

**1990 Bloor Street West and 26 Parkview Gardens -  
Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	May 24, 2012
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale-High Park
<b>Reference Number:</b>	12 144955 WET 13 OZ

**SUMMARY**

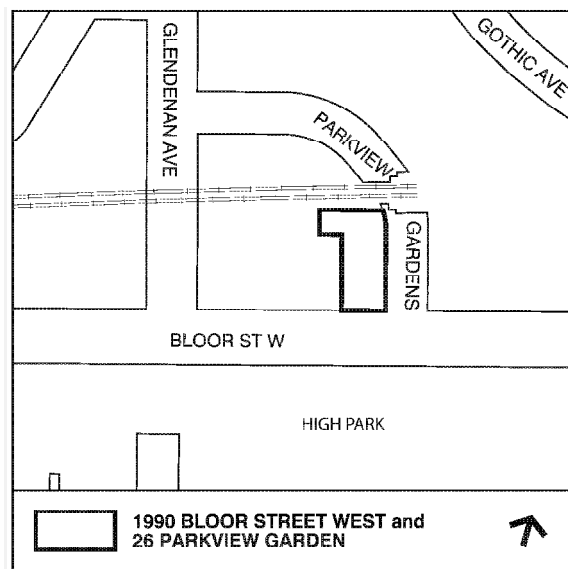
This application proposes a 12-storey mixed use building, comprised of 131 residential dwelling units, of which 24 replacement rental units are included, as well as 359 square metres of at-grade commercial floor area at 1990 Bloor Street West and 26 Parkview Gardens.

The applicant has also submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental units.

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

A community consultation meeting is recommended to be held early in the third quarter this year, with a statutory public meeting targeted for the late first quarter of 2013.

This target assumes that the applicant will provide all required information in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1990 Bloor Street West and 26 Parkview Gardens 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.

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on November 10, 2011.

The applicant held a Community Open House at Humberside Collegiate to present the proposed development and obtain community feedback on March 8, 2012.

## ISSUE BACKGROUND

### Proposal

The proposed development consists of a 12-storey (38.39 metres plus a 5 metre mechanical penthouse) mixed-use building with approximately 359 square metres of at-grade commercial floor area.

The building steps back 1.5 metres from Bloor Street West at the 7th floor, followed by a 1.8 metre and a 2.1 metre step back at the 9th and 11th floors, respectively. The same step back of 1.8 metres is also proposed for the same floors on the east elevation of the proposed building fronting onto Parkview Gardens and on the north elevation fronting onto the TTC subway tracks (see Attachment 1 – Site Plan).

Access to underground parking and to the loading facility is proposed to be located on the east side of the building, via Parkview Gardens.

The proposed development consists of 131 residential dwelling units, of which 24 dwelling units are proposed to be rental replacement units, as well as 359 square metres of commercial floor area. There is a proposed unit mix of 4 three-bedroom units, 34 two-bedroom units, and 79 one-bedroom units (20 being rental units), and 14 bachelor units (4 being rental units). The rental replacement units are scattered on the second to sixth floors and range in size from 36 square metres to 49 square metres. The corresponding Floor Space Index is approximately 8.5 times the area of the lot. A total of 67 below-grade parking spaces and 176 bicycle spaces are proposed to serve the development (see Attachment 4 – Application Data Sheet)

## **Site and Surrounding Area**

The lands consist of two properties. Twenty six Parkview Gardens is occupied by a professional office (architect) in a house-form building and 1990 Bloor Street West is occupied with a three-storey 24 unit rental apartment house which is subject to Section 111 of the City of Toronto Act, 2006, related to rental housing demolition and replacement.

The lands are generally flat in the immediate area, with a slight decrease in grade from east to west along Bloor Street West. The grades to the north east of the lands, increase in elevation to Gothic Avenue.

The lands have approximately 21.8 metres of frontage on Bloor Street West, 48.7 metres of lot depth and a lot area of 1,198 square metres. The lands municipally known as 26 Parkview Gardens extend westerly 11.48 metres behind part of the abutting property to the west, municipally known as 2000 Bloor Street West (see Attachment 1 – Site Plan).

