

**2915-2917 Bloor Street West - Zoning By-law  
Amendment Application - Preliminary Report**

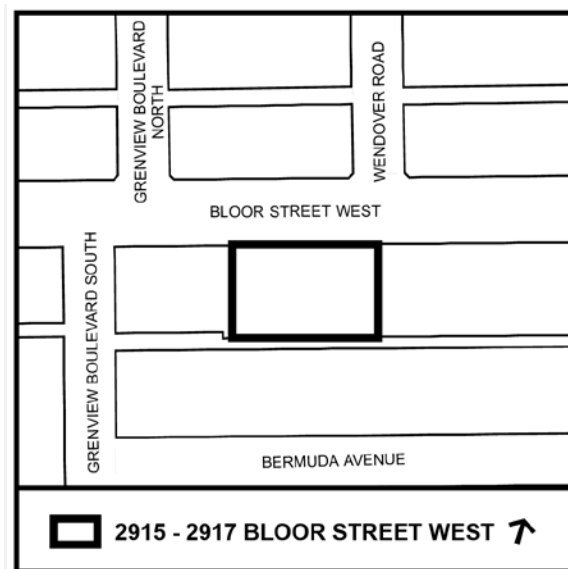
|                          |   |
|--------------------------|---|
| <b>Date:</b>             | July 26, 2016   |
| <b>To:</b>               | Etobicoke York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Etobicoke York District |
| <b>Wards:</b>            | Ward 5 – Etobicoke-Lakeshore                          |
| <b>Reference Number:</b> | 16 141156 WET 05 OZ                                   |

**SUMMARY**

This application proposes an 8-storey mixed use development at 2915-2917 Bloor Street West, consisting of commercial uses at grade and 90 residential units above.

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 scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the fourth quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the second quarter of 2017. This target assumes 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 2915-2917 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.

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on November 16, 2015.

## ISSUE BACKGROUND

### Proposal

The application proposes to amend the Zoning By-law to permit an 8-storey (27 metre) mixed use development, with commercial uses at grade (1,138 m<sup>2</sup>) and 90 residential units above (8,544 m<sup>2</sup>). The residential units would consist of 36 one bedroom units, 50 two bedroom units and 4 three bedroom units. Commercial space and residential amenity space would be located on the ground floor.

The building would have 90 vehicle parking spaces in 2 underground levels to serve the development, and a total of 28 bicycle parking spaces. Vehicular access to the underground parking would be from the one-way laneway at the rear of the site. The proposed 90 underground vehicular parking spaces would include 77 for residents, 13 for residential visitors and 0 for commercial occupants and visitors. A total of 126 bicycle parking spaces have been proposed. Of these, 118 are for residential use (21 long-term below-grade, 90 in-suite and 7 short-term) and 8 for commercial use (2 long-term and 6 short-term).

The total floor area of the building would be approximately 9,682 m<sup>2</sup>, representing a floor space index of approximately 4.17 times the area of the lot (see Attachment 5 - Application Data Sheet).

## Site and Surrounding Area

The subject site is a rectangular and relatively flat 2,319 m<sup>2</sup> property, with a frontage of 59.4 metres and a depth of 36.7 metres. There is a one-storey building on the site, housing medical office and retail uses, and a surface parking lot.

North: Bloor Street West, and 2 storey street-related commercial and mixed use buildings on the north side of the street.

South: Single detached houses, separated from the site by a public laneway

East: 1, 2 and 3-storey mixed use buildings,

West: 2-storey commercial and mixed use buildings

## 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 policy 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, by the *Planning Act*, 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, as the case may be, 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 at 2915-2917 Bloor Street West are located within an *Avenues* area on Map 2 – Urban Structure of the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents.

The framework for new development on each *Avenue* will be established through an *Avenue Study*, resulting in appropriate zoning and design guidelines created in consultation with the local community. Development applications which proceed in advance of an *Avenue Study* are required to complete a study, called an *Avenue Segment Study*, which will address the

impacts of the incremental development of a portion of the *Avenue* at a similar form, scale and intensity.

An *Avenues* Study and framework for new development were previously completed for the Bloor-Kingsway area. The zoning was updated in 2004 and the Bloor-Kingsway Urban Design Guidelines were created.

An *Avenue* Segment Study has been submitted in support of the application. The *Avenue* Segment Study has been provided to evaluate the opportunities for and impacts of similar mid-rise developments along Bloor Street West between Royal York Road and Prince Edward Drive similar to what is being proposed for the 2915-2917 Bloor Street West site.

The subject lands are also designated *Mixed Use Areas* on Map 14-Land Use 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. 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.

## **Zoning**

The lands are zoned Limited Commercial – Avenues (AV) in the Etobicoke Zoning Code. The AV zone permits a wide range of commercial uses and residential dwelling units located above commercial uses. The zoning regulation includes a maximum building height of 6 storeys and 18 metres, a 45 degree angular plane from low density residential areas, requirements for a cornice line above the 2<sup>nd</sup> storey and a 3.0m stepback on all sides above the fifth storey. The zoning permits a maximum density of 3.0 times the area of the lot, and also includes a number of parking and transportation-related regulations.

City-wide Zoning By-law 569-2013 does not apply to this site.

