

**2114-2130 Bloor Street West - Zoning Amendment
Application - Preliminary Report**

Date:	May 24, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	12 144991 WET 13 OZ

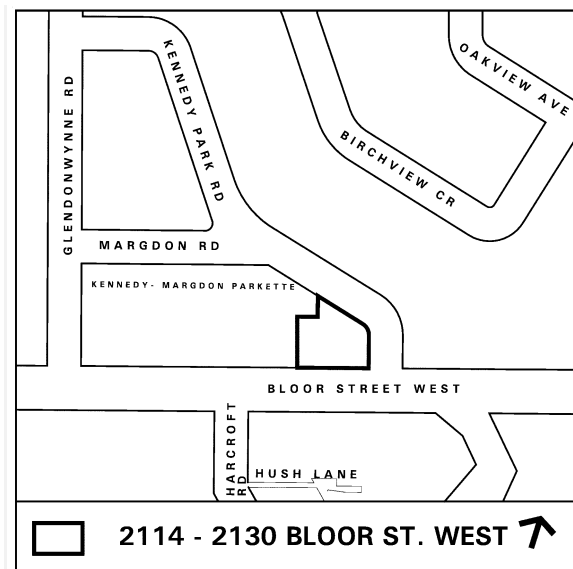
SUMMARY

This application proposes to develop the lands with a 10-storey mixed-use building comprised of 110 residential dwelling units and 359 square metres of at-grade commercial floor area at 2114-2130 Bloor Street West.

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 of this year, with a statutory public meeting targeted for the first quarter of 2013.

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



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2114-2130 Bloor Street West 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 10-storey (32.2 metres plus a 5 metre mechanical penthouse) mixed-use building with approximately 418 square metres of at-grade commercial floor area.

The proposed building steps back from Bloor Street, Kennedy Park Road on the east side of the lands, as well as from Kennedy Park Road to the rear of the lands. The step backs are provided at various levels. (see Attachment 1 – Site Plan)

Access to underground parking and to the loading facility is proposed to be located on the north side of the building, via a lane from Kennedy Park Road.

The proposed development consists of 110 residential dwelling units, of which 15 are bachelor suites, 76 are one-bedroom suites, 17 are two-bedroom suites and 2 are three-bedroom suites. The corresponding floor space index (fsi) is approximately 7 times the area of the lot. A total of 72 parking spaces and 99 bicycle spaces are proposed to serve the development. (see Attachment 4 – Application Data Sheet)

Site and Surrounding Area

The lands are occupied with a two-storey building, having seven store fronts (bays) of at-grade commercial and office uses and office uses on the second floor.

The lands increase in elevation from the east to the west along Bloor Street West.

The site has approximately 42.67 metres of frontage on Bloor Street West and a lot area of approximately 1,307 square metres. (see Attachment 1 – Site Plan)

Land uses surrounding the subject site are as follows:

North: the Kennedy/Margdon Parkette and residential detached dwellings across Kennedy Park Road.

West: two and three-storey residential, mixed-use and office buildings.

South: two to six-storey residential and mixed use buildings.

East: six to eight-storey mixed use building (The Grenadier) across Kennedy Park Road.

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

The lands are located within an *Avenues* area on Map 2 - Urban Structure. The lands are also designated *Mixed Use Areas* on Map 14 - Land Use Plan. *Avenues* are corridors along major streets where reurbanization is anticipated and encouraged in order to accommodate growth.

The *Mixed Use Areas* designation permits a range of residential, commercial and institutional uses, and provides criteria to direct the form and quality of development. It is one of four designations identified in the Official Plan providing opportunities for increased jobs and/or population. The Official Plan states that “*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 Official Plan policy 2.2.3.3(b) 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.”

Further, “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.

An Avenue Segment Study for Bloor Street West between Windermere Avenue and Keele Street/Parkside Drive, was submitted in support of both this 10-storey mixed-use proposal, as well as the proposed 12-storey mixed-use development at 1990 Bloor Street West and 26 Parkview Gardens, to address Official Plan policy 2.2.3.3 (b).

