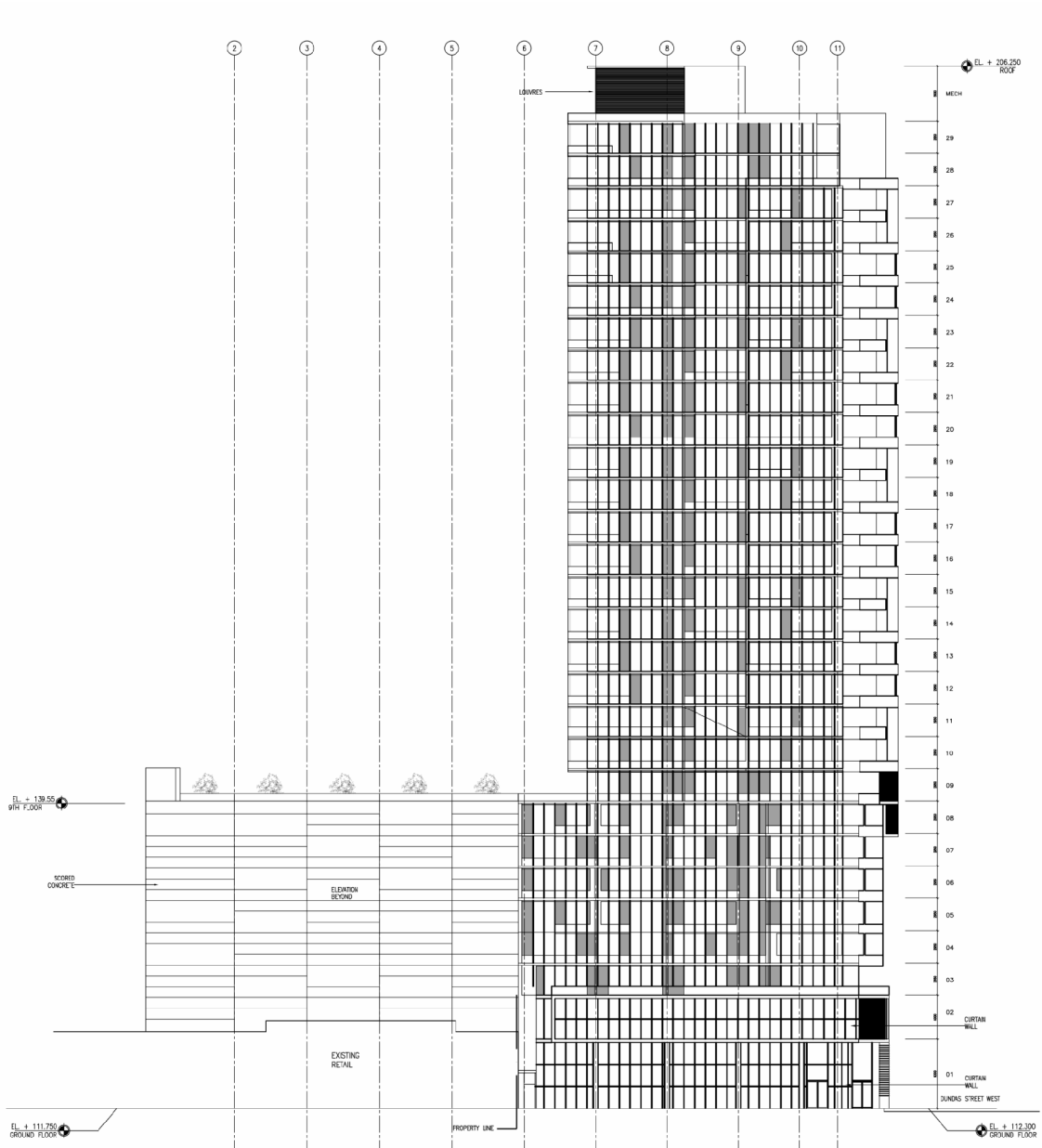
Applicant's Submitted Drawing

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1540 Bloor Street West

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Attachment 3: South Elevation



