

**3005 Bloor Street West and 14 Humbervale Boulevard -
Official Plan and Zoning Amendment Applications -
Preliminary Report**

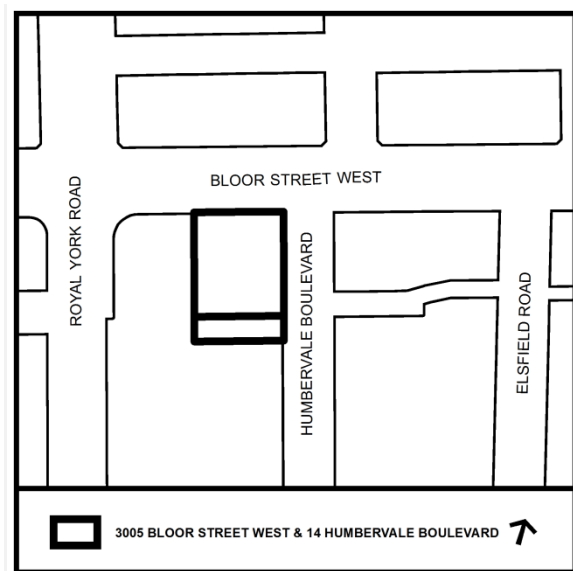
Date:	March 10, 2018
To:	Etobicoke York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	17 267906 WET 05 OZ

SUMMARY

The application proposes amend the Official Plan and Zoning By-law to permit an 8-storey mixed use building and a 2-storey single-detached residential building at 3005 Bloor Street West and 14 Humbervale Boulevard. The proposed mixed-use building would have a total gross floor area of 6,858m² and would contain 81 residential units, 506 m² of retail space on the ground floor, a total of 81 vehicular parking spaces located in 2 levels of below grade parking and 67 bicycle parking spaces located on the ground floor and P1 level.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A community consultation meeting to be scheduled by staff in consultation with the Ward Councillor is intended to be held in the second quarter of 2018. In a non-election year, a Final Report and statutory public meeting under the *Planning Act* to consider this application will be targeted for the first quarter of 2019 (this target assumes the applicant would provide all



required information in a timely manner), once Etobicoke York Community Council reconvenes following the election.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3005 Bloor Street West and 14 Humbervale Boulevard together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no previous decision history for this site.

Pre-Application Consultation

A pre-application consultation meeting was held on October 28, 2017 with the applicant to discuss complete application submission requirements and to identify any issues with the proposal. Issues discussed included the development's garage /ramp extending into the property designated *Neighbourhoods* in the Official Plan, height of the proposed building, the angular plane and the requirement of an Avenue Segment Study.

ISSUE BACKGROUND

Proposal

The application proposes to amend the Official Plan and Zoning By-law to permit an 8-storey mixed use building and a 2-storey single-detached residential dwelling at the southwest corner of Bloor Street West and Humbervale Boulevard. The proposed height of the building would be 33.1 m including the mechanical penthouse. The proposed 8-storey building would front onto Bloor Street West and the proposed 2-storey single detached dwelling would front onto Humbervale Boulevard. The total proposed gross floor area on site would be 6,858 m² which would include 506 m² of retail space located on the ground floor of the 8-storey building. The proposed retail space would front onto Bloor Street West. The proposed Floor Space Index (FSI) would be 4.39.

The 8-storey mixed use building face at the ground floor along Bloor Street West would be setback 4.8 m from the curb (2.41 m from the property line, as widened). Floors 1 through 5 would maintain a continuous streetwall height of 18.3 m. Above the ground floor, the building would be setback 0.24 m from the property line and would step back 1.5 m at the 6th floor, 1.5 m at the 7th floor, 3.35 m at the 8th floor and 3.89 m above the 8th floor to the mechanical penthouse and rooftop amenity area.

Along the Humbervale Boulevard frontage, the 8-storey building would be setback 2.28 m from the street curb line (0.44 m from the property line). The south side of the 8-storey building would stepback 1.5 m at the 5th floor, 3.05 m at the 7th floor, and 3.41 m at the 8th floor. Above the proposed 8th floor, the building would stepback 4.64 m to the mechanical penthouse and rooftop amenity area.

The proposed 2-storey single detached residential dwelling would be located at the rear of the 8-storey building and would be setback approximately 3.5 m from the south property line and the proposed driveway would be setback 0.6 m from the south property line.

The application proposes an exit stairway in the southwest corner of the site (at the rear of the 2-storey single detached dwelling) which would provide pedestrian access to the underground parking. The exit stairway would be setback approximately 0.6 m from the rear property line and 0.9 m from the west property line.

A total of 81 residential units including the 2-storey single-detached dwelling at 14 Humbervale Boulevard are proposed. Within the 8-storey mixed use building 80 residential units are proposed on floors 2 through 8 which would include 6 one-bedroom units (8%); 23 one-bedroom plus den units (29%); 12 two-bedroom units (15%); 31 two-bedroom plus den units (39%); 6 three-bedroom units (8%); and one 3-bedroom plus den unit (1%). Each unit would have access to a balcony or terrace.

The single detached dwelling would contain three bedrooms and a backyard at the rear.

A total of 176 m² of indoor amenity space would be provided in the 8-storey building including approximately 37 m² on the ground floor and approximately 139 m² on the 2nd floor. A total of 227.3 m² of outdoor amenity space would be provided which includes approximately 138 m² on a 2nd floor terrace and approximately 93 m² on the rooftop connected to a green roof.

Vehicular ingress and egress access would be provided by a 6 m private driveway from Humbervale Boulevard. The private driveway would be located to the south of the 8-storey building and to the north of the single-detached dwelling at 14 Humbervale Boulevard. Loading and garbage collection facilities for residential and retail uses would be consolidated into a single shared Type G/B loading facility. These facilities would be located on the ground floor and accessed from the private internal driveway. A separate driveway would be provided adjacent to the 2-storey single detached dwelling at the south side.

A total of 81 parking spaces would be proposed within 2 levels of underground parking in the 8-storey building. These would include 13 visitor spaces (including 5 retail spaces) and 68 residential parking spaces (27 spaces located on the P1 level and 41 on the P2 level). One parking space would be provided at grade for the 2-storey single-detached dwelling. The proposed levels of underground parking would extend under the entire site including the 2-storey single family dwelling at 14 Humbervale Boulevard.

