

2800 Bloor Street West – Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Refusal Report

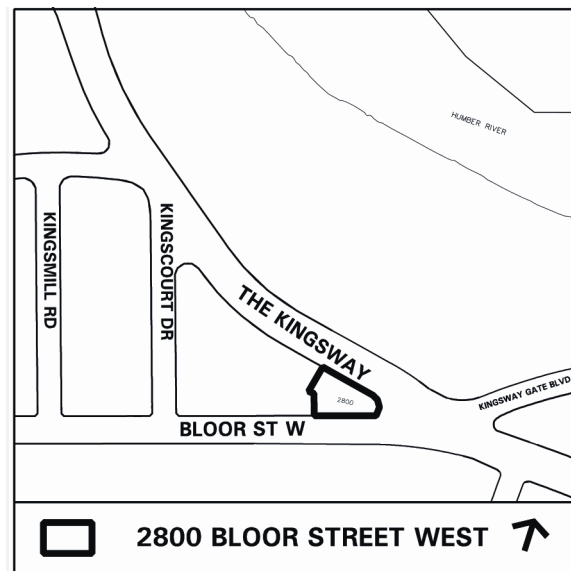
Date:	January 22, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	07 246603 WET 05 OZ and 08 103657 WET 00 RH

SUMMARY

The application was made on July 24, 2007, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends refusal of a rezoning application in its current form to permit a building that will be primarily used as a retirement residence for seniors. The proposed building will contain a total of ninety-two rooms to be rented to senior citizens. In addition, 10 rental units targeted for seniors are proposed in the new building to replace the 10 rental units to be demolished in the existing building on the site at 2800 Bloor Street West. This report also reviews and recommends refusal of the Rental Housing Demolition and Conversion application associated with the rezoning application.

The proposal in its current form does not promote a harmonious fit with the existing neighbourhood context and is not consistent with the relevant Official Plan Policies. The Rental Housing Demolition and Conversion application also does not conform to the relevant Official Plan policies.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the rezoning application as the proposal in its current form does not conform to the Official Plan.
2. City Council refuse at this time the application to demolish the rental housing units under Municipal Code Chapter 667 as the proposal does not conform to the Official Plan.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

This report reviews the original application submission. While the applicant has discussed potential revisions to the application with staff and the community, including potential options to address the provision of replacement rental housing, no formal revision to the application has been filed. In order to bring the application process to a conclusion, staff are providing this report and advice on the proposal at this time for Council's consideration.

The application proposes to demolish the existing 3-storey, 10-unit rental apartment building on the site and construct an 8-storey building primarily to be used for a senior citizens retirement residence. The eighth floor of the building would provide an amenity space with an additional mechanical penthouse above the eighth floor. The building will contain a total of ninety-two rooms to be rented to senior citizens and 10 rental apartment units. The retirement residence will be for independent seniors who have chosen to no longer live on their own, but are not in need of complex medical care. The new retirement residence will be a rental building that will be owned and operated by Forum Developments (Kingsway) Inc.

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

The 10 self-contained rental units will be on the third floor, intended to replace the existing rental units on the site. While they will not be part of the retirement residence program, the units will be targeted towards seniors in order to ensure compatibility among the tenants. The rental units will consist of seven one-bedroom units and three two-bedroom apartments. The one bedroom and two bedroom replacement units will be 45 square metres and 86 square metres in area, respectively.

The eighth floor penthouse of the proposed building will be used for a garden amenity terrace, multi-purpose room, chapel, salon, lounge and exercise room. The applicant has advised that some of the space and activities in the building may be available to the wider community for their use.

In the original submission, vehicles would enter onto the site from two driveways proposed to be located from The Kingsway. The most southerly driveway from The Kingsway will lead in and out from the underground parking garage. The most northerly driveway will be a one-way drive aisle entering from The Kingsway and exiting to Bloor Street West. It will be used for access by service vehicles and for a resident drop-off to the building. Twenty-six parking spaces are proposed in an underground parking garage. One loading space is provided along the north driveway. Attachment 1 shows the site plan submitted with the rezoning application. For a summary of the application, please refer to Attachment No. 8, the Application Data Sheet.

Site and Surrounding Area

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

The surrounding uses are as follows:

North: Single-detached dwellings

South: an 8-storey residential condominium apartment building

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

West: 2½ storey apartment buildings and single detached dwellings

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

Provincial Policy Statement and Provincial Plan

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 proposal is consistent with the Provincial Policy Statement. As a residential infill it supports the policy objectives of focusing growth in existing settlement areas (intensification). The proposal provides for an appropriate range of housing types by permitting and facilitating all forms of housing required to meet the social, health and well being requirements of current and future residents, including special needs requirements. However, the proposal does not fully comply with the City's Official Plan policies as set out below.

The Growth Plan for the Greater Golden Horseshoe (GPGGH) 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.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services. It is an example of intensification through redevelopment of an underutilized lot in the built-up area.

