

**1990 Bloor Street West and 26 Parkview Gardens -
Zoning By-law Amendment Application – Supplemental
Request for Direction Report**

Date:	April 29, 2013
To:	City Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	P:\2013\Cluster B\PLN\City Council\CC13039 (12 144955 WET 13 OZ)

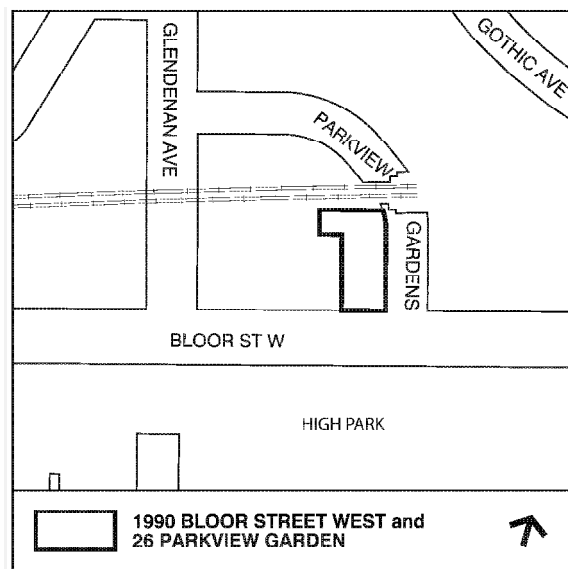
SUMMARY

The purpose of this report is to request direction from City Council on a revised development proposal submitted in support of a Zoning By-law Amendment application for the lands located at 1990 Bloor Street West and 26 Parkview Gardens.

An Ontario Municipal Board (OMB) Pre-hearing Conference is scheduled for May 28, 2013. At its meeting of April 9, 2013, Etobicoke York Community Council considered a Request for Direction report dated March 20, 2013 related to the original proposal and also considered a letter from the applicant's solicitor dated April 8, 2013. The solicitor's letter presented a revised proposal and requested deferral of the application until a report on the revised proposal was submitted to Community Council.

Etobicoke York Community Council adopted the recommendations of the Request for Direction report to oppose the application (original proposal) at the OMB and requested Planning staff to report directly to City Council on May 7, 2013 on the revised proposal.

This report recommends that City Council direct staff to oppose the proponent's



appeal of the application as represented by the revised proposal at the forthcoming Ontario Municipal Board hearing.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to oppose the applicant's appeal respecting the Zoning By-law Amendment application for 1990 Bloor Street West and 26 Parkview Gardens as represented by the revised proposal (received by the City on April 2, 2013) discussed in this report, and retain such experts as the City Solicitor may determine are necessary in support of the position recommended in this report.
2. Staff advise the Ontario Municipal Board of City Council's position that any redevelopment of the lands must also include the full replacement of the 24 existing rental dwelling units and a Tenant Relocation and Assistance Plan, including the right of tenants to return to the new rental units in accordance with the Official Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
3. In the event the Ontario Municipal Board allows the appeal in whole or in part, City Council direct staff to request that the Board withhold any order to approve a Zoning By-law for the subject lands until such time as the City and the owner have presented to the Board a draft by-law that provides for securing the rental housing matters as outlined in Recommendation 2 above, and a Section 37 Agreement has been executed.

Financial Impact

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

DECISION HISTORY

On April 9, 2013, Etobicoke York Community Council considered a Request for Direction report (dated March 20, 2013), for a Zoning By-law Amendment application for the lands at 1990 Bloor Street West and 26 Parkview Gardens that was appealed to the Ontario Municipal Board (OMB) by the applicant on September 26, 2012.

Etobicoke York Community Council recommended that City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to oppose the applicant's appeal respecting the Zoning By-law Amendment application, and, should the Municipal Board allow the appeal, directed staff to request the Municipal Board to make any approval conditional upon the securing of replacement rental housing, a tenant assistance plan and the execution of a Section 37 Agreement.