A total of 67 bicycle parking spaces would be provided which would include 45 spaces at grade (39 residential and 6 retail spaces) and 22 spaces within a bicycle locker room on the P1 level for residents. See Attachment 6 – Application Data Sheet for further information.

Site and Surrounding Area

The subject site is generally rectangular in shape with a frontage of approximately 37 m along Bloor Street west and 52 meters along Humbervale Boulevard, with a total area of approximately 1,935 m². The site is currently occupied by a 2-storey commercial building containing a car wash (Kingsway Car Wash) on the ground floor and a boxing gym (Kingsway Boxing Club) on the second storey. There are approximately 21 surface parking spaces with vehicular access being provided from both Bloor Street West and Humbervale Boulevard. A one-storey single detached residential dwelling is located at 14 Humbervale Boulevard. There are no trees on existing on the portion of the site at 3005 Bloor Street West. There are 7 trees that exist on the portion of the site at 14 Humbervale Boulevard.

North: Bloor Street West (which contains a 27 m right of way), and 2-storey street-related commercial and mixed use buildings on the north side of the street.

South: Low-rise residential neighbourhood of 1 to 2-storey detached dwellings.

East: 2-storey street-related commercial and mixed use buildings along Bloor Street West.

West: 6-storey mixed use building at the southeast corner of Royal York Road and Bloor Street West.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impact on air, water and other resources;
- Protection of the natural and built environment;

- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The portion of the site located at 3005 Bloor Street West is located along an *Avenue* on Map 2 – Urban Structure of the Official Plan.

Avenues are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents.

The framework for new development on each *Avenue* will be established through an *Avenue* Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. Development applications which proceed in advance of an *Avenue* Study are required to complete a study, called an *Avenue* Segment Study, which will address the impacts of the incremental development of a portion of the *Avenue* at a similar form, scale and intensity.

An *Avenues* Study and framework for new development were previously completed for the Bloor-Kingsway area. The zoning was updated in 2004 and the Bloor-Kingsway Urban Design Guidelines were created.

An *Avenue* Segment Study has been submitted in support of the application. The *Avenue* Segment Study has been provided to evaluate the opportunities for and impacts of similar mid-rise developments along Bloor Street West between Royal York Road and Prince Edward Drive.

The portion of the property located 3005 Bloor Street West is designated *Mixed Use Areas* on Map 14-Land Use Plan. The *Mixed Use Areas* designation provides for a range of residential, commercial and institutional uses, and provides criteria to direct the form and quality of development. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing." However, not all *Mixed Use Areas* will experience the same scale or intensity of development. The policies of *Mixed Use Areas* require new development to provide a transition between areas of different development intensity and scale.

Development in *Mixed Use Areas* should:

- 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;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*;

- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- take advantage of nearby transit services;

The portion of the site located at 14 Humbervale Boulevard is designated *Neighbourhoods* on Map 14- Land Use Plan. *Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities. The Official Plan states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In addition, physical changes to established *Neighbourhoods* must be sensitive and fit its existing context and physical character.

Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including in particular:

- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby residential properties;
- Prevailing building type(s);
- Setbacks of buildings from the street or streets;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

Section 2.3.1, *Healthy Neighbourhoods*, in the Official Plan includes policies for development in *Mixed Use Areas* adjacent to *Neighbourhoods*. In particular, policy 2 in this section states that development in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Section 3.1.2, *Built Form*, of the Official Plan includes built form policies for new developments to ensure the proposed building would be located and organized to fit within an area's existing and/or planned context, minimize vehicular access and

loading, limit impact on as well as frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual view to these spaces.

Section 3.2.1, Housing, of the Official Plan includes policies to encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.2 requires that new housing supply will be encouraged through intensification and infill that is consistent with the Plan.

Map 3 of the Official Plan, Right-of-Way Widths Associated with Existing Major Streets, identifies this portion of Bloor Street West as containing a 27 m right-of-way.

All other relevant Official Plan policies will be considered in the evaluation of this development proposal. The Toronto Official Plan can be found here:

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

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

The revised Policy in Section 2.3.1.3, Healthy Neighbourhoods, of the Official Plan requires that development within *Mixed Use Areas* that is adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*;
- d) orient and screen lighting and amenity areas so as to minimize impacts on adjacent properties in those *Neighbourhoods*;
- e) locate and screen service areas and access to underground parking, locate any surface parking so as to minimize impacts on adjacent properties in those *Neighbourhoods*, and enclose service and access areas where distancing and screening do not sufficiently mitigate visual and noise impacts upon adjacent properties in those *Neighbourhoods*; and

- f) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Official Plan Amendment 320 as adopted by City Council is available on the City's website at: <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

Zoning

The lands are zoned Limited Commercial – Avenues (AV) in the Etobicoke Zoning Code, as amended by By-law 941-2003 (the Bloor-Kingsway *Avenues* By-law). The AV zone permits a wide range of commercial uses and residential dwelling units located above commercial uses. The zoning regulation includes a maximum building height of 6 storeys and 18 m, a 45 degree angular plane from low density residential areas, requirements for a cornice line above the 2nd storey and a 3.0 m stepback on all sides above the fifth storey. The zoning permits a maximum density of 3.0 times the area of the lot, and also includes a number of parking and transportation-related regulations.

Toronto Zoning By-law 569-2013 does not apply to the portion of the site fronting on to Bloor Street West (3005 Bloor Street West). However, the rear portion of the site (14 Humbervale Boulevard) is zoned Residential Detached - RD (f13.5; a510; d0.45) (x42) under the Toronto Zoning By-law 569-2013. This zone permits a detached house with a lot frontage of 13.5 m, an area of 510 m² and a maximum floor space index of 0.45.

This portion of the site also contains a site specific exemption RD 42 which permits a detached house with a maximum floor space index of 0.5. The exception also contains a minimum side yard setback requirement for a full or partial second storey above an existing detached house.

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan application for this development has yet to be filed.

Tree Preservation

An arborist report has been submitted with this application. The report has been circulated to Urban Forestry staff for review.