Official Plan

The subject lands are designated on Map 15 Land Use Plan as Apartment Neighbourhoods. Apartment Neighbourhoods consist of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Development in Apartment Neighbourhoods will among other criteria, contribute to the quality of life by:

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

The site is shown as an Avenue on the Urban Structure Map (Map 2) of the Toronto Official Plan. Avenues are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving: the pedestrian environment; the look of the street; shopping opportunities; and transit service for community residents. The Plan does not require an Avenue Segment Study to be undertaken by the applicant in an Apartment Neighbourhood designation. Staff's assessment of the implications of this proposal on the Bloor Street context in the vicinity of the site is discussed later in this report.

The Official Plan contains Housing policies that seek to provide and maintain a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods to meet the current and future needs of the residents. The relevant Housing policies are discussed in the Rental Housing Replacement section of this report.

The proposal's conformity and compliance with the relevant Official Plan development criteria, built-form policies, housing policies and other relevant policies, such as, Healthy Neighbourhoods policies are discussed later in this report.

Rental Housing Demolition and Conversion

The application for Rental Housing Demolition and Conversion is reviewed and commented on in the Rental Housing Replacement section of this report.

Zoning

The site is zoned R2 Second Density Residential Zone and R4 Fourth Density Residential Zone. The R2 zone applies to the most northerly tip of the site. The remainder of the site is zoned R4. The R2 zone permits uses such as: single detached dwellings, group homes, schools and churches.

In addition to the uses listed above in an R2 zone, the R4 zone also permits uses such as: semi-detached dwellings, duplex dwellings, lodging-houses and apartment houses. The maximum permitted height for a building in an R2 zone is 11 metres. The maximum permitted height for apartment houses in an R4 zone is 14 metres.

Site Plan Control

The proposed development is subject to site plan control approval. Although, a site plan control approval application has not been submitted to date, this report provides a review of relevant design considerations such as building massing and height and improvements to the public realm.

Tree Preservation

The applicant has submitted a Tree Inventory Preservation Plan with the application. Redevelopment would require some tree removal and a tree replacement plan. A separate application process will be required for any trees to be removed in accordance with the provisions of the private tree by-law.

Reasons for Application

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

Community Consultation

A Community Consultation Meeting was held on March 5, 2008 in order to provide residents and business/property owners with an opportunity to review and comment on the application. Approximately 33 people attended the meeting. A majority of the letters and emails from residents received by Community Planning were in objection to the application. Three letters and one email was received in support of the application.

The matters of concern, identified by the community at the meeting held on March 5, 2008 were:

- (a) the density and height (too high, going beyond the zoning by-law height limit and too many units);
- (b) additional traffic congestion and safety, especially on The Kingsway;
- (c) the massing of the proposed building;
- (d) a lack of parking on site for the number of units in the proposed building which will lead to parking on the street, more parking required on site;
- (e) will the rental units be rented at comparable rates to the units that were located in the existing building;
- (f) the shadow impacts on adjacent properties;
- (g) increased traffic noise to residents of the existing condominium located at 2855 Bloor Street West, if the proposed building is constructed since traffic noise generated between the buildings will increase;
- (h) the need for sidewalks on The Kingsway;
- (i) property values of the existing houses in the neighbourhood will be lowered;
- (j) headlights from the cars exiting the underground parking in the proposed building will be shining on the houses on the east side of The Kingsway;
- (k) the existing trees on the site provide screening to the existing building on site;
- (l) how do the seniors get around, especially when there are no sidewalks and a steep grade on The Kingsway; and
- (j) view of the mechanical system on the roof of the proposed building from 2855 Bloor Street West;

On April 12, 2008, a charrette, which is a design workshop, was held on the proposal. The goal of the charrette was to permit a number of design alternatives to be explored very quickly and to receive quick feedback. A charrette culminates in a final presentation during which the alternatives are presented and discussed, and a consensus plan selected. The participants in the charrette were 24 residents from the community, the Ward Councillor, City staff, the applicant, the owner and their architects. The charrette was hosted by the Ward Councillor with the assistance of Community Planning. The applicant contributed a consultant facilitator for the workshop. Some of the issues raised at the charrette by the working groups were:

- (i) truck access to the building;
- (ii) the relationship of the proposed building to existing backyards;
- (iii) building setbacks;
- (iv) the City's requirement for replacement rental units;
- (v) the proposed building's height and massing;
- (vi) the location of the rooftop mechanical on the proposed building;
- (vii) the overall site access ;
- (viii) tree replacement requirements;
- (ix) privacy for adjacent neighbours;
- (x) preserving the parkette;
- (xi) relevance of the project to the community;
- (xii) traffic flow; and
- (xiii) entrance options.

The charrette participants suggested to the owner/developer actions and/or solutions to many of these issues.

On November 5, 2008, planning staff and the Ward councillor met with the tenants of the existing apartment building on the site to discuss matters related to the applications. Some of the comments made by the tenants at this meeting are discussed in the Rental Housing Replacement section of this report.

On November 24, 2008, the Ward Councillor hosted a community meeting to allow the owner to present potential revisions being considered by the applicant which may be made to the original plan submission on the application. The owner advised those in attendance from the public of the design modifications made to their original plans, in part as a result of the design charrette. Revised plans were submitted in December of 2008 to Community Planning as an informal submission although a formal revised amendment to the original plans has not been made.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the applications and to formulate recommendations.

