

334-350 Bloor Street West & 2-6 Spadina Road – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: October 15, 2020

To: Toronto and East York, Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 11 - University-Rosedale

Planning Application Number: 20 192411 STE 11 OZ and 20 192558 STE 11 RH

Current Uses on Site: 3-storey mixed-use building with rental dwelling units at 334 Bloor Street West and 2 Spadina Road; 6-storey office building with at-grade retail at 336-348 Bloor Street West; surface parking at 4 and 6 Spadina Road and 350 Bloor Street West; and one-storey entrance to the Spadina subway station at 6A Spadina Road.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the development application for 334-350 Bloor Street West and 2-6 Spadina Road. The application proposes a 35-storey mixed-use building with a 3-level underground garage and an integrated entrance to Spadina subway station.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a community consultation meeting for the development application for 334-350 Bloor Street West and 2-6 Spadina Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year, or in future years.

THE APPLICATION

Complete Application Submission Date: September 11, 2020

Description

A 35-storey (118.0 metres to the top of the mechanical penthouse) mixed-use building with retail and office uses on the first four storeys, a total of 404 dwelling units of which 24 units are to be rental replacement units, and a 3-level underground parking garage containing 141 vehicular parking spaces. A new entrance to Spadina subway station will be integrated into the proposed development, and replace the current entrance.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1, 2, 4 and 7 of this report, for a three dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Reasons for the Application

The Zoning By-law Application proposes to amend Zoning By-laws 438-86 and 569-2013 to vary performance standards including: building height; floor space index; building setbacks; landscaped open space; and parking requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units as the subject lands contain six or more residential units, of which at least one is rental.

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable provincial plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater

Golden Horseshoe (2020) (the "Growth Plan") and, where applicable, the Greenbelt Plan (2017). The PPS and all provincial plans may be found on the Ministry of Municipal Affairs and Housing website.

Planning for Major Transit Station Areas

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Official Plan Policies and Planning Studies

The City of Toronto Official Plan (the "Official Plan") is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Ontario *Planning Act* (the "*Planning Act*"). The PPS recognizes the Official Plan as the most important document for its implementation.

The Official Plan contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship. The Official Plan also provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision of community benefits in the form of capital facilities.

The site is located on lands shown as *Downtown and Central Waterfront* on Map 2 of the Official Plan and *Mixed Use Areas* on Land Use Map 17. See Attachment 5 of this report for the Official Plan Land Use Map.

The site is subject to Site and Area Specific Policy 334 and the *Downtown Plan*. The *Downtown Plan* designates the *Mixed Use Areas* portion of the site as *Mixed Use Areas 3 - Main Street*.

Official Plan Amendment 365 and 368

On March 9, 2017, City Council adopted Official Plan Amendment (OPA) 365 and 368.

OPA 365 amends Site and Area Specific Policy (SASP) 334 to introduce development criteria within the Spadina Node. OPA 368 amends Official Plan Heritage Policy 199 A.5 regarding Knox College and the prevention of any further intrusion into the silhouette

view against the sky above the spires and the east and west wing ridgeline of Knox College in its entirety. The views from the identified public realm of College Street to and beyond Knox College in its entirety will be conserved.

Both OPA 365 and 368 were appealed to the LPAT by several landowners, including the owners of the subject site.

On May 15, 2019, the LAPT approved modifications to OPA 368 and portions of 365. No follow-up hearing has been scheduled to deal with the balance of OPA 365. The modifications to OPA 365 provided a new set of development criteria for the Spadina Node, which could permit the subject site to have a maximum height between 35 to 38 storeys. Also, it requires a minimum of 25 metre tower separation, a view corridor analysis, and also scaled transition to the *Apartment Neighbourhood* on Walmer Road among other matters.

Heritage

The site is across the street from 7 Spadina Road, a property located within the West Annex Phase 1 (Madison Avenue) Heritage Conservation District ("HCD"). The HCD was approved by the Local Planning Appeal Tribunal ("LPAT") on January 10, 2019.

The Toronto Heritage Register can be found at: <https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-register/>

Zoning By-laws

The southern portion of the site, 334-348 Bloor Street and 2 Spadina Road, is zoned MCR T3.0 C2.0 R2.5 under Zoning By-law 438-86, as amended, and CR 3.0 (c2.0; r2.5) SS2 (x2619) under Zoning By-law 569-2013. The MCR and CR zones permit a range of commercial and residential uses. This portion of the site has a maximum permitted height of 18 metres and a maximum permitted density of 3.0 times the area of the lot.

The northern portion of the site, 4-6 Spadina Road, is zoned CR T2.0 C2.0 R2.0 under Zoning By-law 438-86, as amended, and CR 2.0 (c2.0; r2.0) SS2 (x2394) under Zoning By-law 569-2013. This portion of the site has a maximum permitted height of 14 metres and a maximum permitted density of 2.0 times the area of the lot.

350 Bloor Street West is zoned MCR T3.0 C2.0 R2.5 under Zoning By-law 438-86, as amended, has a maximum permitted height of 18 metres and a maximum permitted density of 3.0 times the area of the lot. The application will bring 350 Bloor Street West into Zoning By-law 569-2013.