Built Form and Public Realm Guidelines

Bloor-Kingsway Urban Design Guidelines

The Bloor-Kingsway Urban Design Guidelines allow for more intense development than what currently exists along this stretch of Bloor Street, while requiring development to respect the existing context and maintain and improve the pedestrian retail strip. In response to the existing 1 and 2 storey built form, the guidelines specify a 2 storey base building, with cornice line and/or stepback, and then a further stepback above a height of 14 m. The guidelines recommend a building height maximum of 6 storeys (18 m), and

the use of canopies and/or awnings to reduce the visual impact of this additional height. The guidelines also require a 1.2 m setback from Bloor Street West, to expand the public realm. The guidelines indicate that in order to preserve sunlight on the north side of the street, additional stepbacks may be required for buildings on the south side of Bloor Street West.

Mid-Rise Building Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings Study is to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. Mid-Rise Building Guidelines identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

Mid-Rise Building Performance Standards Addendum

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

Mid-Rise Building Performance Standards Addendum may be found here:

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

Growing Up: Planning for Children in New Vertical Communities

Draft Urban Design Guidelines

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

Reasons for the Application

An amendment to the Official Plan is being sought to allow elements such as the underground parking and exit stairwell to be located within a *Neighbourhoods* designation. An amendment to the former City of Etobicoke Zoning By-law 941-2003 is

required to increase the permitted height and density and to revise other development regulations as necessary to accommodate the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale, including a Community Services and Facilities Study
- Draft Official Plan and Zoning By-law Amendments
- Avenue Segment Study
- Architectural Plans
- Shadow Studies
- Toronto Green Standard Checklist
- Energy Strategy Report
- Public Consultation Strategy
- Stormwater Management Report
- Functional Servicing Report
- Hydrogeological Investigation Report
- Noise and Vibration Study
- Traffic Impact Study
- Pedestrian Wind Study
- Arborist Report
- Survey

A Notification of Complete Application was issued on November 27, 2017.

Issues to be Resolved

Based on a preliminary review of the proposal, the following issues have been identified for review:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies;
- Appropriateness of consolidating a *Neighbourhoods* designated property and a *Mixed Use Areas* property with incorporated underground parking;
- Need for a road widening to maintain a 27m right-of-way in accordance to the Official Plan;
- Review of the Avenue Segment Study;
- Conformity with the Bloor-Kingsway Urban Design Guidelines;
- Conformity with the Mid-Rise Building Guidelines;
- Appropriate transition with the adjacent mid-rise building immediately to the west;
- Appropriate transition to the *Neighbourhoods* designation through appropriately applied angular planes;
- Review of site layout and organization;
- Proposed building setbacks;

- Proposed density, massing and building height, including stepbacks and angular planes;
- Impacts on properties within *Neighbourhoods*;
- Shadow impacts both on the sidewalk on the north side of Bloor Street West and *Neighbourhoods* designated properties;
- Review of the loading/unloading areas and site access/circulation;
- Location and design of servicing, garbage pick-up and access to underground garage;
- Impacts on existing trees on the *Neighbourhoods* portion of the site;
- Assessing potential traffic impacts generated by the proposed building;
- Opportunities for on-site parkland dedication;
- The adequate provision of vehicular and bicycle parking spaces; and
- Servicing infrastructure to support the proposed development.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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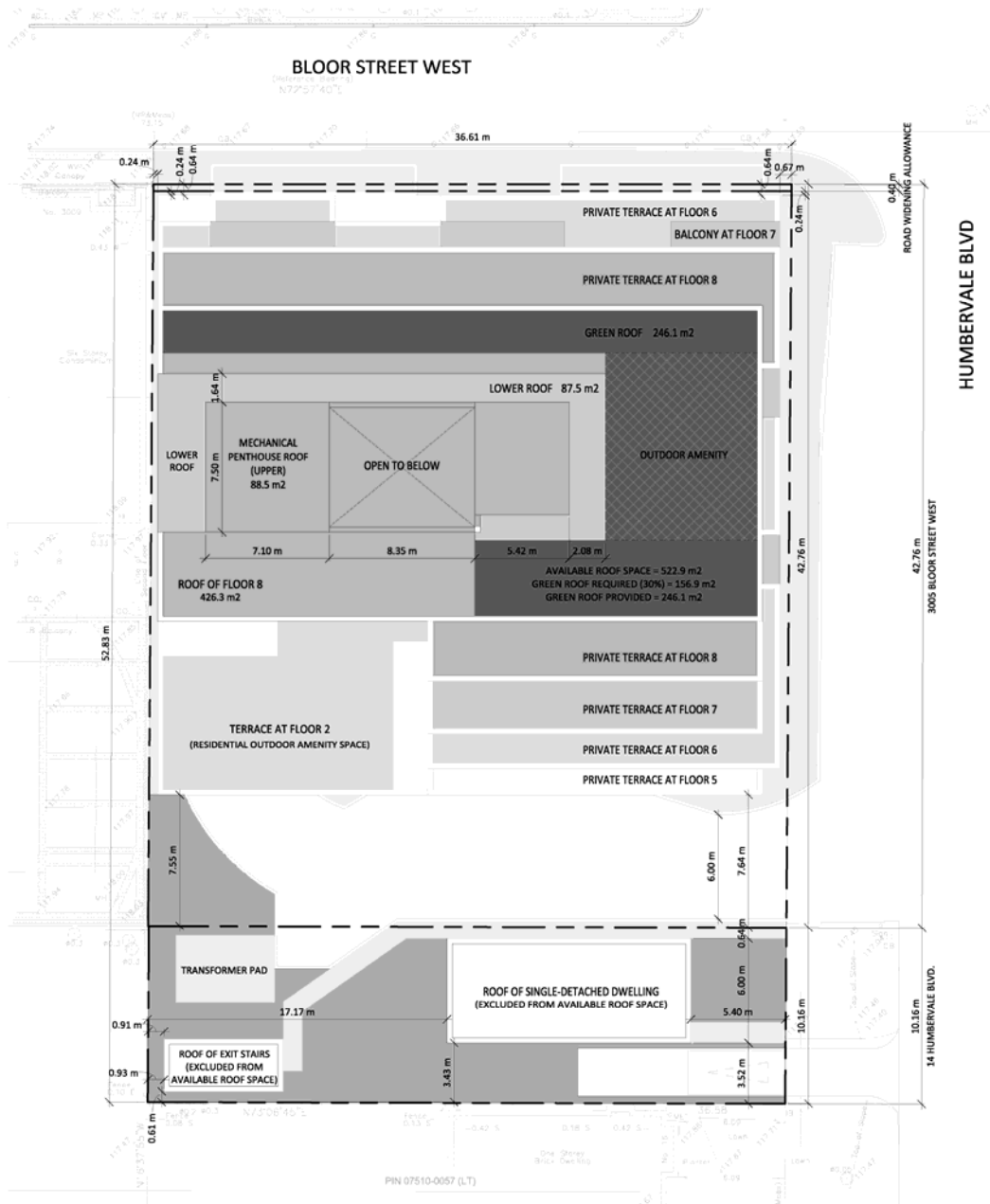
SIGNATURE