COMMENTS

Built Form

The Apartment Neighbourhoods, Built Form and Healthy Neighbourhoods policies of the Official Plan require new development to fit harmoniously into the existing and/or planned context, and impact to be limited on neighbouring streets, parks, open spaces and properties. This Official Plan objective can be achieved, for instance, through appropriate massing, the stepping back/terracing of the upper storeys of a building and appropriate building setbacks at grade. Through the use of these design techniques, other built form objectives of the Official Plan, such as, minimizing shadow impacts upon existing

neighbouring properties, the provision of adequate light and privacy and appropriate transition in scale to existing properties can be achieved.

Massing and Building Height

The proposal locates the new building parallel to The Kingsway and Bloor Street West street frontages in order to frame the edge of the streets in order to give prominence to this important “gateway” location to The Kingsway neighbourhood. As such, the proposed building is sited very close to the property lines adjacent to The Kingsway and Bloor Street West frontages. The other proposed building setbacks are created as a result of the driveway on the property running along the west and north-west lot lines of the site and a setback from the adjacent parkette. Since the proposed building occupies a large part of the site, the majority of the landscaped amenity area associated with this development is intended to occur on The Kingsway public boulevard road allowance.

The proposal is not in keeping with the greater building setbacks of the existing residential apartment buildings along Bloor Street West. The survey submitted with the application shows the front yard setback from Bloor Street West for the apartment building to the west of the site is 5.7 metres. Similarly, the existing homes along The Kingsway also have greater building setbacks from The Kingsway property lines. The survey also indicates that the front yard setback is 7.9 metres for the adjacent single detached dwelling house to the north of the site. Consequently, the massing of the eight storey building is both taller and closer to the street than the adjacent lower scaled residential properties.

The large mass of the building in relation to the existing neighbouring properties is also emphasized as the proposed building uses very little terracing or stepping back of floors away from the property lines as the building increases in height. Stepbacks of 0.4 metres, 2.0 metres and 2.1 metres are proposed for the Bloor Street West, The Kingsway and west building elevations, respectively. The stepbacks are measured back from the first floor level and start at the second floor. The stepbacks extend up to the seventh floor. The westerly stepback occurs only in the middle of the west building elevation. On all three elevations the mass of the building extends a full seven storeys before the penthouse floor level is recessed back.

The proposed building does not fully utilize appropriate stepbacks in order to achieve good proportion and foster a harmonious fit in the existing neighbourhood. In particular, the west elevation of the building does not assist in the development of an appropriate transition in building scale in relation to the existing low density residential housing to the north of the site (the sides of new buildings which are higher than the existing lower storey buildings should have enhanced treatment to ensure the creation of an appropriate transition in scale). The proposed building massing does not foster the objectives of the Official Plan related to creating an appropriate transition in scale to existing adjacent properties and the development of a compatible fit in the existing context of the neighbourhood.

The proposal is for an eight storey building. Planning staff is of the opinion that the proposed building should be no higher than seven storeys which could include the proposed amenity space on the seventh floor, stepped back from the floors below. A mechanical penthouse could be above the seventh floor provided it was appropriately massed and incorporated carefully into the design of the building. A lower building height would further minimize shadows, help to provide a better transition to the neighbouring lower scale residential buildings and assist in allowing the proposed building to better fit the planned context.

The seven storey building height is appropriate for this site as the existing right-of-way width of Bloor Street West would enable a taller building to occur along Bloor Street West in this particular location on this irregularly shaped lot. A seven storey building height would still allow for a desirable relationship between the height of the proposed building on private property and the public realm (ie: pedestrian right-of-way). The site also has the advantage of being adjacent to a public road on its north (The Kingsway) property line. The public road enables the seven storey building to be separated from the existing lower scale residential housing on the opposite side of The Kingsway.

In addition, reducing the height of the proposed building would help to minimize the impact of a taller building at this prominent location, especially when the adjacent roads slope downward towards the intersection of The Kingsway and Bloor Street West. The sloping grades adjacent to the site will give the appearance of the proposed building being taller at certain points along the road frontages.

While an 8-storey condominium apartment building is located opposite the site, across Bloor Street West, the context changes as one moves from the south to the north side of Bloor Street West. The primary difference is the relationship to the low scale residential dwellings adjacent to the rear of the subject site while Park Lawn Cemetery exists to the rear and the west of the existing 8-storey apartment building on the south side.

Shadow Impacts

The applicant submitted shadow studies for March 21 and September 21 for the proposal. The shadow study shows that shadowing will occur on the two residential properties located along The Kingsway to the immediate north of the site in the morning of September 21 and March 21. Some shadowing will also occur on the apartment building located to the immediate west of the site at this same time.

In summary, Planning staff is of the opinion that the rezoning application should be refused as the proposal in its current form is not consistent with the relevant policies of the Official Plan related to Built Form, Apartment Neighbourhoods and Healthy Neighbourhoods. The proposal does not contribute to developing an appropriate transition and scale with the adjacent low density residential properties. The proposal does not fit within the existing planned context.