The Official Plan policy 4.5.2 includes cited Development Criteria for *Mixed Use Areas*, which include, but are not necessarily 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.

Other Official Plan policies will provide guidance in the review, assessment and evaluation of this application, including among other policies, the Healthy Neighbourhoods Policy 2.3.1.3 related to intensification on lands adjacent to a neighbourhood.

Further guidance will be provided through policies in Chapter 3 of the Official Plan related to the Public Realm and Built Form.

Zoning

The lands are zoned "MCR T2.5 C2.0 R2.0" by the former City of Toronto Zoning By-law 438-86. The MCR zone permits a mix of commercial and residential uses up to a total density of 2.5 times the area of the lot, of which a maximum of 2.0 times the area of the lot is permitted to be commercial uses only or solely residential use. A mix of residential and commercial uses are permitted to a maximum of 2.5 times the area of the lot. The maximum permitted height for the site is 14.0 metres.

Mid-Rise Buildings Guidelines

City Council on July 6, 7 and 8, 2010, adopted the recommendations of the *Avenues* and Mid-Rise Buildings Study. 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 in *Mixed Use Areas* on the *Avenues*. The guiding performance standards will be considered in the evaluation of the applications.

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan application has yet to be filed.

Reasons for the Application

The proposed development does not comply with the maximum permitted height and density permitted by By-law 438-86, and other zoning performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Avenue Segment Study
- 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

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 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 portion of Bloor Street Avenue, the potential to establish an undesirable precedent, and the existing and planned context of the area
- conformity with Official Plan policies
- height, scale and density 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 Buildings Study Performance Standards
- the disposition of the laneway in the rear of the lands related to servicing mutual rights-of-way over the abutting property to the west
- identification and securing of community benefits under Section 37 of the Planning Act
- public art opportunities in accordance with Official Plan policies
- impacts on the neighbourhood and public open space to the north
- 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

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2A: South Elevation – Bloor Street West

