

**2265-2279 Bloor Street West, 116 and 240 Durie Street  
Official Plan Amendment, Zoning By-law Amendment  
and Rental Housing Demolition or Conversion  
Applications - Preliminary Report**

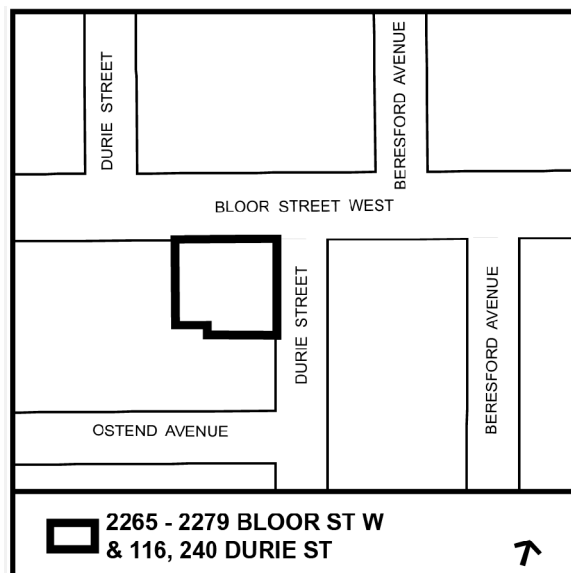
<b>Date:</b>	February 4, 2014
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale-High Park
<b>Reference Number:</b>	13 271048 WET 13 OZ and 13 271055 WET 13 RH

**SUMMARY**

These applications propose to demolish the existing buildings on 2265-2279 Bloor Street West, 116 and 240 Durie Street, and redevelop the lands with an 8-storey mixed use building, comprised of 83 residential dwelling units, 19 of which would be replacement rental units, as well as 1,200 m<sup>2</sup> of office and retail floor area.

The proposed demolition includes two multi-unit rental buildings and a single detached house that contains 2 rental units. As the proposal involves a related group of buildings with 6 or more rental units, the applicant has also submitted a rental housing demolition application under Section 111 of the *City of Toronto Act*.

This report provides preliminary information on the above-noted applications 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 in April of this year, in consultation with the Ward Councillor, with a Final Report and related Public Meeting under the *Planning Act*, targeted for the first quarter of 2015.

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 2265-2279 Bloor Street West, 116 and 240 Durie Street 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 of the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held on May 27, 2013, to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The proposed development envisions the demolition of three existing buildings, and the redevelopment of the lands with an 8-storey mixed-use building, with a partial mezzanine floor located between the main and second levels. The proposed building would have a height of 27 m (30 m to the top of the mechanical penthouse) at the Bloor Street frontage and terrace down to the lower density lands to the south. Retail, service and office uses would be located on the first and mezzanine levels of the building, with residential uses above. The lands have an area of 1,560 m<sup>2</sup>.

The building would have 83 dwelling units (9-bachelor, 56 one-bedroom, and 18 two-bedroom units), of which 19 dwelling units (7 bachelor, 11 one-bedroom, and 1 two-bedroom units) are proposed to be replacement rental units. The building would contain 1,200 m<sup>2</sup> of retail, office and service space, and 166 m<sup>2</sup> of both indoor and outdoor amenity area to serve the building residents. A total of 86 bicycle parking spaces and 124 vehicular parking spaces are proposed, in 4 below-grade parking levels to serve the

development. Access to parking and service areas would be via a driveway behind the building from Durie Street (see Attachment 1 – Site Plan and Attachment 2 - Elevations).

The total floor area for the building would be approximately 6,675 m<sup>2</sup>, representing a Floor Space Index of approximately 4.3 times the area of the lot (see Attachment 5 – Application Data Sheet).

The applicant has proposed to replace the 19 existing units in the new development at similar rents. All units will offer Affordable and Mid-range rents.

### **Site and Surrounding Area**

The lands are relatively flat and located on the southwest corner of Bloor Street West and Durie Street. Currently, the lands are occupied with a series of three-storey mixed use buildings and a two-storey restaurant along Bloor Street West, and a two-storey detached dwelling on Durie Street. There are currently 17 rental dwelling units contained within the Bloor Street buildings and another 2 rental units within the detached dwelling on Durie Street.