Land uses surrounding the subject site are as follows:

North: the Bloor-Danforth TTC subway tracks (at-grade), with an entrance to the High Park subway station and a pedestrian connection to the residential neighbourhood north of the subway tracks at the northerly terminus of Parkview Gardens, which is comprised of 2 and 3-storey dwellings, and the Parkview Gardens Parkette.

West: a 4-storey apartment house followed by a 3-storey apartment house to Clendenan Avenue. West of Clendenan Avenue is a 6 and 8 storey residential building (The Grenadier).

South: High Park across Bloor Street West.

East: fronting onto Bloor Street West are 2-storey mixed-use buildings followed by 3-storey townhouses. On the east side of Parkview Gardens is the rear side of 20 Gothic Avenue, an 8-storey apartment house.

## Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities under the *Planning Act*, such as:

- a) the orderly development of safe and healthy communities;
- b) the adequate provision of a full range of housing;
- c) the protection of the financial and economic well-being of the Province and its municipalities;
- d) the resolution of planning conflicts involving public and private interests;
- e) the protection of public health and safety;
- f) the appropriate location of growth and development; and,
- g) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

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. Key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. Policies of the PPS give specific direction to municipalities on a variety of issues including the provision of an appropriate range of housing types and densities to meet projected requirements of current and future residents. 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 having regard for Section 2 of the *Planning Act* and for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### Official Plan

The policies cited below reflect the general policy context affecting the proposed development. The Plan policies are not mutually exclusive as all applicable policies of the Plan relating to the proposal must be considered together.

The lands are located within an *Avenues* area on Map 2 - Urban Structure and are designated *Apartment Neighbourhoods* on Map 17 - Land Use Plan, for the portions of the lands being developed. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged in order to accommodate growth, while improving the pedestrian environment, streetscape and transit service for the community. Development within the *Avenues* should have appropriate massing, scale and

organization of buildings and provide streetscape improvements while implementing transit-supportive measures that restrict auto-oriented retailing and services.

Official Plan Policy 2.2.3.3(a) applies to the context of the proposed development. The policy states that "development may be permitted on the *Avenues* prior to an Avenue Study and will be considered on the basis of all of the policies of this Plan. Development on the *Avenues* prior to an Avenue Study will implement the policies of the Plan for the relevant designation area(s)." In this instance, the relevant designation is *Apartment Neighbourhoods* and the policies for this designation will apply, among consideration for other applicable policies of the plan.

Policy 4.2.1 of the Official Plan sets out the uses permitted in *Apartment Neighbourhoods*, which include apartment buildings, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents as well as land uses provided for in the *Neighbourhoods* designation.

The Official Plan criteria to evaluate development is set out in policy 4.2.2, which requires that:

"Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) locating and massing 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 setbacks from, and/or a 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) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and,
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities."

Along *Avenues*, the Official Plan provides further guidance and direction on the evaluation of applications where zoning is not in place to permit the proposed development and/or an Avenue Study is not in place.

At present, there is no *Avenue* Study for this segment of Bloor Street West. In this instance, given the level of retail space proposed and the prominent site location fronting onto Bloor Street West, this mixed use proposal will also be evaluated having regard for the *Avenues* criteria, outlined in Official Plan Policies 2.2.3.3 (b) and (c).

Policies 2.2.3.3 (b) and (c) would require that the proposal address the larger context for the area and examine the implications for the related segment of the Avenue where the proposed development is located. An Avenue Segment Study has been submitted as part of this application. The assessment must demonstrate that impacts of incremental developments at a similar scale and intensity along the Avenue Segment, will not adversely impact any adjacent *Neighbourhoods* or *Apartment Neighbourhood*.

Further, the proposal must demonstrate that the sustainable development, design, transit, accessibility, physical and community services objectives cited in Policy 2.2.3.3 (c) are satisfied.

The Built Form policies in section 3.1.2 of the Plan will also be applied.

Section 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability. It also requires the protection of rental housing units. Policy 3.2.1.6 directs that new development resulting in the loss of six or more rental housing units will not be approved unless:

- a) All the rental housing units have rents that exceed mid-range rents or if 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 at the time the redevelopment application is made;
  - ii. for at least 10 years, rents for replacement units will be the rent at first occupancy with annual increases subject to specific limits; and
  - iii. an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, and other assistance to lessen the hardship; or
- b) In Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state.

