

Clause embodied in Report No. 3 of the Humber York Community Council, as adopted by the Council of the City of Toronto at its meeting held on April 14, 15 and 16, 2003.

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New official Plan - Avenue Studies; Official Plan and Zoning By-law Amendments to Implement the Bloor/Lansdowne Area Avenue Study (Ward 14 - Parkdale-High Park; and Ward 18 - Davenport)

(City Council on April 14, 15 and 16, 2003, adopted this Clause, without amendment.)

The Humber York Community Council recommends the adoption of the report (March 10, 2003) from the Director, Community Planning, South District.

The Humber York Community Council reports for the information of Council, having:

- (i) held a statutory public meeting on April 1, 2003, that notice was given in accordance with the Planning Act; and
- (ii) expressed its thanks and appreciation to staff for the work undertaken in the research and preparation of this report.

The Humber York Community Council submits the following report (March 10, 2003) from the Director, Community Planning, South District:

Purpose:

The purpose of this report is to bring forward proposed amendments to the Official Plan and Zoning By-law for the (former) City of Toronto to implement the Bloor/Lansdowne Area Avenue Study to the statutory Public Meeting, as directed by City Council at its November 26, 27 and 28, 2002 meeting.

Financial Implications and Impact Statement:

There are no financial impacts resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan amendment attached as Attachment A if the new Official Plan for the City of Toronto has not yet come into force as it affects the subject area;

- (2) amend Zoning By-law No. 438-86, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law amendment attached as Attachment B; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan amendment and draft Zoning By-law amendment as may be required.

Background:

The Bloor Street corridor between Lansdowne Avenue and Dundas Street West is one of four areas where pilot Avenue studies have been undertaken in support of the development of the new Official Plan. The purpose of the studies was to develop a template for new development and area improvements to support that growth, in consultation with the local community.

In the past two decades, industrial lands have been abandoned along the Bloor corridor between Lansdowne Avenue and Dundas Street West. This has led to large areas of vacant or underutilized land along a major Avenue in the vicinity of two subway stations and a GO station. The proposed amendments will encourage new housing and employment supported by public transit on these underutilized lands. The amendments also change the underlying designations to recognize recent residential and mixed use developments that had been established through site-specific exceptions.

At its meeting of November 26, 27 and 28, 2002, City Council adopted the Implementation Strategy for the Bloor Lansdowne Avenue Study, including recommendations for area service and streetscape improvements. At that meeting, City Council directed that the proposed amendments to the Official Plan and Zoning By-law be brought back to the April 1, 2003 meeting of Humber York Community Council for the statutory Public Meeting.

The recommendations for the scale and density of new developments have been established with the assistance of a local Advisory Panel consisting of area residents and business persons. The recommended scale and nature of development in the study area were initially developed through a community design charrette. The outcome of the charrette was reflected in a consultant's report produced by The Kirkland Partnership. The uses, densities, heights and setbacks were then refined and translated into more precise standards by City staff.

The recommendations have been the subject of a Public Meeting in the community, local Advisory Panel meetings, and the November, 2002 City Council consideration of the Study. The proposals, which met with general acceptance by both those attending the Public Meeting and the Advisory Panel meeting, were subsequently slightly modified to reflect a September, 2002 Ontario Municipal Board Order for 1379 Bloor Street West.

Comments:

Proposed Uses

The proposed Official Plan and Zoning By-law amendments redesignate much of this corridor from industrial use to mixed use and medium-density residential designations. This

redesignation recognizes existing uses such as the Perth Avenue Co-op, the City Seniors' Housing and the new townhouse and live/work developments east of Symington Avenue. More importantly, the proposed amendments allow for the continued transformation of large blocks of vacant or underutilized lands, such as the former Cochrane-Dunlop and Value Village sites. This will bring new homes and jobs to this part of Bloor Street and create a vibrant community supported by existing transit infrastructure and local retail uses.

In keeping with the policies of the new Official Plan to limit auto-related uses on the 'Avenues', the proposed Zoning By-law limits the establishment of new auto service stations and repair shops, car washes, car sales lots, car rental lots and commercial parking lots on this portion of the Bloor Street West corridor. Where properties containing existing industrial or auto service uses are being redesignated in the Official Plan and Zoning By-law for mixed use or residential purposes, a site-specific exception is included to recognize the existing use until such time as these lands are redeveloped.

