

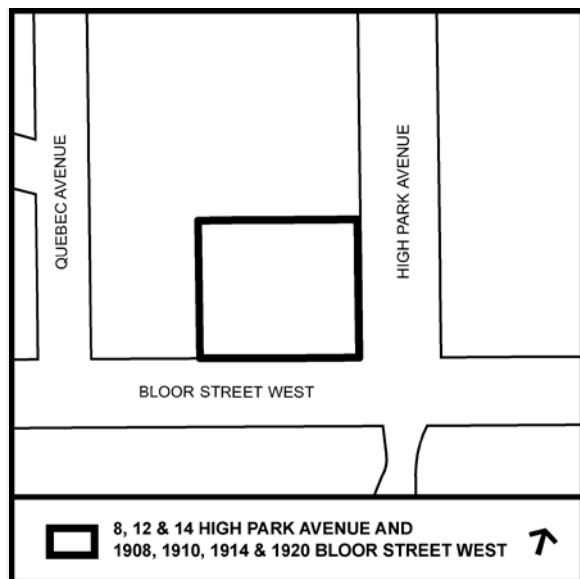
8, 12 and 14 High Park Avenue and 1908, 1910, 1914 and 1920 Bloor Street West - Zoning By-law Amendment and Rental Housing Demolition Control Applications - Preliminary Report

Date:	April 14, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	16 116216 WET 13 OZ; 16 116224 WET 13 RH

SUMMARY

The application to amend the Zoning By-law proposes the redevelopment of the northern portion of the site at 8, 12 and 14 High Park Avenue and the rear of 1908, 1910, 1914 and 1920 Bloor Street West. A three-storey building, containing retail uses at grade and a day nursery use on the second and third levels would front High Park Avenue and a one storey building containing 15 'micro-retail/service' units would front the TTC High Park Station bus platform. Outdoor recreation space for the day nursery would be provided on the roof of the 'micro-retail/service' building. A rear garage which serves the five residential buildings on site would be demolished.

An application has also been filed under Section 111 of the *City of Toronto Act* for the demolition of 10 residential rental units located in 12 and 14 High Park Avenue. The residential rental units are proposed to be relocated to a mixed-use development at 2265-2279 Bloor Street West, which is under the same ownership as the subject site.



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 scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the second quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider the applications is targeted for the first quarter of 2017. This target assumes 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 8, 12 and 14 High Park Avenue and 1908, 1910, 1914 and 1920 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous planning decisions for the subject lands.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on October 5, 2015 to review the proposal, provide preliminary feedback and discuss complete application submission requirements.

Matters of interest at these meetings included rental housing replacement, potential impacts on adjacent residential properties, the removal of on-site surface parking and the location of loading and garbage storage and pick-up.

ISSUE BACKGROUND

Proposal

The applicant is proposing to redevelop the northern portion of the apartment sites at 1908 to 1920 Bloor Street West and the two existing houses on High Park Avenue. The existing houses and the existing rear garage which serves the residential buildings on the site would be demolished. The three apartment buildings fronting Bloor Street West would not be altered.

The proposal includes replacing the existing houses and garage with a new three-storey building fronting High Park Avenue, containing retail uses at grade and a day nursery use on the second and third levels, and a one storey building containing 15 'micro-retail/service' units at the rear of the apartment sites fronting the TTC bus platform at High Park Station. The 'micro-retail/service' uses are proposed to be approximately 18 m² in size (with one unit being approximately 34 m²). The new building would be approximately 1,276 m² in size. Outdoor recreation space for the day nursery would be provided on the roof of the 'micro-retail/service' building and accessed from the second floor of the retail/day nursery building.

Currently, there are 23 parking spaces on the site with 13 in the garage to be demolished and 10 surface parking spaces. The redevelopment of the site would provide 10 surface parking spaces, with 5 allocated to the residential tenants and 5 reserved for pick-up drop-off use for the day nursery.

Attachments 1-2 (Site Plan and Elevations) illustrate the development concept for the subject lands.

Site and Surrounding Area

The site is located at the northwest corner of Bloor Street West and High Park Avenue. The site is relatively flat and rectangular in shape. The site is comprised of 5 properties, with a total lot area of approximately 3,515 m² (0.35 hectares). The northern portion of the site to be redeveloped is approximately 1,290 m² (0.13 hectares). There are 5 residential buildings on the site: two detached dwellings with 5 residential rental units in each; two low-rise apartment buildings with 16 residential rental units in each; and one low-rise apartment building with 21 residential rental units. Currently, there are a total of 63 residential rental units on site.