The site has approximately 41 m of frontage on Bloor Street West, 39 m of frontage along Durie Street and a lot area of approximately 1,560 m<sup>2</sup>.

Land uses surrounding the subject site are as follows:

North: mixed use commercial and residential buildings fronting the north side of Bloor Street West, ranging in heights from 1 to 3 storeys.

South: residential neighbourhood (Swansea), predominately consisting of two-storey detached and semi-detached dwellings, and the rear yards of single detached dwellings on Ostend Avenue.

East: a two-storey mixed use building containing a ground floor café, outdoor patio and residential uses above, on the opposite side of Durie Street, with two-storey detached and semi-detached dwellings to the south.

West: a one-storey commercial building ("Flowers"), followed by two-storey mixed use buildings and a Place of Worship.

The lands subject the applications are located in the Bloor West Village area. There have been five recent development applications on Bloor Street West located on the periphery of the Bloor West Village. These developments include 1 and 2 Old Mill Drive, 2442 Bloor Street West, 1990 Bloor Street West and 1844 Bloor Street West. There is also an application within the Bloor West Village that is currently under review at 2114-2130 Bloor Street West. These developments range in building heights from 10 to 14 storeys.

## **Planning Act, 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*. Those matters that apply to this application are:

- a) the orderly development of safe and healthy communities;
- b) the adequate provision of a full range of housing;
- 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 the above matters in 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 lands fronting Bloor Street West are located within an *Avenues* area on Map 2 - Urban Structure. These 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. A portion of the lands, municipally known as 116 Durie Street are designated *Neighbourhoods*, also on Map 14, and are located within the Swansea Secondary Plan area (see Attachment 4 – Official Plan).

The *Mixed Use Areas* designation provides for 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.

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 a review is undertaken that 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 from Jane Street in the west to Harcourt Road in the east, was submitted in support of this 8-storey mixed-use proposal, to address Official Plan Policy 2.2.3.3 (b).

The Official Plan contains policies addressing the need to preserve and increase the City's supply of rental and affordable housing. Policy 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. Policy 3.2.1.6 applies to applicants proposing to demolish six or more residential rental units, except where all the rents are above the mid-range rent category. They are required to replace the rental units with at least the same number, size and type of rental housing units and maintain them with rents similar to the rents of existing units on the site. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation and other assistance to lessen hardship.

The Official Plan Policy 4.5.2 cites 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;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing 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;
- providing an attractive, comfortable and safe pedestrian environment;
- taking advantage of nearby transit services;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

*Neighbourhoods* designated lands are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

A key objective of the Official Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*.

The Official Plan also contains development criteria for assessing new development in *Neighbourhoods*. Specifically, Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

Further, Policy 4.1.5 states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. The Policies notes that the prevailing building type will be the predominant form of development in the neighbourhood and that some *Neighbourhoods* will have more than one prevailing building type.

The Swansea Secondary Plan states that where the Zoning By-law permits apartment buildings in areas designated as *Neighbourhoods*, any apartment building will respect the zoned height and density limits.

Other Official Plan policies will provide guidance in the review, assessment and evaluation of this application, including 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.

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

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, 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 involving six or more rental housing units or where there is a related application for a Zoning By-law Amendment 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 considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable 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 19 rental units. The rents for all the rental units were within the mid-range category (between one and one and a half times average market rent) at the time of application. As such, replacement has been proposed under Official Plan Policy 3.2.1.6. The applicant has also proposed to secure the rents for 10 years and the tenure for 20 years as per the policy.

## **Zoning**

The lands fronting Bloor Street West are zoned "CR 2.5 (C2.0; R2.0) SS2 (x1978)" by Zoning By-law 569-2013. The CR zone permits a mix of commercial and residential uses up to a maximum 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. The maximum permitted height for the site is 14 m.

The property at 116 Durie Street, having a lot frontage of approximately 7.6 m, is zoned R(f 7.5; u2; d 0.6) (x798), which permits detached, semi-detached and rowhouse dwellings, at a density of 0.6 times the area of the lot (see Attachment 3 – Zoning)

## **Site Plan Control**

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

## **Mid-Rise Buildings Design Guidelines**

City Council on July 6, 7 and 8, 2010, adopted the recommendations of the *Avenues* and Mid-Rise Buildings Study. The report 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 Mid-Rise Buildings Performance Standards will be considered in the evaluation of the applications.