South Elevation

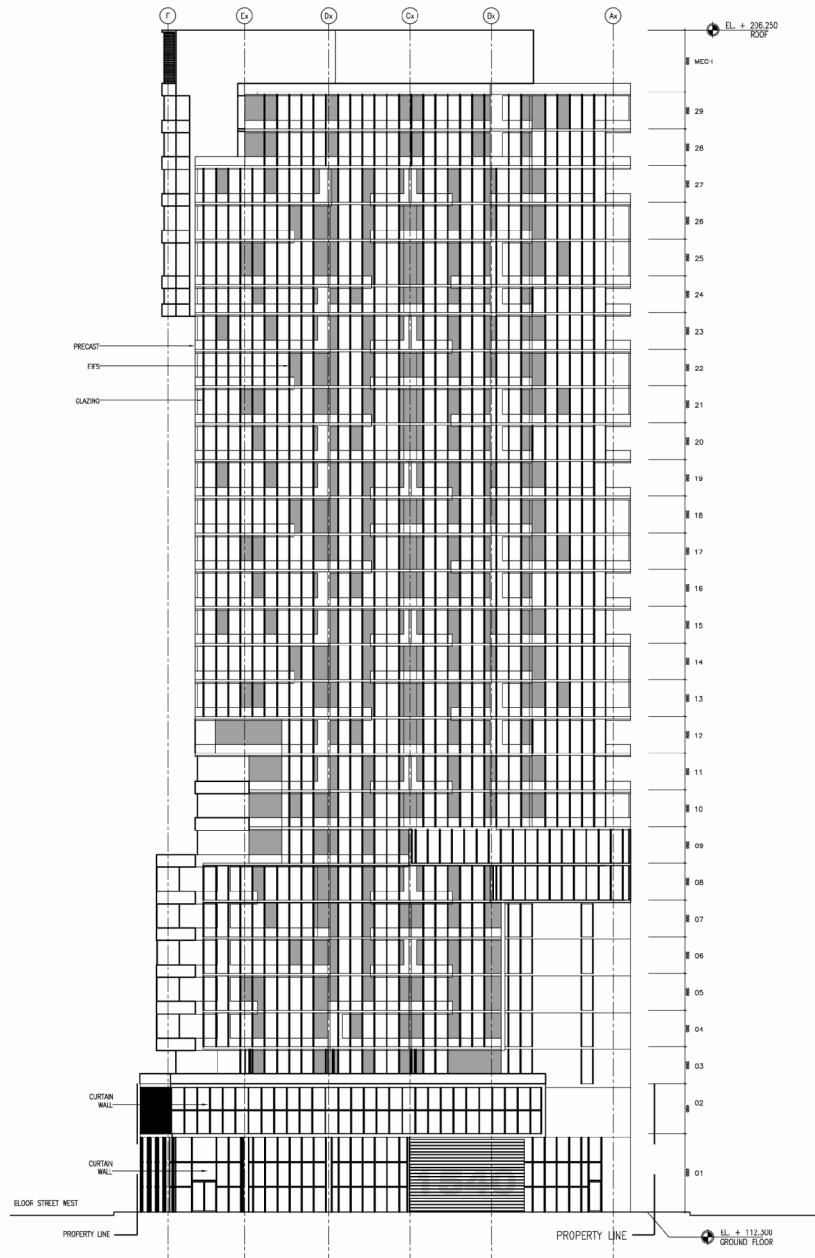
Applicant's Submitted Drawing

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1540 Bloor Street West

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Attachment 4: East Elevation