Attachment 2B: North Elevation

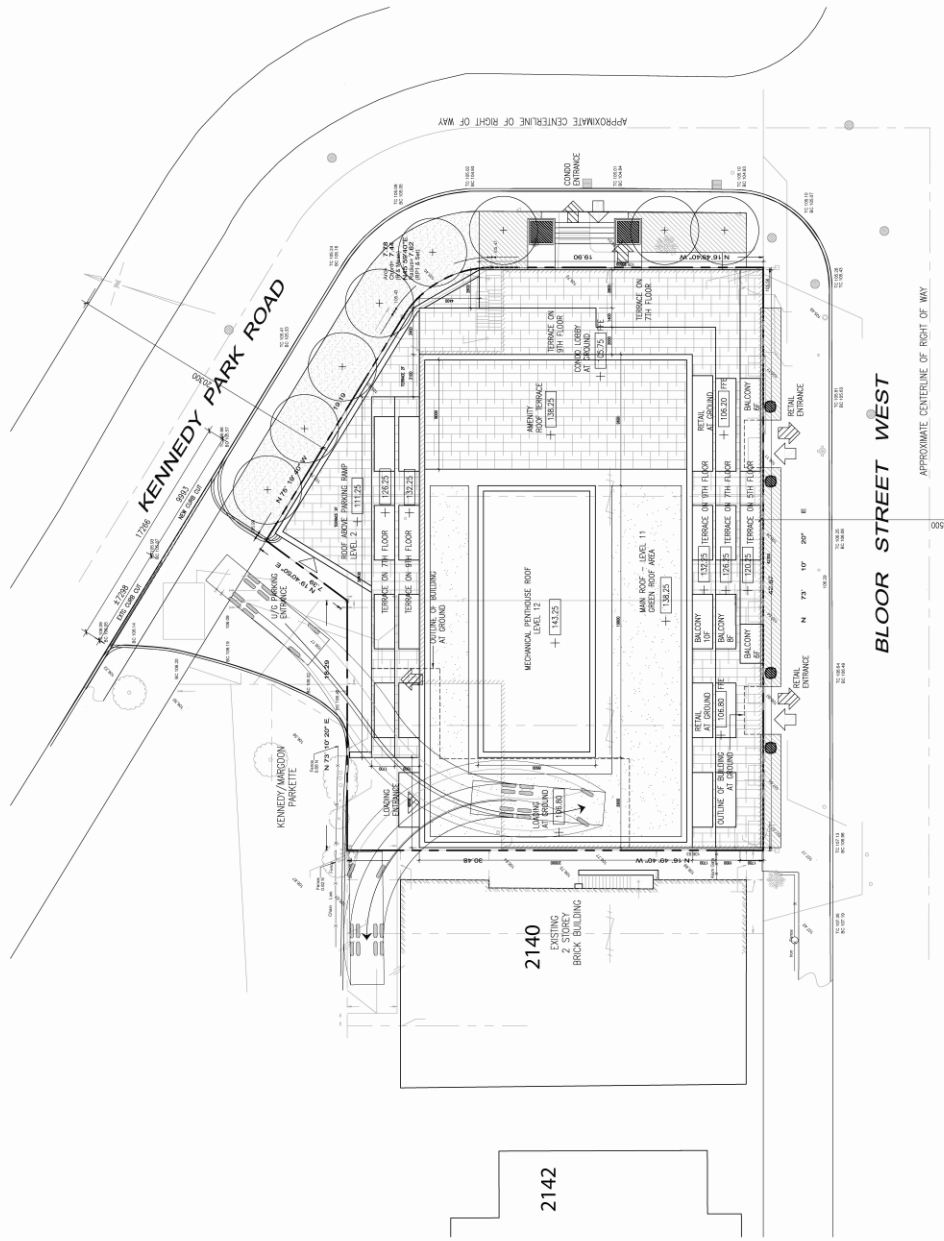
Attachment 2C: West Elevation

Attachment 2D: East Elevation – Kennedy Park Road

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan

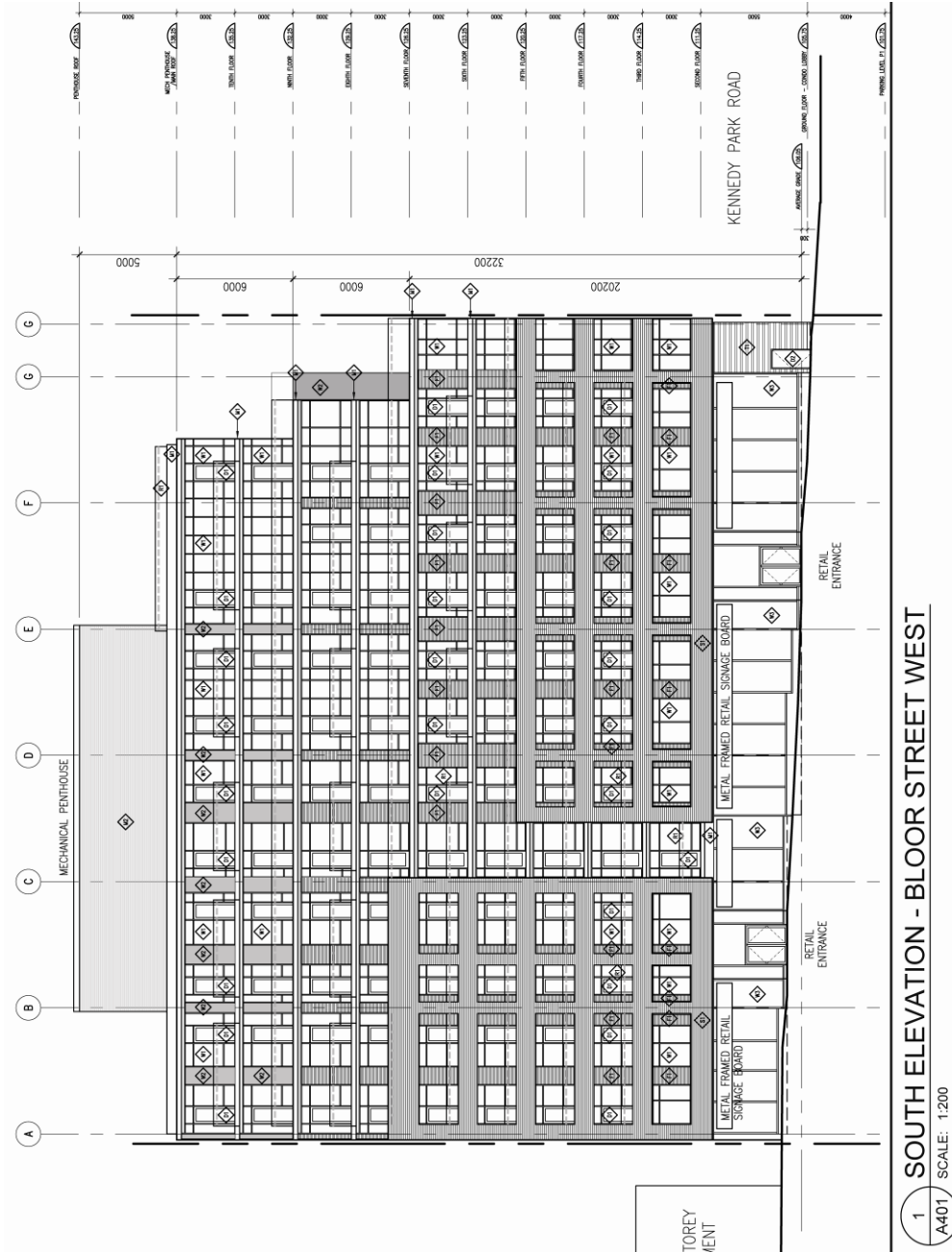


Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 04/10/2012

2114 - 2130 Bloor Street West

File # 12 144991WET 13 OZ

Attachment 2A: South Elevation – Bloor Street West

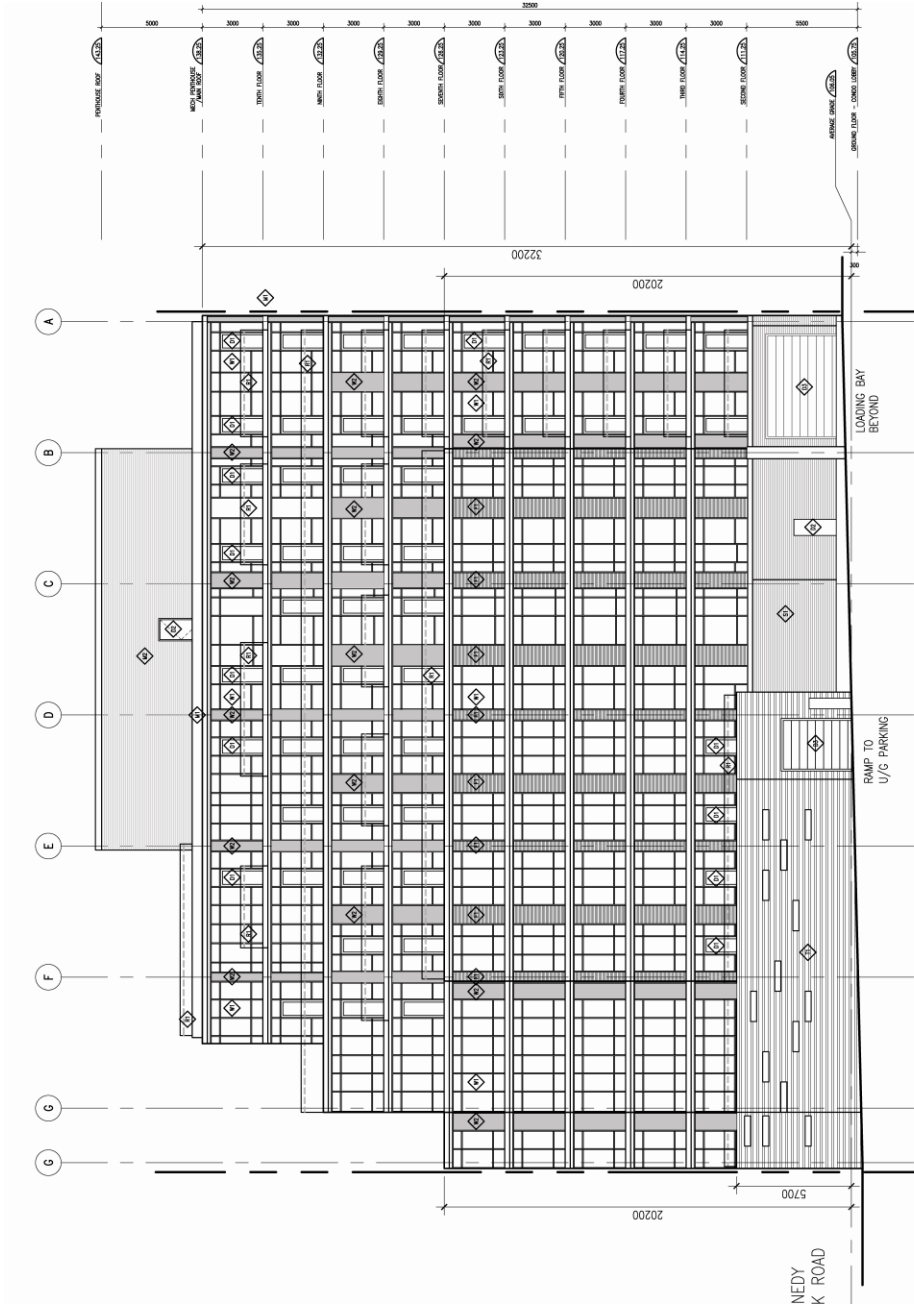


