

300 Bloor Street West and 478 Huron Street - Zoning Amendment - Preliminary Report

Date:	June 22, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	17 279303 STE 20 OZ

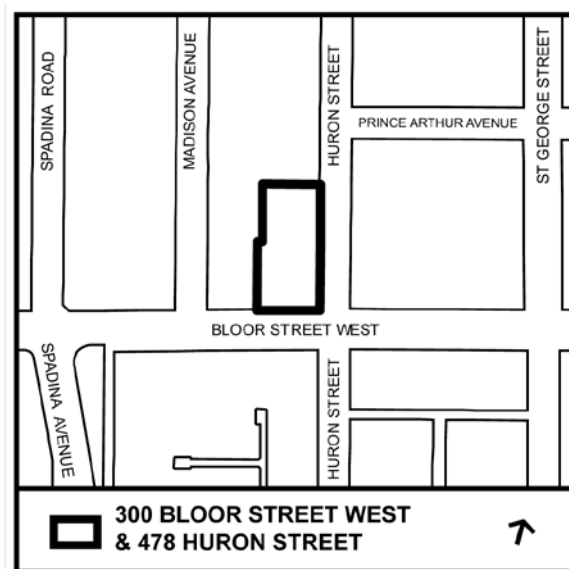
SUMMARY

On December 27, 2017 an application was submitted for a 38-storey (141.6 metres including a mechanical penthouse) mixed-use building with 259 residential units. The proposal includes alterations to two heritage properties at 300 Bloor Street West (Bloor Street United Church) and 478 Huron Street (Pidgeon House).

On June 8, 2018 a revised application for a 27-storey (96.5 metres, including mechanical penthouse) mixed use building with two separate mezzanines in the base building, with 251 residential units was submitted after three community information meetings and five working group meetings which included the City Councillor, City Planning staff, three local resident associations and the applicant team.

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

A community consultation meeting to be scheduled by staff in consultation with the Ward Councillor is anticipated to be held in December 2018. A final report and public meeting under the *Planning Act* is anticipated for the first quarter of 2019,



provided the applicant submits all the 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 300 Bloor Street West and 478 Huron 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.

DECISION HISTORY

There are no previous decisions affecting the subject properties.

Pre-Application Consultation

A pre-application meeting was held with the applicant on September 11, 2017 to discuss complete application submission requirements. The application was submitted on December 27, 2017 and was deemed complete on that date.

The applicant hosted three pre-application community consultation meetings between September and December 2017 to introduce and discuss the development proposal with the local community and resident association members.

The community raised issues, of concern that included the following: height, shadows and built form, parking and traffic, and the role of the heritage Bloor Street United Church in the community. The outcome of the three pre-application meetings was a commitment by the developer to continue to working with the community and City staff in a working group forum after the application was submitted in late December 2017.

Since that application was submitted there have been five working group meetings that resulted in a revised submission (June 8, 2018).

ISSUE BACKGROUND

Site and Surrounding Area

The rectangular-shaped site is located on the northwest corner of Bloor Street West and Huron Street. It is 3,635 square metres in area, and has a frontage of approximately 44.3 metres on Bloor Street West and 86.3 metres on Huron Street.

The site is occupied by Bloor Street United Church (300 Bloor Street West), which occupies the majority of the site and is built to the south lot line, and Pidgeon House (478 Huron Street), at the north portion of the site that faces Huron Street. Between the two buildings is a surface parking lot with approximately 33 parking spaces associated with the Bloor Street United Church building and it also operates as a paid commercial parking lot.

Uses and structures near the site include:

North: of Pidgeon House, is a 2½-storey semi-detached house at 480-482 Huron Street, further north is 488 Huron Street, a 3-storey converted dwelling currently used for office uses (Abrahams LLP), followed by three detached houses (490-494 Huron Street), which backs onto 25 Madison Avenue, occupied by a 3-storey residential building accessed from Madison Avenue, further north is a 3-storey converted dwelling at 496 Huron Street occupied by the Italian Culture Institute.

South: at the south southwest corner of Bloor Street and Huron Street, is the 4-storey University of Toronto Schools (UTS) building (371 Bloor Street West), built in 1910 (wings added in 1924, 1931 and 1949), which is listed on the City's Heritage Register. The UTS building occupies the entire block on the south side of Bloor Street West, from Huron Street to Spadina Avenue, with Matt Cohen Park located at the southeast corner of Bloor Street and Spadina Avenue.

East: at the northeast corner of Bloor Street West and Huron Street, is the Toronto Baha'i Centre (288 Bloor Street West), a 3½-storey institutional building with a primarily blank wall facing the subject site. The building is composed of two elements, the rear one of which is a converted dwelling that has been incorporated into the front, later addition. The rear element is set back from Huron Street, while the newer element is built to the front lot line, further north of the Baha'i Centre and attached to it is a 2½-storey place of worship occupied by the Light Korean Presbyterian Church and New Hope Fellowship Church (455 Huron Street). A small City-owned surface parking lot is located immediately north (465 Huron Street), directly opposite Huron Street from Pidgeon House, followed by The Dunhill Club Condos, an 8-storey, 206-unit slab apartment building that is massed along the Prince Arthur Avenue frontage from Huron Street almost all the way to St. George Street (95 Prince Arthur Avenue).

West: at the northeast corner of Bloor Street West and Madison Avenue, is the 18-storey Tartu College building (310 Bloor Street). Built in the 1960s, the building includes 460 student residence units with the main pedestrian entrance on Bloor Street West. The building is L-shaped and massed to the Bloor Street West and Madison Avenue lot lines, with a 2-storey podium in the rear. There are no windows on its easterly façade adjacent to the subject site. In the rear are a loading area, a ramp to a below-grade parking garage and a small surface parking lot that is accessed through the adjacent Toronto Parking Authority (TPA) surface parking lot at 9 Madison Avenue. The Tartu College building, including the tower, which is approximately 9 metres deep at the closest point to the subject site

and approximately 11.5 metres deep further west, is set back approximately 0.23 metres from the subject site's west lot line, further north west is the TPA lot at 9 Madison Avenue and a converted dwelling at 11 Madison Avenue that was most recently occupied by a Buddhist temple. The TPA lot was declared surplus by the City and is in the process of being redeveloped for a 3-storey elevated connection between Tartu College and 11 Madison Avenue with a (POPS) area fronting on Madison Avenue.

See Attachment 1: Location Map

Proposal

The Zoning By-law Amendment application proposes a 27-storey (96.5 metres including a mechanical penthouse), mixed use building with 251 units and a total gross floor area of 26,785 square metres. There are 9 grade-related two-storey townhouses incorporated at the base of the building, with entrances off Huron Street. The overall density is 7.36 times the area of the lot (See Attachment No. 2: Application Data Sheet).

The applicant proposes to preserve the south façades of the existing church up to the depth of the east and west spires/towers. The north and west façade are to be removed to allow for the excavation for a below-grade parking garage. Portions of the north and west façade are to be rebuilt in their current location.