Community Council's decision and the Request for Direction report on the original proposal can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY23.3>

On April 2, 2013, subsequent to the March 20, 2013 Request for Direction report, a revised proposal was submitted formally amending the subject application. The applicant's solicitor submitted a letter dated April 8, 2013 to Etobicoke York Community Council presenting the revised proposal and requesting that Community Council defer consideration of the application until a report on the revised proposal is submitted to Community Council.

Etobicoke York Community Council requested that the Director, Community Planning, Etobicoke York District, report directly to City Council on May 7, 2013, on the revised proposal.

An OMB Pre-hearing Conference is scheduled for May 28, 2013 to set the parameters and date for the OMB hearing.

COMMENTS

The purpose of this report is to outline the revisions made to the original development proposal and make recommendations on the revised proposal for the forthcoming OMB hearing.

The modifications to the original proposal include a reduction in building height from 12 storeys to 11 storeys, with a reduction in the number of proposed dwelling units from 131 to 108, inclusive of 24 replacement rental units.

The building's gross floor area has been reduced to 9,226 m² from 10,213 m². This reduced floor area no longer meets the minimum floor area threshold for development proposals to qualify for Section 37 Community Benefit considerations, as cited in Policy 5.1.1.4 of the Official Plan. However, a Section 37 Agreement would still be recommended should the proposal be approved to secure replacement rental housing, tenant relocation and assistance plans as well as other matters of convenience.

The west side yard setback has increased to approximately 1.3 metres, which would result in a 5 metre building to building separation between the abutting building at 2000 Bloor Street West and the revised proposal. The first floor of the building has been recessed and would provide a 1.4 metre setback from the sidewalk along Bloor Street West, with the upper floors cantilevered almost to the front lot line (see Attachment 1 – Site Plan and Attachment 2 - Elevations).

The modifications also include the relocation of 2nd floor outdoor amenity space from the west side of the building to the northeast corner of the building. The original outdoor amenity location was located in close proximity to the easterly dwelling units in 2000 Bloor Street West.

A summary of some of the modifications made to the proposal follows:

	March 29, 2012 Original Submission	April 2, 2013 Revised Submission
Site Area	1,198 m ²	1,198 m ²
Total Gross Floor Area	10,213 m ²	9,226 m ²
Building Height	39m plus 5m mechanical penthouse (12 storeys)	36m plus 4.7m mechanical penthouse (11 storeys)
Dwelling Units	131	108
Parking Spaces	67	67
Bicycle Parking	176	125
Floor Space Index	8.5	7.7

Additional information related to the revised proposal is contained in Attachment 3 – Application Data Sheet.

The revised proposal is in circulation and currently under review.

Although some modifications to the original proposal have been made, as represented by the revised proposal, staff continue to have concerns with the proposal, and recommend that City Council direct staff to oppose the revised development. Should the Ontario Municipal Board allow the appeal, matters relating to securing full rental unit replacement, a tenant relocation and assistance plan and execution of a Section 37 Agreement should be addressed at the Ontario Municipal Board, as outlined in Recommendations 2 and 3 of this report.

