

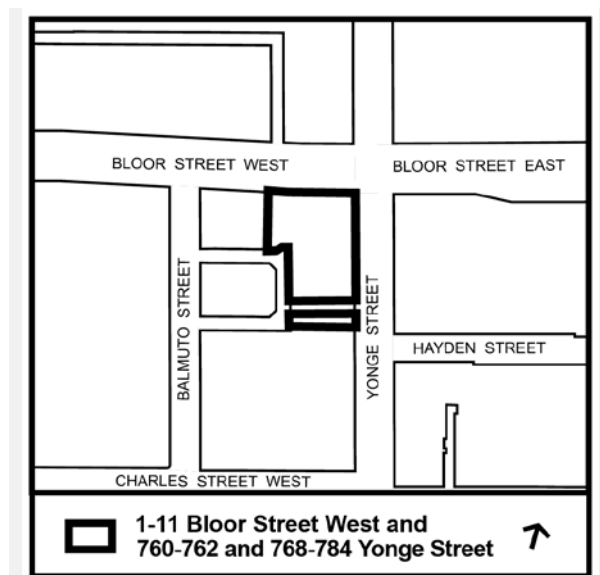
**1-11 Bloor Street West, 768-784 Yonge Street
and 760-762 Yonge Street
Zoning Amendment Application - Supplementary Report**

Date:	May 9, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	15-128261 STE 27 OZ

SUMMARY

The staff report from the City Planning Division dated April 22, 2016 recommends approval of the application to amend the Zoning By-laws at 1-11 Bloor Street West, 768-784 Yonge Street and 760-762 Yonge Street with a number of conditions including entering into a Section 37 Agreement securing community benefits for the increase in height and density. Following the completion of the Final Report, a fifth working group meeting was held and further comments have been provided by a number of resident groups.

This supplementary report provides further information on these matters and provides additional recommendations in addition to those in the Final Report the Director, Community Planning, Toronto and East York District, dated April 22, 2016, titled "1-11 Bloor Street West, 768-784 Yonge Street and 760-762 Yonge Street Zoning Amendment Application - Final Report."



RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community Council request that the City Solicitor report directly to City Council at its meeting of June 7 and 8, 2016 on the Section 37 community benefits to be secured, and any other outstanding matters, regarding the properties at 1-11 Bloor Street West, 768-784 Yonge Street and 760-762 Yonge Street;
2. City Council amend the draft Zoning By-law Amendments attached as Attachments No. 15 and 16 in the final report by the Director, Community Planning, Toronto and East York District, dated April 22, 2016, titled "1-11 Bloor Street West, 768-784 Yonge Street and 760-762 Yonge Street Zoning Amendment Application - Final Report," by adding the following provision: a minimum of 10 percent of the total number of dwelling units shall have a minimum area of 79.0 square metres and shall contain at least two bedrooms; and,
3. City Council amend recommendation 10b(ii) in the Final Report by the Director, Community Planning, Toronto and East York District, dated April 22, 2016, titled "1-11 Bloor Street West, 768-784 Yonge Street and 760-762 Yonge Street Zoning Amendment Application - Final Report." by deleting the words "issuance of any building permit" and replacing them with the words "issuance of the first above-grade building permit."

Financial Impact

The recommendations in this report have no financial impact.

COMMENTS

Section 37

Before introducing the necessary Bills to City Council for enactment, the owner will be required to enter into an Agreement pursuant to Section 37 of the Planning Act. The applicant has provided a confidential and "without prejudice" Section 37 community benefits proposal which will be reported directly to City Council (on an in camera basis) by the City Solicitor. Once finalized, the Section 37 provisions will be incorporated into "Schedule A" of the site specific zoning by-laws.

Family Size Units

A consistent practice in the Yorkville area is to require that 10 percent of the total units be secured as family size units. Family size dwelling units shall have a minimum area of 79.0 square metres and shall contain at least two bedrooms. The application currently proposes that 56 percent of the units have two or more bedrooms with an average unit size greater than 124 square metres. This supplementary report recommends including

the standard family unit size provision in the draft zoning by-laws for consistency and to secure its implementation.