Surrounding land uses include:

North: To the north is the TTC High Park Station and several high-rise residential apartment buildings fronting Quebec Avenue, High Park Avenue and Pacific Avenue.

South: To the south is High Park on the south side of Bloor Street West.

East: To the east are low-rise residential apartment buildings and detached dwellings fronting the north side of Bloor Street West.

West: To the west are low-rise residential apartment buildings and mixed-use buildings fronting the north side of Bloor Street West.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 property is designated *Apartment Neighbourhoods* on Map 17 – Land Use Map in the Official Plan (see Attachment 3: Official Plan). *Apartment Neighbourhoods* are made up 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. All land uses provided for in the *Neighbourhoods* designation, including day nurseries, are also permitted in *Apartment Neighbourhoods*.

This application will be reviewed against the policies in the Official Plan including those in the "Housing", "Public Realm" and "Built Form" sections of the Plan. Compliance with other relevant policies of the Official Plan including the environment and transportation will also be addressed. The Official Plan is available at:

http://www.toronto.ca/planning/official_plan/introduction/htm.

Official Plan Amendment No. 320 (OPA 320)

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*

policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

Zoning

On May 9, 2013 City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. Both former City of Toronto Zoning By-law No. 438-86 and City-wide Zoning By-law No. 569-2013 continue to apply to the site while By-law No. 569-2013 is under appeal.

The subject site is zoned Residential (R4 Z2.0) under former City of Toronto Zoning By-law No. 438-86 and Residential (R (f12.0; d2.0) (x7)) under City-wide Zoning By-law No. 569-2013. Both zone categories permit a wide variety of residential uses including apartment buildings, detached houses and semi-detached houses. With respect to retail uses, both zone categories permit one retail store in an apartment building subject to conditions related to size and location of the retail store. With respect to the day nursery use, both zone categories permit a day nursery, subject to conditions. Under former City of Toronto Zoning By-law No. 438-86 a day nursery is permitted in a standalone building, however under City-wide Zoning By-law No. 569-2013, a day nursery must be located in an apartment building or in a building with a public or private school, a place of worship, a community centre or a library. Exception 7 permits nursing home, retirement home and religious residence uses, subject to conditions.

Site Plan Control

A Site Plan Control application is required for this proposal but has not yet been submitted.

Tree Preservation

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has submitted an Arborist Report, which is currently under review by staff. The Arborist Report indicates that the development proposes to remove four City-owned trees and one protected private tree.

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 implement 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 where 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 Official Plan Amendment or Zoning By-law Amendment triggers an application under Chapter 667 for rental demolition or conversion, typically City Council decides on both applications at the same time. The Final Report will combine recommendations on the planning application and the demolition application under Chapter 667. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not subject to appeal to the OMB.

Reasons for the Application

A Zoning By-law Amendment is required to permit the proposed retail/service uses, to permit the standalone day nursery under Zoning By-law No. 569-2013 and to establish other performance standards such as setbacks and parking rates. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

An application under Chapter 667 of the Municipal Code, pursuant to Section 111 of the *City of Toronto Act* is required for the proposed redevelopment of a rental property containing more than 6 residential rental dwelling units.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Urban Transportation Considerations Report;
- Functional Servicing and Stormwater Management Report;
- Arborist Report;
- Housing Issues Report and Application for Rental Housing Demolition; and
- Toronto Green Standard Checklist.

A Notification of Complete Application for the Zoning By-law Amendment application was issued on February 29, 2016. A Notification of Complete Application for the Rental Housing Demolition application was issued on March 8, 2015.

Issues to be Resolved

Based on a preliminary review of the proposal, the below issues/concerns have been identified:

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- conformity with Official Plan policies;
- appropriateness of the proposed rental housing demolition;
- appropriateness of retail uses not fronting a street;
- appropriateness of introducing the proposed retail/service uses;
- site layout, organization and safety;
- pedestrian access to retail/service entrances;
- building setbacks;
- impacts on adjacent properties;
- site circulation, loading and garbage storage and collection;
- assessment of traffic and transportation impacts;
- location and provision of surface parking spaces for the existing apartment buildings and the proposed retail/service uses;
- the provision of bicycle parking;
- appropriate servicing infrastructure to support the proposed development; and
- review of Toronto Green Standard Checklist and Template for compliance with the Tier 1 performance measures.