CONTACT

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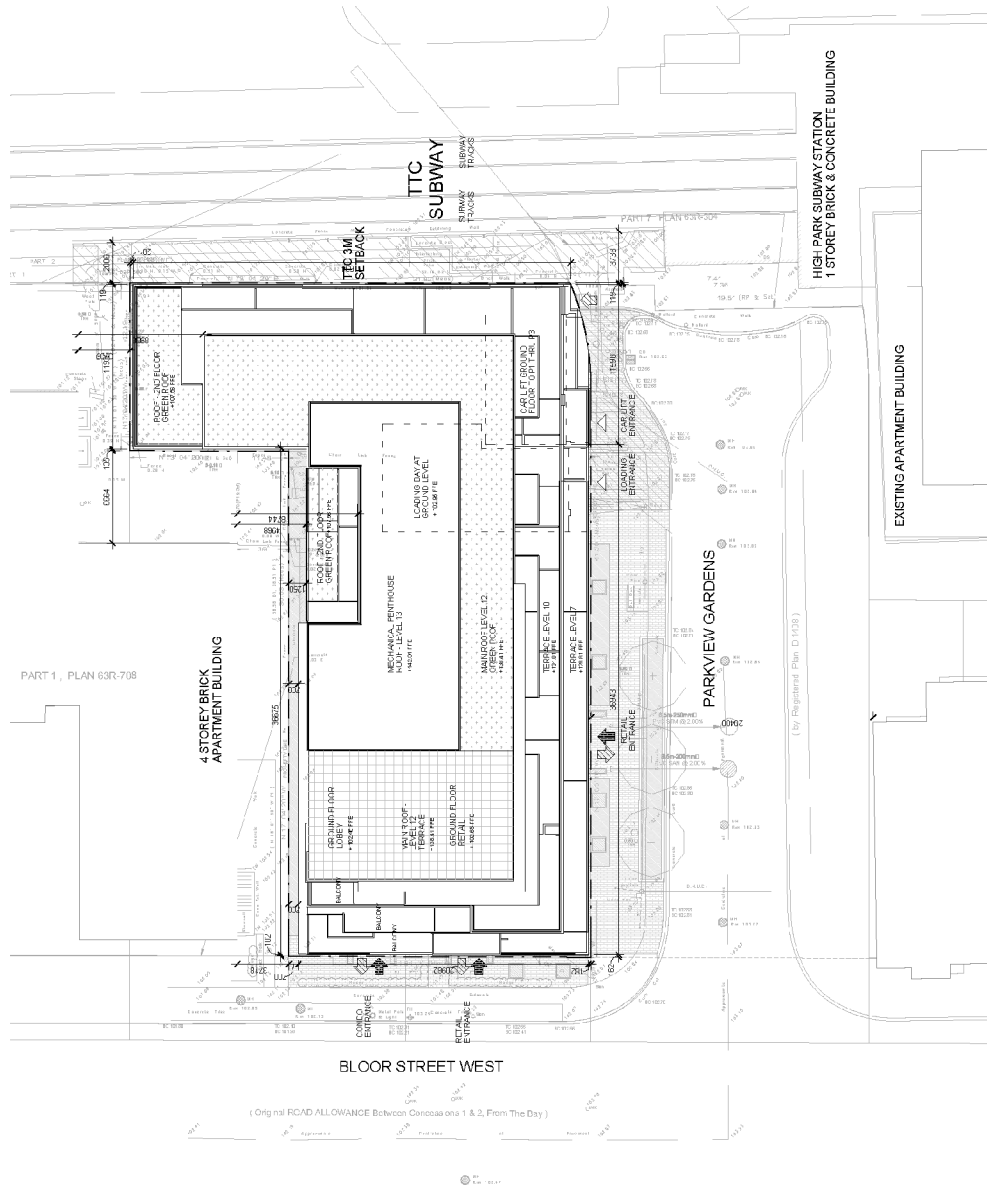
SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
 Chief Planner & Executive Director
 City Planning

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: Elevations
 Attachment 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