## **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**

Toronto City Council on July 6, 7 and 8, 2010, adopted the recommendations of the *Avenues and Mid-Rise Buildings Study and Action Plan*, with modifications. The main objective of this City-wide Study is to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The *Avenues and Mid-Rise Buildings Study and Action Plan* identifies a list of best practices, categorizes the *Avenues* based on historic, cultural and built form characteristics, establishes a set of performance standards for new

mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhood* policies, maintaining a balance between reurbanization and stability and ensuring quality and comfortable streetscapes along the *Avenues*. *Avenues* are to be framed and defined by buildings that allow for a minimum of 5 hours of sunlight on the sidewalks from March 21 to September 21. Mid-rise buildings should include stepbacks which mitigate the pedestrian perception of building height along the *Avenues*. They should also provide an acceptable transition and relationship to the adjacent *Neighbourhoods* and *Parks and Open Spaces*. The performance standards for mid-rise buildings give guidance about the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1 of the Official Plan.

This section of the Bloor Street *Avenue* was excluded from the *Avenues and Mid-Rise Buildings Study and Action Plan*, as shown on the *Avenues and Mid-Rise Buildings Study – Area Map*, revised in July 2010. The Mid-Rise Guidelines specifically do not apply to these and other lands where *Avenues Studies* and updated zoning had already been implemented. The Mid-Rise Guidelines can be used to augment local guidelines, particularly to address aspects of new development that were not addressed in previously developed local guidelines.

### **Bloor-Kingsway Urban Design Guidelines**

The Bloor-Kingsway Urban Design Guidelines allow for more intense development than what currently exists along this stretch of Bloor Street, while requiring development to respect the existing context and maintain and improve the pedestrian retail strip. In response to the existing 1 and 2 storey built form, the guidelines specify a 2 storey base building, with cornice line and/or stepback, and then a further stepback above a height of 14 metres. The guidelines recommend a building height maximum of 6 storeys (18 metres), and the use of canopies and/or awnings to reduce the visual impact of this additional height. The guidelines also require a 1.2m setback from Bloor Street West, to expand the public realm. The guidelines indicate that in order to preserve sunlight on the north side of the street, additional stepbacks may be required for buildings on the south side of Bloor Street West.

### **Tree Preservation**

The Arborist Report and Tree Preservation Plan submitted in support of this application indicates that the removal of 1 City-owned tree on the road allowance will be required. The Arborist Report and Tree Preservation Plan also states: "There are a row of trees on adjacent properties, to the south of the subject property. It is unknown at this time whether the Minimum Protection Distances for these trees extend onto the subject property." Additional information will be required.

### **Reasons for the Application**

The Zoning By-law Amendment application is required to address the proposed height and density of the proposed building, the proposed building stepbacks which are not as

prescribed by the Zoning By-law, the in-suite bicycle parking spaces as well as other areas of non-compliance with the current zoning of the lands.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application:

- Avenue Segment Study;
- Planning & Urban Design Rationale, including Community Services & Facilities Study;
- Draft Zoning Bylaw Amendment;
- Sun/Shadow Study;
- Toronto Green Standards Checklist;
- Arborist Report;
- Functional Servicing & Stage-1 Stormwater Management Report; and
- Transportation Impact Study.

A Notification of Complete Application was issued on May 26, 2016

### Issues to be Resolved

Based on a preliminary review of the proposal, the following issues have been identified for review:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies;
- Conformity with the Bloor-Kingsway Urban Design Guidelines;
- How the performance standards in the *Avenues & Mid-Rise Study & Action Plan* should be applied at this location;
- Site layout, organization and safety;
- Building setbacks;
- Proposed density and building height, including stepbacks and angular planes;
- Impacts on properties within *Neighbourhoods*;
- Shadows, both on the north sidewalk and *Neighbourhoods*;
- Lane widening;
- Site circulation, loading and garbage storage and collection;
- Impacts on existing trees;
- Traffic and transportation impacts;
- Bicycle parking;
- Servicing infrastructure to support the proposed development;
- Parkland dedication/cash in lieu requirements; and
- Whether Section 37 of the *Planning Act* should be employed to secure benefits as determined through Policy 5 in Section 5.1.1 of the Official Plan.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