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

CONTACT

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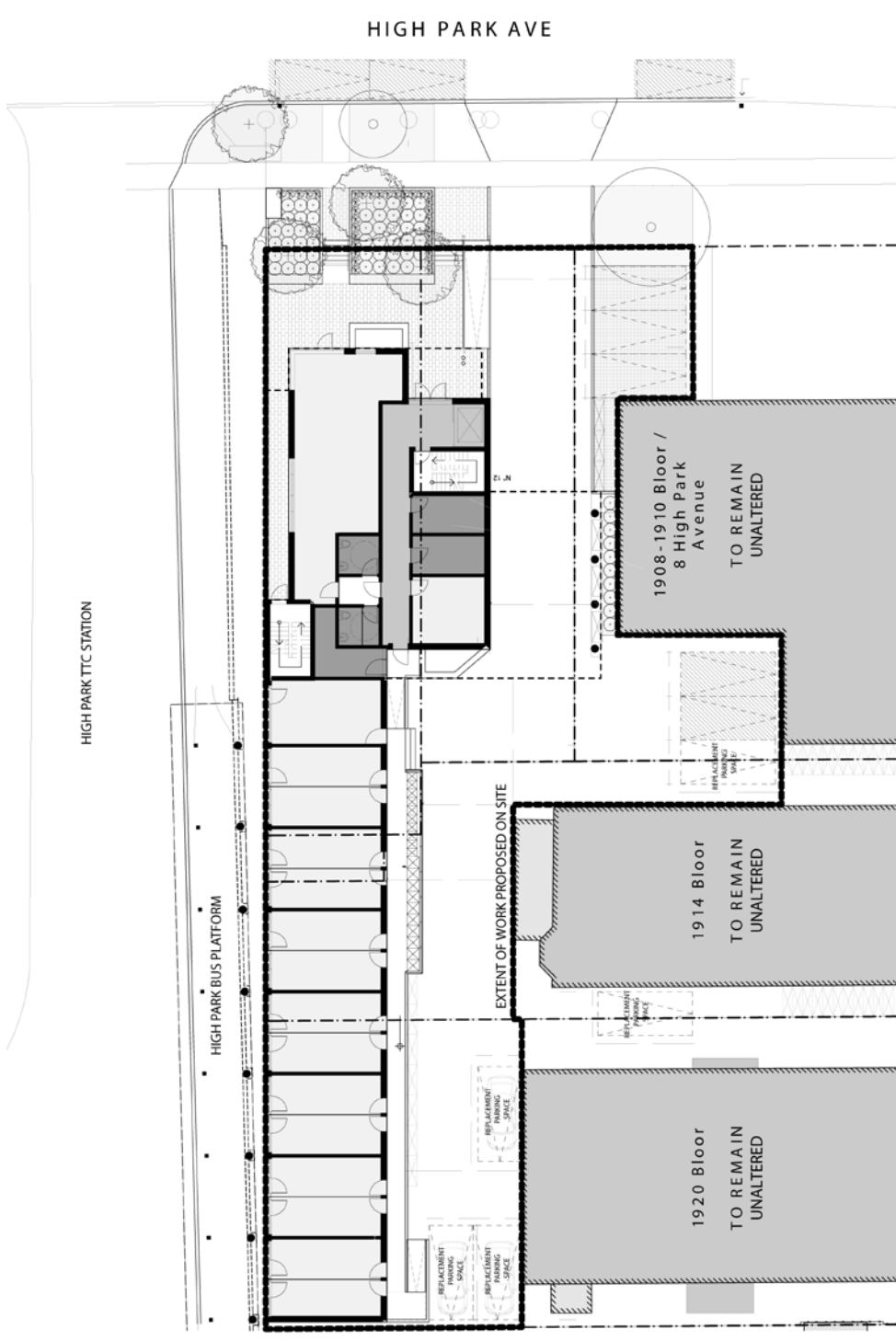
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2a: North and South Elevations
 Attachment 2b: East Elevation
 Attachment 3: Official Plan
 Attachment 4: Former City of Toronto Zoning By-law No. 438-86
 Attachment 5: City-Wide Zoning By-law No. 569-2013
 Attachment 6: Application Data Sheet