Staff is of the opinion that the proposal would be more appropriate and desirable for the site and would better fit the existing planned context if the following design measures were implemented:

- (i) the stepping back/terracing of the proposed building near the west and north west property boundaries to create a more desirable transition beside the low density residential neighbourhood;
- (ii) a maximum building height of seven stories which could include the proposed amenity space on the seventh floor. A mechanical penthouse could be above the seventh floor provided it was appropriately massed and incorporated carefully into the design of the building;
- (iii) increased building setback at grade from the property line along Bloor Street West; and
- (iv) enhancements to the public realm on Bloor Street West and The Kingsway, while maintaining the vehicular entrance to the underground garage from The Kingsway.

Rental Housing Replacement

Within the existing 3 storey apartment building on the site are 10 apartment units consisting of eight 2-bedroom and two 3-bedroom units. The tenants have advised planning staff that the units range in size from approximately 1,000 to 1,200 square feet.

Five of the 10 rental units continue to be occupied by tenants. The information received from the owner show that monthly rents are on average just under \$1,200 for a two-bedroom unit and \$1,300 for a three-bedroom unit. Based on the City's Official Plan definitions for rent levels, one unit is considered to be in the affordable range and 9 units are mid-range.

The applicant has proposed to replace the existing two and three-bedroom units with 7 one-bedroom units and 3 two-bedroom units. The units would range in size from 485 square feet for the 1-bedroom units and approximately 920 square feet for the 2-bedroom units. The rental replacement units would share a floor with the regular retirement residence units.

Planning staff held a number of discussions with the applicant to determine how to best replace the rental housing in the proposed development. Staff advised that the best option would be to design a separate entrance and distinct space for the rental replacement units. However, the applicant proposes to situate the rental replacement units within the regular retirement residence.

Given the proposal of including the rental replacement units among the retirement units, staff was agreeable to targeting the rental replacement units for seniors. It is recognized

that this would ensure compatibility of the rental and retirement residence units. Further, it would provide affordably priced rental accommodation for seniors within the Bloor-Kingsway area, allowing more residents to age in place. It should be noted that the right of existing tenants to return to rental housing is a very important component of the City's rental housing demolition policies. Staff was amenable to not providing the right of return in order to ensure compatibility among the tenants given the program, provided that all other rental housing policies were met.

Community members questioned whether the rental replacement units are compatible with the proposed retirement residence units. In particular, public health concerns were raised due to having a mixed population of seniors with different levels of needs. Consultation with Public Health and Long Term Care Homes & Services confirmed that mixing the rental housing within the proposed retirement residence should not pose any problems with compatibility of different tenants.

Official Plan Housing Policies and Legislative Framework

The Official Plan provides for a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods. The City has well-established practices set out for the protection of rental housing in the case of redevelopment. Applications to demolish 6 or more units, except where all rents are above mid-range, need to be replaced with the same number, size and type of rental housing units and maintained with similar rents as are existing on the site.

Specifically, Official Plan Policy 3.2.1.6 states:

New development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless:

- a) all of the rental housing units have rents that exceed mid-range rents at the time of application, or
- b) in cases where planning approvals other than site plan are sought, the following are secured:
 - i) at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
 - ii) for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
 - iii) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the

provision of alternative accommodation at similar rents, and other assistance to lessen hardship, or

- c) in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents...

Essentially, the policy outlines that a 2-bedroom rental unit shall be replaced with a 2-bedroom rental unit of similar type, size and rent. The proposed retirement residence units do not meet the definition of rental replacement as they do not replace the existing rental with similar rental units.

City Council has not declared that the supply and availability of the rental market has returned to a healthy state. Specifically, rental market data demonstrates the following information: The supply of primary rental housing has not increased since 1996. As well, almost half of all households in the City of Toronto are renters and growth forecasts show that the demand for rental housing is projected to increase. However, almost all housing completions are for ownership housing. In addition, data on the vacancy rate in the City for 2008 shows that the rate has declined to two percent, demonstrating that the rental market has constricted since 2007.

The proposed rental replacement plan does not meet policy 3.2.1.6 as the rental replacement units are not of the same bedroom type or size as what currently exists on the site. Specifically, the loss of large sized 2 and 3 bedroom units without full replacement of these types and sizes of units would represent a loss in the rental housing market.

Official Plan policies also speak to securing an acceptable tenant relocation and assistance plan. The intent of the tenant assistance plan is to lessen the hardship experienced by tenants who are displaced from their housing due to demolition. Consistent City practice directs that assistance be provided above and beyond the requirements set out in the Residential Tenancies Act.

As the rental units in the proposed development would be for seniors, existing tenants would not have the right to return to occupy one of the replacement rental units at a similar rent they were previously paying. The applicant has proposed a tenant assistance plan consisting of compensation of 3 months rent, moving costs and 120 days notice. While the applicant's proposed tenant assistance package meets the requirements of the Residential Tenancies Act, it falls short of providing additional compensation, as per City practice, for tenants who will undergo additional hardship by not being able to move back into replacement housing following demolition.

Typical tenant assistance plans provide for advance notice beyond the 120 days outlined in the Residential Tenancies Act, moving assistance and compensation equal to at least three months rent.