Proposed Heights

Where there is existing low-rise mixed-use development the existing height limit of 16 metres and maximum density of 3 times the lot area have been maintained.

There are four large underutilized or vacant sites where specific building envelopes have been developed as part of the Zoning By-law. These are shown in Attachment B. These building envelopes require a building setback from the front property line that is sufficient to plant trees that cannot be accommodated within the public boulevard. The height limit along the Bloor Street frontage is generally 16 metres to maintain a pedestrian-friendly scale. However, taller elements are permitted to rise to 30 metres. This height reflects the existing height of higher buildings in the study area such as the Perth Avenue Co-op and the City Seniors' residence.

There is a minimum height limit of 16 metres within the 30 metre height zone. This height permits approximately 5 storeys, and the minimum height requirement will preclude 1 or 2 storey redevelopment in a location where there has been tremendous public investment in transportation and other infrastructure. Where development sites are adjacent to lower scale neighbourhoods, step-downs in height limits to, or setbacks from, those neighbourhoods are provided. The building envelope for 1379 Bloor Street West reflects the September 2002 Ontario Municipal Board Order for that property, and therefore the building envelope is not set back from the Bloor street frontage, height limits rise to 44 metres and there is no minimum height limit.

Proposed Densities

The proposed maximum density along much of Bloor Street is 3 times the lot area, which is the same density as much of Bloor Street West. On the four larger development sites with defined building envelopes the maximum density is generally 4 times the area of the lot. This higher density can be accommodated on these larger sites while still providing for setbacks to lower scale neighbourhoods and maintaining comfortable pedestrian level conditions. In these areas,

the building envelopes are paramount and densities may exceed 4 times the lot area provided development is within the prescribed building envelope.

New Official Plan

This Bloor/Lansdowne Study was undertaken as a pilot 'Avenue Study', and a prototype for the reurbanization of the Avenues discussed in Chapter 2 of the new Plan. The Study's proposed land use designations are consistent with the new Official Plan, and a site-specific exception maintains permission for the existing uses where the underlying designation is being changed from industrial to Mixed Use Area.

City Council adopted the new Official Plan in November, 2002, and the City is anticipating a decision by the Minister of Municipal Affairs and Housing in March, 2002, which may then be appealed during a 20-day period. It is therefore not certain that the new Plan will be in force by the time that Council deals with the attached Zoning by-law for the Bloor/Lansdowne Study Area. An amendment to the existing in-force Official Plan for the former City of Toronto is therefore appended as Attachment A, to be adopted should the new Official Plan not yet have come into full force and effect for the Study Area.

Conclusions:

The amendments to the Official Plan and Zoning By-law attached to this report implement the land use component of the Bloor-Lansdowne 'Avenue' pilot study which was adopted by Council in November 2002. They present a framework for accommodating additional transit-supportive homes and jobs in an underutilized portion of Bloor Street. This framework has been developed through community consultation including a charrette, Public Meetings and the work of a local Advisory Panel over the course of the past three years.

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(The Attachments 1 to 2 referred to in the foregoing report were forwarded to all Members of the Humber York Community Council with the agenda for its meeting on April 1, 2003, and copies are on file in the office of the City Clerk, York Civic Centre.)

Maps:

Proposed Amendments to Official Plan
Building Envelopes – Areas A & B
Building Envelopes – Areas C & D
Automobile –Related Use Restrictions

Draft Amendment to the Official Plan for the Former City of Toronto

1. Map 1 of Part I of the Official Plan for the former City of Toronto entitled 'Generalized Land Use---City of Toronto' is amended as shown on Map A attached hereto.
2. Section 18 of Part I of the Official Plan for the former City of Toronto is amended by Adding the following site and area specific policies:

' ____ Notwithstanding the provisions pertaining to use in Section 13, the lands known municipally in 2001 as 1360 Bloor Street West, 55 Wade Avenue, 1439 Bloor Street West and 72 Perth Avenue may be used for any purpose that is existing on ____ (date of enactment of amendment).