Attachment 1: Site Plan



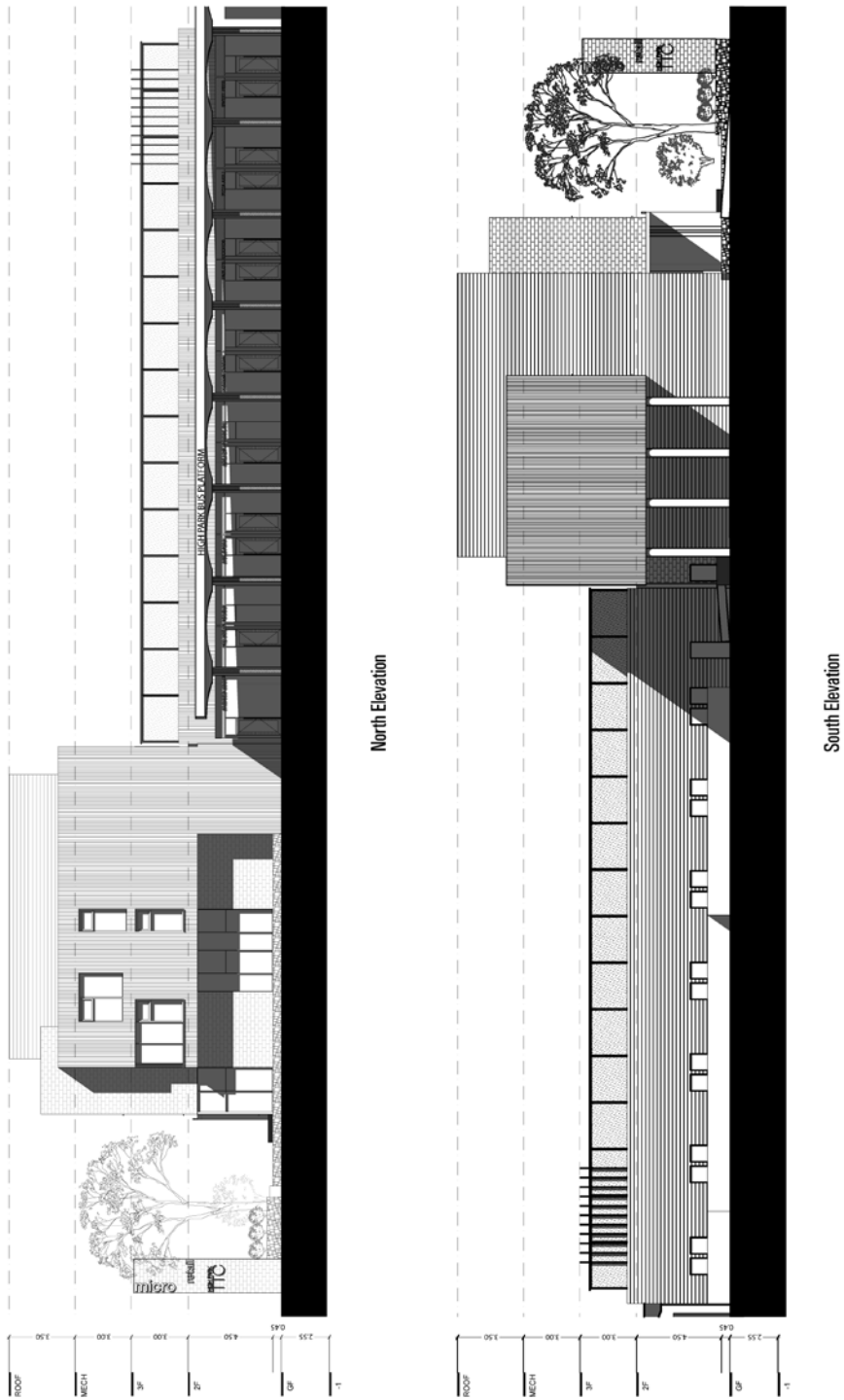
Site Plan
 Applicant's Submitted Drawing