See Attachment 6 of this report for the existing Zoning By-law Map.

The City's Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on September 11, 2020 for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Urban Forestry/Ravine/Environment

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Tall Building Design Guidelines;
- Bloor Corridor Urban Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (the "TGS"). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

COMMENTS

ISSUES TO BE RESOLVED

City Planning staff have identified a number of preliminary issues with the proposed development and will work with the applicant to address these concerns and achieve a proposal which is more compatible with its surrounding context.

Consistency/Conformity with the Official Plan, and Provincial Policies and Plans

Revisions may be required to ensure that the proposed development conforms with the Official Plan, conforms with the Growth Plan, and is consistent with the PPS.

Height and Transition

The proposed building height of 35-storeys (118.0 metres to the top of the mechanical penthouse) will require further assessment with respect to the height, transition, and view corridor policies of SASP 334. The proposal will be assessed to ensure that it fits into the planned built form context of the Spadina Node. Also, City Planning staff will be reviewing the building's consistency with the Tall Building Design Guidelines and the Bloor Corridor Urban Design Guidelines with respect to tower floor plate sizes, stepbacks, setbacks and separation distances.

Shadow

The proposal has resulting shadows on nearby City parks, the Spadina Road public realm, and shadow sensitive *Neighbourhoods* designated properties to the northeast and northwest of the site. City Planning staff will continue to assess whether the shadow impacts of the proposal have been adequately limited.

Spadina Subway Station Proposed Connection

The applicant has been engaged in pre-application discussions with the Toronto Transit Commission ("TTC") to work towards a publicly-accessible and barrier-free pedestrian connection through the concourse level into the Spadina subway station. City Planning and TTC staff will continue to review the plans to determine the feasibility of this opportunity.

ADDITIONAL ISSUES

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work to resolve the issues raised in this report and additional issues that may be identified by staff and the public. Staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, then the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the *Planning Act* before being considered at City Council for a decision.

However, should the applicant appeal the application after January 9, 2021 (120 days since the Complete Application Date) and prior to City Council rendering a decision, City Planning staff will prepare a Request for Direction Report with a complete assessment and recommendations on how to proceed at the LPAT.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context