Joe Nanos, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2a: North Elevation
 Attachment 2b: East Elevation
 Attachment 2c: West Elevation
 Attachment 2d: South Elevation
 Attachment 3: Toronto Zoning By-law 569-2013
 Attachment 4: Etobicoke Zoning By-law 941-2003
 Attachment 5: Official Plan
 Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

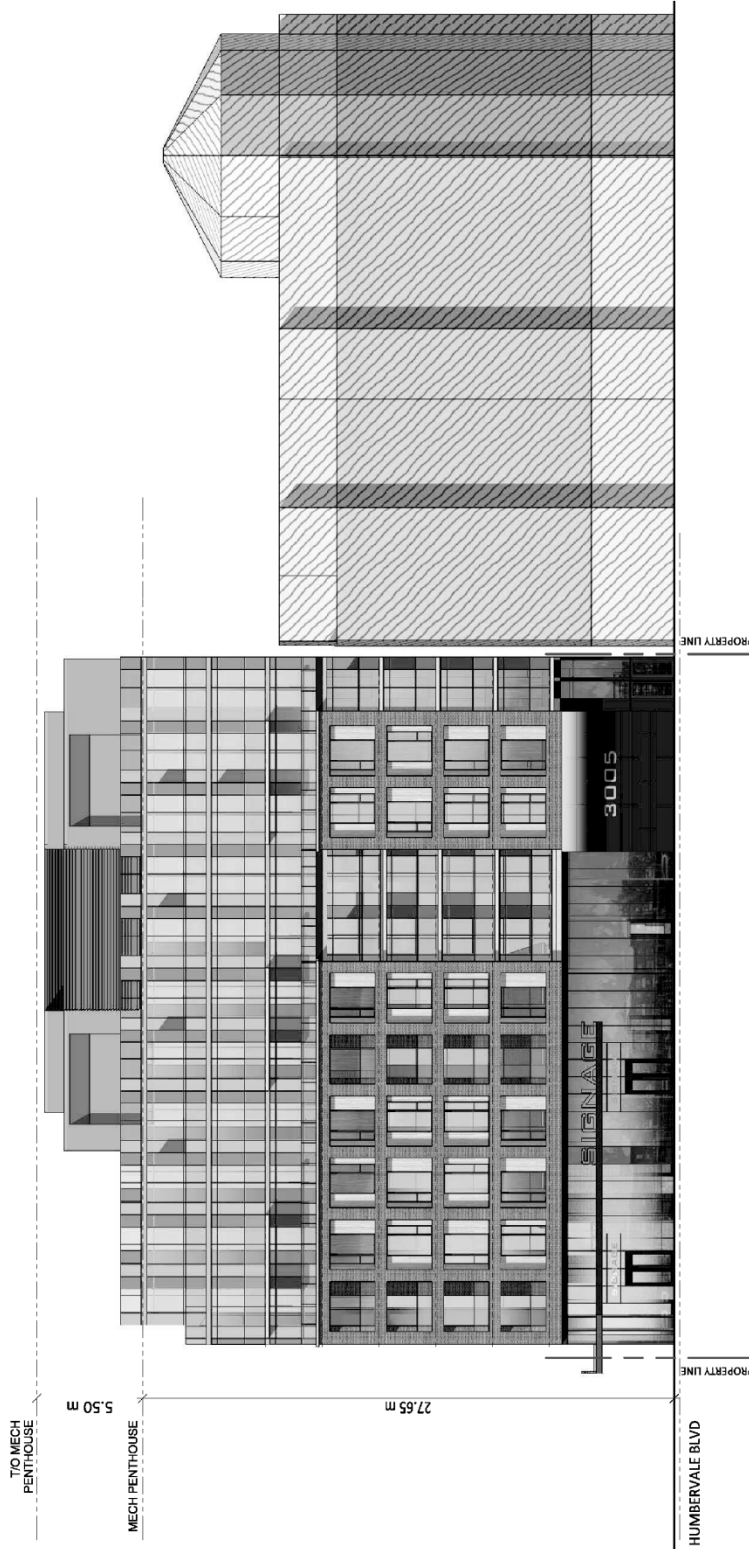
3005 Bloor Street West & 14 Humbervale Boulevard