Not to Scale
 04/12/2016



**8, 12 & 14 High Park Avenue and
 1908, 1910, 1914 & 1920 Bloor Street West**
 File # 16 116216 WET 13.0Z

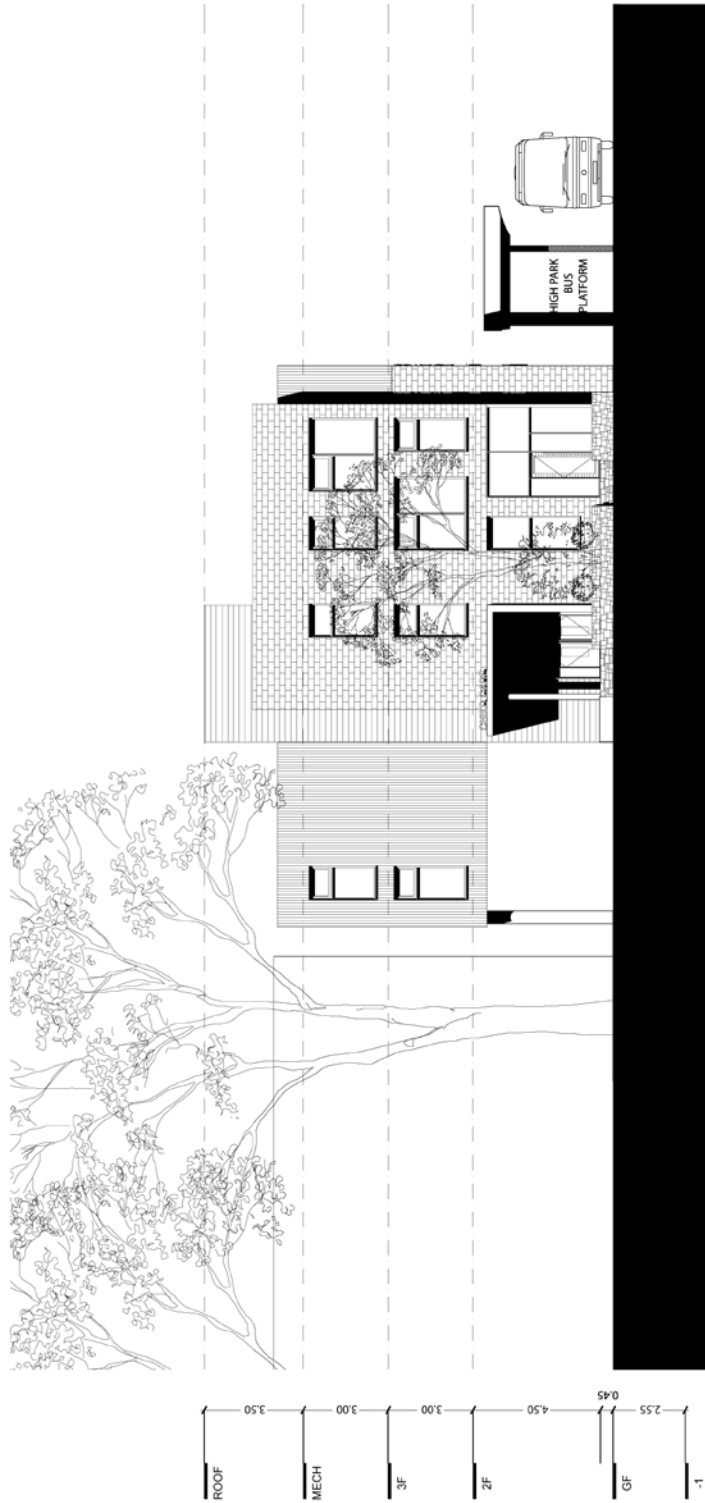
Attachment 2a: North and South Elevations



Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/09/2016

**8, 12 & 14 High Park Avenue and
 1908, 1910, 1914 & 1920 Bloor Street West**
 File # 16 116216 WET 13 0Z

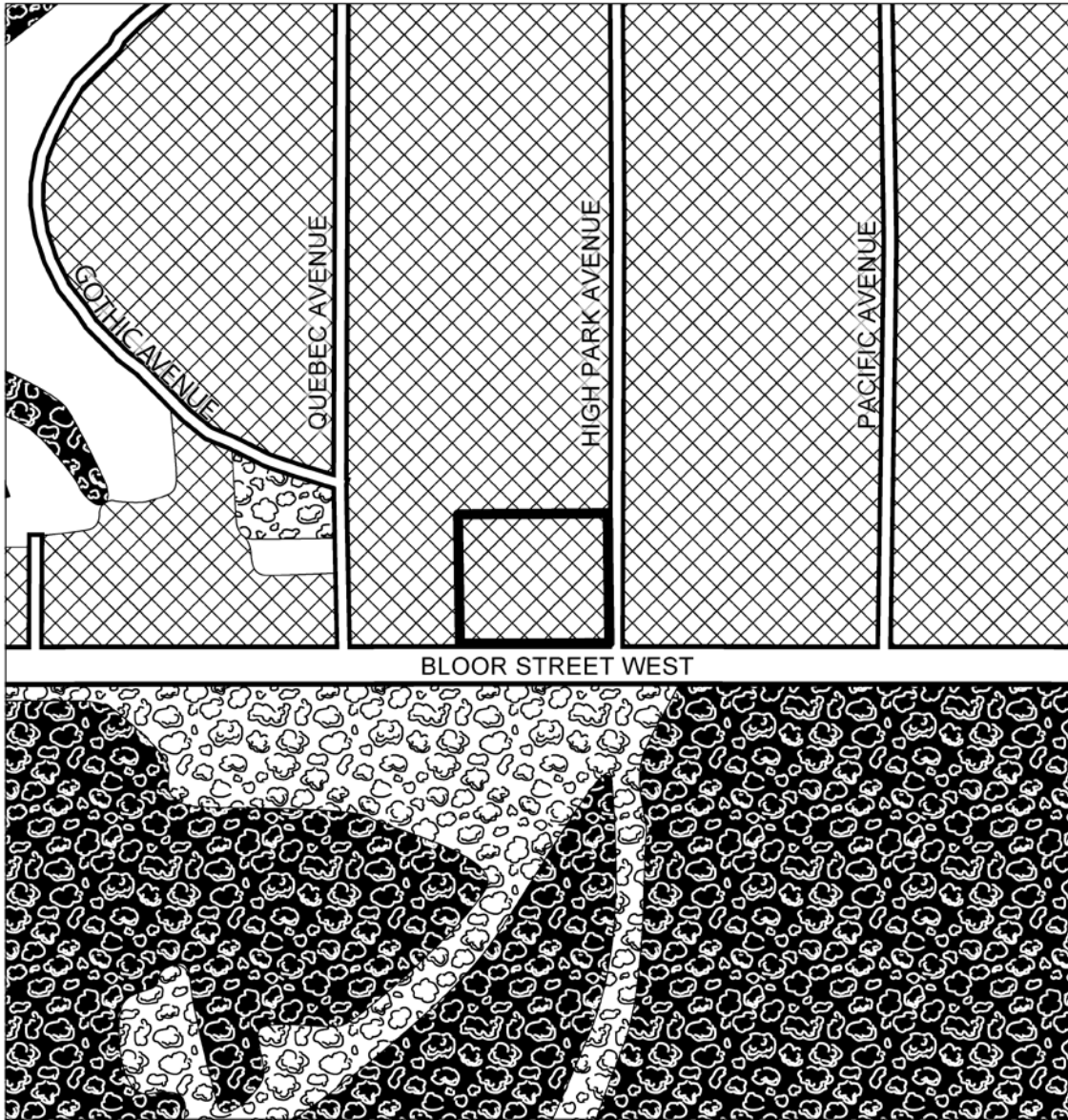
Attachment 2b: East Elevation



**8, 12 & 14 High Park Avenue and
1908, 1910, 1914 & 1920 Bloor Street West**
File # 16 116216 WET 13 0Z

East Elevation
Applicant's Submitted Drawing
Not to Scale
03/09/2016

Attachment 3: Official Plan



TORONTO City Planning
Official Plan

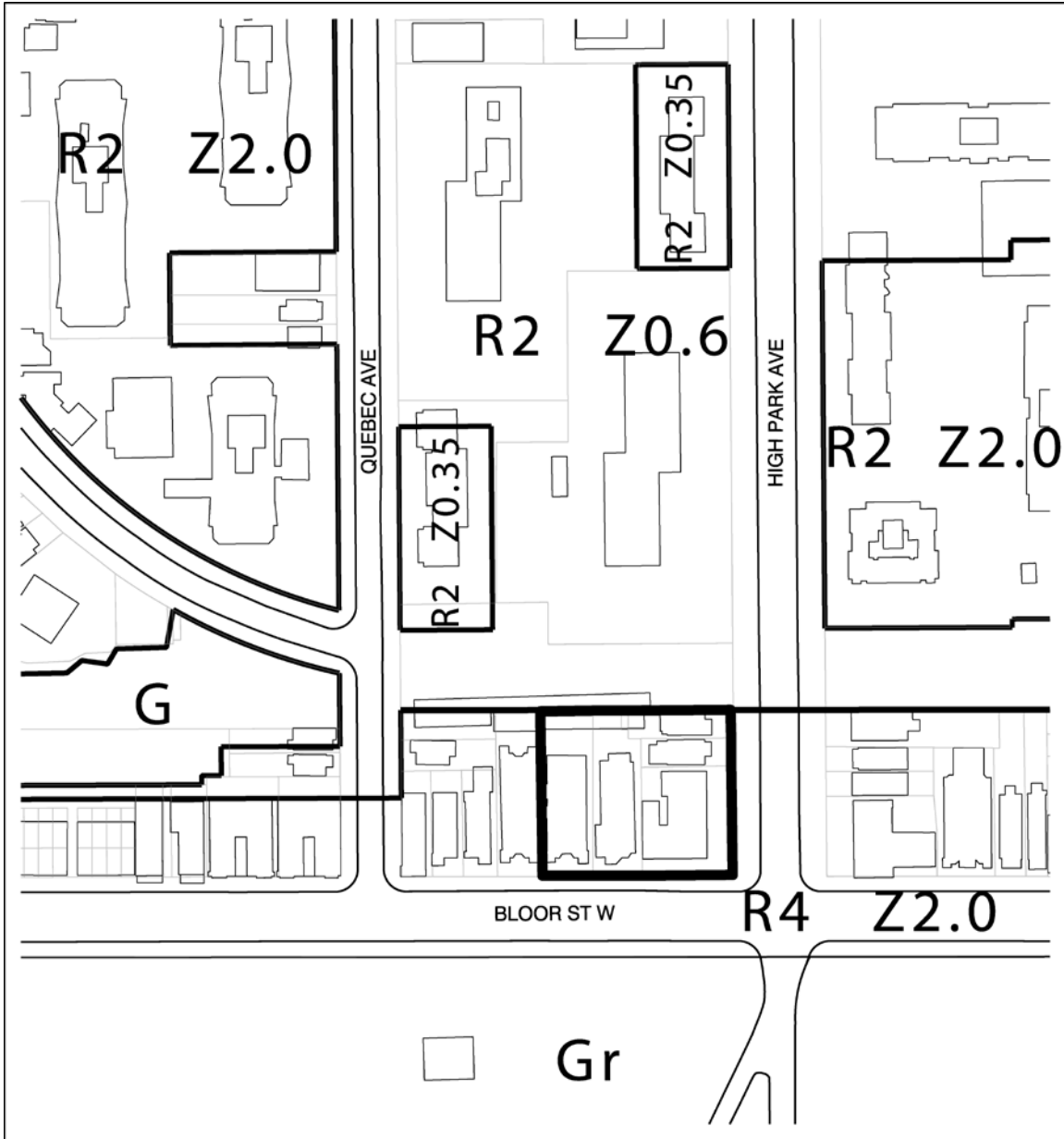
**8, 12 & 14 High Park Avenue and
 1908, 1910, 1914 & 1920 Bloor Street West**

