

653 and 655 Bloor Street West City-Initiated Zoning By-law Amendment– Final Report

Date:	October 11, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	12 244680 STE 19 TM

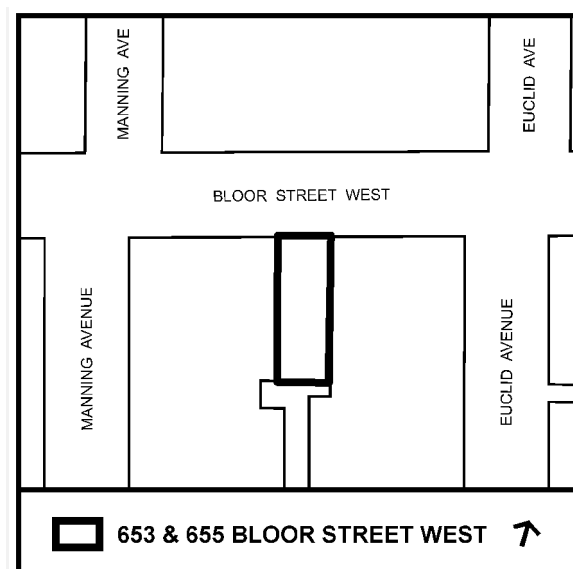
SUMMARY

This City-initiated Zoning By-law amendment proposes to change the zoning on the rear portion of the properties at 653 and 655 Bloor Street West from the Residential 'R2' zone to the Mixed Use 'MCR' zone.

The subject properties were originally zoned Mixed Use 'MCR' in 1994. These, along with many other properties along main streets within the City, were zoned 'MCR' through a staff recommendation to encourage a mix of uses and to create more vibrancy along the City's main streets.

Approximately 8 metres at the rear of the subject properties remained zoned as Residential 'R2'. This results in a split zoning on the subject properties and, in some circumstances, prohibits certain uses, which are otherwise consistent with the intent of the Official Plan policies and 'MCR' zoning, from occurring on site.

This proposed zoning amendment maintains the intent of the Official Plan's Mixed Use Area and Avenue policies and remains consistent with the intent of the original 1994 staff report.



This report reviews and recommends approval of the City-initiated proposal to amend Zoning By-law No. 438-86, as amended.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 438-86, as amended, for the lands at 653 and 655 Bloor Street West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3 to the report (October 11, 2012) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At the September 11, 2012 meeting of Toronto and East York District Community Council, a motion was brought forward directing staff to initiate a Zoning By-law Amendment for the lands at 655 Bloor Street West to permit a mix of commercial and residential uses on the entire lot and include the properties at 653, 657 and 659 Bloor Street West if agreeable to the respective owners.

The motion can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.116>

ISSUE BACKGROUND

Proposal

This City-initiated amendment amends the zoning at 653 and 655 Bloor Street West to rezone a portion of the rear of the subject properties from Residential (R2) to Mixed Use (MCR) so that both sites are entirely zoned Mixed Use (MCR).

Site and Surrounding Area

The subject properties, situated on the south side of Bloor Street West between Euclid Avenue and Manning Avenue, are relatively flat and currently occupied by 3-storey mixed-use buildings. The property at 653 Bloor Street West has a frontage of 6.1 meters (20 feet) and a depth of 35.9 metres (118 feet). The property at 655 Bloor Street West has a frontage of 5.9 meters (19 feet) and a depth of 36.1 metres (119 feet).

The uses on abutting properties are as follows:

North: Two and three-storey mixed use buildings.

East: Two-storey mixed use buildings, and rear yards of residential dwellings.

South: Rear laneway serving low-density residential uses.

West: Two and three-storey mixed use buildings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is located within an Avenues area on the Urban Structure Map (Map 2) and is designated Mixed Use Areas on the Land Use Plan Map (Map 18). (Attachment #1)

Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities.

Mixed Use Areas are made up of 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 intended to create a balance of high quality commercial, residential, institutional, and open space uses that reduce automobile dependency and meet the needs of the local community. Mixed Use Areas are to provide an attractive, comfortable, and safe pedestrian environment, take advantage of nearby transit services, and provide good site access and circulation and an adequate supply of parking for residents and visitors.