### **Tree Preservation**

Three private trees would be removed in the area proposed for construction. The Arborist Report also identifies three street trees along Bloor Street West and two private trees located on adjacent lands to the south, which are proposed to be preserved.

### **Reasons for the Application**

The Official Plan Amendment application was submitted to address the inclusion of the *Neighbourhoods* designated property (116 Durie Street) as part of the overall development site, the remainder of which is designated *Mixed Use Areas* and located in an *Avenues* area in the Official Plan.

The Zoning By-law Amendment application is required to address the proposed height and density of the proposed building as well as other areas of zoning non-compliance.

A Section 111 permit is required to demolish the existing rental units.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Avenue Segment Study (Jane Street to Harcourt Road)
- Toronto Green Standard Checklist
- Arborist Report
- Urban Transportation Considerations Study
- Sun/Shadow Analysis
- Functional Servicing and Stormwater Report
- Landscape Concepts
- Housing Issues Report
- Community Services and Facilities Study
- Pedestrian Level Wind Study
- Draft Zoning By-law

A Notification of Complete Application dated January 14, 2014 was issued.

### **Issues to be Resolved**

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

- Appropriateness of including *Neighbourhoods* designated lands as part of an *Avenues* redevelopment proposal.
- Consideration of the site in the context of this portion of the Bloor Street Avenue, the potential to establish an undesirable precedent and the existing and planned context of the area.
- Conformity with Official Plan policies noted in this report.
- Height, scale and density of the proposed development and associated impacts.
- Compatibility and fit with the physical character of the area.
- Conformity with the Avenues and Mid-Rise Buildings Performance Standards.
- Impacts on the neighbourhood to the south.
- Confirmation of existing rental units and rents.
- Appropriateness of the rental replacement proposal.
- Tenant meeting and profiles to be scheduled and assessed.
- Satisfactory tenant relocation and assistance, and tenant communication plan.
- Review of the Toronto Green Standard 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**

Philip Carvalino, Senior Planner  
 Tel. No. 416-394-8233  
 Fax No. 416-394-6063  
 E-mail: pcarval@toronto.ca

## **SIGNATURE**

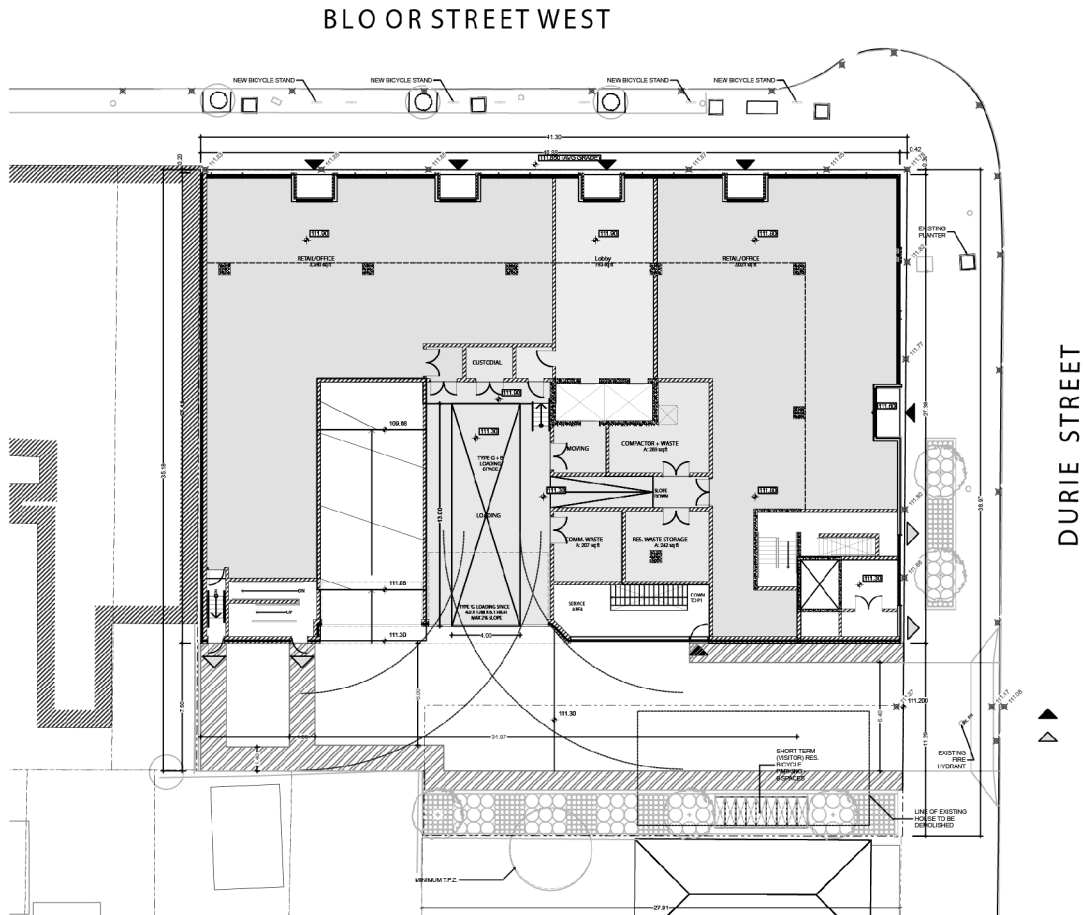
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Neil Cresswell, MCIP, RPP  
 Director, Community Planning  
 Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
 Attachment 2: Elevations  
 Attachment 3: Zoning  
 Attachment 4: Official Plan  
 Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