## **CONTACT**

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E-mail: ehug@toronto.ca

## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North District

## **ATTACHMENTS**

Attachment 1: Site Plan

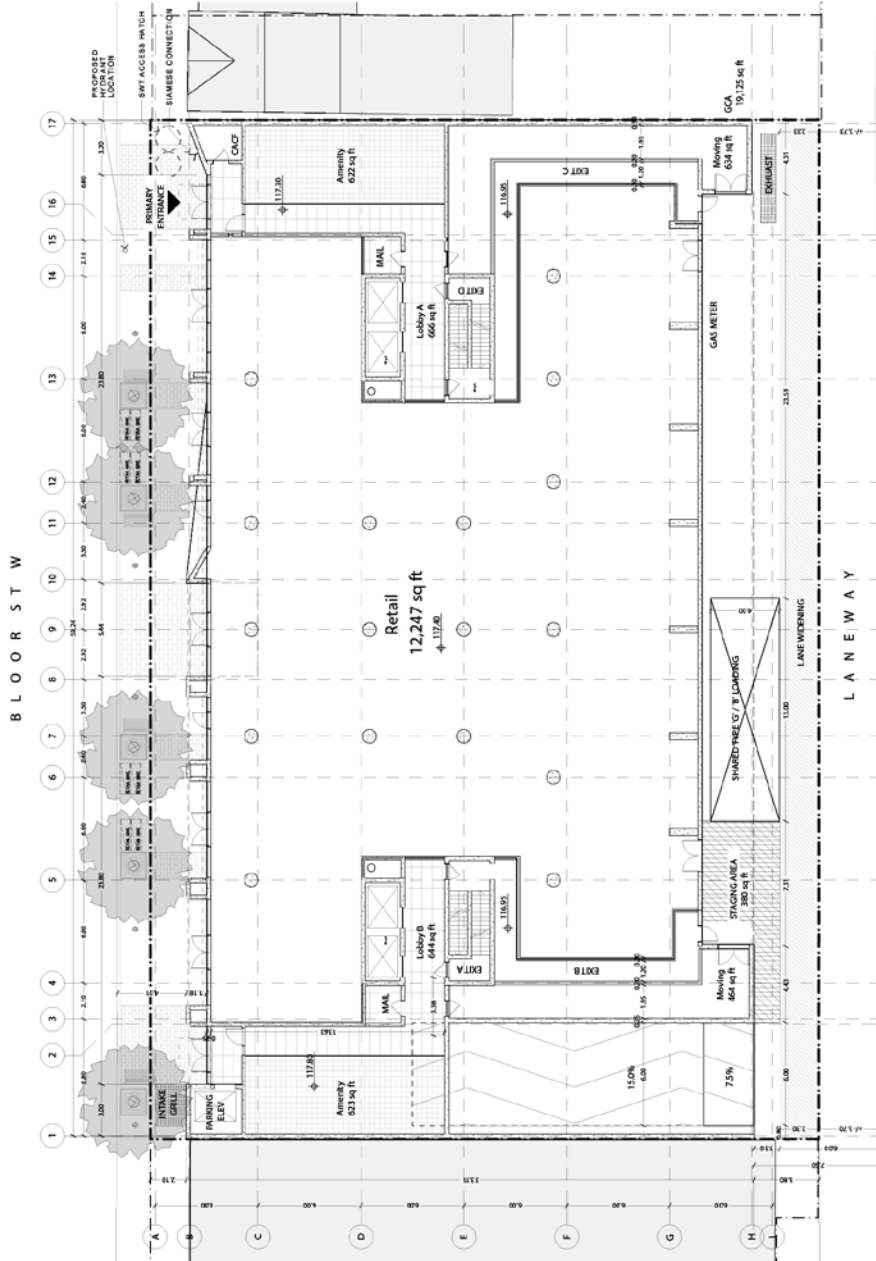
Attachment 2: Elevations

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



2915-2917 Bloor Street West

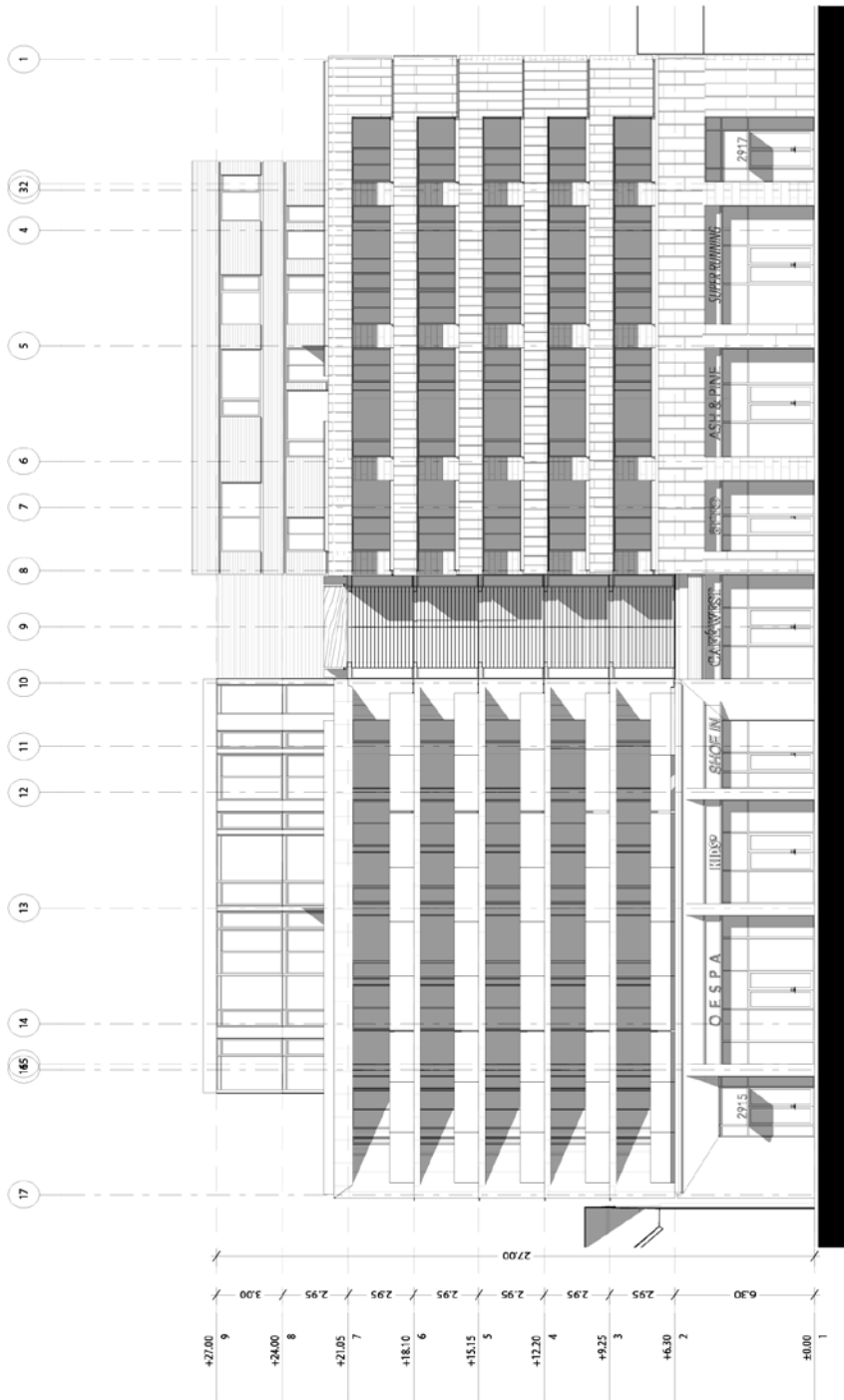
Site Plan  
 Applicant's Submitted Drawing