The Toronto Official Plan is available on the City's website at:

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

Zoning

The majority of lands comprising 653 and 655 Bloor Street West are zoned Mixed Use MCR T2.5 C1.0 R2.0 by Zoning By-law 438-86, as amended (Attachment 2). The MCR zoning permits a range of residential and non-residential uses up to a maximum density of 2.5 times the lot area, of which 1.0 times the lot area may be used for commercial uses and 2.0 times the lot area may be used for residential uses. The maximum building height is 16.0 metres.

Approximately 8.0 metres in depth at the rear of each property is zoned Residential R2 Z0.6. The R2 zoning allows for residential uses at a density of 0.6 times the lot area, by Zoning By-law No. 438-86, as amended. The maximum building height is 10.0 metres.

Community Consultation

A community consultation meeting was held on October 15, 2012. Notices were sent to residents within a 120 metre radius from the subject properties via first-class mail. Approximately 10 members of the public attended the meeting.

Attempts to contact the owners of the adjacent properties were made by city staff in accordance with the motion, though only the owners of 653 and 655 Bloor Street West responded to the City and elected to be part of this City-initiated amendment.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. No concerns were raised as a result of the circulation.

COMMENTS

The subject properties were originally zoned Mixed Use 'MCR' by Council decision in 1994. These, along with many other properties on main streets within the City, were zoned 'MCR' to encourage a mix of uses, reduce the necessity to commute long distances to work, and to create more vibrant main streets. However, approximately 8 metres at the rear of the subject properties retained their Residential 'R2' zoning.

While no specific rationale was provided in the 1994 staff report to allow the 8 metres at the rear of these properties to retain their residential (R2) zoning, this may have been done to provide a buffer between the adjacent residential neighbourhood and any future development on the subject lands.

At the time, zoning the rear portion of the lands to Residential (R2) would have provided a buffer from any new developments. However, when considering new development along Avenues, Planning Staff look to the Council approved, City of Toronto Mid-Rise Performance Standards to guide the format of development. These performance standards are typically applied to new developments to help achieve the Official Plan vision for Avenues and to provide an appropriate transition to adjacent neighbourhoods by introducing building setbacks and stepbacks at certain heights and through angular plane requirements.

This being the case, zoning part of the lands as Residential (R2) to provide buffer is no longer necessary. However, the proposed zoning amendment does not propose to amend the maximum building height of 10.0 metres, which currently applies to the Residential (R2) zoned portion at the rear of the property, to make it consistent with the 16.0 metre maximum building height which applies to the remainder of the lot zoned Mixed Use (MCR). As the rear portion of 653 Bloor Street is adjacent to existing residential rear yards, a height limit of 10.0 metres is appropriate. As these properties are quite narrow, it is unlikely that a proposed building on either subject lot could achieve a height of 10.0

metres on this portion of the lands while still conforming to the Mid-Rise Performance Standards.

The Avenues and Mid-Rise Building Study is available on the City's website at:
<http://www.toronto.ca/planning/midrisestudy.htm>

The Residential (R2) zone at the rear of the subject properties becomes problematic when Toronto Buildings is considering an application for a change of use within the existing buildings. As both buildings extend partially into the Residential (R2) zone, any non-residential uses, which are permitted in the Mixed Use (MCR) zone and encouraged by the Avenue policies of the City's Official Plan, are not permitted to occur in the rear portion of these buildings. The proposed zoning amendment would address this inconsistency.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS as it better allows for a mix of uses on the subject lands and helps maintain the vitality and viability of Bloor Street West.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Conclusion

This proposed city-initiated zoning amendment further achieves the objectives of the Official Plan while still providing adequate buffering between the subject properties and adjacent neighbourhood through the City of Toronto Mid-Rise Performance Standards.