2114 - 2130 Bloor Street West

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 04/10/2012

File # 12 144991 WET 13 OZ

Attachment 2B: North Elevation

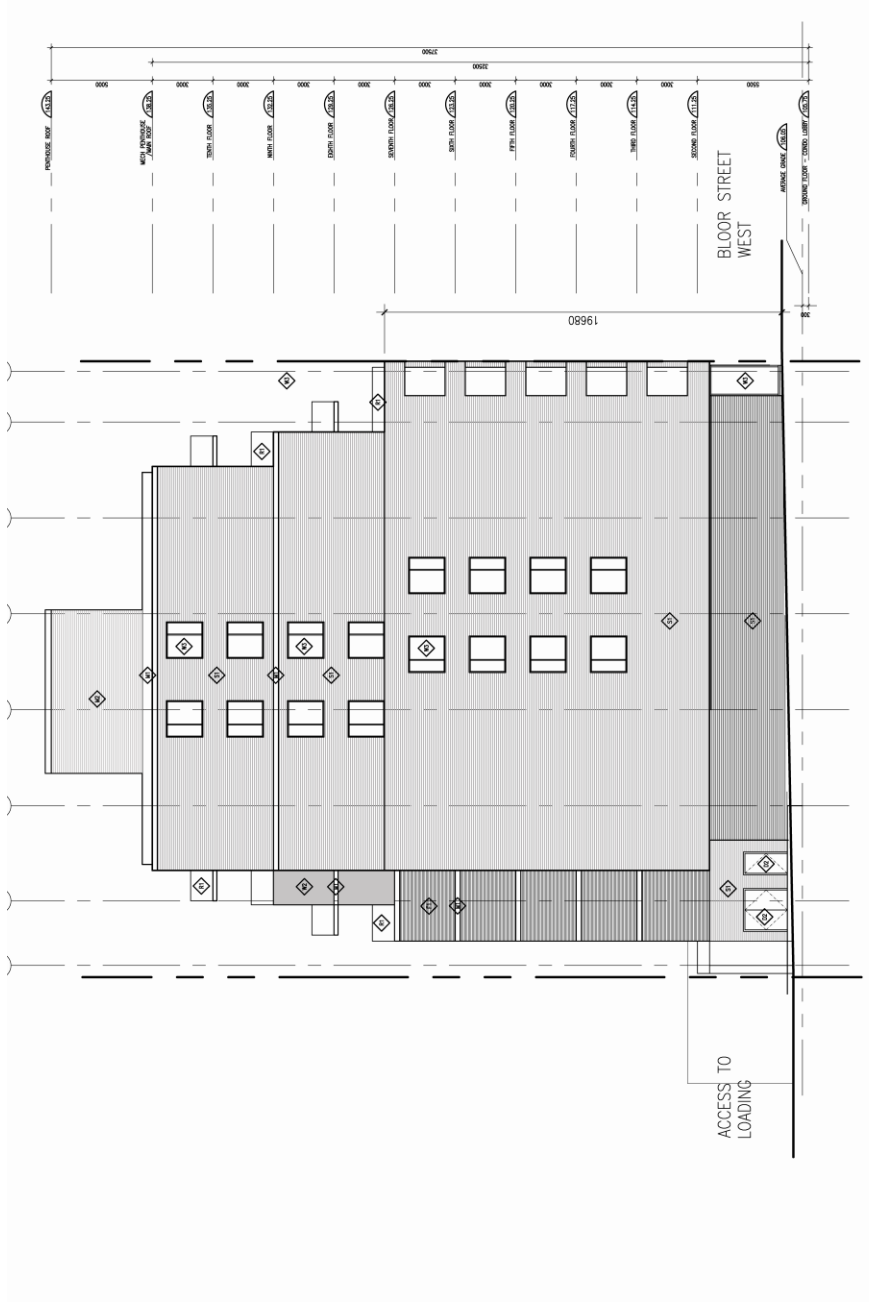


2114 - 2130 Bloor Street West

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 04/10/2012

File # 12 144991 WET 13 OZ

Attachment 2C: West Elevation



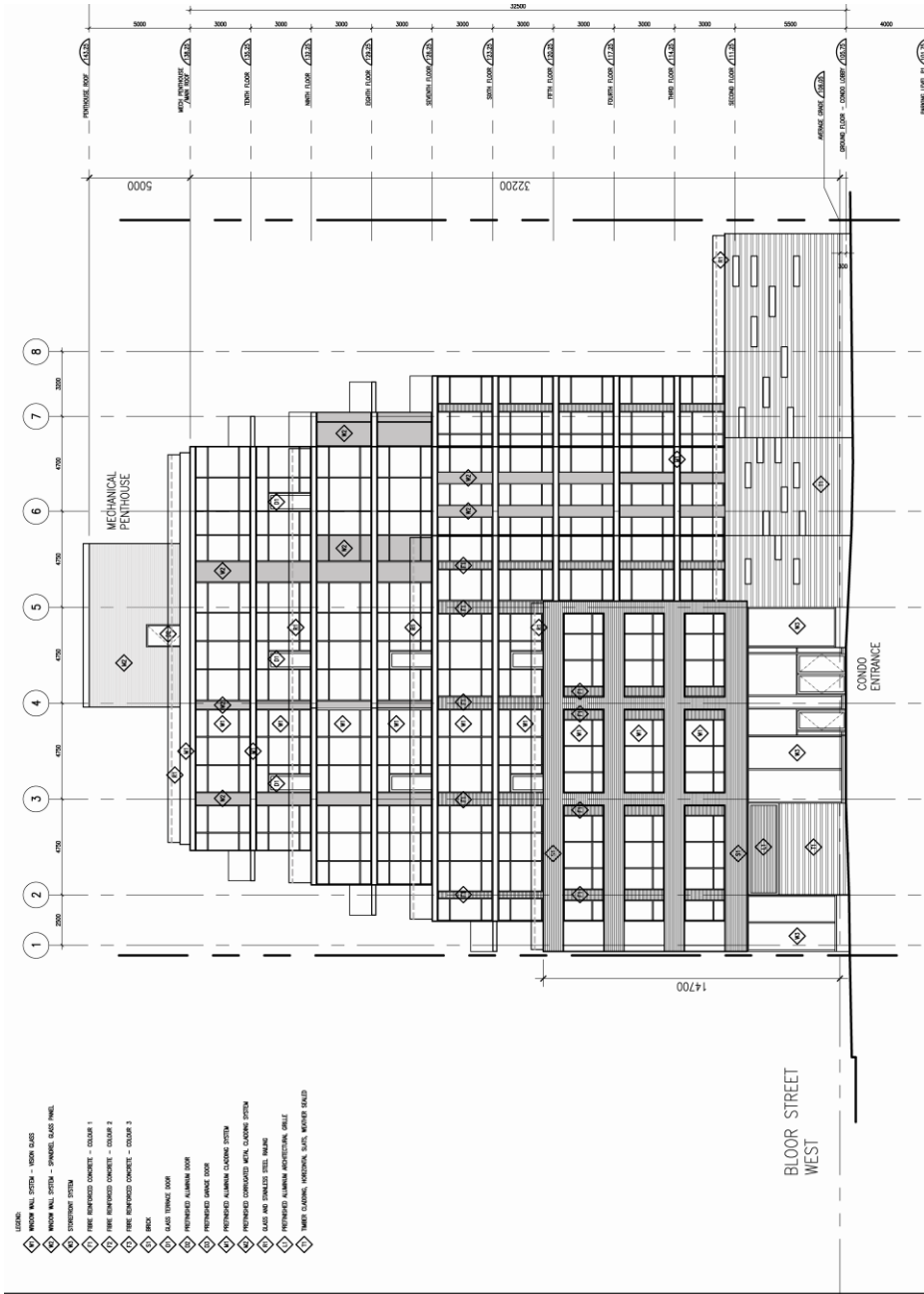
WEST ELEVATION
SCALE: 1:200

2114 - 2130 Bloor Street West