East Elevation

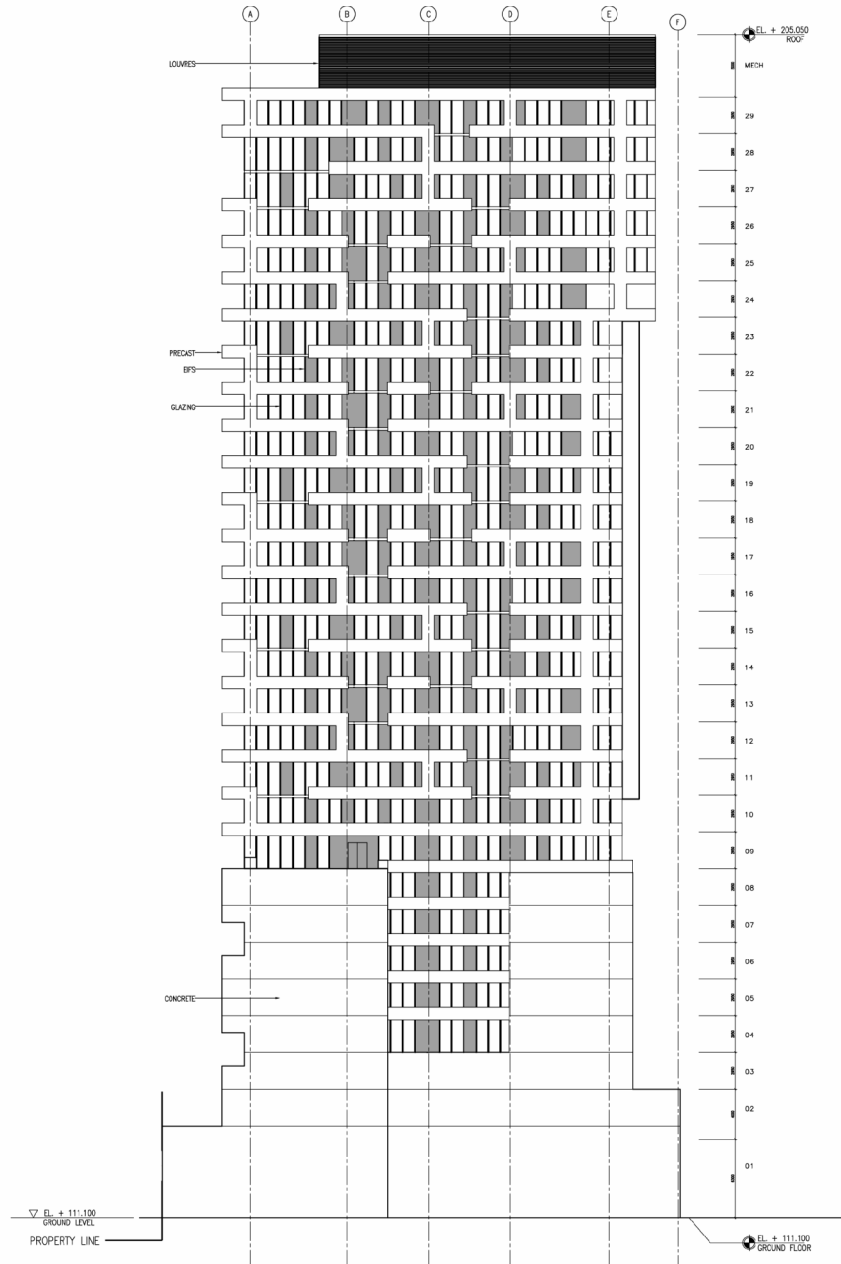
Applicant's Submitted Drawing

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1540 Bloor Street West

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Attachment 5: West Elevation