Should City Council choose to approve this application, or a modified plan for replacement or some form of compensation, an Official Plan Amendment would be

required if the applicant does not provide full replacement of the rental housing with the same number, size and type of rental housing units at similar rents.

A meeting with the tenants of the existing rental building was held on November 5, 2008 to review the proposal. Staff provided tenants with information on the Section 111 approval process and the types of conditions that must be secured in order to approve an application. Tenants commented that they value the size and affordability of their units. They also mentioned that the rental building provides good housing in close proximity to the subway and shops and services of the Bloor-Kingsway neighbourhood. The tenants were informed that the right-of-return is a key component of the City's rental housing policies. However, they were made aware that should the applicant meet the City's policies and the application be approved, the right-of-return was not compatible in this unique situation.

City of Toronto Act, Section 111

Section 111 of the new City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. By-law No. 885-2007 (also known as the Rental Housing Demolition and Conversion By-law), which established Chapter 667 of the Municipal Code, was enacted by City Council on July 19, 2007. For most related applications under the Planning Act, the By-law is retroactive to January 1, 2007.

The By-law makes it an offence to demolish, or cause to be demolished, the whole or any part of a residential rental property unless approval has been granted for a Section 111 permit for the demolition of the residential rental property. In addition, approval of related planning applications, such as a rezoning, should be conditional upon the applicant receiving a Section 111 permit. Conditions may be imposed on the approval of the Section 111 permit. These conditions are based on the Official Plan policies and established practices the City has in place when considering rental housing demolition. The City's decisions on refusal or approval of a Section 111 permit are not subject to appeal to the Ontario Municipal Board.

As this application involves more than 6 rental units, it is subject to Council approval. The applicant submitted a Rental Housing Demolition and Conversion Application on January 18, 2008. As indicated previously, the applicant proposed to replace the 8 two-bedroom units and 2 three-bedroom units with 7 one-bedroom units and 3 two-bedroom units. The proposed replacement units would be considerably smaller than what currently exists.

Conclusion

Staff have reviewed the original submission for compliance with Official Plan Policies. The current form of the proposal including its height and massing is not supportable and

the rental housing replacement approach does not comply with the City's housing policies. While the applicant has considered potential revisions to the proposal, staff are recommending refusal of the application in its current form.

CONTACT

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SIGNATURE

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Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Typical Floor Plan