Elevations
Applicant's Submitted Drawing
Not to Scale
04/10/2012

File # 12 144991 WET 13 OZ

Attachment 2D: East Elevation – Kennedy Park Road



2 EAST ELEVATION - KENNEDY PARK ROAD
A401 / SCALE: 1/200

Elevations

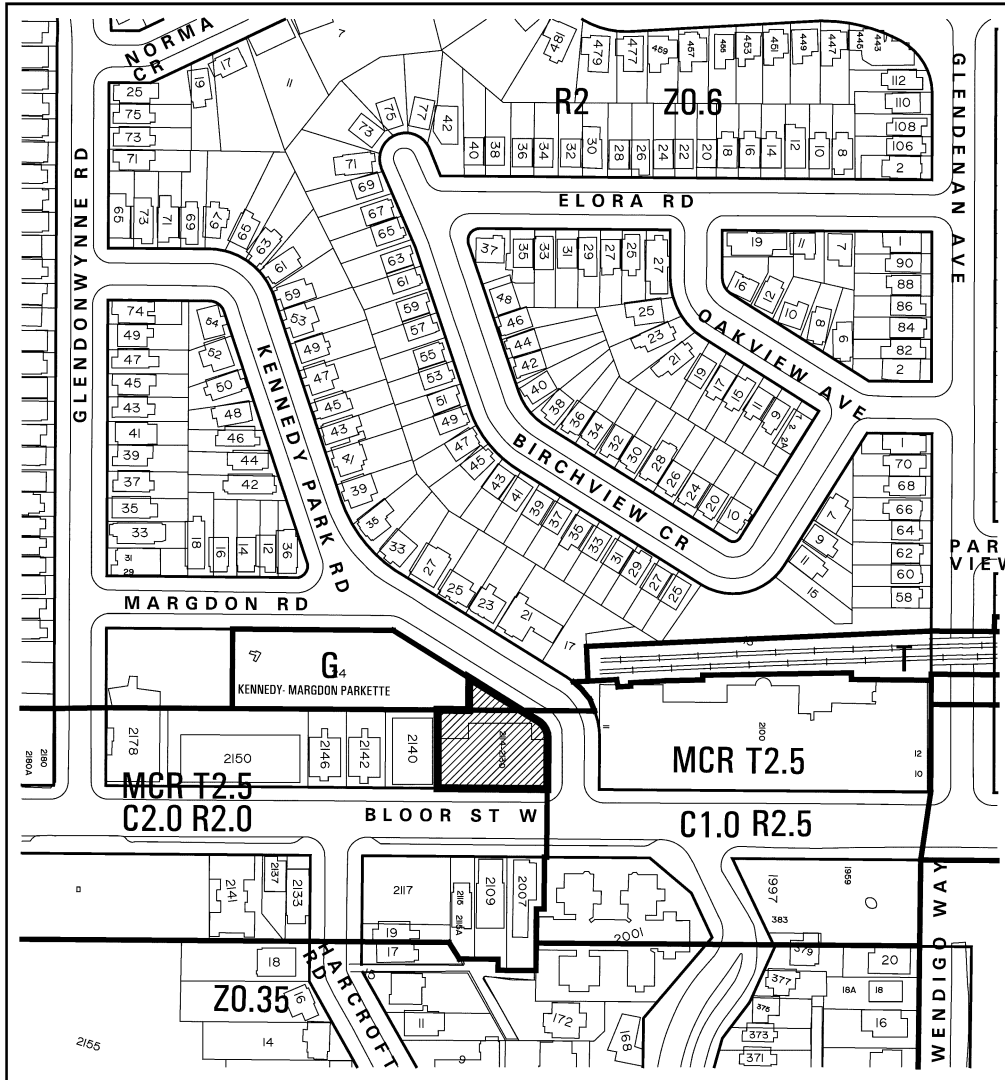
Applicant's Submitted Drawing

Not to Scale
04/10/2012

2114 - 2130 Bloor Street West

File # 12 144991 WET 13 OZ

Attachment 3: Zoning



2114 - 2130 Bloor Street West

File # 12 144991 WET 13 02