Parkland

Recommendation 3 of this Supplementary Report recommends revising Recommendation 10b(ii) in the Final Report for clarity by deleting the words "issuance of any building permit" and replacing them with the words "issuance of the first above-grade building permit" as that is when the amount of cash-in-lieu for parkland is determined.

Working Group Meeting No. 5 (April 26, 2016)

Following the submission of the Final Report, dated April 22, 2016, a fifth working group meeting was held regarding the revised March 2016 submission and Site Plan matters. The meeting was attended by approximately 40 people including, City staff, representatives of the applicant team, and local stakeholders including: a number of owners from 35 Balmuto Street; representatives of the property at 764 Yonge Street and the Muzzo Group; a representative of the property at 15 Bloor Street West; the Church Wellesley Neighbourhood Association (CWNA); the Bloor East Neighbourhood Association (BENA); the Bay Cloverhill Community Association (BCCA); the Greater Yorkville Residents Association (GYRA); ABC Residents Association; the Bloor-Yorkville heritage conservation organization; the Bloor-Yorkville BIA (BYBIA); and, the Yonge Bay Bloor Business Association (YBBA).

The working group meeting began with a quick overview by City Planning Staff of the latest revisions which reduced the height (from 340 metres to 304 metres) and density (from 31.5 to 28.3 times the area of the lot) of the proposal, increased the number of car-share spaces (from 2 to 4 spaces) and made a minor building setback revision to address a request by Fire Services. The applicant's consultant team, including their architect, heritage consultant, wind consultant, transportation consultant, waste management consultant, and construction consultants provided further information regarding their revised design.

A number of groups raised questions about the pedestrian tunnel connection to the existing retail concourse on the north side of Bloor Street West and whether a connection had been secured to date. The applicant advised that it is committed to the tunnel connection but does not have an agreement with any neighbouring owners on the north side of Bloor Street West to receive the tunnel connection. The working group questioned whether Staff could make the connection a condition of the approval. Planning staff advised that it was possible. The Final Report was not public at the time and the working group was not aware that the connection was a recommended condition of the approval. One resident association called on the City to assist with bringing the neighbouring owners together to facilitate the tunnel discussion.

The question of whether the height and density of the project was appropriate and concerns that the proposed massing would set a negative precedent in the area (whether the site size was large enough for the proposal) were raised again by members of the working group. This matter was discussed at the working group meeting by City Staff

and addressed in the Final Report dated April 22, 2016. If the property at 764 Yonge Street was to be added to the subject site, it would link Parcel 1 and Parcel 2 (as described in the Final Report) to provide a larger site area and a more direct vehicular access point to the site at the south end of the U-shaped public lane and potentially an additional loading bay.

The loading and vehicular access to and from the site and the overall function of the public lane was a continued concern by the owners of the neighbouring properties, in addition to the question of whether there is a sufficient number of short term parking spaces in the proposed development. Concerns were also raised regarding the noise created by trucks backing into or from the site.

Working group members revisited their concerns regarding the internal circulation of waste disposal, street animation and the sidewalk width on Yonge Street (potentially setting back the heritage façade at 774-776 Yonge Street), and the proposed traffic signal at Bloor Street West and Balmuto Street.

Finally, the potential for Aboriginal burial site was raised at the meeting. Heritage Preservation Services have previously advised that there are no archaeological concerns for the site. The applicant advised that it will follow any Provincial regulations if there are any discoveries of archaeological significance.

Site Plan Control

The Planning staff report will address matters relating to servicing, loading, architectural design and materials, landscaping, pedestrian and vehicular access and circulation and other matters, to be secured in an agreement registered on title that includes the approved plans and drawings. Staff will require a noise mitigation strategy to address the noise resulting from the loading activity off the public lane. The Operations Management Plan which addresses the management of parking spaces, the valet service, and manoeuvring of vehicles and a Loading Dock Master Plan will be secured in the Site Plan Agreement.

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SIGNATURE

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