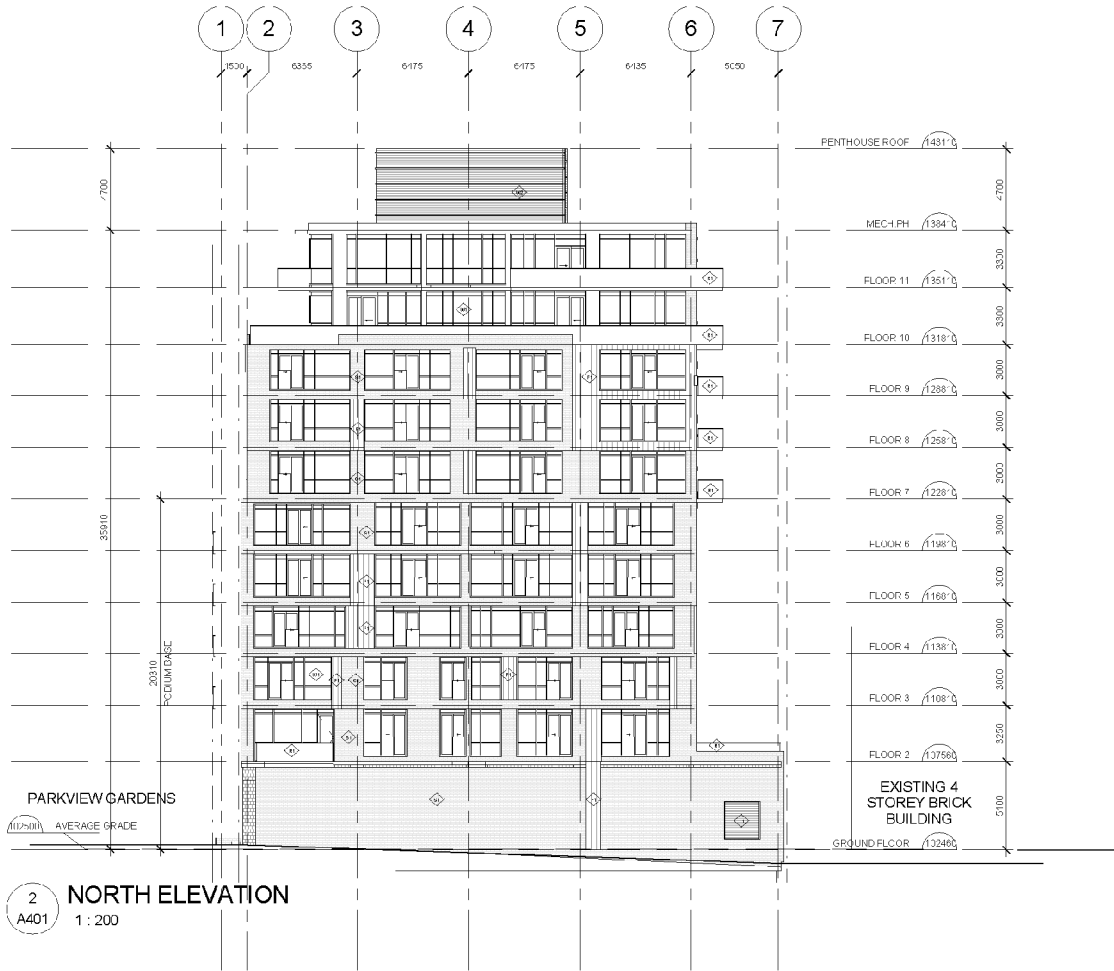
Not to Scale
04/02/2013



1990 Bloor Street West and
26 Parkview Gardens

File # 12 144955 WET 13 0Z

Attachment 2: Elevations

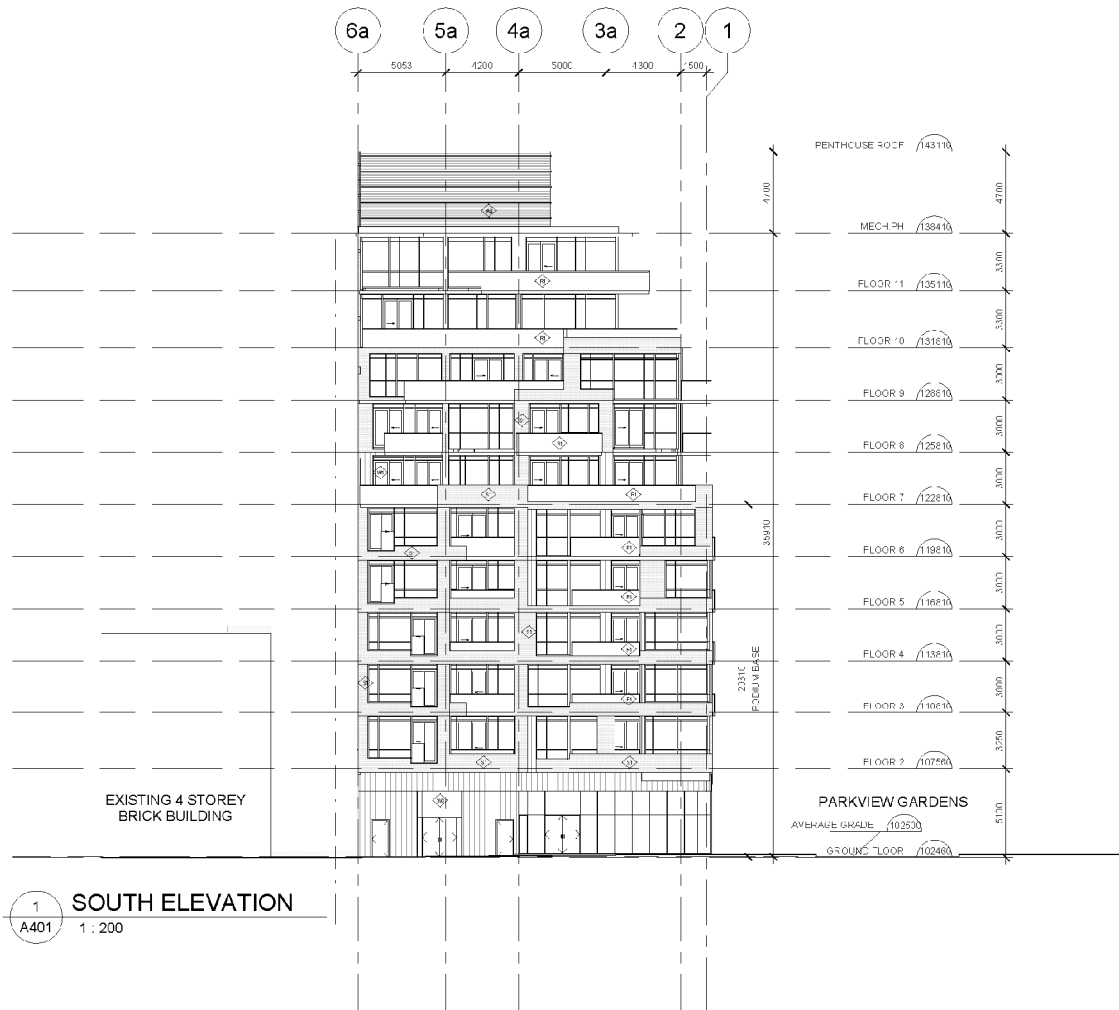


Elevation

Applicant's Submitted Drawing
Not to Scale
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**1990 Bloor Street West and
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Elevation