Not to Scale  
 04/22/16

File # 16 141156 WET 05 02



## Attachment 2: Elevations



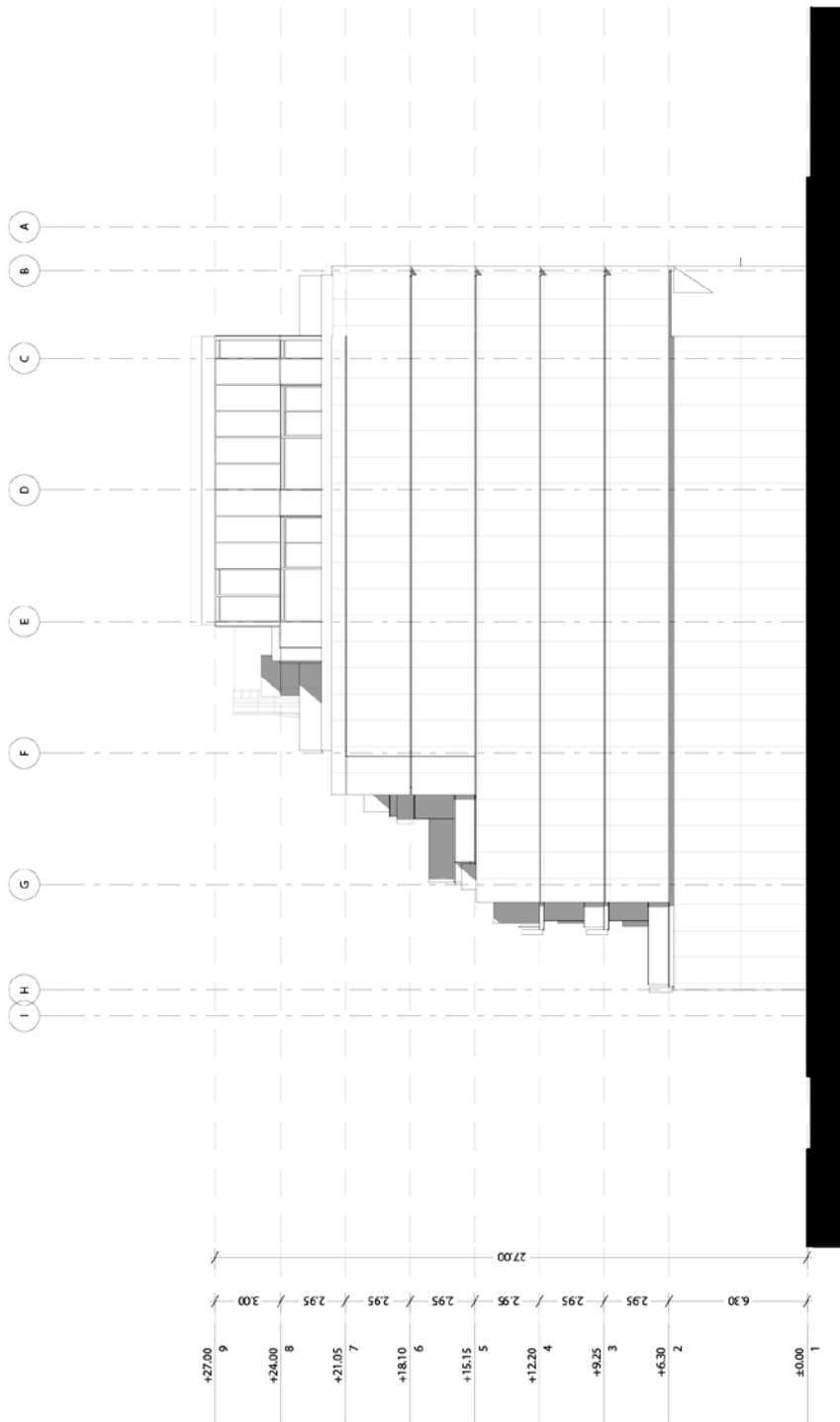
North Elevation

**2915-2917 Bloor Street West**

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 04/22/16

File # 16 141156 WET 05 02

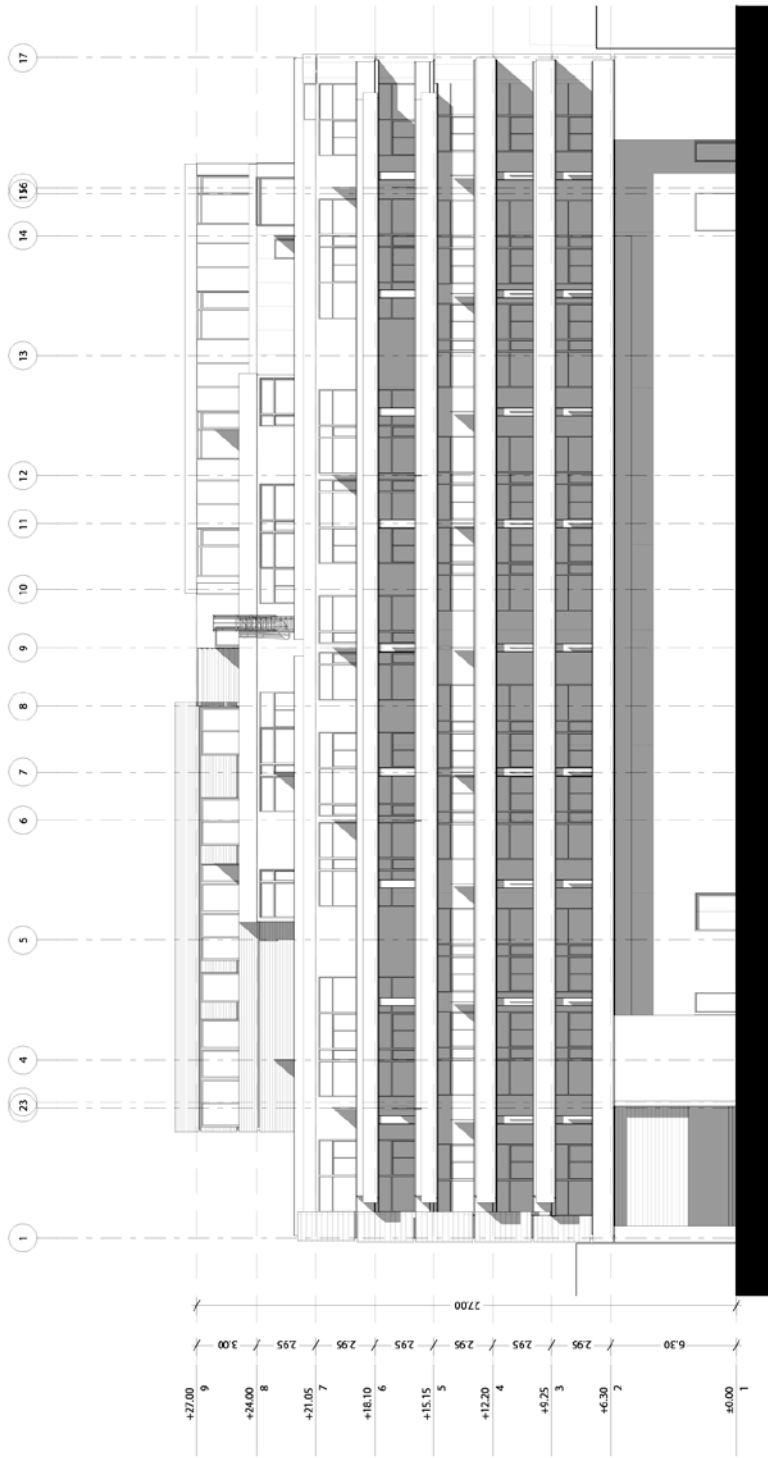


East Elevation

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 04/22/16

**2915-2917 Bloor Street West**

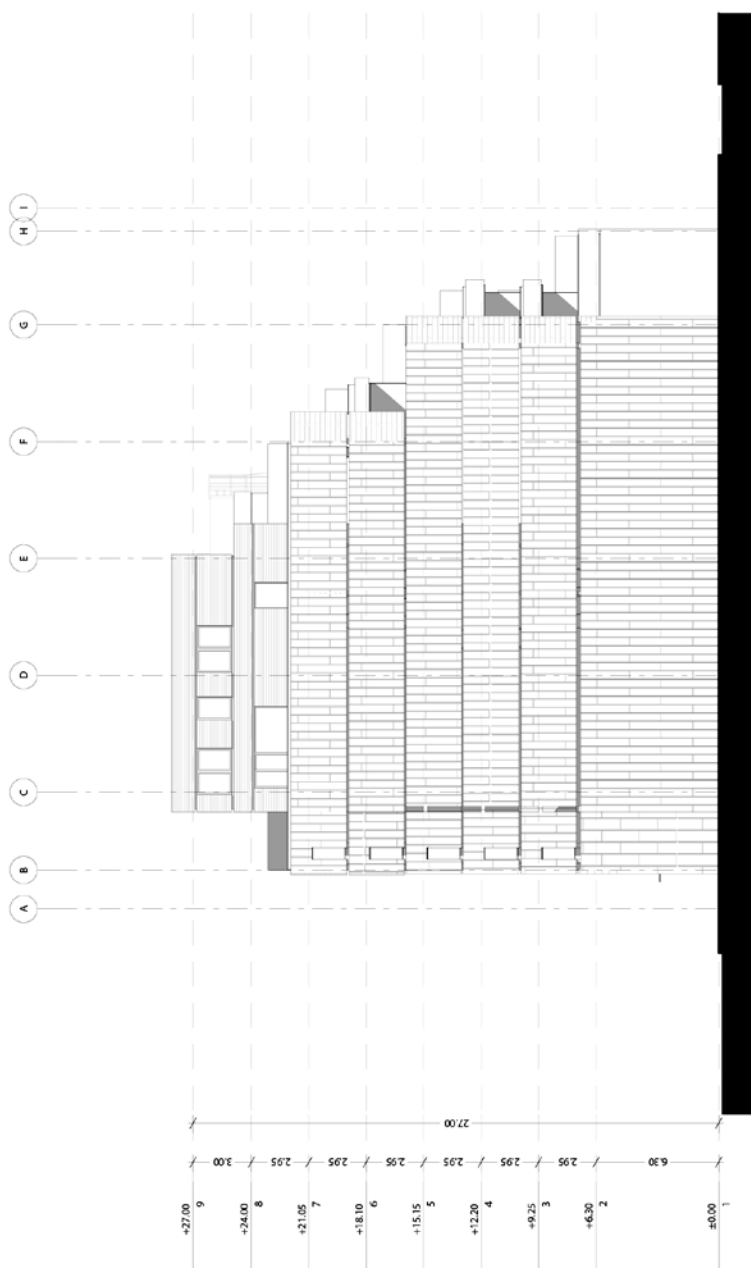
File # 16 141156 WET 05 02



South Elevation

**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
04/22/16

**2915-2917 Bloor Street West**  
File # 16 141156 WET 05 02

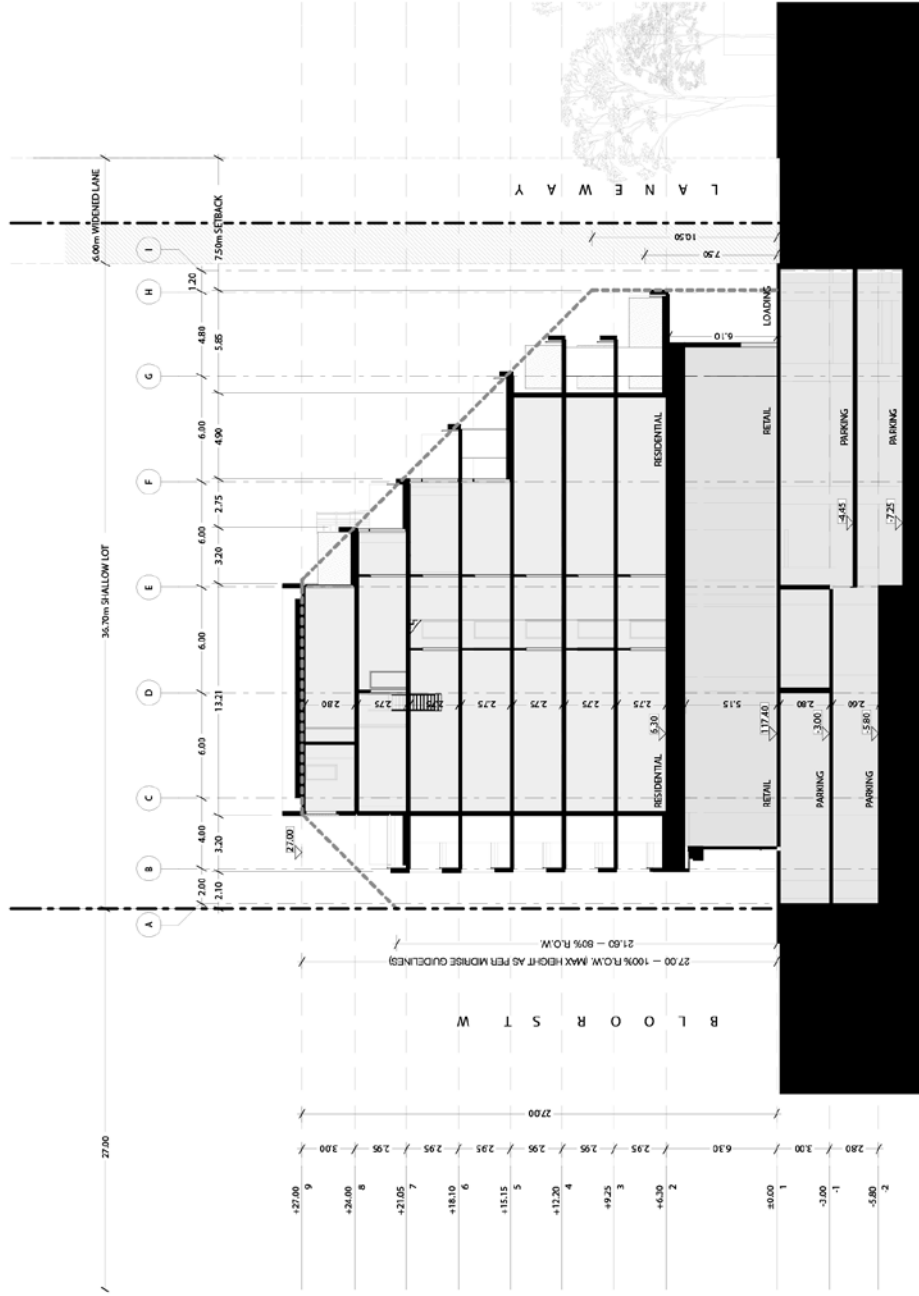


West Elevation

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 04/22/16

**2915-2917 Bloor Street West**

File # 16 141156 WET.05.0Z



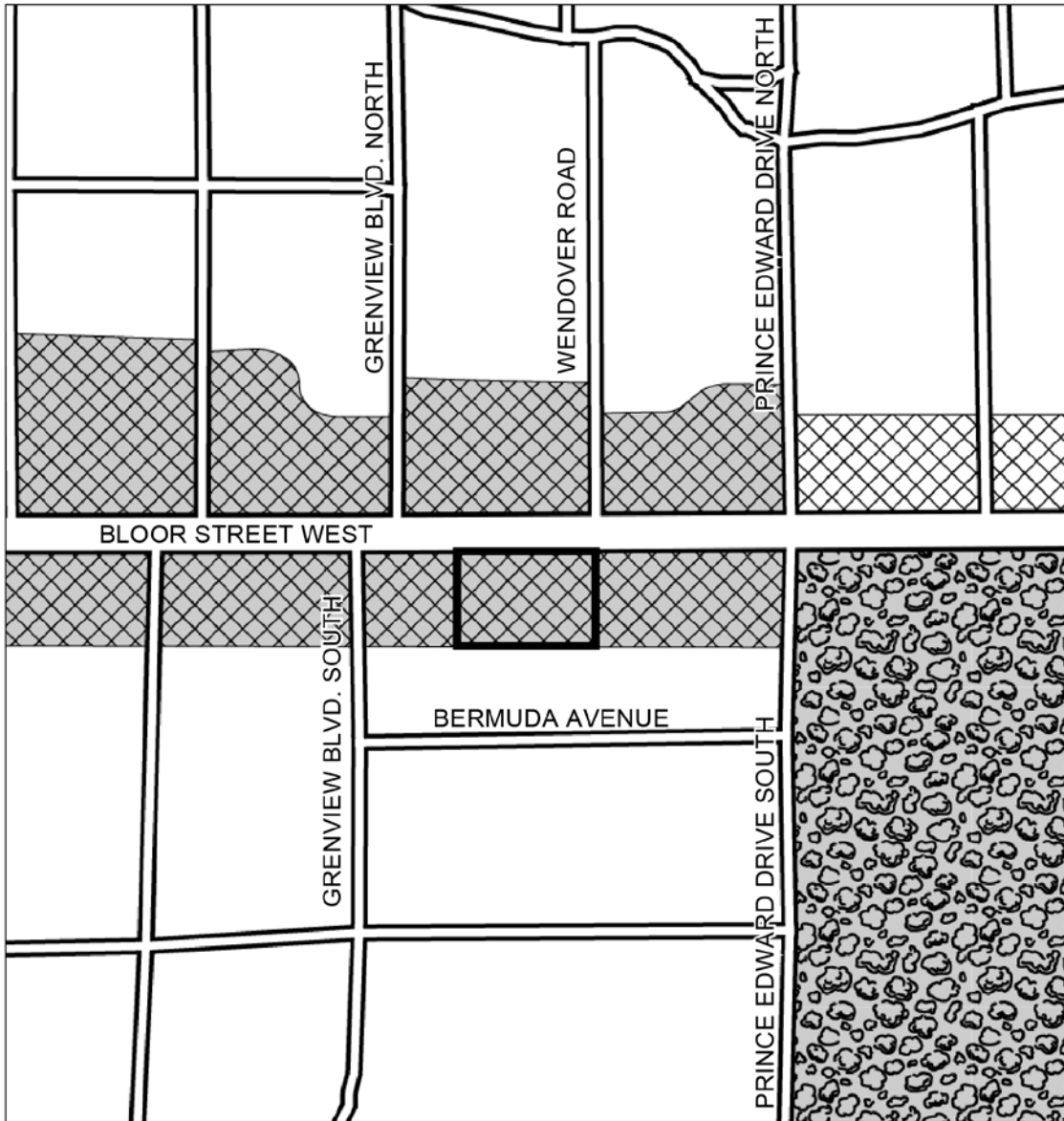
2915-2917 Bloor Street West

Section A-A  
 Applicant's Submitted Drawing

Not to Scale  
 04/22/16