The Toronto Official Plan is available on the City's website at [www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

## **Mid-Rise Buildings Guidelines**

City Council on July 6, 7 and 8, 2010, adopted the recommendations of the Avenues and Mid-Rise Buildings Study and Action Plan. The item can be viewed at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9> .

The study developed guiding performance standards for mid-rise buildings to encourage the development of more well designed mid-rise buildings on the *Avenues*. The guiding performance standards will be considered in the evaluation of the application and provide guidance to assist in the transition from the *Apartment Neighbourhoods* lands to the *Neighbourhoods* and *Parks* lands to the north. The guidelines will assist in minimizing potential adverse impacts related to light, views and privacy associated with the development of the lands.

## **Zoning**

Zoning By-law 438-86 for the former City of Toronto zones the subject site as "R4 Z2.0 H23" for the portion of the lands municipally known as 1990 Bloor Street West, and "R2 Z0.6 H10.0" for the 26 Parkview Gardens portion. These residential zone categories permit a variety of residential building types including, but not necessarily limited to: detached house, semi-detached house, row house, duplex, and an apartment building, with a maximum density of 2 times the lot area and a maximum building height of 23 metres for 1990 Bloor Street West parcel and a maximum density of 0.6 times the lot area and a maximum height of 10 metres for 26 Parkview Gardens parcel.

## **Site Plan Control**

The proposed development is subject to site plan control. A site plan application was submitted along with this application. The site plan application will be processed concurrently.

## **Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law (885-2007), established Chapter 667 of the City's Municipal Code. It is one of the tools which implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals in which six or more rental housing units will be affected require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, typically City Council decides on both applications at the same

time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 may not be appealed to the OMB. The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental units.

### **Reasons for the Application**

The proposed development does not comply with the maximum permitted height and density permitted by the R2 and R4 zones, as well as other zoning performance standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Toronto Green Development Standard Checklist
- Arborist Report
- Site Servicing Assessment
- Transportation Impact and Parking Study
- Sun/Shadow Study
- Functional Servicing and Stormwater Management Report
- Landscape Concepts
- Housing Issues Report and Addendum
- Community Services and Facilities Study
- Noise and Vibration Feasibility Study
- Geotechnical Investigation Report
- Pedestrian Level Wind Study
- Energy Efficiency Report
- Site Servicing and Grading Plan
- Erosion Control Plan
- Avenue Segment Study

A Notification of Complete Application was issued on April 30, 2012.

### **Issues to be Resolved**

City Planning staff have circulated the application, plans and studies to other City divisions and agencies. Staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- consideration of the site in the context of this Avenue segment of Bloor Street West, the potential to establish an undesirable precedent, and the existing and planned context of the area;
- conformity with Official Plan policies;
- height, scale and intensity of the proposed development and associated impacts;
- compatibility and fit with the physical character of the area;
- parking supply;



- conformity with the Avenues and Mid-Rise Building Study Performance Standards;
- conformity with the City's Rental Housing Replacement requirements and Section 111 of the City of Toronto Act;
- identification and securing of community benefits under Section 37 of the Planning Act, as a result of the proposed increased density and height of the proposal;
- given that the rental replacement units cannot be condominium registered, the location of the rental units within the proposed building must ensure the ability to secure the rental tenure of the replacement units;
- public art opportunities in accordance with Official Plan policies;
- impacts on the neighbourhood and public open space to the north; and,
- potential impacts and land use compatibility related to the abutting transit infrastructure
- review of the Toronto Green Standards Checklist for compliance with Tier 1 performance standards.