' ____ Notwithstanding the provisions of Section 12 pertaining to uses in a Medium Density Residence Area, the lands known municipally in 2001 as 221, 229 and 231 Sterling Road and 1405 and 1411 Bloor Street West may be used for any purpose that is existing on ____ (date of enactment of amendment).

' ____ None of the provisions of this Plan shall apply to prevent the erection or use of the buildings or structures permitted by Official Plan Amendment No. 597 with respect to the lands known as 1379, 1385, 1385R and 1395 Bloor Street West.'

Draft Bloor/Lansdowne Zoning By-law Amendment

1. Appendix 'A' of By-law No. 438-86 is amended by deleting District Maps 48H-322 and 48J 312 and replacing them with District Maps 48H-322 and 48J-312 appended to this By-law.
2. Appendix 'B' of By-law No. 438-86 is amended by deleting Height and Minimum Lot Frontage Maps 48H-322 and 48J312 appended to this By-law.
3. Section 12(1) of By-law No. 438-86 is amended by adding the following exceptions:

'455. to prevent the use of the lands known municipally in 2001 as 221, 229 and 231 Sterling Road, and 1405 and 1411 Bloor Street West for any purpose that is existing on _____ (date of enactment of this by-law)'

'456. to prevent the use of the lands known municipally in 2001 as 1360 Bloor Street West, 55 Wade Avenue, 1439 Bloor Street West and 72 Perth Avenue for any purpose that is existing on _____ (date of enactment of this by-law)

'457. to prevent the erection or use of the buildings or structures permitted by By-law No. 695-92 with respect to the lands known as 1379, 1385, 1385R and 1395 Bloor Street West.

4. Section 12(2) of By-law No. 438-86 is amended by adding the following exceptions:

‘335 No person shall erect or use a building or structure on the lands shown delineated by heavy lines as Areas A, B, C and D on the maps that form part of this exception that does not comply with the following:

Maximum Height

(1) No person shall erect or use a building or structure on the lands delineated by heavy lines as Areas A, B, C and D, having a greater height in metres than the maximum height limit specified by the numbers following the symbol within the designation ‘H (Max)’.

Minimum Height

(2) No person shall erect or use a building on the lands delineated by heavy lines as Areas A, C and D inclusive, having a lesser height in metres over 60 per cent of the building area measured at grade than the minimum height limit specified by the numbers following the symbol ‘H’ within the designation ‘H Min’.

Required Setbacks

- (3) (a) No person shall erect or use a building or structure above grade on the lands delineated by heavy lines as Areas A, C and D closer to a lot line than the distance in metres indicated by the corresponding number shown with each ‘Required Setback Line’ in Areas A,C and D.
- (b) The provisions of (a) shall not apply to prevent the erection of the following structures:
- (i) fences and safety railings not exceeding a height of 2 metres;
 - (ii) eaves or cornices
 - (iii) chimney breasts of a length not exceeding 2 metres;
 - (iv) an open balcony;
 - (v) a canopy on the ground floor; and,
 - (iv) a bay window not exceeding a width of 3 metres and a length of .5 metres calculated within the required setback area.

Build-To Line

(4) No person shall erect or use a building or structure on the lands delineated by heavy lines as Areas A,C and D unless the building or structure is erected such that one or more of its walls:

- (a) is built to within 1.0 metre of the 'Build to Line', measured from the interior of the lot, shown in Areas A,C and D; and
- (b) is built along at least 60 per cent of the length of such 'Build to Line'.

Landscaped Open Space

- (5) A minimum of 750 square metres of publicly accessible landscaped open space will be provided on the lands in Area B that are shown shaded as Landscaped Open Space.'

'336 No person shall use the lands outlined on the attached map for the following uses, except where existing on _____(date of enactment of the by-law): automobile service and repair shop, automobile service station, car washing establishment, commercial parking lot, motor vehicle repair shop class 'A', motor vehicle repair shop class 'B', private commercial garage, public garage and sales and hire garage.'

- Mr. Alan Cunningham, appeared before the Humber York Community Council in connection with the foregoing matter.

Site Location Map