Applicant's Submitted Drawing

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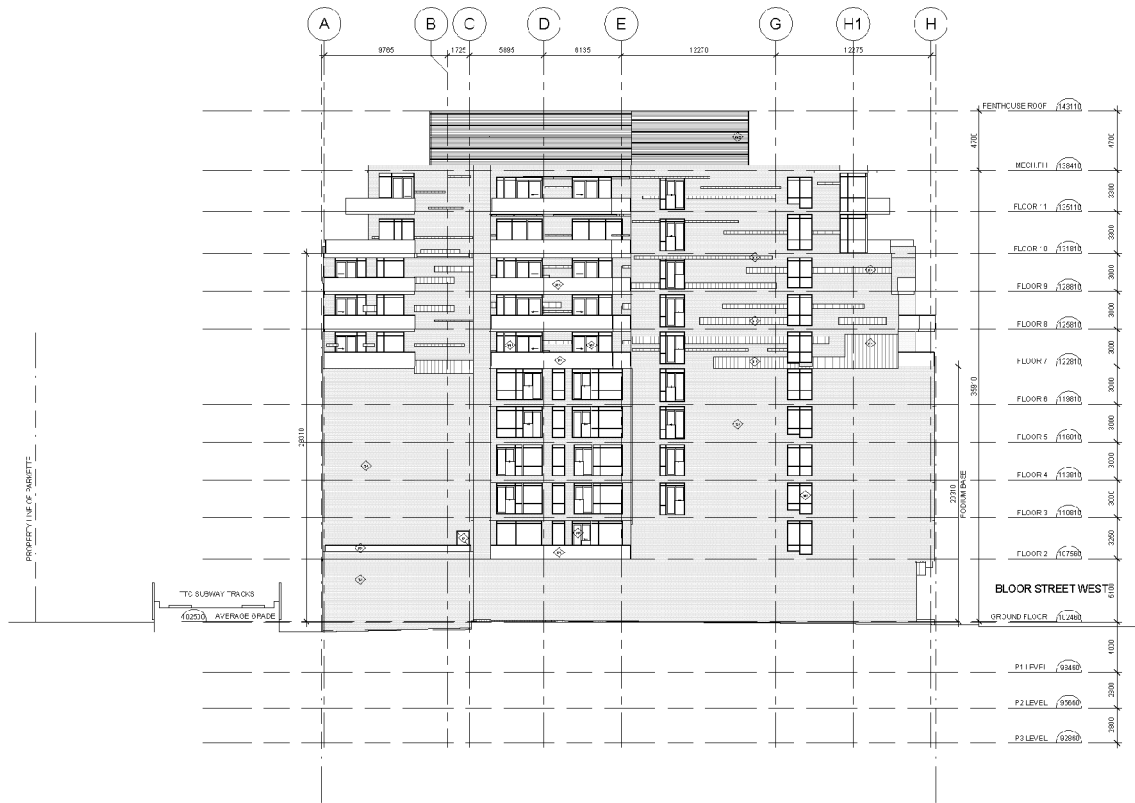


1 EAST ELEVATION
A402 1:200

Elevation

Applicant's Submitted Drawing
Not to Scale
04/02/2013

1990 Bloor Street West and
26 Parkview Gardens
File # 12 144955 WET 13 0Z



1 WEST ELEVATION
A4C3 1:200

Elevation

Applicant's Submitted Drawing
Not to Scale
04/02/2013

1990 Bloor Street West and
26 Parkview Gardens
File # 12 144955 WET 13 0Z

Attachment 3 – Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 144955 WET 13 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 28, 2012

Municipal Address: 1990 BLOOR ST W
 Location Description: PLAN 660 PT LOTS 56 & 57 **GRID W1308
 Project Description: Proposed amendment to Zoning By-law 438-86 to permit the development of an 11 storey mixed use building

Applicant:	Agent:	Architect:	Owner:
MOIZ BEHAR			NDI (1990 BLOOR STREET WEST) INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R4 Z2.0 & R2 Z0.6	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1198	Height:	Storeys:	11
Frontage (m):	21.8		Metres:	35.9
Depth (m):	48.8			
Total Ground Floor Area (sq. m):	1140.2			Total
Total Residential GFA (sq. m):	8902		Parking Spaces:	67
Total Non-Residential GFA (sq. m):	324		Loading Docks	0
Total GFA (sq. m):	9226			
Lot Coverage Ratio (%):				
Floor Space Index:	7.7			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo/Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	8902	0
Bachelor:	4	Retail GFA (sq. m):	324	0
1 Bedroom:	72	Office GFA (sq. m):	0	0
2 Bedroom:	30	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2	Institutional/Other GFA (sq. m):	0	0
Total Units:	108			

CONTACT: **PLANNER NAME:** **Philip Carvalino, Senior Planner**
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