File # 16 116216 WET 13 0Z

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |

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 Not to Scale
 04/04/2016

Attachment 4: Former City of Toronto Zoning By-law No. 438-86



**8, 12 & 14 High Park Avenue and
1908, 1910, 1914 & 1920 Bloor Street West**

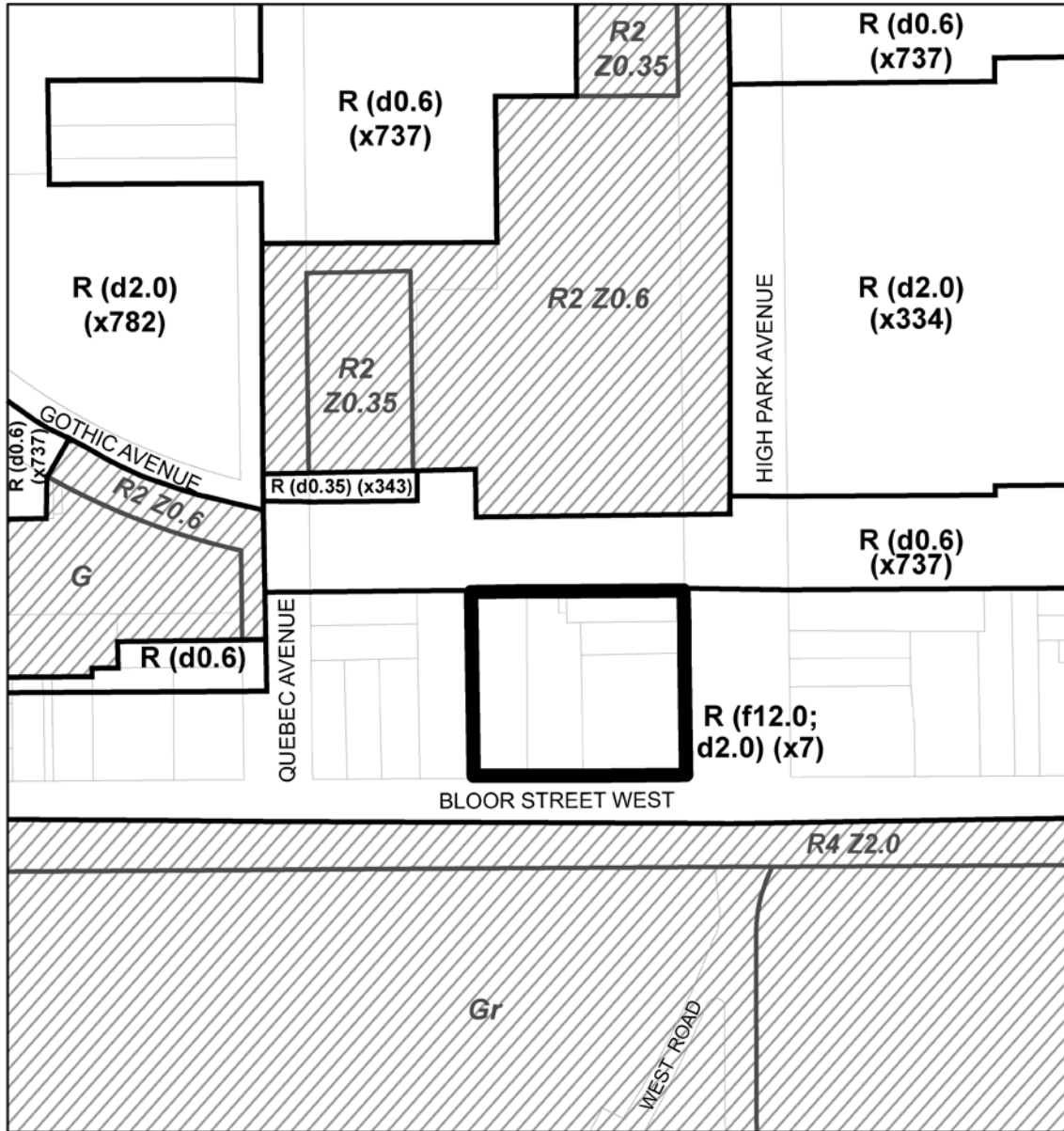
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- R2 Residential District
- R4 Residential District
- G Parks District
- Gr Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/11/2016