Applicant's Submitted Drawing

Not to Scale 
02/15/2018

File # 17 267906 WET 05 02

Attachment 2a: North Elevation



North Elevation

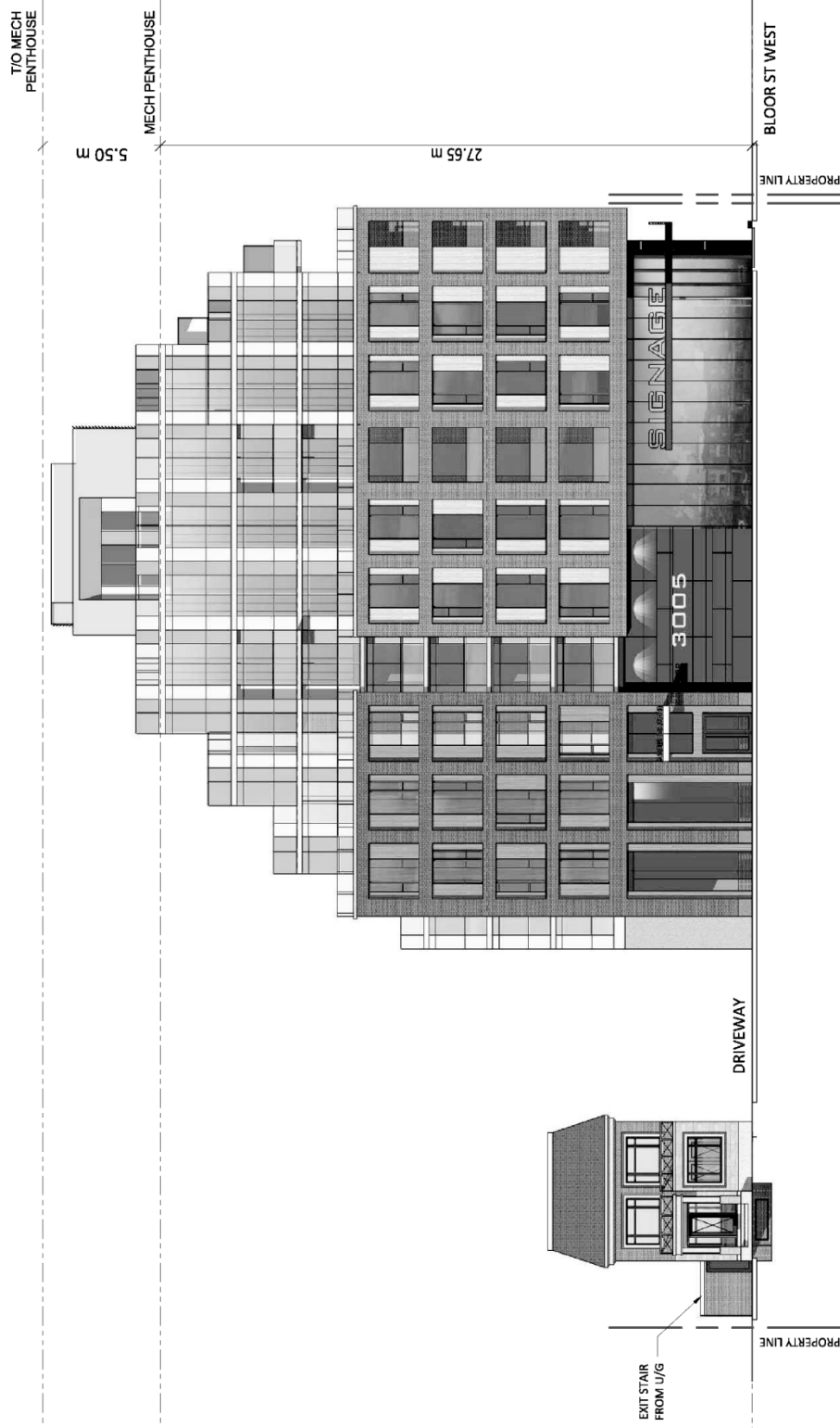
Applicant's Submitted Drawing

Not to Scale
02/15/2018

3005 Bloor Street West & 14 Humbervale Boulevard

File # 17 267906 WET 05 0Z

Attachment 2b: East Elevation



3005 Bloor Street West & 14 Humbervale Boulevard

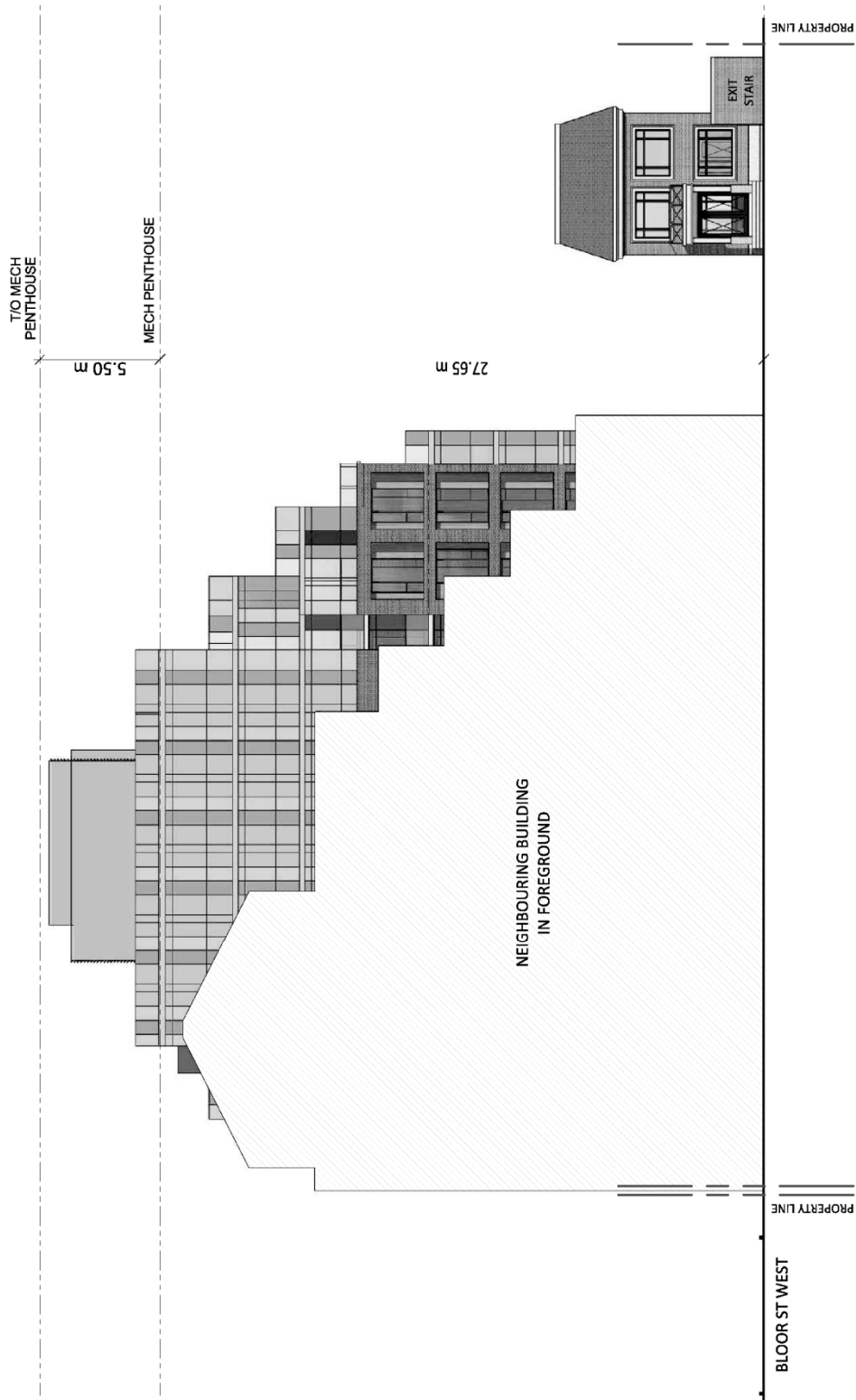