File # 16 141156 WET 05 02

**Attachment 3: Official Plan**



2915-2917 Bloor Street West

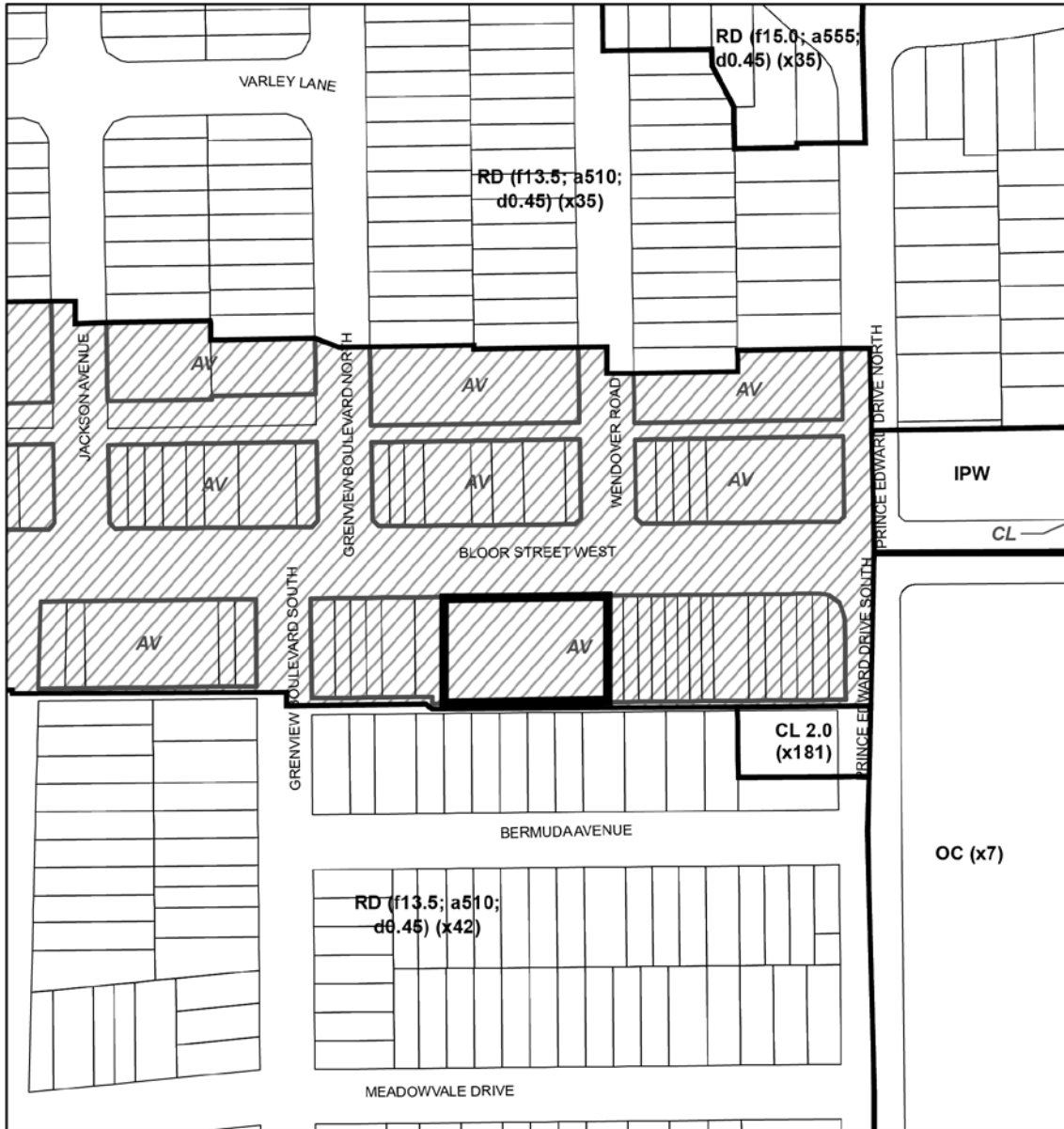
**TORONTO** City Planning  
**Official Plan**

File # 16\_141156 WET 05 02

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

↑  
 Not to Scale  
 04/22/16

### Attachment 4: Zoning



2915-2917 Bloor Street West

Zoning By-Law No. 569-2013

File # 16 141157 WET 05 02

Location of Application

See Former City of Etobicoke By-Law No. 11,737  
AV Limited Commercial - Avenues

RD Residential Detached  
CL Commercial Local

IPW Institutional Place of Worship  
OC Open Space Cemetery



Not to Scale  
Extracted: 04/20/2016

## Attachment 5: Application Data Sheet

|                  |                    |                     |                     |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning           | Application Number: | 16 141156 WET 05 OZ |
| Details          | Rezoning, Standard | Application Date:   | April 15, 2016      |

