



# STAFF REPORT ACTION REQUIRED

## 2114 - 2130 Bloor Street West - Zoning By-law Amendment Application – Request for Direction Report Status Update

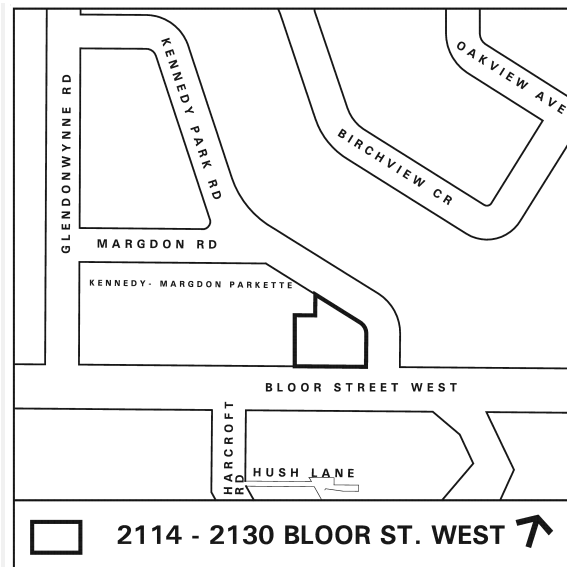
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|--------------------------|---|
| <b>Date:</b>             | April 24, 2015  |
| <b>To:</b>               | Etobicoke York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Etobicoke York District |
| <b>Wards:</b>            | Ward 13 – Parkdale-High Park                          |
| <b>Reference Number:</b> | 12 144991 WET 13 OZ                                   |

### SUMMARY

The purpose of this report is to provide Council with a status update regarding the appeal of a Zoning By-law Amendment application for 2114-2130 Bloor Street West and a proposed Settlement Offer, which includes the provision of required rental housing replacement from another property owned by the proponent at 2800 Bloor Street West.

At its meeting of April 14, 2015, Etobicoke York Community Council considered two items (EY5.2 and EY5.5) related to a “With Prejudice” Settlement Offer regarding two separate applications, one for 2114-2130 Bloor Street West and the other for 2800 Bloor Street West respectively, both of which are currently under appeal to the Ontario Municipal Board.

In regard to the application for 2114-2130 Bloor Street West (Item EY5.2), Etobicoke York Community Council provided direction to staff to continue discussions to negotiate an appropriate development of the lands and target the May 12, 2015 Etobicoke York Community Council meeting with a detailed report regarding a Settlement Offer dated April 6, 2015.



The full decision can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EY5.2>

This item will be considered by City Council on May 5, 2015.

In regard to the Settlement Offer for 2800 Bloor Street West (Item EY5.5), Etobicoke York Community Council deferred consideration of the matter to its meeting of May 12, 2015. The decision can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EY5.5>

The Ontario Municipal Board has scheduled a pre-hearing conference on June 5, 2015 for the 2114-2130 Bloor Street West appeal, with a hearing date yet to be confirmed. A second pre-hearing conference for the 2800 Bloor Street West appeal is scheduled for May 29, 2015, with a hearing date of October 5, 2015 having been assigned by the Board.

In accordance with Etobicoke York Community Council's direction, staff have met and consulted with the proponent in an attempt to resolve outstanding Official Plan, built form and rental housing replacement matters.

Staff continue to have concerns with the proposed built form for 2114-2130 Bloor Street West, as well as the rental replacement requirement for 2800 Bloor Street West as currently proposed by the Settlement Offer.

Staff continue to negotiate with the proponent in an effort to resolve all outstanding concerns, and will report back to Etobicoke York Community Council at the appropriate time.

## **RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. City Council direct staff to continue negotiations in accordance with the April 14, 2015 Etobicoke York Community Council direction and report back when the negotiations have concluded.

## **CONTACT**

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## **SIGNATURE**

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Etobicoke York District