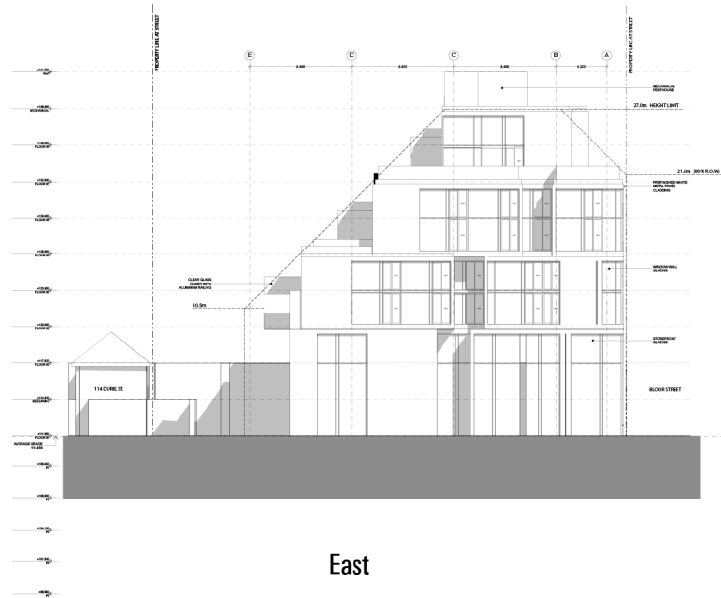
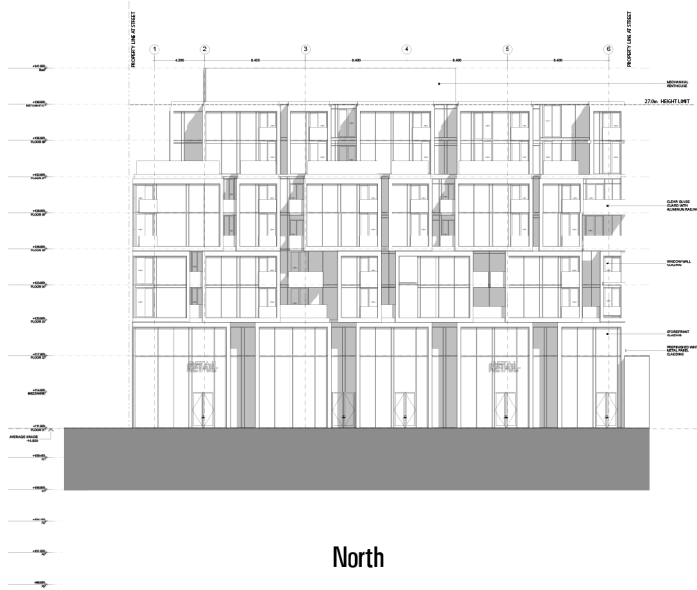
Applicant's Submitted Drawing