The church will be rebuilt to be fully accessible and support a variety of worship formats. Pidgeon House at 478 Huron Street is proposed to be retained to the western extent of the roof gable. The two-storey addition is proposed to be removed to facilitate an accessible connection to the new development. A glass enclosed walkway is proposed to encapsulate the western façade of the church and it is proposed to be the main entry and circulation corridor separating the church and the western podium.

The revised proposal consists of a four storey western wing base building. The west wing of the base building contains a retail space and outdoor terrace at ground level and the Bloor Street United Church community and administrative spaces at the ground and second floors. Levels three and four are occupied by Bloor Street United Church tenant office space.

The northern portion of the base building fronting Huron Street spans the subway tunnels right-of-way and incorporates Pidgeon House. The base is setback 5 metres from Huron Street at the ground level to create an amenity garden off the residential lobby. The base is setback 6 metres from the west property line to create an additional open space. The soft landscaped areas on the site increases from 16% existing to 37% proposed. A pedestrian mid-block connection is proposed along the south edge of Pidgeon House. Loading, parking access and drop-off is internalized on the site. The second and third level of the north base contains church tenant office space incorporating Pidgeon House.

The face of the base building aligns with the east façade of the Bloor Street United Church and is setback 3 metres from the east property line. An additional 4 metres setback occurs at level four providing terraces for double height townhouse units to be contextual for the west

side of Huron Street. The existing sidewalk is 2.6 metres wide on Bloor Street West south frontage and 2.7 metres wide on Huron Street east frontage and it will not be widened as the church façade locations on both streets will remain the same.

Residential amenity space is located at level five with outdoor amenity space on the roof on the west wing. The balance of the base building at levels 5, 6, and 7 contain residential units. The north podium height is 14.6 metres to the level four setback then rising to a total height of 29.6 metres.

Residential Tower

The residential tower starts on level 8 through level 27. Total height of the tower including the mechanical penthouse is 96.5 metres.

The tower is rectangular and is articulated horizontally and vertically. As a result of this articulation the tower floorplates vary from 845 to 800 square metres. The tower is positioned south of the subway right-of-way extending south over the church to align with the northern extent of the existing sanctuary space, approximately 25 metres from the north property line of Pigeon House, 23.7 metres from the Bloor Street West property line and 9.5 metres from the Tartu property line to the west.

Table 1: Unit Type Breakdown

Unit Type	Number of Units	Percentage
1-bedroom	68	27%
2-bedroom	154	61.4%
3-bedroom	29	11.6%
Total	251	100%

The applicant is proposing a total of 493 square metres of indoor amenity space located on the ground, fourth and fifth floors. The applicant is proposing 468 square metres of outdoor amenity areas that is proposed at the ground level and the third floor roof of the west wing of the podium.

A total of 109 parking spaces are proposed within 4 levels of underground parking. Entry to the underground garage is proposed at the rear of the north podium with a curb cut off Huron Street. The proposal also requires approximately 180 residential bicycle parking spaces and at least 49 visitor bicycle parking spaces and 1 Type G loading space. The bicycle parking storage space and layout details are still being developed for the revised application.

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. The matters include:

- (d) the conservation of features of significant architectural, cultural, historical, archeological or scientific interest;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of a built form that,
 - (i) is well designed;
 - (ii) encourages a sense of place;
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (PPS) provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (Growth Plan) provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All

comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

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 site is designated as *Mixed Use Areas* in the Official Plan. It is within the *Downtown and Central Waterfront* on Map 2, the Urban Structure map of the Official Plan.

The policies in Chapter 3 of the Plan complement and support the City's growth strategy by integrating social, economic and environmental perspectives in decision-making to create an attractive City, with a strong economy and liveable communities.

The application will be evaluated using the Built Form policies of Section 3.1.2 of the Plan which address how the development improves the public realm, and is massed harmoniously into the planned context of the neighbourhood and the City. New developments will be massed to define the edges of streets, parks and open spaces at good proportions. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas.

Section 3.1.5 (b) directs the City to designate areas with a concentration of heritage resources as Heritage Conservation Districts and adopt conservation and design guidelines to maintain and improve their character. The Bloor Street United Church and Pidgeon House are heritage buildings just south-east of the boundary of the City Council approved Madison Avenue Heritage Conservation District (HCD), which is currently under appeal at Local Planning Appeal Tribunal.

The *Mixed Use Areas* designation provides for a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to a number of development criteria to: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings to 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 streets, parks and open spaces;

and provide good site access and circulation and an adequate supply of parking for residents and visitors.

SASP 334 – Bloor Street West, between Avenue Road and Bathurst Street

SASP 334 provides general direction for development along the Bloor Corridor. It also addresses streetscaping initiatives and the re-designation of Ecology Park (now Paul Martel Park) from *Mixed Use Areas* to *Parks and Open Spaces Areas*.

SASP requires new development to respond to the function and character of these unique areas with built form that generally provides for a transition in height, density and scale from higher buildings in the east to a low-rise, main street character in the west, with nodes of development at key intersections near transit hubs. The subject site is located in the Spadina Node as illustrated on Map 1-Nodes and Precincts.

SASP 334 speaks to a diversity of housing types and tenures. It calls for support for the continued diversity of the Bloor Corridor population, and encourages a range of housing types and tenures. New residential development in the Bloor Corridor is encouraged to include a mix of unit sizes to provide housing opportunities for a range of households, including those with children.

Development will respect, conserve and reinforce heritage buildings and features throughout the Bloor Corridor. New buildings will provide appropriate transition through setbacks, stepbacks and stepping down of height in order to protect adjacent heritage elements, significant views and distinctive characteristics of Heritage Conservation Districts.

Development within the Bloor Corridor will be subject to a view corridor analysis completed to the satisfaction of the City, to preserve and enhance views of the Connaught Laboratories (Knox College) spire at 1 Spadina Crescent, when viewed from the south.

OPA 365 and OPA 368 (Bloor Corridor/Annex Block Study) – St. George St. to Walmer Road

On March 9, 2017, City Council adopted Official Plan Amendments 365 and 368, which resulted from a planning study focused on properties located on the north side of Bloor Street West between Walmer Road and St. George Street (the “Bloor Corridor/Annex Block Planning Study Area”).

OPA 365 is a proposed amendment to Site and Area Specific Policy 334, described in detail in the section above. It proposes to replace the Spadina Node policies in Policy 334(c) (ii), as well as to add a new Map 3 to Policy 334(e). OPA is under appeal by a number of property owners, including Bloor Street United Church, and therefore is not in force. However, the applicant should have regard for the policy direction of this amendment.