Attachment 3: Third Floor Plan

Attachment 4: Elevations

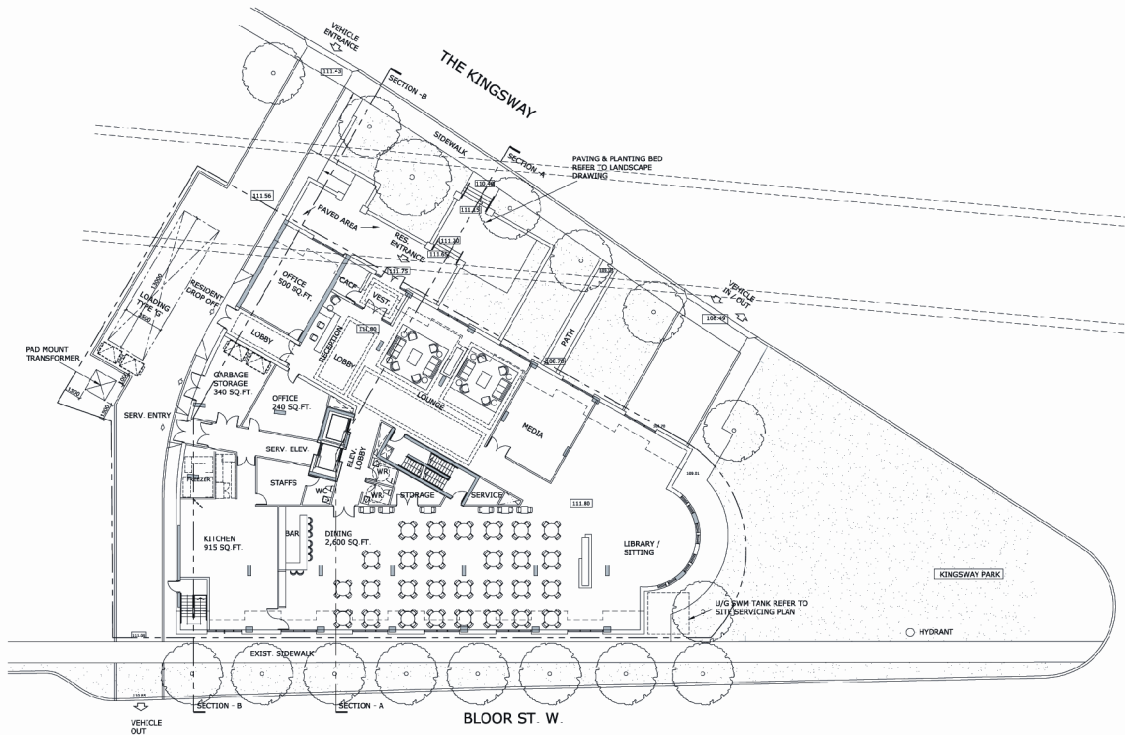
Attachment 5: Elevations

Attachment 6: Elevations

Attachment 7: Zoning

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan / Ground Floor Plan

2800 Bloor Street West

Applicant's Submitted Drawing

Not to Scale
01/12/03

File # 07_246603

Attachment 2: Typical Floor Plan



TYPICAL FLOOR

Floor Plans

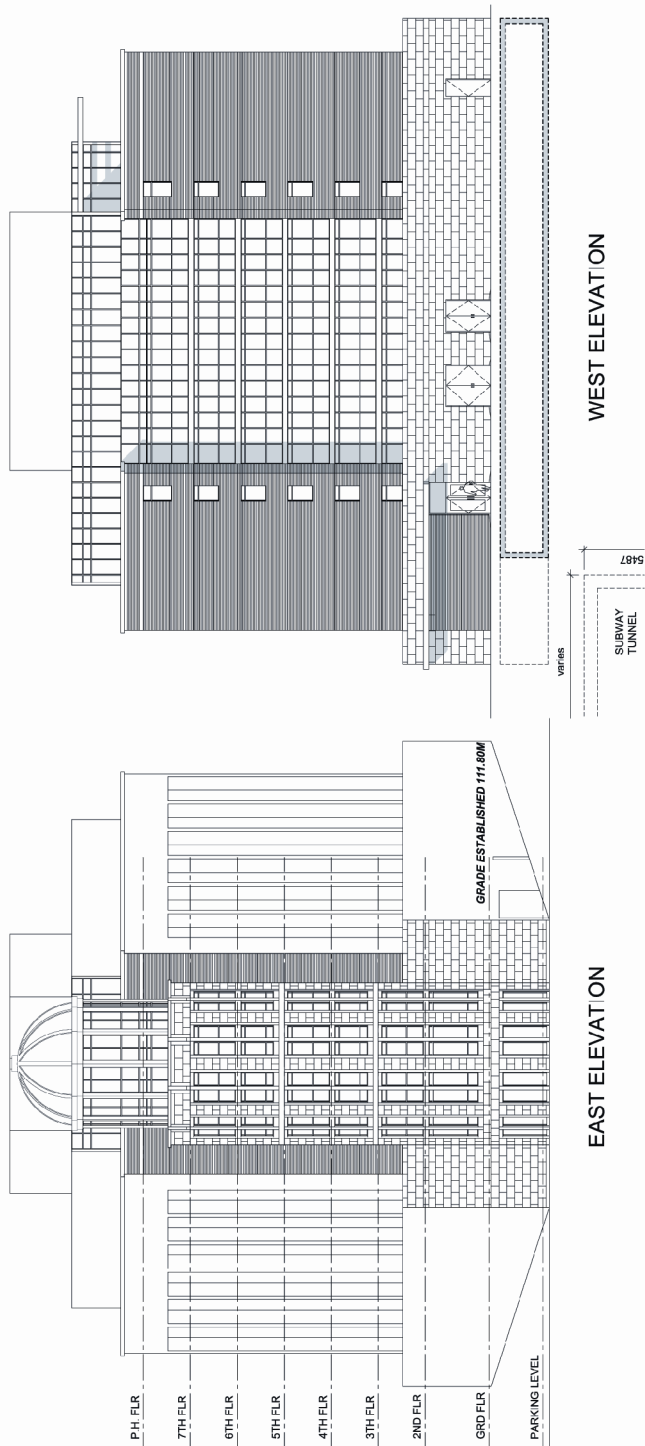
Applicant's Submitted Drawing

Not to Scale
01/16/03

2800 Bloor Street West

File # 07_246603

Attachment 4: Elevations



Elevations

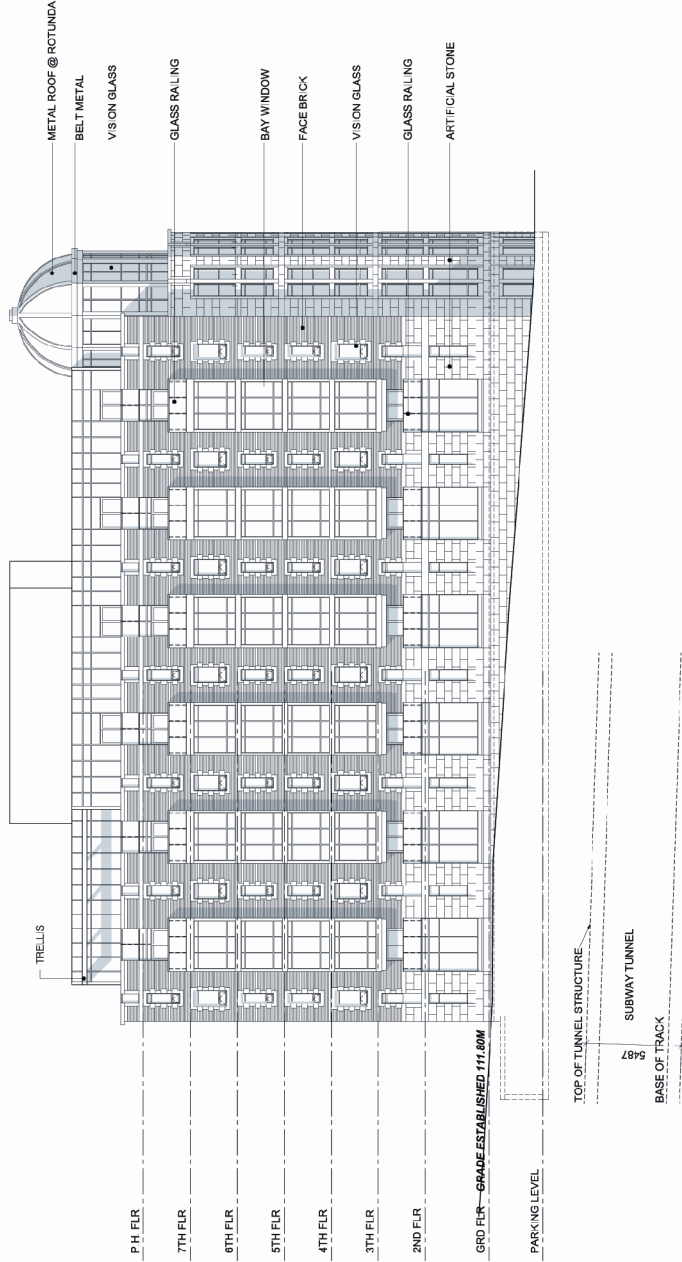
2800 Bloor Street West

Applicant's Submitted Drawing

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File # 07_246603

Attachment 5: Elevations



BLOOR STREET Elevation

2800 Bloor Street West

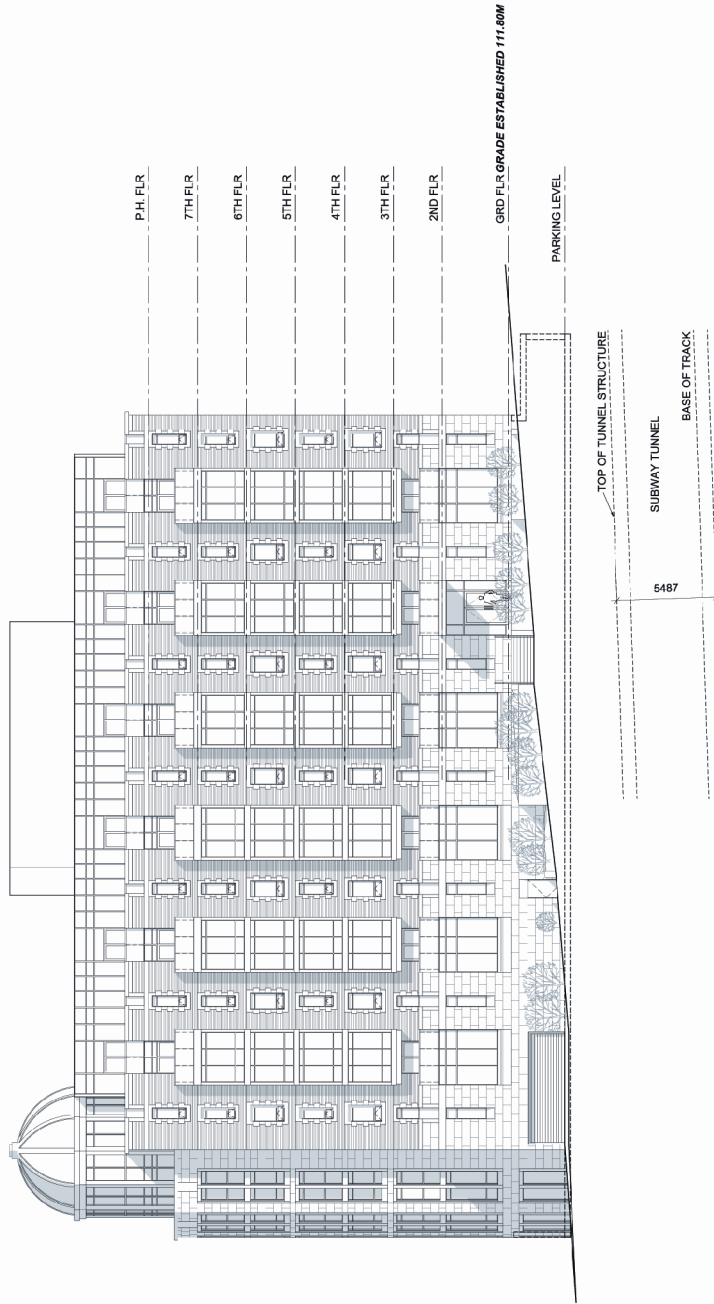
File # 07_246603

Elevations