Not to Scale 

2265, 2271, 2273, 2277, 2279 Bloor Street West  
& 116, 240 Durie Street

File # 13 271048 WET 13 0Z

## Attachment 2: Elevations



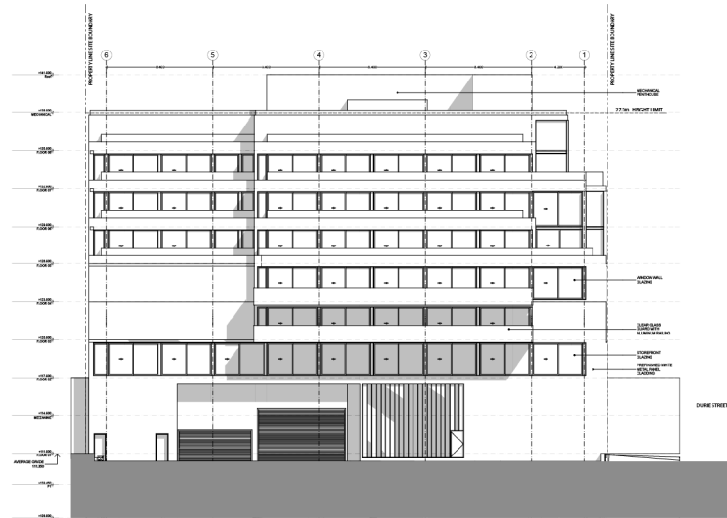
### Elevations

Applicant's Submitted Drawing

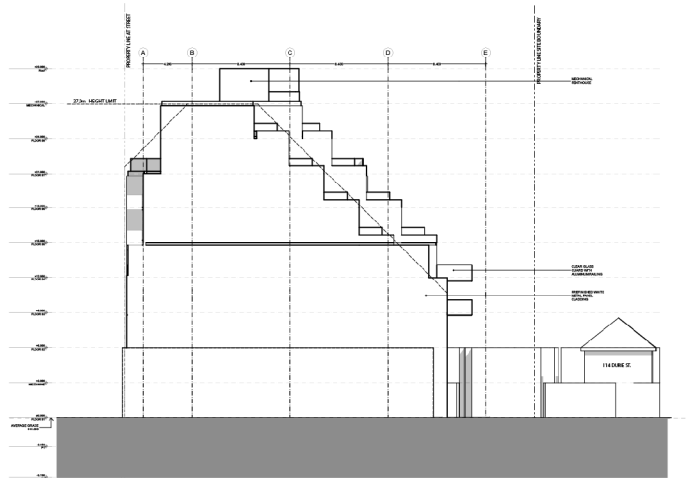
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2265 - 2279 Bloor Street West  
& 116, 240 Durie Street