CONTACT

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SIGNATURE

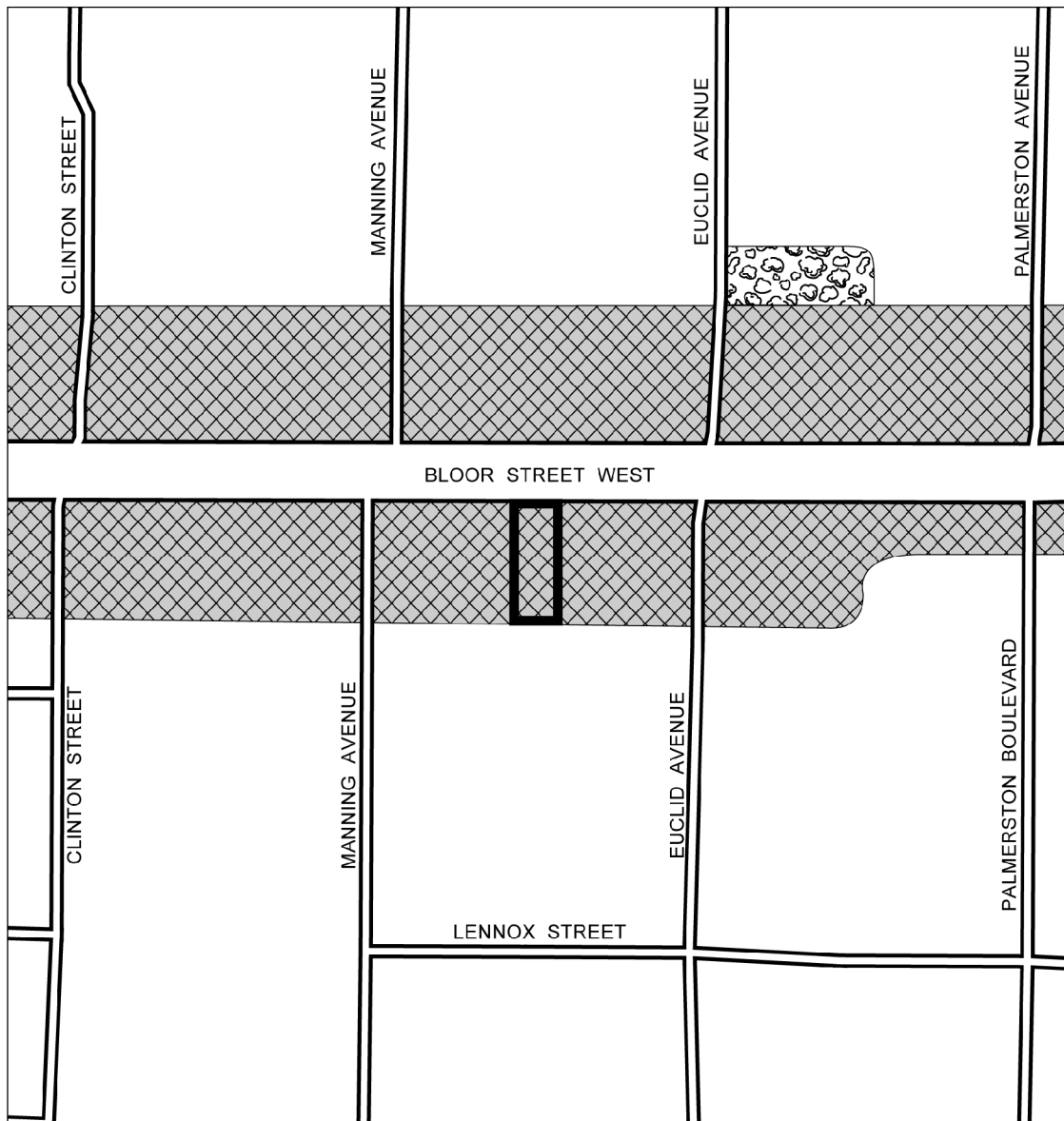
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Zoning
Attachment 2: Official Plan
Attachment 3: Draft Zoning By-law Amendment