- R2 Residential District
- G Parks District
- T Industrial District
- MCR Mixed-Use District



Not to Scale
Former Toronto Zoning By-law 438-86
Extracted 04/13/2012

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 144991 WET 13 OZ
Details	Rezoning, Complex	Application Date:	March 28, 2012

Municipal Address: 2114-2130 BLOOR ST W
 Location Description: PL M501 PT LTS 9 TO 11 27 **GRID W1307
 Project Description: Proposed amendments to the Zoning By-law to permit the development of a 10 storey mixed use building containing 110 residential units.

Applicant:	Agent:	Architect:	Owner:
MOIZ BEHAIR		Quadrangle	NDI (2114 BLOOR STREET WEST) INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T2.5 C2.0 R2.0	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1307	Height:	Storeys:	10	
Frontage (m):	0		Metres:	32.2	
Depth (m):	0				
Total Ground Floor Area (sq. m):	765.9				Total
Total Residential GFA (sq. m):	8316		Parking Spaces:	72	
Total Non-Residential GFA (sq. m):	418		Loading Docks	0	
Total GFA (sq. m):	9207				
Lot Coverage Ratio (%):	0.58				
Floor Space Index:	7.04				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	15
1 Bedroom:	76
2 Bedroom:	17
3 + Bedroom:	2
Total Units:	110

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	8316	8316	0
Retail GFA (sq. m):	418	418	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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