The revised policies for the Spadina Node, which is located west of the subject site, include the following:

- the height peak of the Spadina Node will be at the northeast and northwest corners of Bloor Street West and Spadina Road, with a maximum height of 25 storeys, while properties adjacent to the height peak will have a maximum height of 20 storeys;
- a minimum tower separation distance of 25 metres is required between existing and proposed tall buildings;
- a view corridor analysis must be submitted demonstrating that proposed developments do not interrupt the silhouette view against the sky above the spires and the east and west wing ridgelines of Knox College in its entirety, as shown on Official Plan Map 7B (the identified view of Knox College from the public realm is taken from the southeast and southwest corners of College Street and Spadina Avenue);
- new development will be designed to provide an appropriate transition in scale to minimize any visual or massing impacts on the Madison Avenue Heritage Conservation District (HCD) and the low rise *Mixed Use Areas* north of the Bloor Corridor;
- through the development application review process, the City shall secure publicly accessible open spaces, widened sidewalks and mid-block connections; and
- new development will use shared service areas in development blocks including public and private lanes, driveways and service courts.

Map 3, which applies to lands both within the Spadina Node and within the study area generally, shows an east-west Midblock Connection across the property at 9 Madison Avenue, terminating at the westerly limit of the subject site. It also illustrates Existing Tower and Potential Tower locations; the subject site is not identified as a potential tower location.

OPA 368, also adopted on March 9, 2017, is a proposed amendment to the Official Plan policies applying to Knox College (1 Spadina Crescent). Again, it has been appealed to the Local Planning Appeal Tribunal by a number of parties, including Bloor Street United Church, and therefore is not in force. However, the applicant should have regard for the policy direction of the amendment.

OPA 368 proposes to delete the description of View A5 in Schedule 4 of the Official Plan regarding the former Knox College and replace it with the following:

“The Knox College building at 1 Spadina Crescent is a prominent Toronto landmark since its construction in 1875 and an excellent example of a High Victorian Gothic style college building. The views from the public realm at the southeast and southwest corners of College Street and Spadina Avenue as identified on Official Plan Map 7B (Identified Views from the Public Realm) will include the prevention of any further intrusion into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College in its entirety. The views from the identified public realm of College Street to and beyond Knox College in its entirety will be conserved.”

TOcore: Planning Downtown

Downtown Plan (Official Plan Amendment 406)

At its May 1, 2018 meeting, Planning and Growth Management (PGM) Committee held a Special Public Meeting pursuant to Section 26 of the *Planning Act* and adopted a staff report entitled 'TOcore: Downtown Plan Official Plan Amendment', as amended, that recommended adoption of the Downtown Plan Official Plan Amendment. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. Future amendments to existing Secondary Plans and Site and Area Specific Policies located within the Downtown area are recommended to be implemented once OPA 406 comes into force and effect.

Pursuant to Section 26 of the *Planning Act*, the Downtown Plan will be forwarded to the Minister of Municipal Affairs for approval. Council has directed Staff to use the policies contained with the Downtown Plan to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister.

The OPA – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm and community services and facilities – is the result of a three-year study called TOcore: Planning Downtown. The TOcore study area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

This OPA brings forward a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

As part of the City of Toronto's Five Year Official Plan Review under Section 26 of the *Planning Act*, OPA 406 is a component of the work program to bring the Official Plan into conformity with the Growth Plan. City Council declared that OPA 406 is consistent with the Provincial Policy Statement (2014), conforms with the Growth Plan and has regard to matters of provincial interest under Section 2 of the *Planning Act*.

Official Plan Amendment 352 – Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to the Downtown Plan Official Plan Amendment.

Further background information can be found at www.toronto.ca/tocore.

Growing Up: Planning for Children in New Vertical Communities

On July 4, 2017, City Council considered the draft Growing Up Guidelines and directed staff to apply them in the evaluation of new and under review multi-unit residential development proposals.

The draft Growing Up Guidelines were developed through a consultation strategy that sought to understand the specific needs of families living in vertical communities as well as the challenges and opportunities faced by architects, landscape architects and developers of mid and high rise buildings. The draft Guidelines have been informed by other City Divisions, School Boards and the Toronto Public Library all of whom provide services and facilities to households with children and youth. The draft Growing Up Guidelines take a comprehensive approach to building a child-friendly city.

The objective is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at each scale. At the neighbourhood scale, the draft guidelines focus on children's experience in the city, promoting independent mobility, access to parks, schools and community infrastructure. At the building scale, the guidelines seek to improve community within new developments by increasing the number of larger units, encouraging the design of functional and flexible amenity space and common space that supports resident interaction and lingering. At the unit scale, the guidelines focus on size and functionality, recommending minimum areas for each element to ensure that a unit provides the space for the social functions of family life.

Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines. This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate Downtown tall building proposals.

The Downtown Tall Building Design Guidelines were used together with the city-wide Tall Building Design Guidelines in the evaluation of this tall building proposal.

Bloor Corridor Visioning Study: Toronto Urban Design Guidelines

The Bloor Corridor Urban Design Guidelines were approved by City Council in December 2009, for Bloor Street West from Avenue Road to Bathurst Street. They define an urban structure along Bloor Street West with distinct nodes and precincts, and provide principles for

responsible and sensitive development, and direction for improvements to the public realm. Main planning objectives of the Urban Design Guidelines include:

- Provide a vision of the desired urban structure for the area and a framework for development;
- Define appropriate relationships between buildings and the public realm;
- Provide appropriate built form guidance addressing matters such as setbacks and massing;
- Identify opportunities to improve the public realm; and
- Provide a tool, which can be used in evaluating applications for site plan approval and rezoning, as well as for co-ordinating public improvements.

The Bloor Corridor Urban Design Guidelines also provide a figure that illustrates the general pattern of decreasing building heights going west from the Bloor/Yonge Street intersection to the Bloor/Walmer Road intersection. (see Figure 15 on page 42) of the guidelines.

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently partially under appeal at the LPAT. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the site.

Under Zoning By-law 569-2013, the majority of the site is zoned CR 3.0 (c2.0;r2.5) SS2 (x2618). The entire site has a height limit of 18 metres (plus a 5-metre mechanical penthouse) and a maximum density of 3.0 times the area of the lot. Under Zoning By-law 438-86, as amended, the property is zoned MCR T3.0 C2.0 R2.5 with a height limit of 18 metres (plus a 5-metre mechanical penthouse) and a maximum density of 3.0 times the area of the lot. Both the CR and MCR zones permit a broad range of residential and commercial uses.

See Attachment 9: Zoning By-law Map

Site Plan Control

The proposal is subject to Site Plan Control. An application has not been submitted.

Reasons for the Application

The original application proposed a mixed-use building with a height of 141.6 metres (including mechanical penthouse) and a density of 9.8 times the area of the lot. The current revised proposal has a reduced height of 96.4 metres (including mechanical penthouse) and a density of 7.36 times the area of the lot. A Zoning By-law amendment is required as the proposal exceeds the maximum permitted height and density in the Zoning By-laws of 18 metres and 3 times the area of the lot.

Through the review of this application, staff may identify additional areas of non-compliance with the Zoning By-laws, such as parking requirements.

Application Submission

A complete Zoning By-law Amendment application was submitted on December 27, 2017. A Notification of Complete Application was issued on February 2, 2018.