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

## **CONTACT**

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## **SIGNATURE**

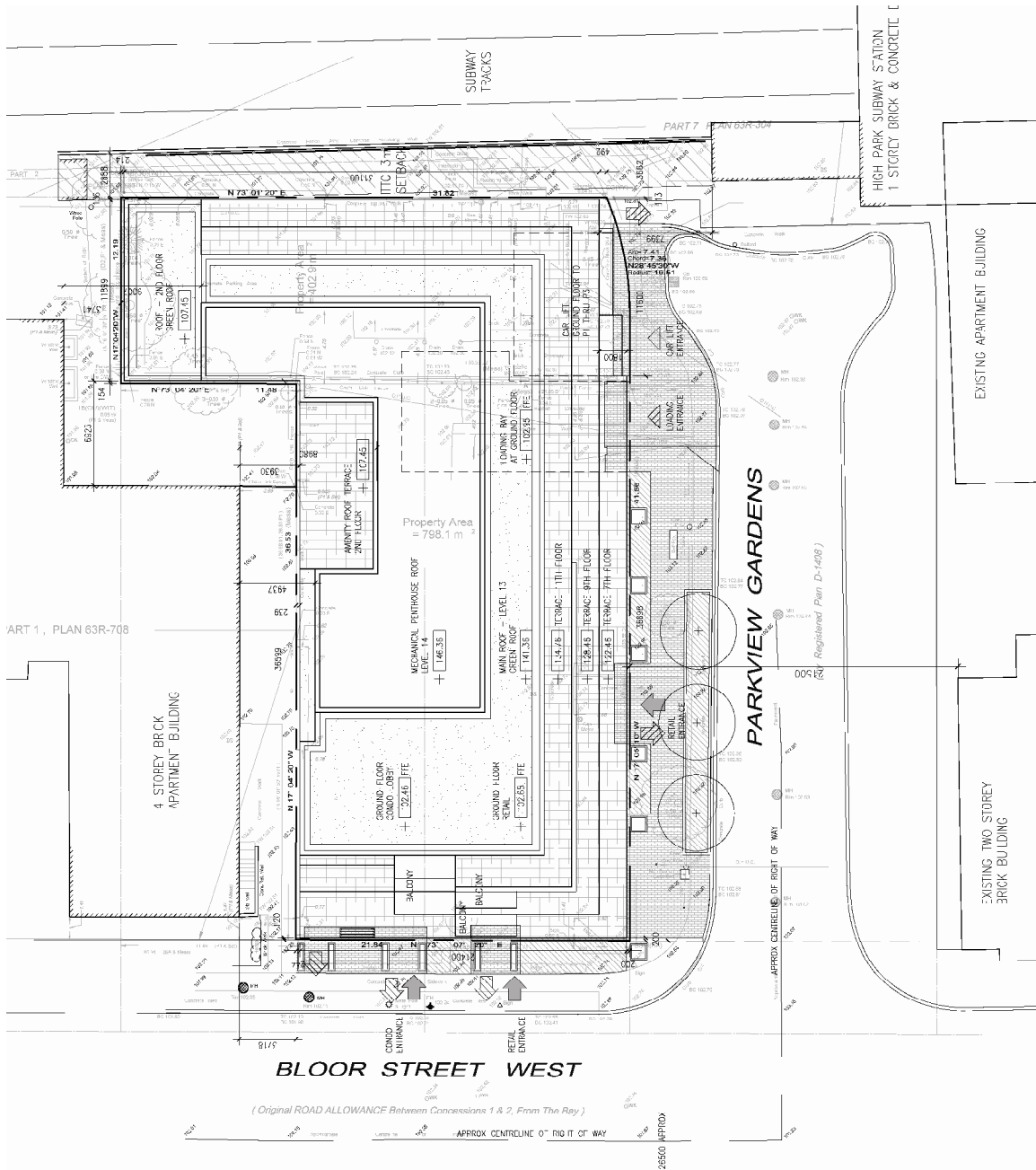
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Thomas C Keefe  
 Director, Community Planning  
 Etobicoke York District

## **ATTACHMENTS**

- Attachment 1: Site Plan/Subdivision Plan
- Attachment 2A: South Elevation – Bloor Street West
- Attachment 2B: North Elevation
- Attachment 2C: West Elevation
- Attachment 2D: East Elevation – Parkview Gardens
- Attachment 3: Zoning
- Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale

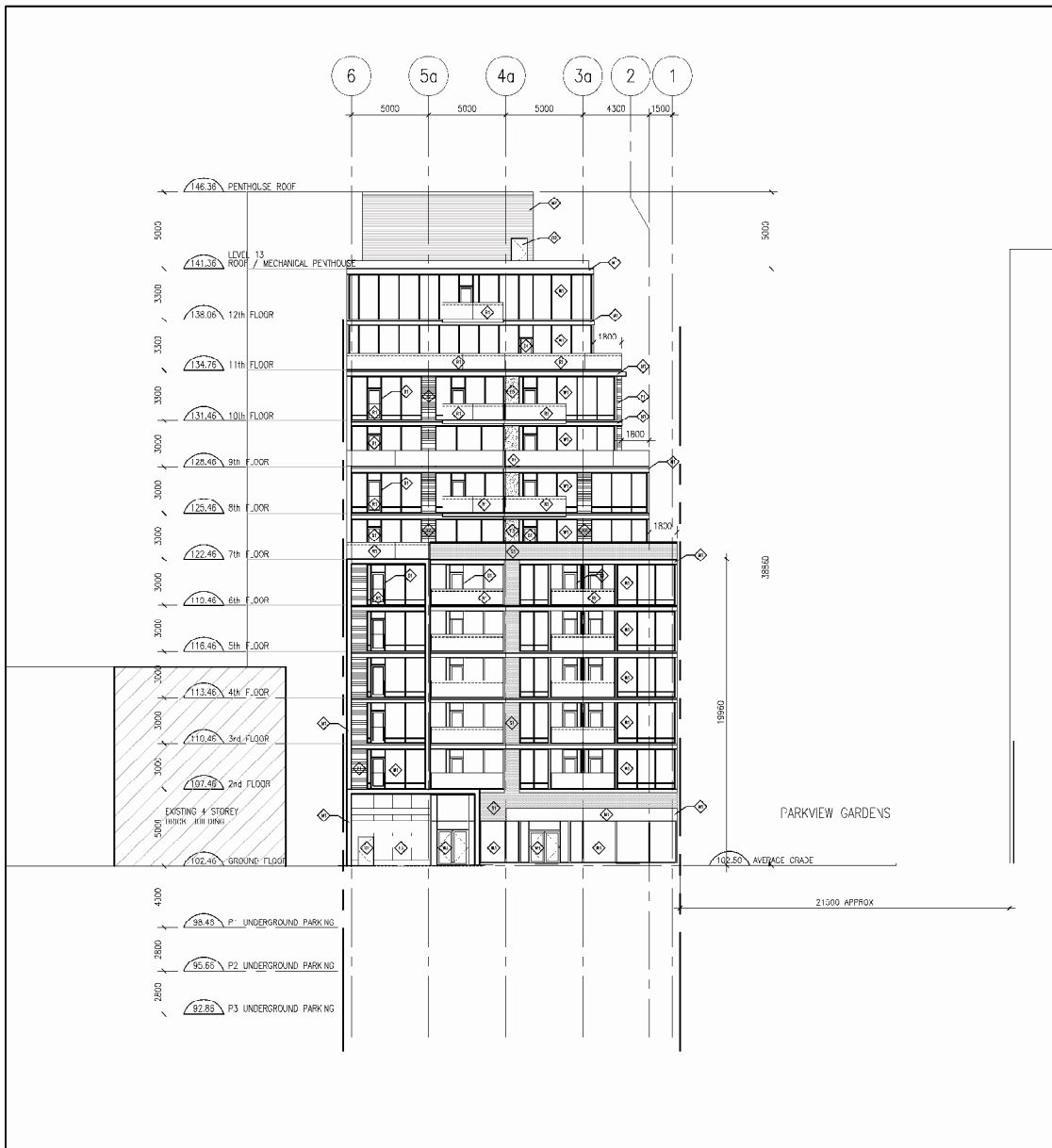
04/12/2012



## 1990 Bloor Street West and 26 Parkview Gardens

File # 12 144899WET 13 OZ

## Attachment 2A: South Elevation – Bloor Street West



1 South Elevation - Bloor Street West  