West Elevation

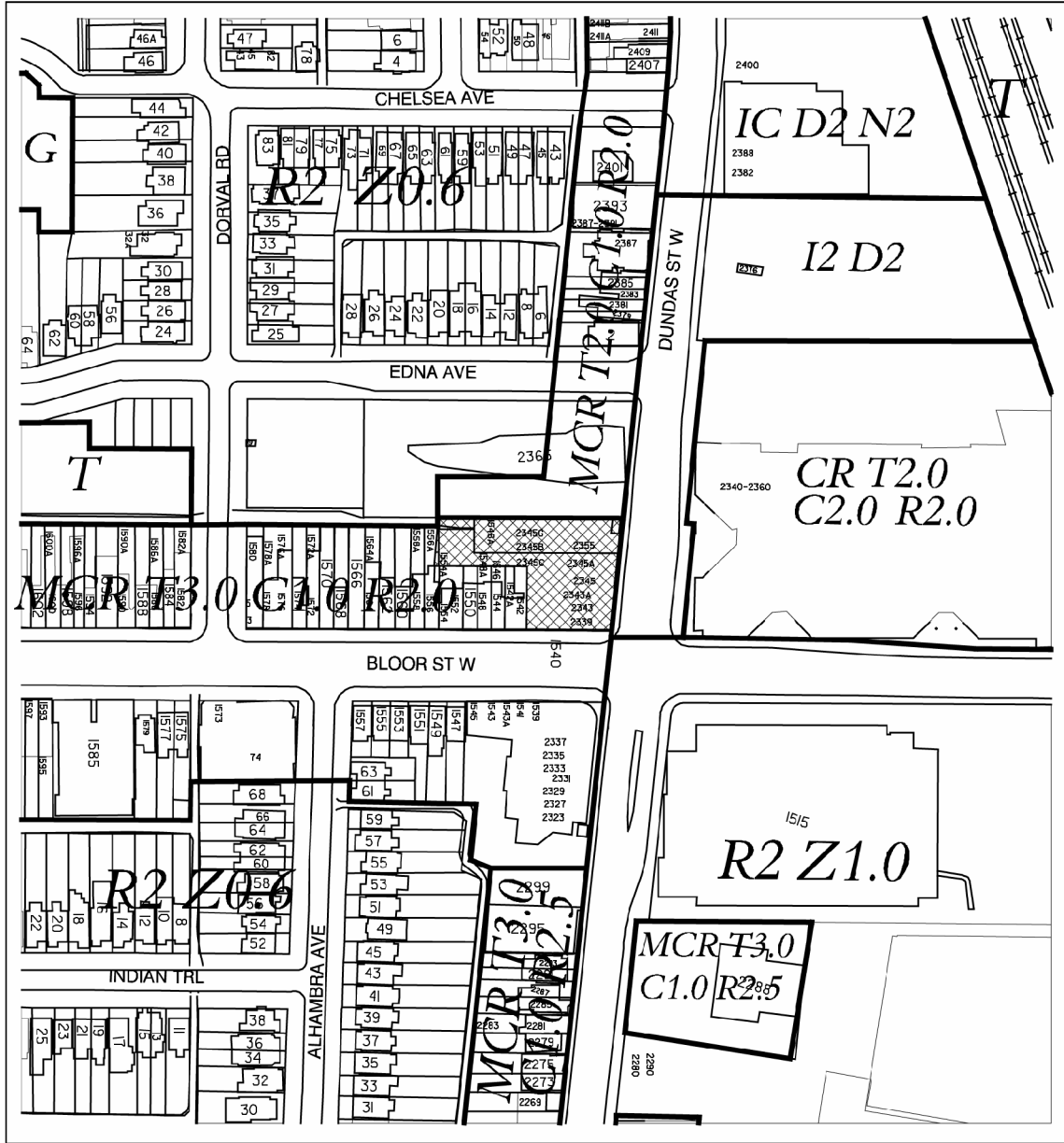
Applicant's Submitted Drawing

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1540 Bloor Street West

File # 07_238234

Attachment 6: Zoning



1540 Bloor Street West
File # 07_238234

- | | | | |
|-----|----------------------|----|---------------------|
| G | Parks District | I2 | Industrial District |
| R2 | Residential District | IC | Industrial District |
| CR | Mixed-Use District | T | Industrial District |
| MCR | Mixed-Use District | | |



Not to Scale
Zoning By-law 438-86 as amended
Extracted 09/24/07 - EM

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	07-238234 STE 14 OZ
Details	Rezoning, Standard	Application Date:	June 29, 2007

Municipal Address: 1540 BLOOR ST W, TORONTO ON M6P 1A4
 Location Description: PL 946 LTS 1 & 2 PL 417 PT LTS 1, 18 & 19 **GRID S1401
 Project Description: Proposed twenty-nine storey mixed-use building with two storeys of retail at or near grade and residential uses.

Applicant:	Agent:	Architect:	Owner:
1540 BSW Development Inc.	Sherman Brown Dryer Karol	Teeple Architects Inc.	A & G Mercouris Inc.

PLANNING CONTROLS

Official Plan Designation:	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):	1937	Height:	Storeys:	29
Frontage (m):	31.02		Metres:	94.2
Depth (m):	41.77			
Total Ground Floor Area (sq. m):	1074.39			Total
Total Residential GFA (sq. m):	24383.91		Parking Spaces:	198
Total Non-Residential GFA (sq. m):	1384.79		Loading Docks	2
Total GFA (sq. m):	25768.7			
Lot Coverage Ratio (%):	55			
Floor Space Index:	13.3			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	24383.91	0
Bachelor:	17	Retail GFA (sq. m):	1384.79	0
1 Bedroom:	153	Office GFA (sq. m):	0	0
2 Bedroom:	108	Industrial GFA (sq. m):	0	0
3 + Bedroom:	15	Institutional/Other GFA (sq. m):	0	0
Total Units:	293			

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