The following reports/studies were submitted with the original application:

- Survey Plan;
- Architectural Plans, Elevations and Sections;
- Landscape Plan;
- Arborist Report;
- Shadow Impact Study;
- Draft Zoning By-law Amendments;
- Planning Rationale;
- Community Services & Facilities Report;
- Pedestrian Level Wind Assessment;
- Public Consultation Strategy;
- Heritage Impact Assessment;
- Proposed Multi-Use Development Transportation Considerations;
- Geotechnical Study and Hydrological Review;
- Functional Servicing Report;
- Stormwater Management Report;
- Environmental Noise and Vibration Report;
- Energy Strategy Report;
- Toronto Green Development Standards Checklist; and
- Knox College View Corridor Study.

COMMENTS

Issues to be Resolved

Provincial Policies and Plans

Planning staff will evaluate this planning application against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's consistency with the PPS(2014) and conformity with the Growth Plan (2017).

Heritage

Planning and Heritage staff are concerned with the impact of the proposed development on the heritage Bloor Street United Church building. The proposed tower has been relocated to the south and would overhang the rear portion of the church. The location and massing of the tower, directly above the heritage building, has potential impacts on the pedestrian perception, massing, scale and form of the heritage building when viewed from the surrounding public right-of-way, particularly from the Bloor Street West frontage. Staff will review the impacts of the mass and scale of the development on the heritage buildings.

Height, Massing and Built Form

The application has been revised to respond to requests from the working group to reduce the proposed height by bringing it below the Knox College View Corridor and lower than the

recently approved 316 Bloor Street West development. The reduced tower height and position minimizes the extent of the shadow impact on the surrounding neighbourhood. The revised proposal will be further reviewed and additional built form changes may be required based on Provincial policies and plans, Official Plan policies, and design guidelines, including reductions to the height, massing, floor plate size, increased tower separation to the west, and changes to the proposed east sideyard setbacks of the base building.

Staff will review the background studies submitted with the application to assess the impacts and mitigation strategies associated with the proposed building, including but not limited to privacy, shadow and wind.

The adequacy of the proposed indoor and outdoor amenity space will also be assessed.

Transportation

Planning and Transportation Services staff will review the Transportation Impact Study, submitted by the application, to evaluate the effects of the development on the transportation network and will determine whether any revisions or improvements are necessary to accommodate the travel demands and impacts generated by the development. Staff will assess the traffic impacts of the development on Huron Street, and assess the adequacy of the proposed parking supply.

Infrastructure/Service Capacity

City staff will review the application to determine if there is sufficient infrastructure (such as roads, transit, water, sewage, hydro, community services and facilities) capacity to support the proposed development.

Public Realm and Streetscape

While the applicant has improved the amount of landscape open space at grade, staff are still assessing the adequacy of the public realm and, open spaces at the rear of the proposed north base building. Staff are also concerned with the scale of the building as it relates to open space and the pedestrian connectivity through the site to 9 and 11 Madison Avenue to the west.

Tree Preservation

There are five City-owned trees located on the Huron Street frontage of the subject site and seven privately-owned trees that require a permit to remove as well as two privately-owned trees that require a permit for injury. Four of the City-owned trees will require removal and two neighbouring trees will require trimming to allow for the building construction.

Urban Forestry will provide updated comments when they receive a revised on-site and boulevard planting plan. Urban Forestry's initial comments indicate that they require an additional tree planting on-site to meet the Green Standards and additional boulevard tree planting.

Toronto Green Standard

The TGS Checklist submitted by the applicant will be reviewed for compliance with the Tier 1 performance measures.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant an increase in height and/or density (over and above that permitted by the Zoning By-law) in return for community benefits to be provided by the applicant. Details of a Section 37 Agreement between the applicant and the City would be established if the project is ultimately approved.

Planning staff has not had any discussions with the applicant or Ward Councillor regarding a Section 37 contribution due to staff's concerns with the proposed development as addressed in this report.

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

CONTACT

Barry Brooks, Senior Planner
Tel. No. (416) 392-1316
E-mail: Barry.Brooks@toronto.ca

SIGNATURE

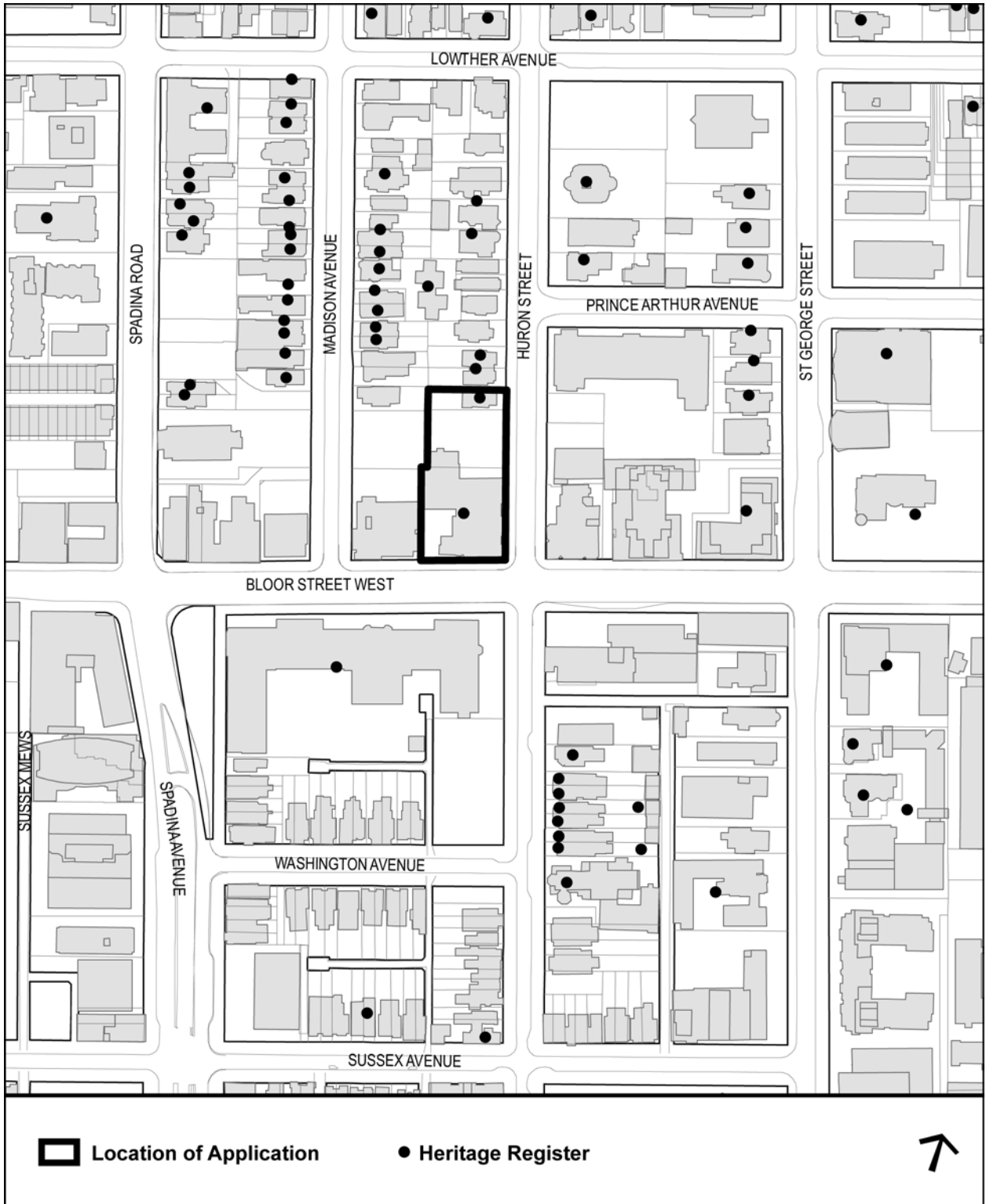
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Site Plan
Attachment 4: South (Front) Elevation
Attachment 5: North (Rear) Elevation
Attachment 6: East Elevation
Attachment 7: West Elevation
Attachment 8: Official Plan Map
Attachment 9: Zoning By-law Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Application Type	Rezoning	Application Number:	17 279303 STE 20 OZ
Details	Rezoning, Standard	Application Date:	December 27, 2017