File # 13 271048 WET 13 0Z



South



West

## Elevations

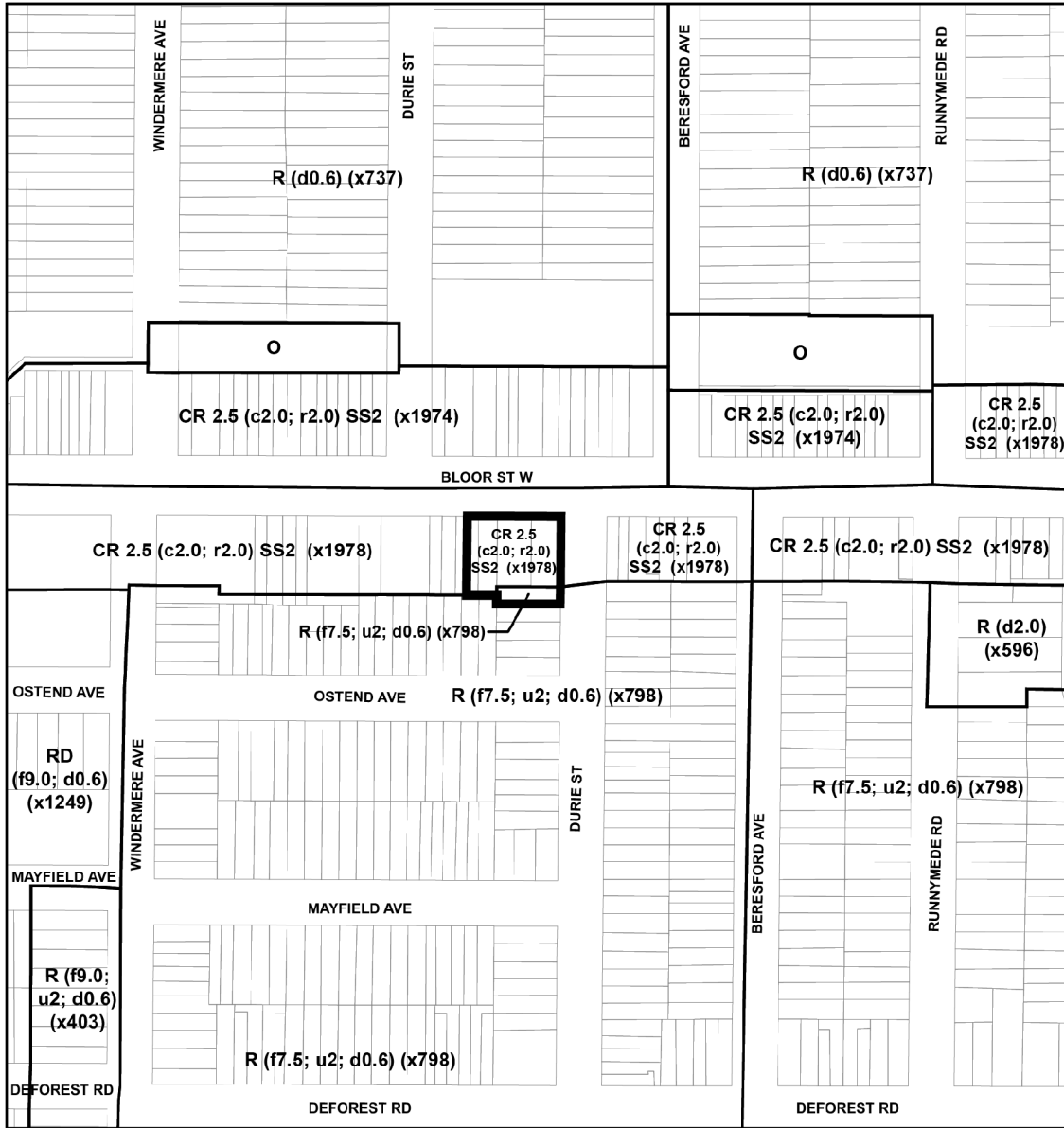
Applicant's Submitted Drawing

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2265 - 2279 Bloor Street West  
& 116, 240 Durie Street