A401 SCALE: 1:200

### Elevations

Applicant's Submitted Drawing

Not to Scale

04/12/2012

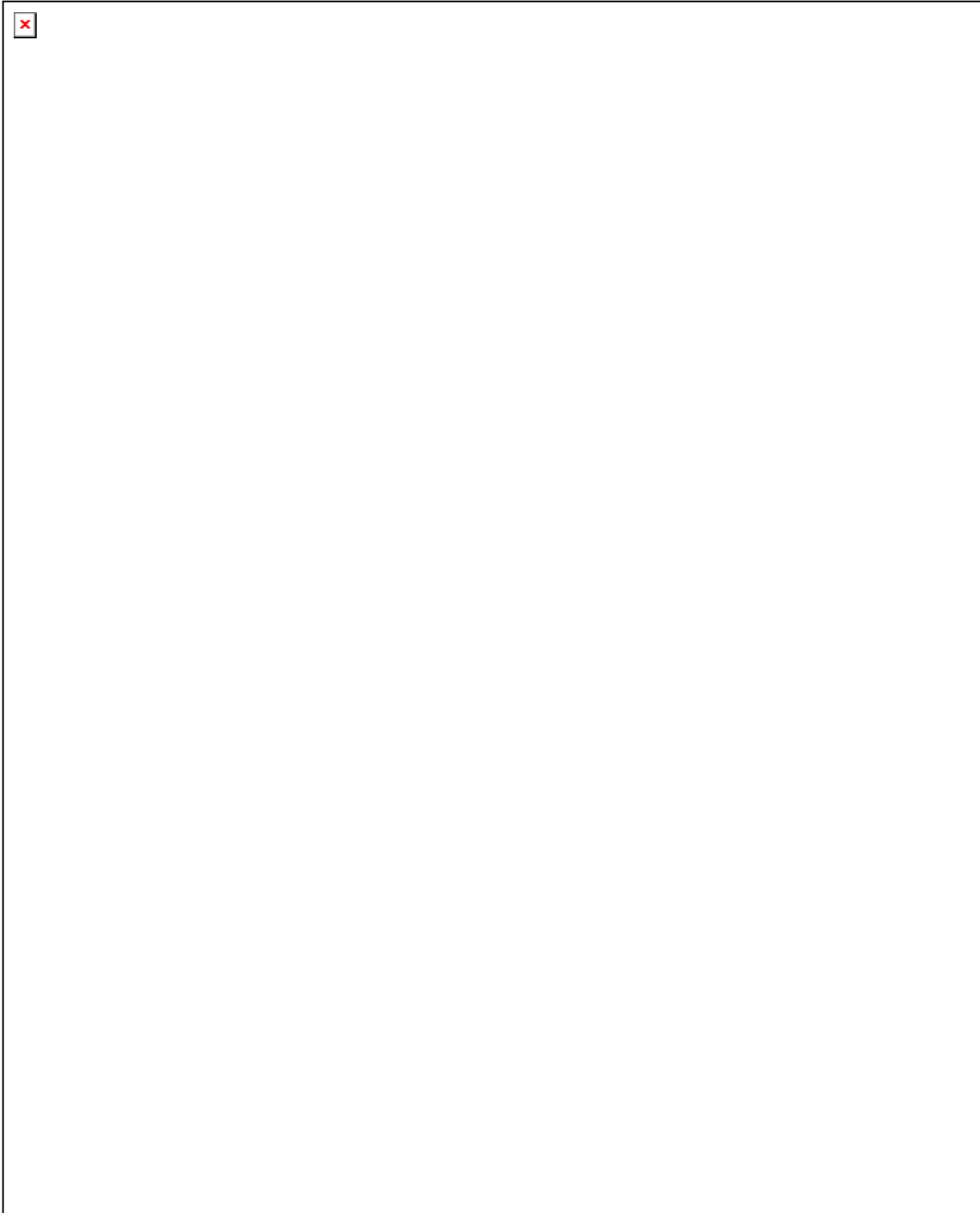
**1990 Bloor Street West and  
26 Parkview Gardens**