Attachment 5: City-Wide Zoning By-law No. 569-2013




TORONTO City Planning
Zoning

8, 12 & 14 High Park Avenue and
1908, 1910, 1914 & 1920 Bloor Street West
File # 16 116216 WET 13 0Z

 Location of Application
R Residential

 See Former City of Toronto By-Law No. 438-86
R2 Residential District
R4 Residential District
G Parks District
Gr Parks District


Not to Scale
Extracted: 04/04/2016

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	16 116216 WET 13 OZ
Details	Rezoning, Standard	Application Date:	February 12, 2016
Municipal Address:	8, 12, 14 HIGH PARK AVENUE and 1908, 1910, 1914, 1920 BLOOR STREET WEST		
Location Description:	PLAN 553 BLK 1 PT LOTS 5 & 6 **GRID W1308		
Project Description:	This application proposes to amend the Zoning By-law to permit the redevelopment of the northern portion of the site at 8, 12 and 14 High Park Avenue and the rear of 1908, 1910, 1914 and 1920 Bloor Street West. A three-storey building, containing retail uses at grade and a day nursery use on the second and third levels would front High Park Avenue and a one storey building containing 15 'micro-retail' units would front the TTC bus platform.		

Applicant:	Agent:	Architect:	Owner:
TACT Architecture Inc. 660R College Street Toronto, ON M6G 1B8	TACT Architecture Inc. 660R College Street Toronto, ON M6G 1B8	TACT Architecture Inc. 660R College Street Toronto, ON M6G 1B8	2054138 Ontario Ltd. 2 Traymore Cres., Unit 2 Toronto, ON M6S 4K3

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N/A
Zoning:	R4 (438-86); R (569-2013)	Historical Status:	N/A
Height Limit (m):	23	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	3,515	Height:	Storeys:	3	
Frontage (m):	54.9		Metres:	15	
Depth (m):	64				
Total Ground Floor Area (sq. m):	1,325				Total
Total Residential GFA (sq. m):	4,635		Parking Spaces:	10	
Total Non-Residential GFA (sq. m):	1,276		Loading Docks	0	
Total GFA (sq. m):	5,911				
Lot Coverage Ratio (%):	38				
Floor Space Index:	1.68				

DWELLING UNITS

Tenure Type:	Rental
Rooms:	
Bachelor:	0
1 Bedroom:	2 (4%)
2 Bedroom:	16 (30%)
3 + Bedroom:	35 (66%)
Total Units:	53 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4,635	0
Retail GFA (sq. m):	395	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	881	0

CONTACT: PLANNER NAME: Anthony Hommik, Planner
TELEPHONE: 416-394-6006