Municipal Address: 2915-2917 BLOOR ST W  
 Location Description: PLAN 1949 LOTS 2 TO 4 PT LOTS 1 & 5 \*\*GRID W0509  
 Project Description: Rezoning application for a proposed 8-storey 90 unit condominium project with retail at grade located at 2915-2917 Bloor St W.

|                   |               |                   |                                       |
|-------------------|---------------|-------------------|---------------------------------------|
| <b>Applicant:</b> | <b>Agent:</b> | <b>Architect:</b> | <b>Owner:</b>                         |
| DAYNA GILBERT     |               |                   | 2915 BLOOR<br>DEVELOPMENTS<br>LIMITED |

### PLANNING CONTROLS

|                            |                 |                          |                    |
|----------------------------|-----------------|--------------------------|--------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: | 941-2003, 358-2004 |
| Zoning:                    | AV              | Historical Status:       |                    |
| Height Limit (m):          | 18              | Site Plan Control Area:  |                    |

### PROJECT INFORMATION

|                                    |      |         |                 |              |
|------------------------------------|------|---------|-----------------|--------------|
| Site Area (sq. m):                 | 2319 | Height: | Storeys:        | 8            |
| Frontage (m):                      | 59.4 |         | Metres:         | 27           |
| Depth (m):                         | 36.7 |         |                 |              |
| Total Ground Floor Area (sq. m):   | 1776 |         |                 | <b>Total</b> |
| Total Residential GFA (sq. m):     | 8544 |         | Parking Spaces: | 90           |
| Total Non-Residential GFA (sq. m): | 1138 |         | Loading Docks   | 1            |
| Total GFA (sq. m):                 | 9682 |         |                 |              |
| Lot Coverage Ratio (%):            | 76   |         |                 |              |
| Floor Space Index:                 | 4.17 |         |                 |              |

### DWELLING UNITS

|              |       |
|--------------|-------|
| Tenure Type: | Condo |
| Rooms:       | 0     |
| Bachelor:    | 0     |
| 1 Bedroom:   | 36    |
| 2 Bedroom:   | 50    |
| 3 + Bedroom: | 4     |
| Total Units: | 90    |

### FLOOR AREA BREAKDOWN (upon project completion)

|                                  | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m):         | 8544        | 0           |
| Retail GFA (sq. m):              | 1138        | 0           |
| Office GFA (sq. m):              | 0           | 0           |
| Industrial GFA (sq. m):          | 0           | 0           |
| Institutional/Other GFA (sq. m): | 0           | 0           |

**CONTACT: PLANNER NAME: Elise Hug, Senior Planner**  
**TELEPHONE: 416-338-2560**