File # 12 144899WET 13 OZ

**Attachment 2B: North Elevation**



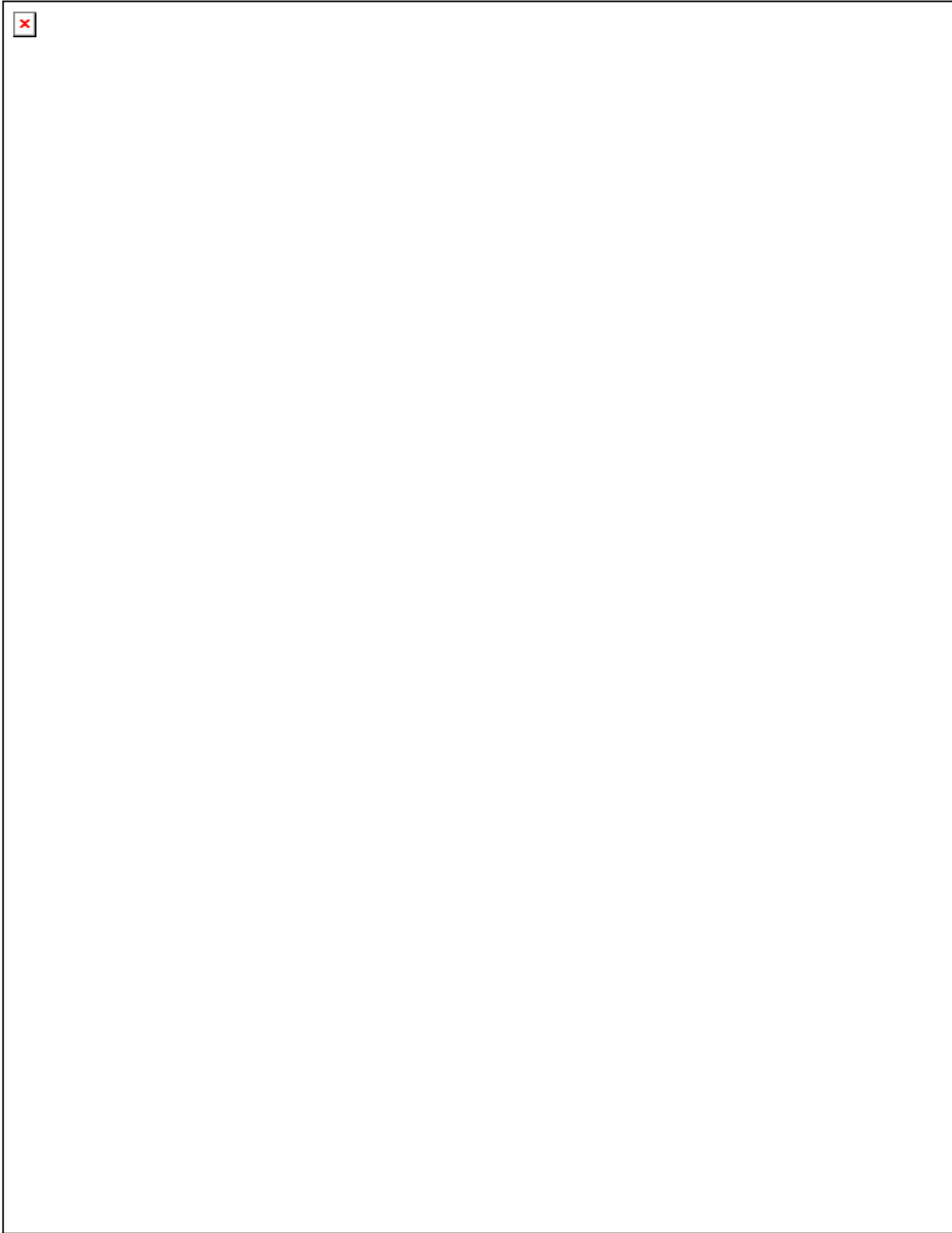
## Attachment 2C: West Elevation



**Attachment 2D: East Elevation – Parkview Gardens**



### Attachment 3: Zoning



## Attachment 4: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 144955 WET 13 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 28, 2012

Municipal Address: 1990 BLOOR ST W  
 Location Description: PLAN 660 PT LOTS 56 & 57 \*\*GRID W1308  
 Project Description: Proposed amendment to Zoning By-law 438-86 to permit the development of a 12 storey mixed use building (residential gfa = 9 854 m<sup>2</sup>; at grade commercial gfa = 359 m<sup>2</sup>). The building would accommodate 131 residential apartment units, including 24 replacement rental units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MOIZ BEHAIR		Quadrangle Architects	NDI (1990 BLOOR STREET WEST) INC

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R4 Z2.0	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	1198	Height:	Storeys:	12
Frontage (m):	21.8		Metres:	38.9
Depth (m):	48.8			
Total Ground Floor Area (sq. m):	1140.2			<b>Total</b>
Total Residential GFA (sq. m):	9854		Parking Spaces:	67
Total Non-Residential GFA (sq. m):	359		Loading Docks	0
Total GFA (sq. m):	10213			
Lot Coverage Ratio (%):	95.1			
Floor Space Index:	8.5			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	14
1 Bedroom:	79
2 Bedroom:	34
3 + Bedroom:	4
Total Units:	131

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	9854	0
Retail GFA (sq. m):	359	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT: PLANNER NAME: Philip Carvalino, Senior Planner**