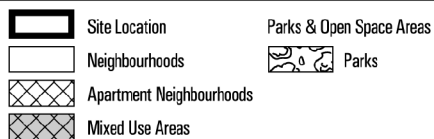
Attachment 1: Official Plan



Toronto City Planning
Official Plan

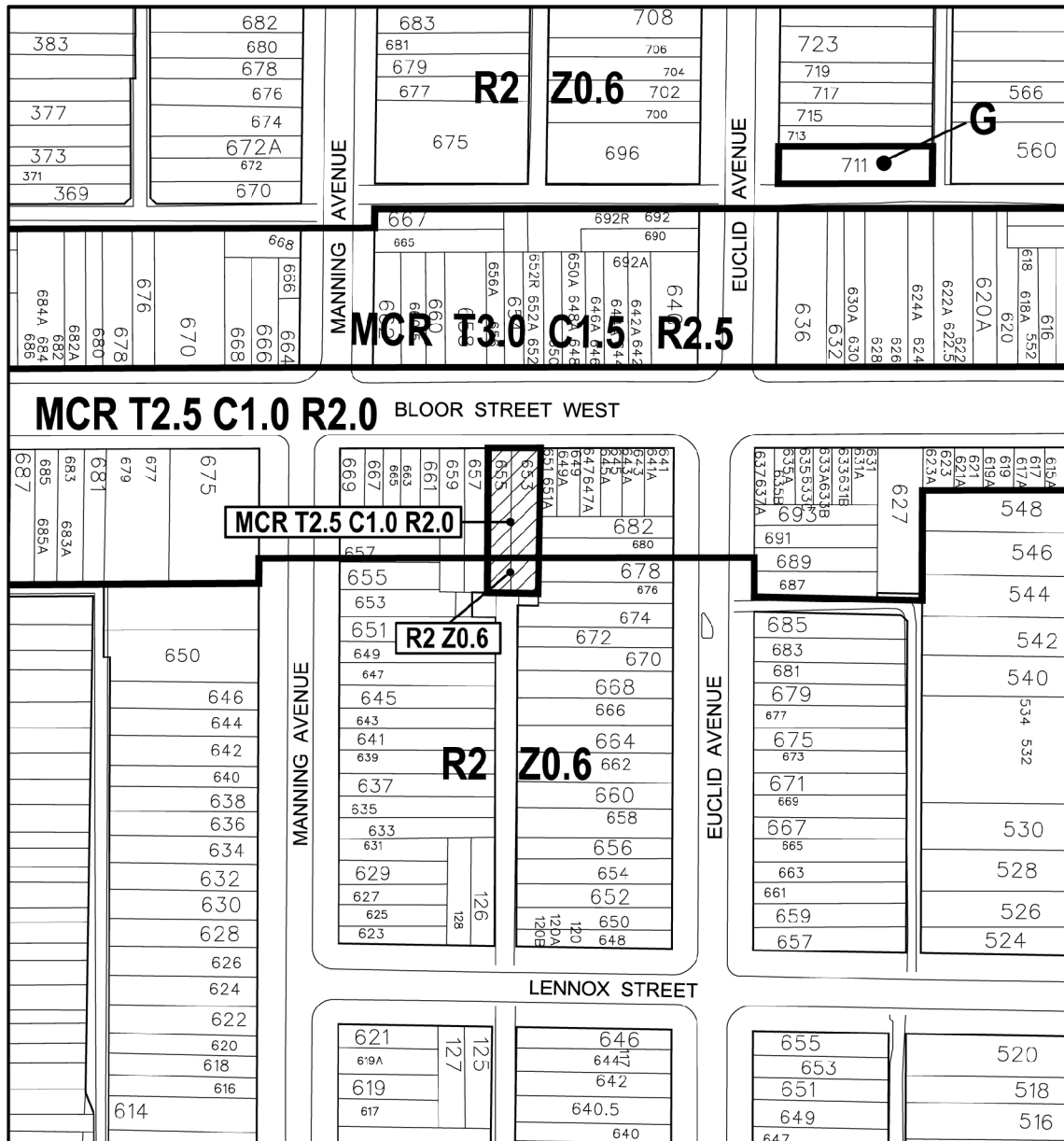
653 & 655 Bloor Street West

File # 12 244680 0Z



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Not to Scale
10/05/2012

Attachment 2: Zoning



TORONTO City Planning
Zoning

653 & 655 Bloor Street West

File # 12 244680 TM

R2 Residential District
MCR Mixed-Use District
G Parks District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 10/04/2012

Attachment 3: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of
Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Zoning By-law No. 438-86, as amended,
With respect to the lands municipally known as,
653 and 655 Bloor Street West**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The lands subject to this By-law are those lands outlined by heavy black line as shown on Map 1 attached hereto.
2. Map 49H-323 to Zoning By-law No. 438-86, as amended, as it applies to the lands identified on Map 1 of this By-law, is further amended by changing the zoning category from Residential (R2 Z0.6) to Mixed Use (MCR T2.5 C1.0 R2.0) Zone as shown on Map 1.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