Municipal Address: 300 BLOOR ST W
 Location Description: PLAN M2 LOT 1 LOT 2 LOT 46 LOT 47 **GRID S2003
 Project Description: Zoning By-law Amendment Application to permit the redevelopment of the site for a 27-storey mixed-use building containing office, retail/café, worship and community, and residential uses (251 dwelling units). The majority of the existing church and the entirety of Pidgeon House would be retained.

Applicant:	Architect:	Owner:
Bousfields Inc.	KPMB Arch.	Bloor St. Trustees

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 334, SASP 517
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2618)	Historical Status:	Y
Height Limit (m):	18, 12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3,635	Height:	Storeys:	27 + mezzanine
Frontage (m):	44.3		Metres:	96.5
Depth (m):	86.3			
Total Ground Floor Area (sq. m):	2521			Total
Total Residential GFA (sq. m):	20,514		Parking Spaces:	109
Total Non-Residential GFA (sq. m):	6,271		Loading Docks	3
Total GFA (sq. m):	26,785			
Lot Coverage Ratio (%):	64.5			
Floor Space Index:	7.36			

DWELLING UNITS

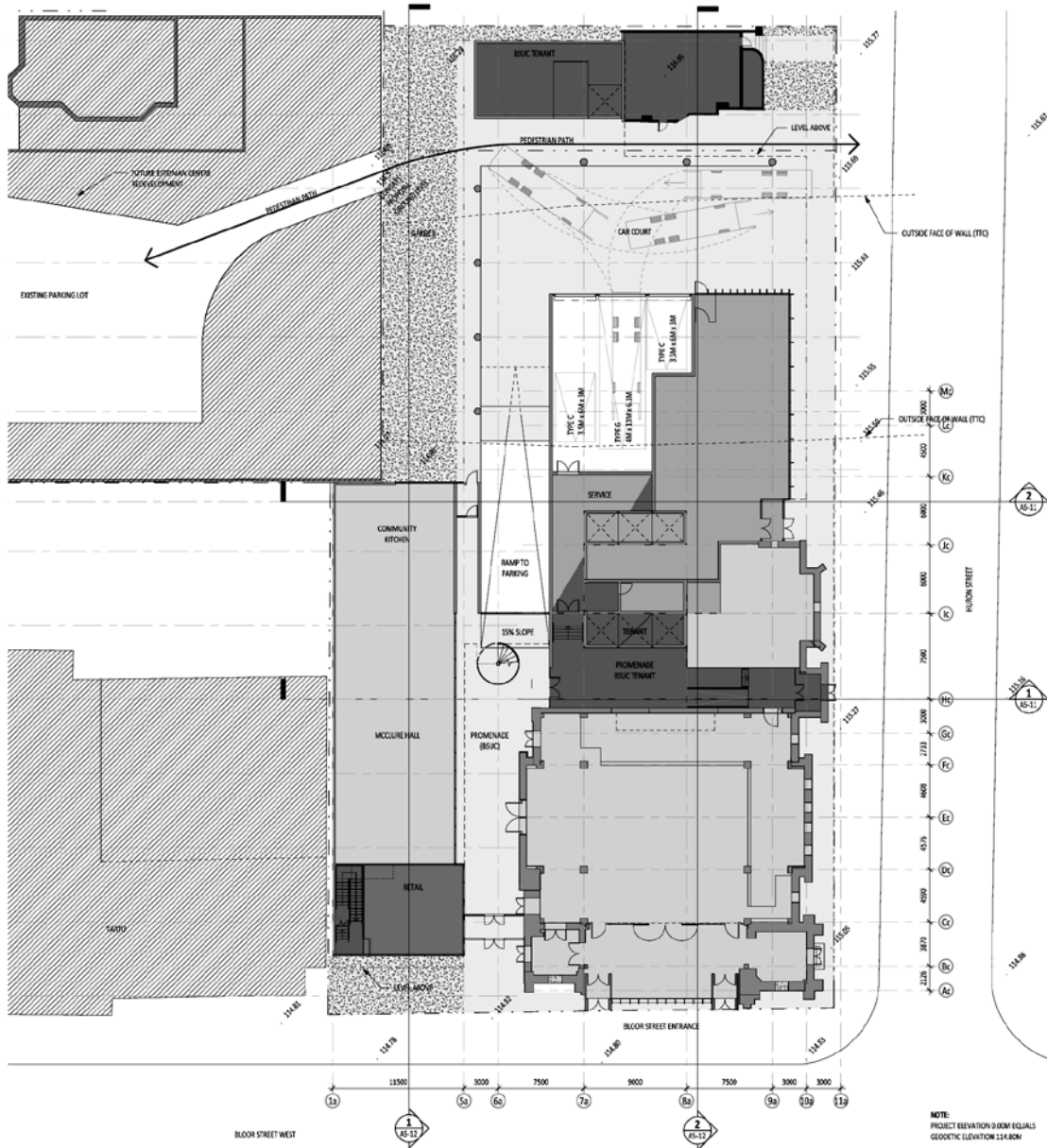
Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	68
2 Bedroom:	154
3 + Bedroom:	16
Total Units:	251

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	20,514	0
Retail GFA (sq. m):	70	0
Office GFA (sq. m):	4,026	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	2,175	0