East Elevation

Applicant's Submitted Drawing

Not to Scale
02/15/2018

File # 17 267906 WET 05 02

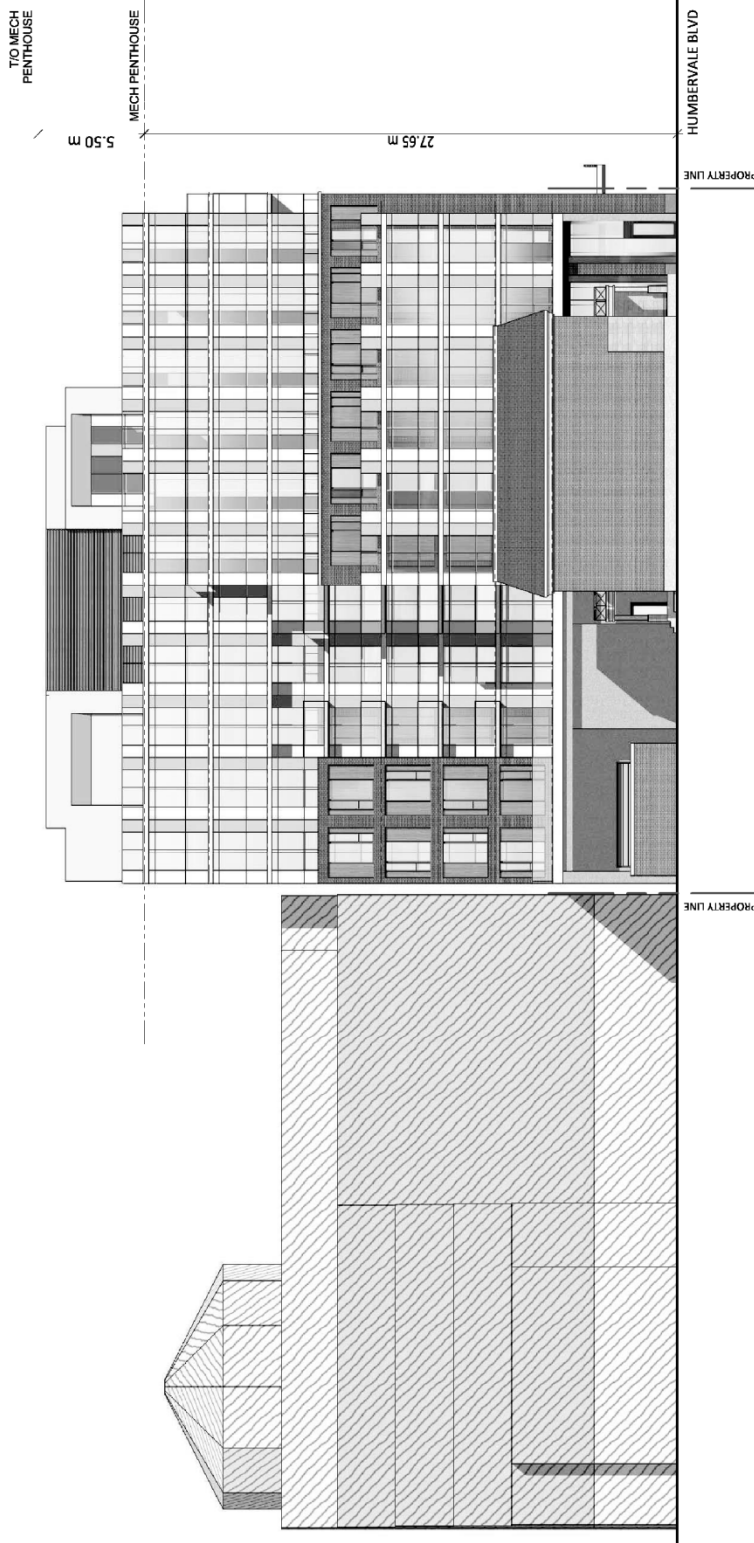
Attachment 2c: West Elevation



West Elevation
Applicant's Submitted Drawing
Not to Scale
02/15/2018

3005 Bloor Street West & 14 Humbervale Boulevard
File # 17 267906 WET 05 02

Attachment 2d: South Elevation



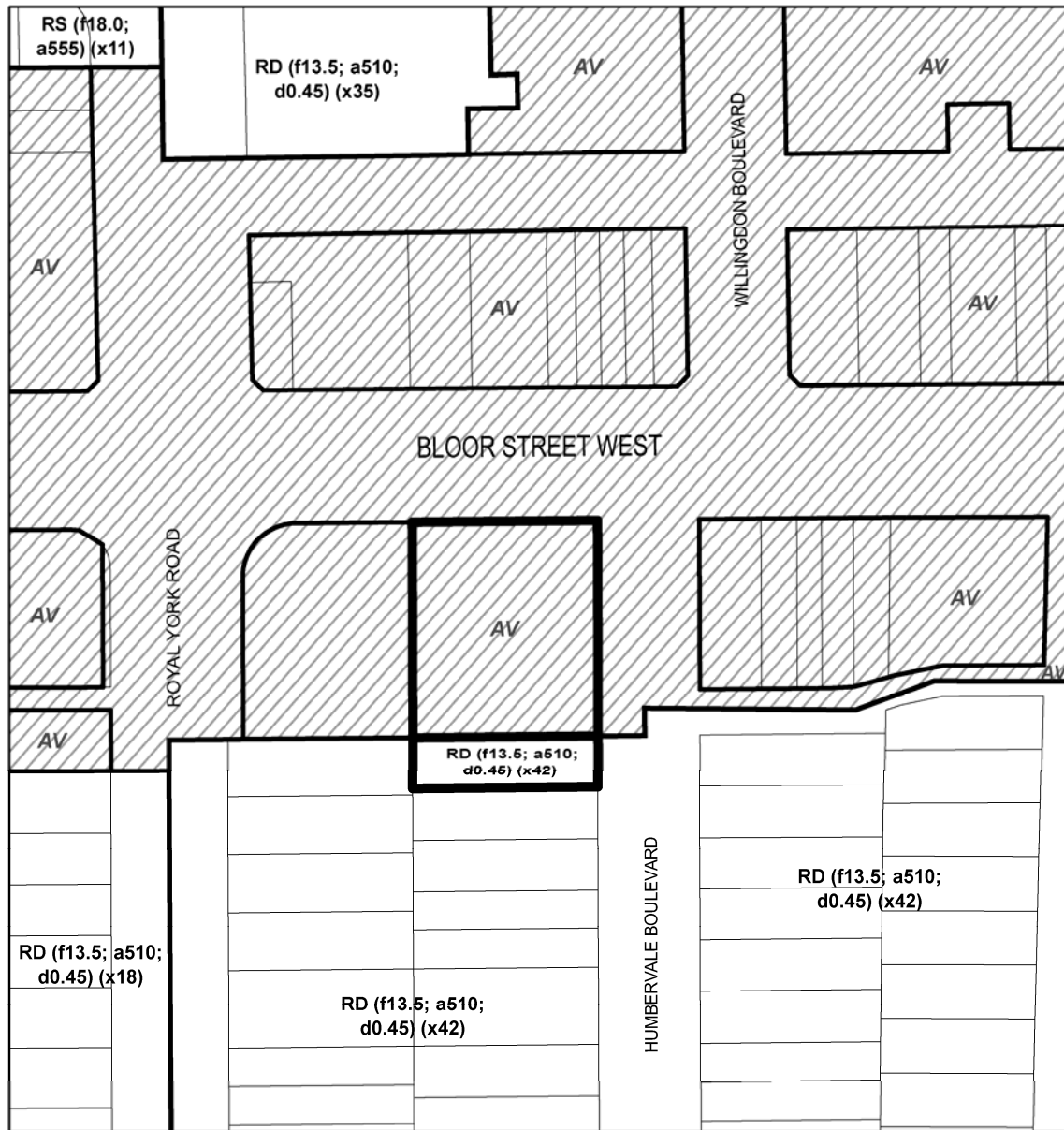
3005 Bloor Street West & 14 Humbervale Boulevard

