

Swansea Area Ratepayers' Association

Reflecting the interests of the Swansea Community



Mailing Address: Swansea Area Ratepayer's Association
c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto ON M6S 3H9
Website: www.swansearatepayers.ca

Swansea Area Ratepayers' Group

For Distribution to Committee and City Council

August 22, 2014

Attn: Marilyn Toft, City Clerk
Toronto City Mayor and Councillors
12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
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Re: EY35.11- Request for Direction Report - 2265-2279 Bloor Street West and 116 and 240 Durie Street - Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications (Ward 13) . August 25-26, 2014

As representatives of the community of Swansea/Bloor West Village, we have been monitoring the proposed development at 2265-2279 Bloor Street with great concern, and note the significant, if not universal, opposition to this bold application for a ten storey build right in the heart of Bloor West Village.

The area residents' associations have been very active in recent times pursuing initiatives to limit out of character development such as this in Bloor West Village, and to retain the neighbourhood scale and appeal that makes the area such a highly regarded model for desirable, pedestrian friendly urban retail planning. These initiatives include a Heritage Conservation nomination, plans for an area study with potential removal of avenue designation on Bloor in the Bloor West Village area, adoption of the Bloor West Village Urban Design Study as a guideline for development of the area, etc. It would be prudent for the City to continue to oppose developments such as 2265-2279 Bloor until such time as a comprehensive and community-acceptable planning regime is in place.

We therefore support the planning department's recommendation for the City to send planning, legal, and other appropriate staff to attend the Ontario Municipal Board to oppose the appeal of the Official Plan Amendment and Zoning By-law Amendment applications.

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Having read the planning report, we also note further that Official Plan policy no. 2.2.3.4 reads: "The land use designation policies of Chapter Four of the Plan applies to and prevail on lands broadly shown on Map 2 as Avenues. Where a portion of an Avenue as shown on Map 2 is designated Neighbourhoods, or Parks and Open Space Areas the policies of Chapter Four will prevail to ensure that any new development respects and reinforces the general physical character of established neighbourhoods and that parks and open spaces are protected and enhanced." That is, Neighbourhood Areas should not be identified as potential soft sites and should require protection under the Official Plan. The house at 116 Durie is not part of the Avenue, falling under the protection of the Swansea Secondary plan, but even if it were, 2.2.3.4 would prevail and prevent incorporation as mixed-use.

There are many other aspects of this proposed development which are undesirable, and we support any City objection to these at OMB. Height and density are far too great and exceed zoning requirements significantly. Traffic, environment, neighbourhood character and destabilization, impact on neighbours and community etc. are further concerns which individually and collectively weigh strongly against this proposal in anything near its current form.

We respectfully request that council support the community and good planning, and direct City staff to defend Bloor West Village against this proposed development at the Ontario Municipal Board.

Thank you very much.

John Meijer, President
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