CONTACT: PLANNER NAME: Barry Brooks, Senior Planner
TELEPHONE: (416) 392-1316

Attachment 3: Site Plan



Site Plan

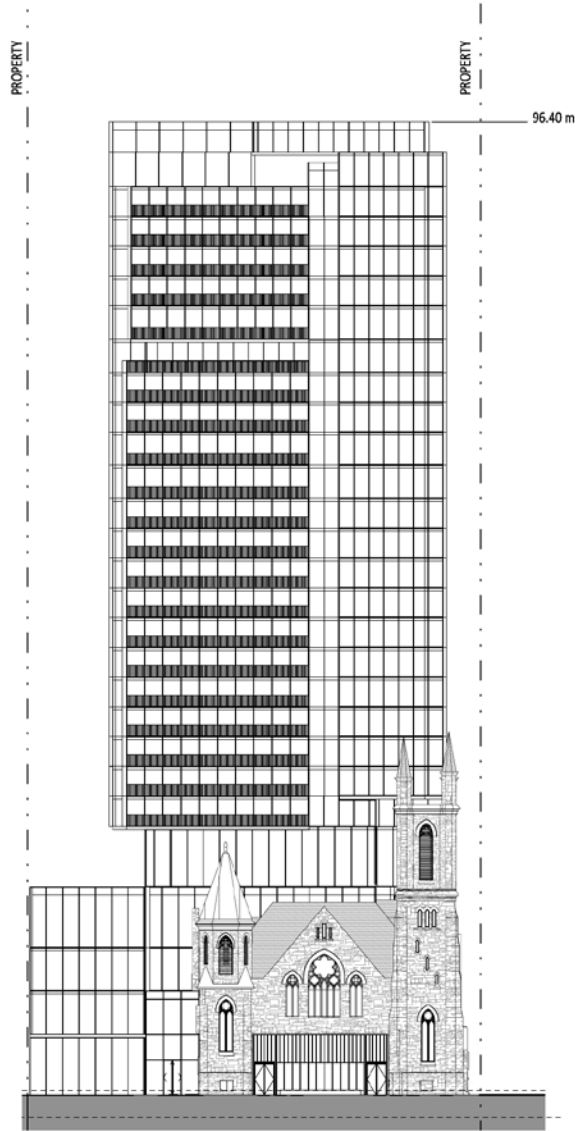
300 Bloor Street West & 478 Huron Street

Applicant's Submitted Drawing

Not to Scale 
06/11/2018

File # 17 279303 STE 20 OZ

Attachment 4: South (Front) Elevation



South Elevation

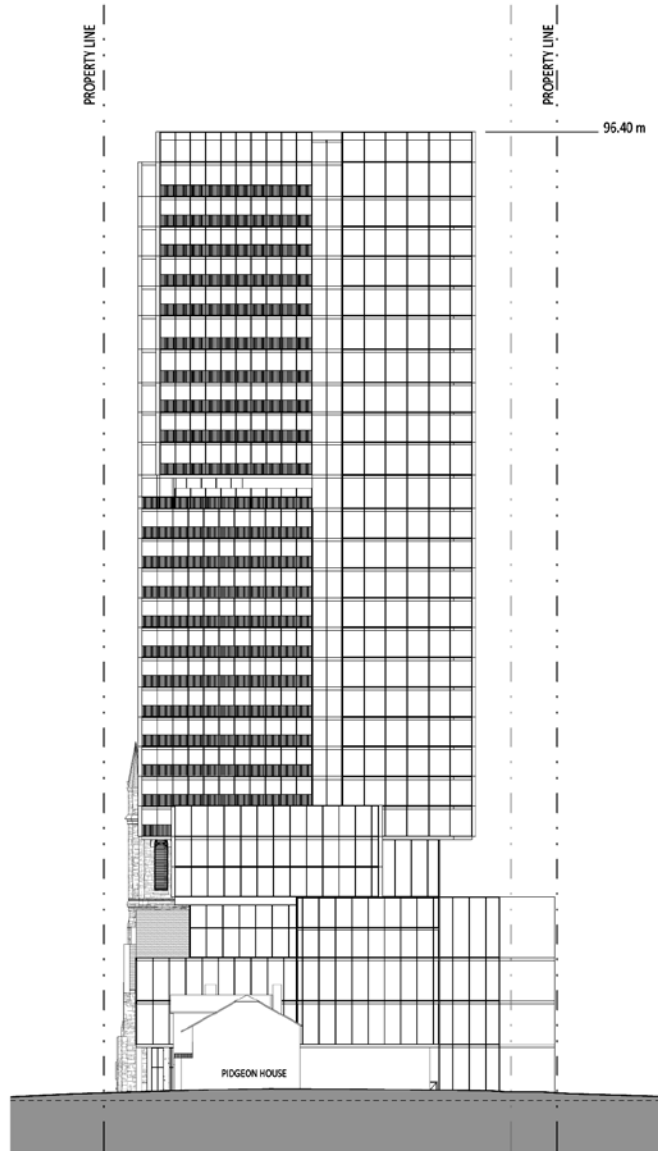
300 Bloor Street West & 478 Huron Street

Applicant's Submitted Drawing

Not to Scale
06/11/2018

File # 17 279303 STE 20 02

Attachment 5: North (Rear) Elevation



North Elevation

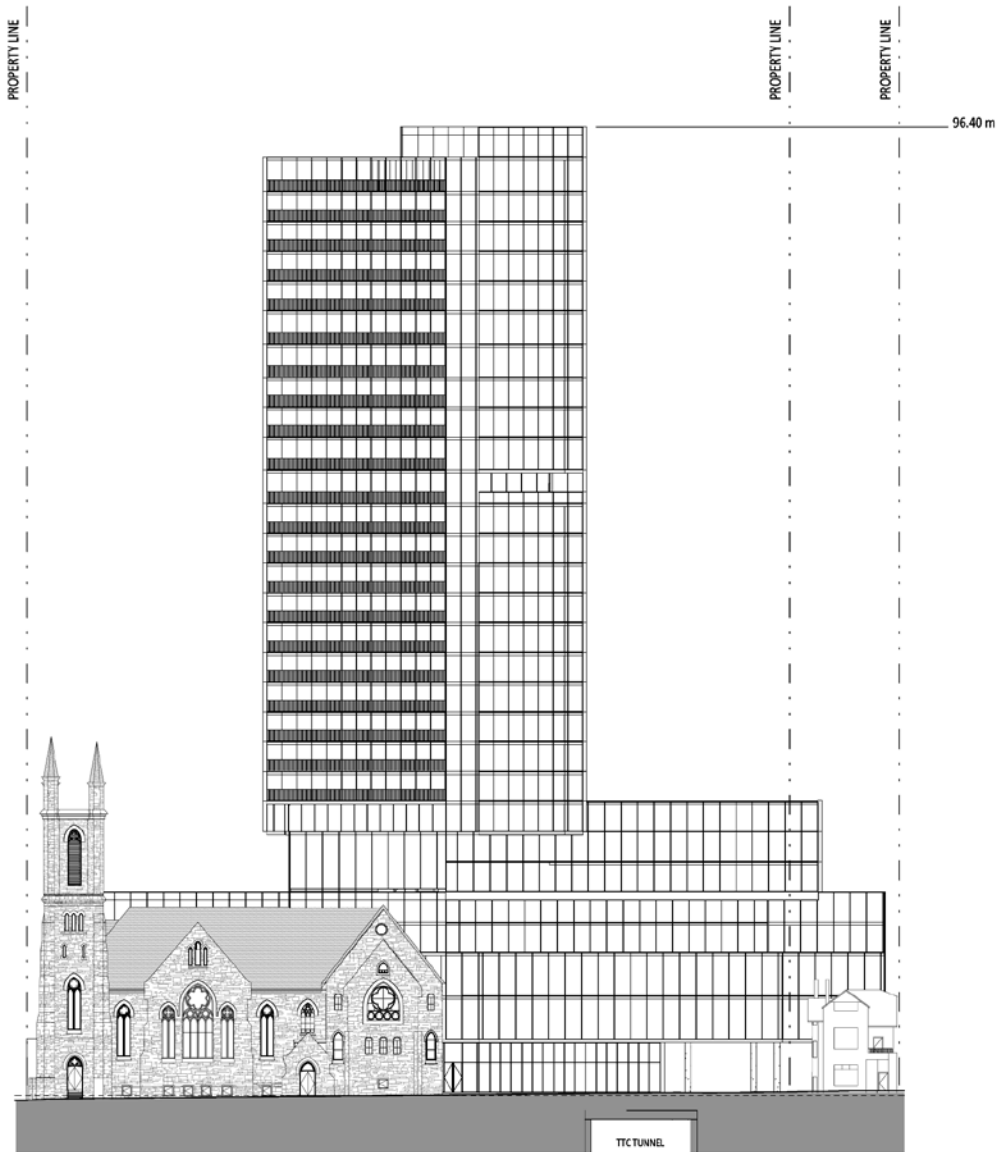
300 Bloor Street West & 478 Huron Street