South Elevation
Applicant's Submitted Drawing

Not to Scale
02/15/2018

File # 17 267906 WET 05 0Z

Attachment 3: Toronto Zoning By-law 569-2013



Zoning By-Law No. 569-2013

3005 Bloor Street West & 14 Humbervale Boulevard

File # 17 267906 WET 05 02



Location of Application



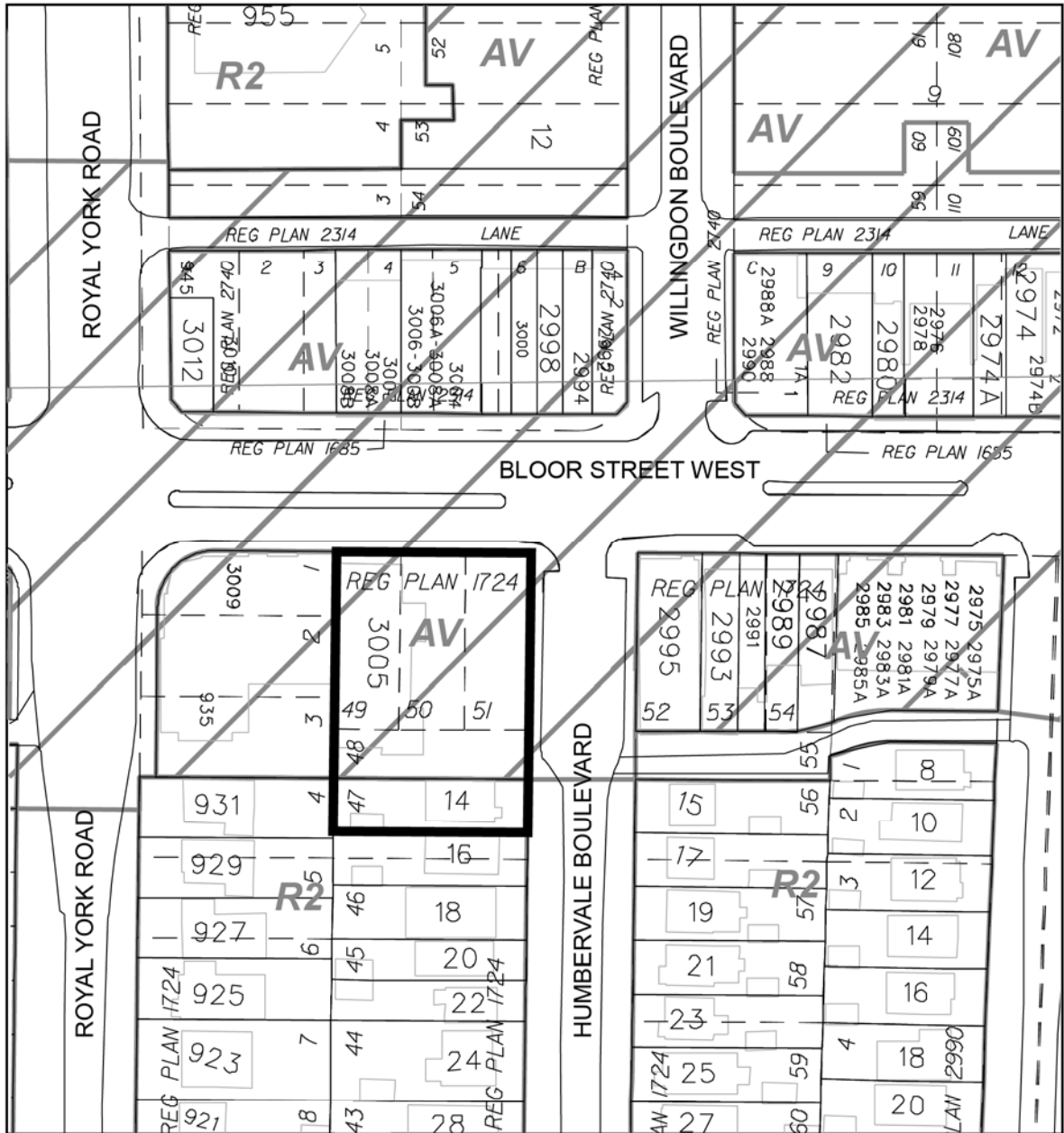
See Former City of Etobicoke By-Law No. 11,737
AV Limited Commercial-Avenues Zone