File # 13 271048 WET OZ


### Attachment 3: Zoning



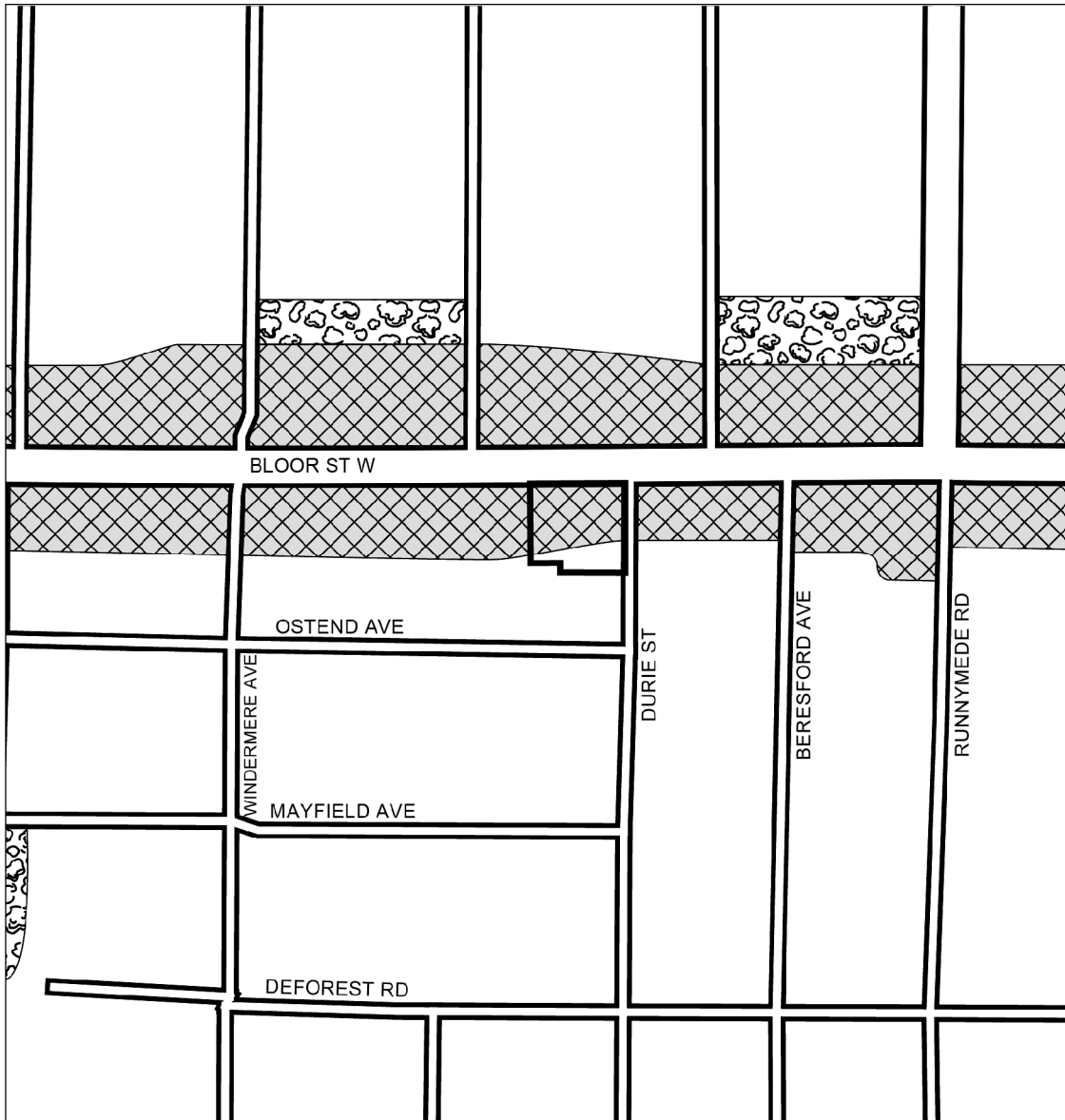
**TORONTO** City Planning  
**Zoning By-law 569-2013**

**2265-2279 Bloor Street West & 116, 240 Durie Street**  
 File # 13 271048 WET 13 0Z

-  Location of Application
- R Residential
- RD Residential Detached
- CR Commercial Residential
- O Open Space





  
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## Attachment 4: Official Plan



**TORONTO** City Planning  
**Official Plan**

**2265 - 2279 Bloor Street West  
 & 116,240 Durie Street**  
 File # 13 271048 WET 13 OZ

- |   |  |
|---|--|
|  Site Location   |  Parks & Open Space Areas |
|  Neighbourhoods  |  Parks                    |
|  Mixed Use Areas |  |

  
 Not to Scale  
 01/22/2014

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 271048 WET 13 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 27, 2013

Municipal Address: 2265-2279 BLOOR ST W; 116 and 240 DURIE ST  
 Location Description: PLAN 551 BLK N PT LOTS 42 TO 45 RP 64R13760 PARTS 3 AND 5 \*\*GRID W1309  
 Project Description: Proposed amendments to the Official Plan and Zoning By-law to permit the redevelopment of an 8-storey mixed-use building

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
TACT ARCHITECTURE (PRISHAM JAIN)			UKRANIAN CREDIT UNION LIMITED.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR	Historical Status:
Height Limit (m):	14m	Site Plan Control: yes

### PROJECT INFORMATION

Site Area (sq. m):	1559	Height:	Storeys:	8	
Frontage (m):	41		Metres:	27	
Depth (m):	39				
Total Ground Floor Area (sq. m):	0				<b>Total</b>
Total Residential GFA (sq. m):	5475		Parking Spaces:	124	
Total Non-Residential GFA (sq. m):	1200		Loading Docks	0	
Total GFA (sq. m):	6675				
Lot Coverage Ratio (%):	0				
Floor Space Index:	4.28				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	9
1 Bedroom:	56
2 Bedroom:	18
3 + Bedroom:	0
Total Units:	83

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	5475	0
Retail GFA (sq. m):	1200	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Philip Carvalino, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-394-8233</b>