Applicant's Submitted Drawing

Not to Scale
06/11/2018

File # 17 279303 STE 20 02

Attachment 6: East Elevation



East Elevation

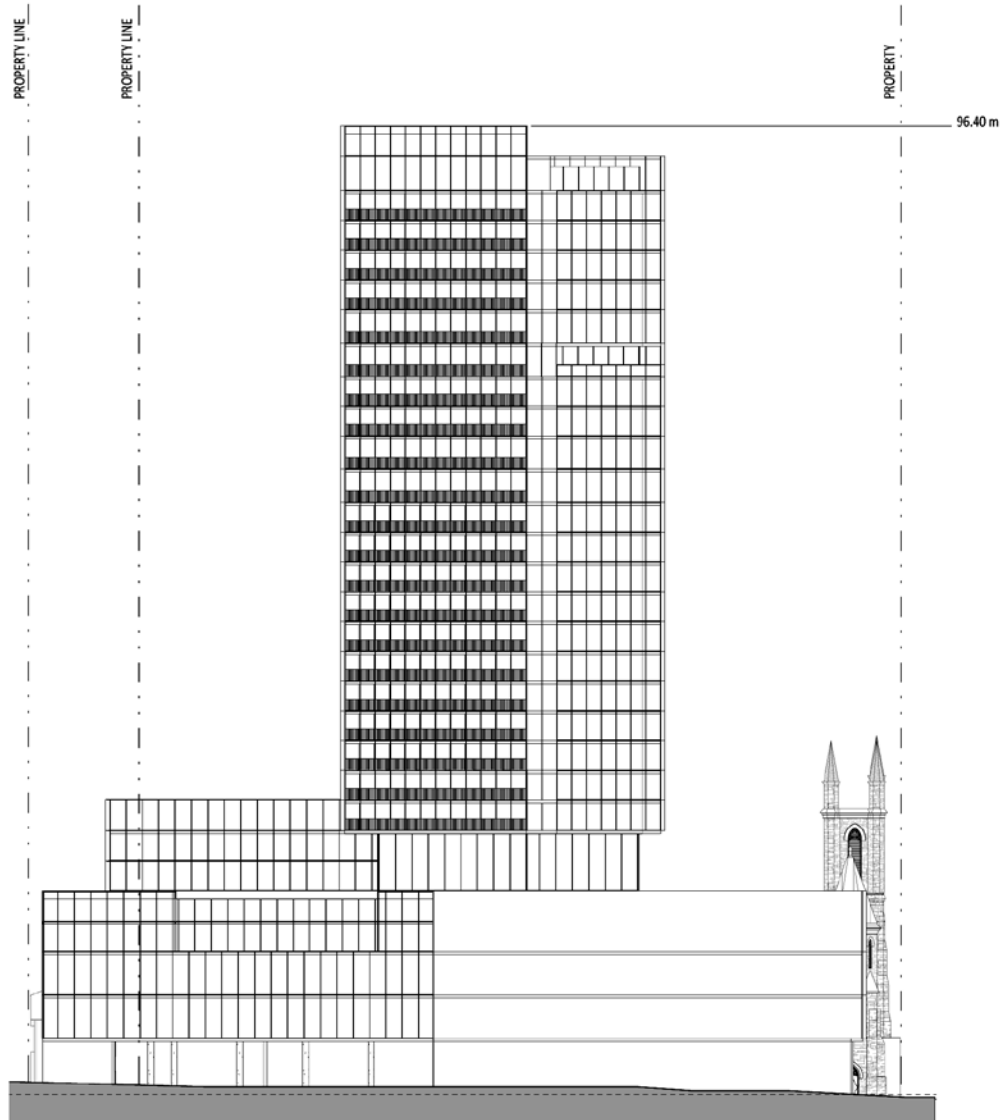
300 Bloor Street West & 478 Huron Street