RD Residential Detached RS Residential Semi-Detached



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Extracted: 02/20/2018

Attachment 4: Zoning By-law 941-2003



3005 Bloor Street West & 14 Humbervale Boulevard

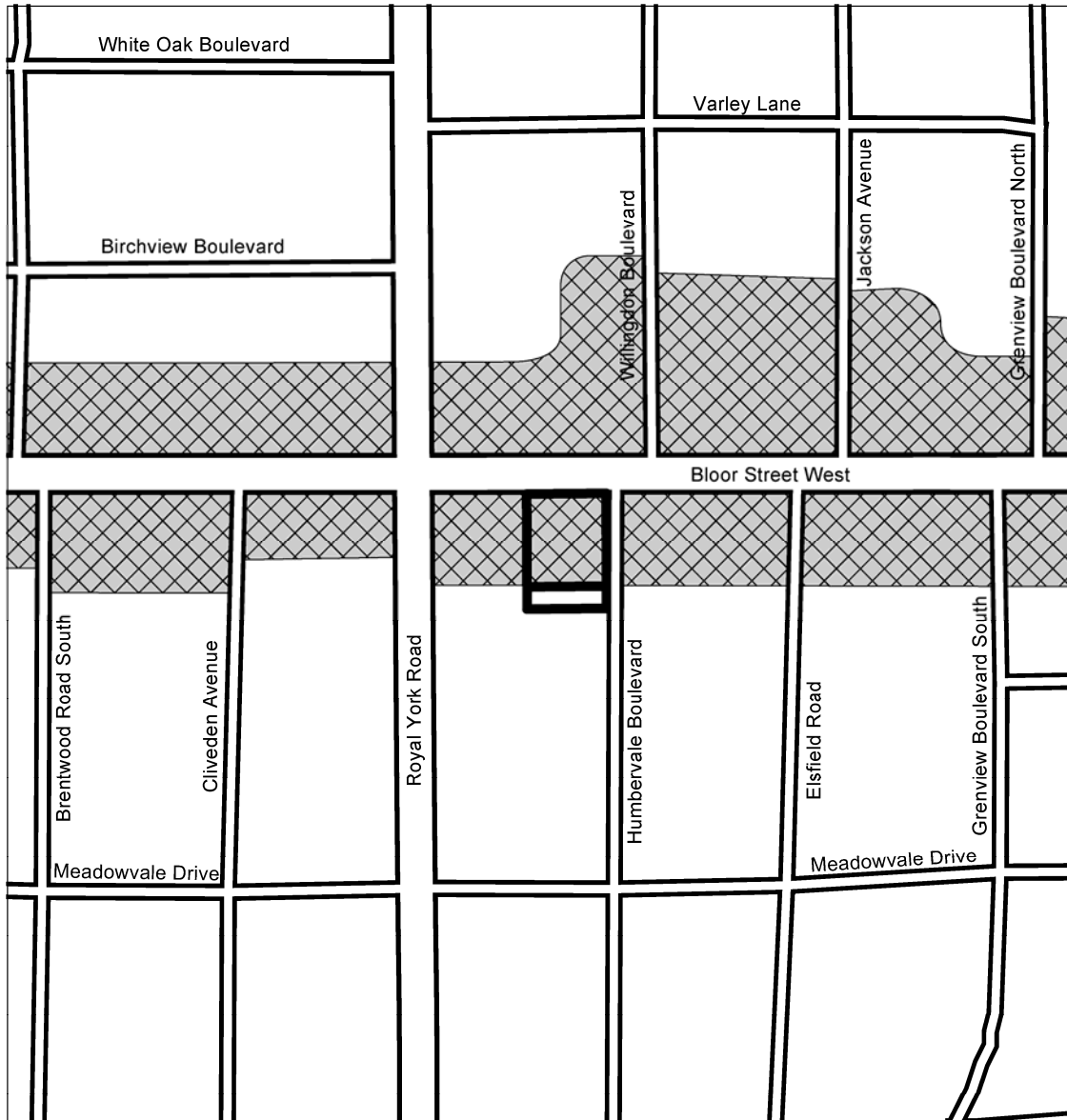
File # 17 267906 WET 05 02

- R2 Residential Second Density
- AV Limited Commercial - Avenues



Not to Scale
 Etobicoke By-law 11,737 (as amended)
 Extracted 03/01/2018

Attachment 5: Official Plan



Extract from Official Plan

3005 Bloor Street West & 14 Humbervale Boulevard

File # 17 267906 WET 05 02

- Site Location
- Neighbourhoods
- Mixed Use Areas

Not to Scale
 02/20/2018

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 267906 WET 05 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 27, 2017

Municipal Address: 3005 Bloor Street West and 14 Humbervale Boulevard
 Location Description: PLAN 1724 LOT 48 PT LOTS 49-51 **GRID W0509
 Project Description: Proposed 8-storey mixed use building and with a 2-storey single detached residential dwelling.

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc. 3 Church Street, Suite 200 Toronto, ON M5E 1M2			WAM Bloor and Humbervale GP Inc. 10111-104 Avenue NW, Suite 2500 Edmonton, AB, T5J 0J4

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas/Neighbourhoods	Site Specific Provision:	N
Zoning:	AV	Historical Status:	N
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1,935	Height:	Storeys:	8
Frontage (m):	36.61		M:	28 + 5.50 mechanical
Depth (m):	52.92			
Total Ground Floor Area (sq. m):	1,014			Total
Total Residential GFA (sq. m):	6,352		Parking Spaces:	81
Total Non-Residential GFA (sq. m):	506		Loading Docks	1
Total GFA (sq. m):	6,858			
Lot Coverage Ratio (%):	52			
Floor Space Index:	4.39			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	29 (35.8%)
2 Bedroom:	43 (53.1%)
3 + Bedroom:	9 (11.1%)
Total Units:	81

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	6,352	0
Retail GFA (sq. m):	506	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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