Applicant's Submitted Drawing

Not to Scale
01/17/08

Attachment 6: Elevations



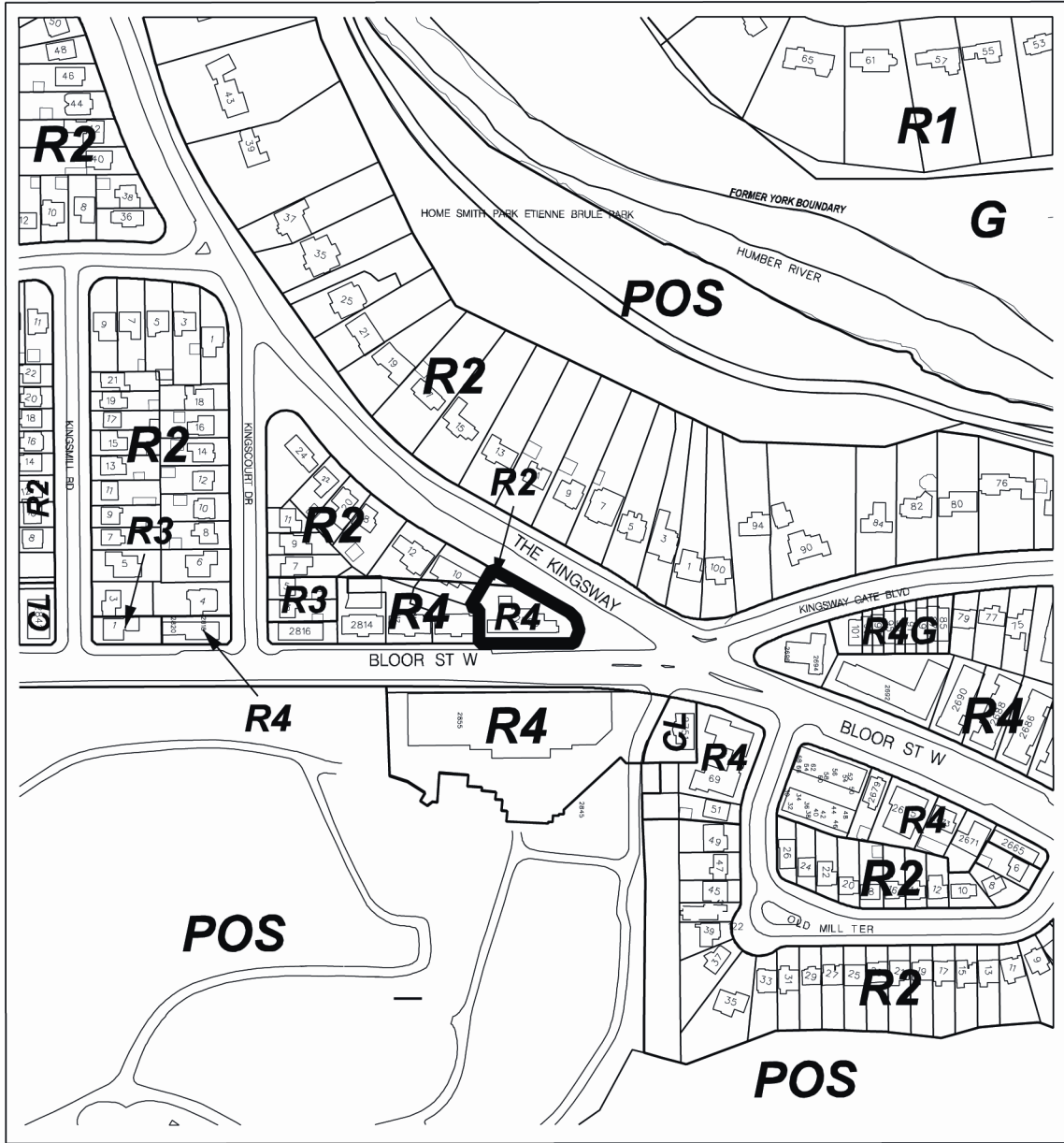
THE KINGSWAY Elevation

2800 Bloor Street West

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

File # 07_246603

Attachment 7: Zoning



2800 Bloor Street West

File # 07_246603

Former Etobicoke

Former York Zoning By-law 1-83

R2 Residential Second Density
 R3 Residential Third Density
 R4 Residential Fourth Density

R4G Residential Fourth Density Group
 POS Private Open Space
 CL Commercial Limited

G Green Open Space
 R1 Residential Zone



Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 01/17/08 - MH

Attachment 8: Application Data Sheet

Application Type	Rezoning Rental Housing	Application Numbers:	07 246603 WET 05 OZ 08 103657 WET 00 RH
Details	Rezoning, Standard (OZ) Demolition, Not Delegated (RH)	Application Dates:	July 24, 2007 (OZ) January 16, 2008 (RH)

Municipal Address: 2800 BLOOR ST W

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

Project Description: The application proposes to demolish the existing 3-storey, 10-unit rental apartment building on the site and construct an 8-storey (with mechanical penthouse and roof top amenity) building primarily to be used for a senior citizens retirement residence having 92 rooms and 10 rental apartment units.

Applicant:	Architect:	Owner:
ALAN SLOBODSKY	Page + Steele	FORAM (KINGSWAY) INC.

PLANNING CONTROLS

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

PROJECT INFORMATION

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

DWELLING UNITS

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

FLOOR AREA BREAKDOWN (upon project completion)

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

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