Applicant's Submitted Drawing

Not to Scale
06/11/2018

File # 17 279303 STE 20 OZ

Attachment 7: West Elevation



West Elevation

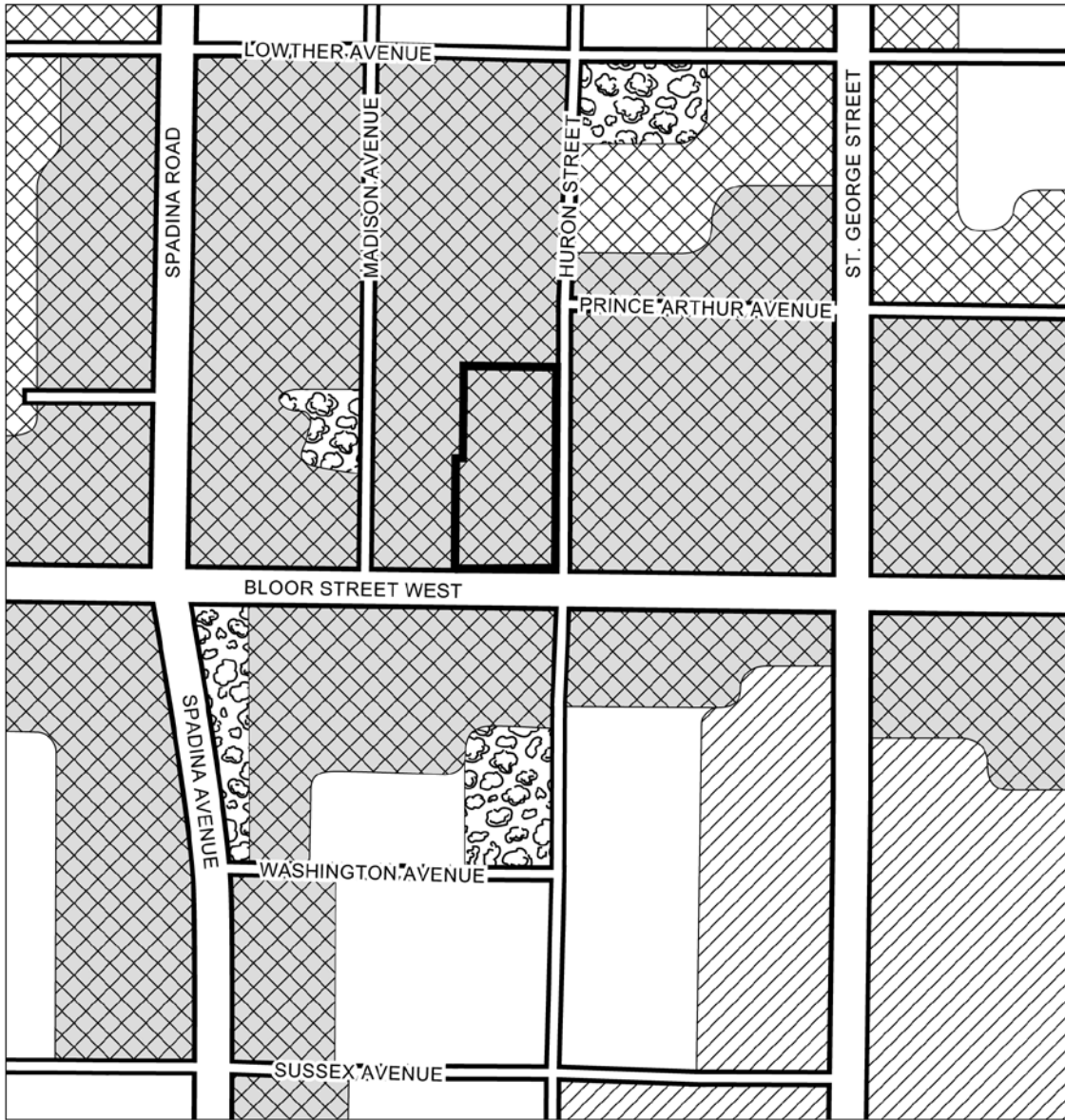
300 Bloor Street West & 478 Huron Street

Applicant's Submitted Drawing

Not to Scale
06/11/2018

File # 17 279303 STE 20 OZ

Attachment 8: Official Plan Map



Official Plan Land Use Map #18

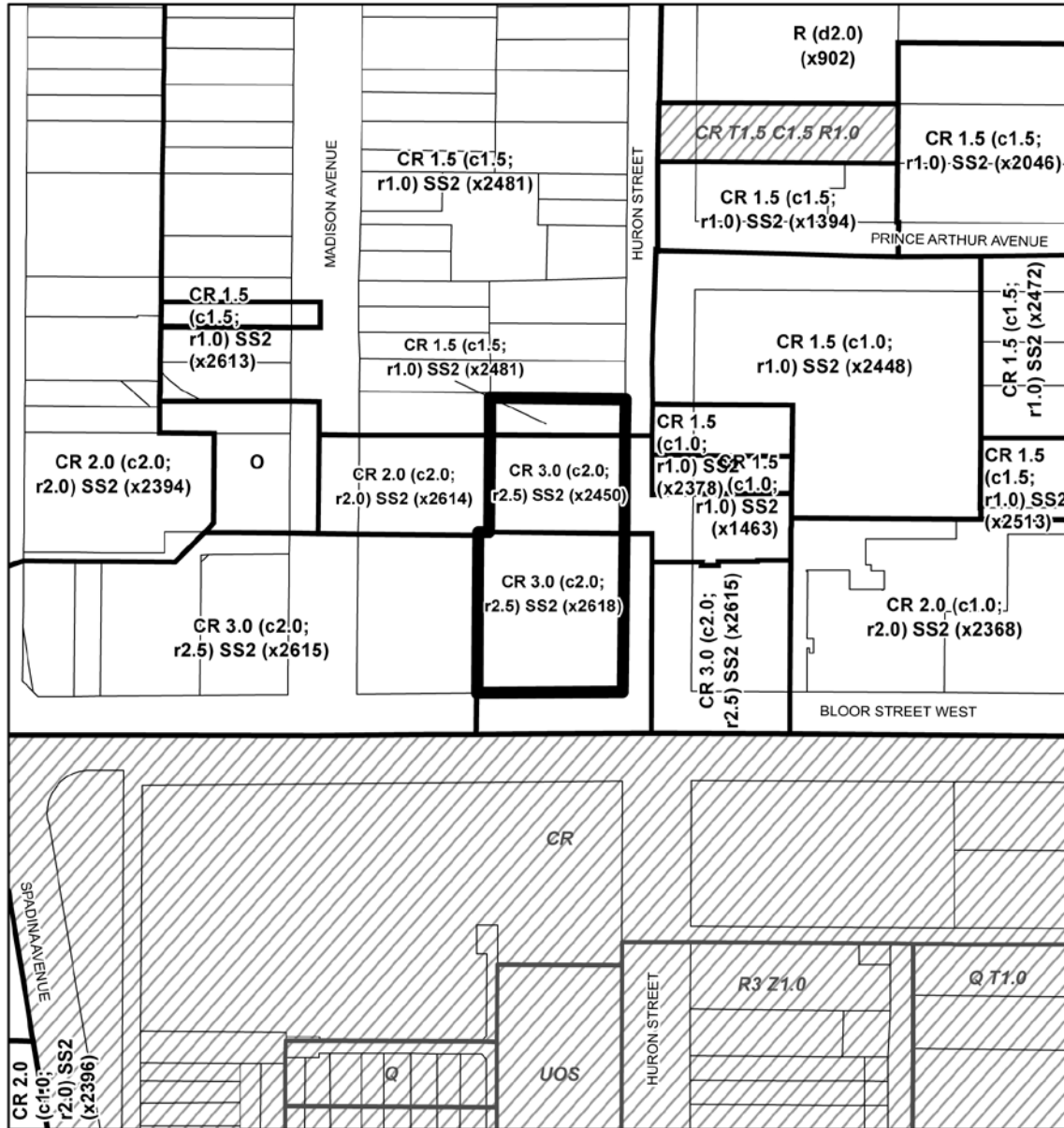
300 Bloor Street West & 478 Huron Street

File # 17 279303 STE 20 0Z

 Location of Application	 Parks & Open Space Areas	 Institutional Areas
 Neighbourhoods	 Parks	
 Apartment Neighbourhoods		
 Mixed Use Areas		


 Not to Scale
 06/11/2018

Attachment 9: Zoning By-law Map



Zoning By-law 569-2013

300 Bloor Street West &

File # 17 279303

- Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space

- See Former City of Toronto By-Law No. 438-86
- R3** Residential District
- CR** Mixed-Use District
- Q** Mixed-Use District
- UOS** Parks District

Not to Scale
 Extracted: 06/12/2013