Attachment 2: 3D Model of Proposal in Context

Attachment 3: Location Map

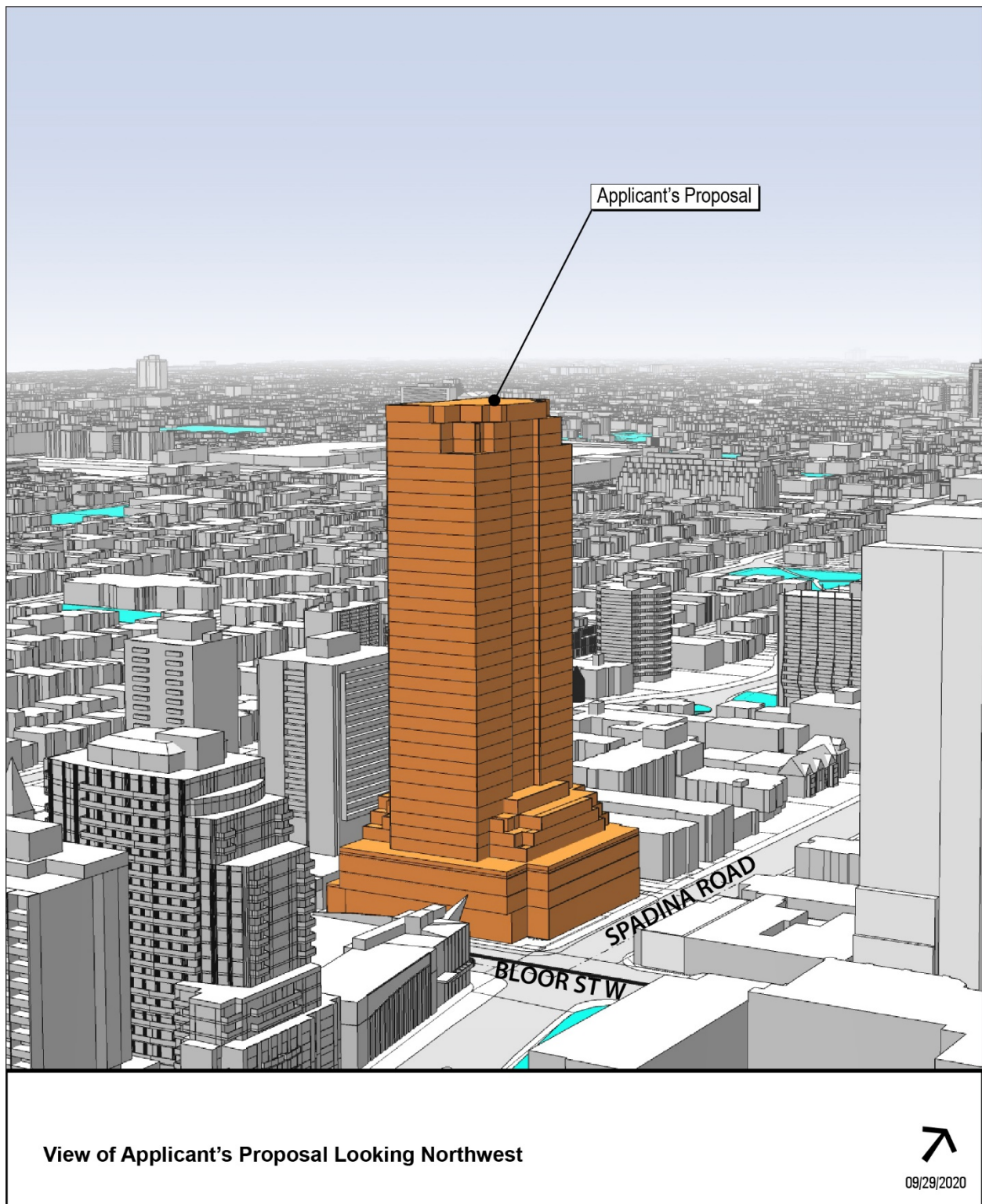
Attachment 4: Site Plan

Attachment 5: Official Plan Map

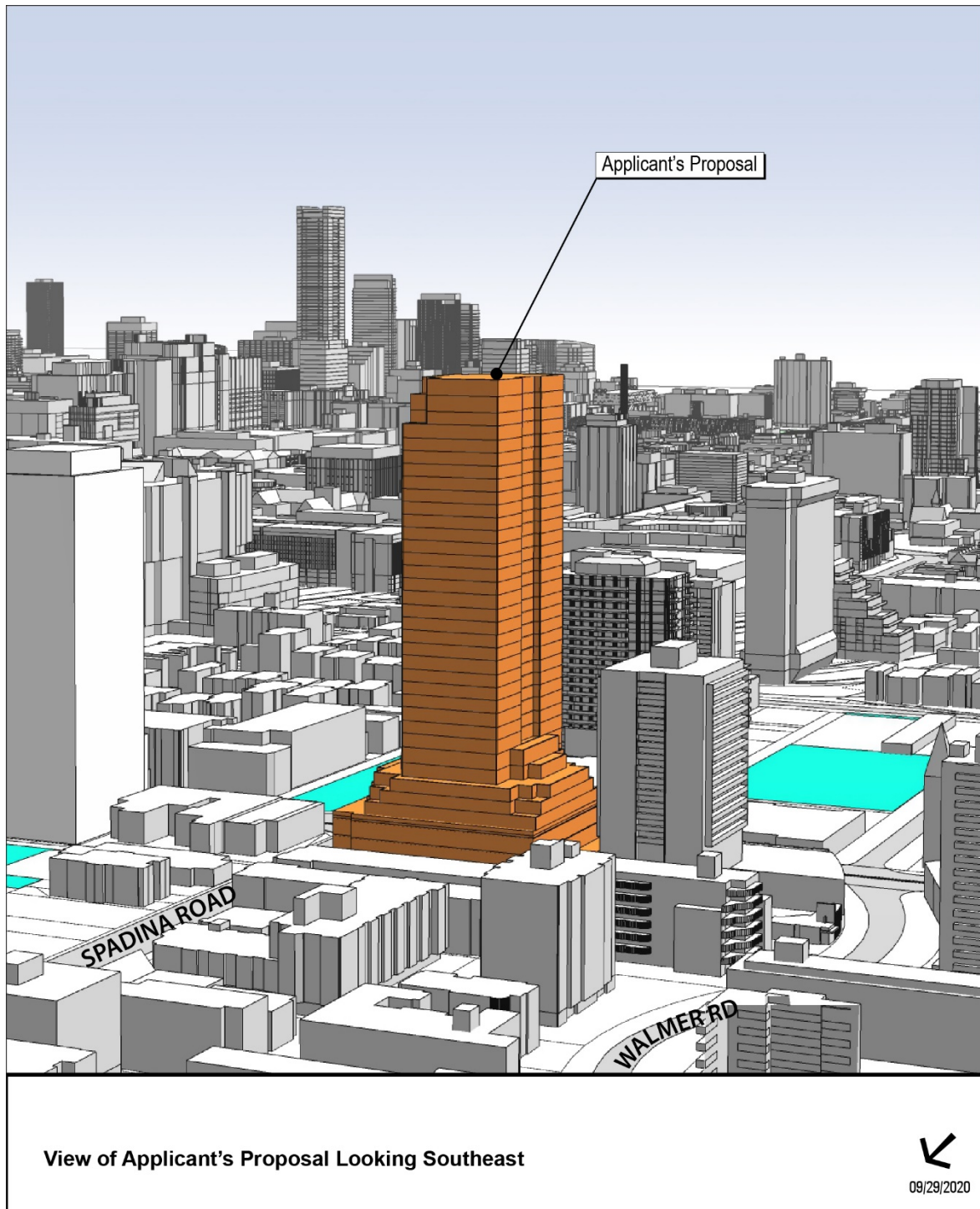
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context



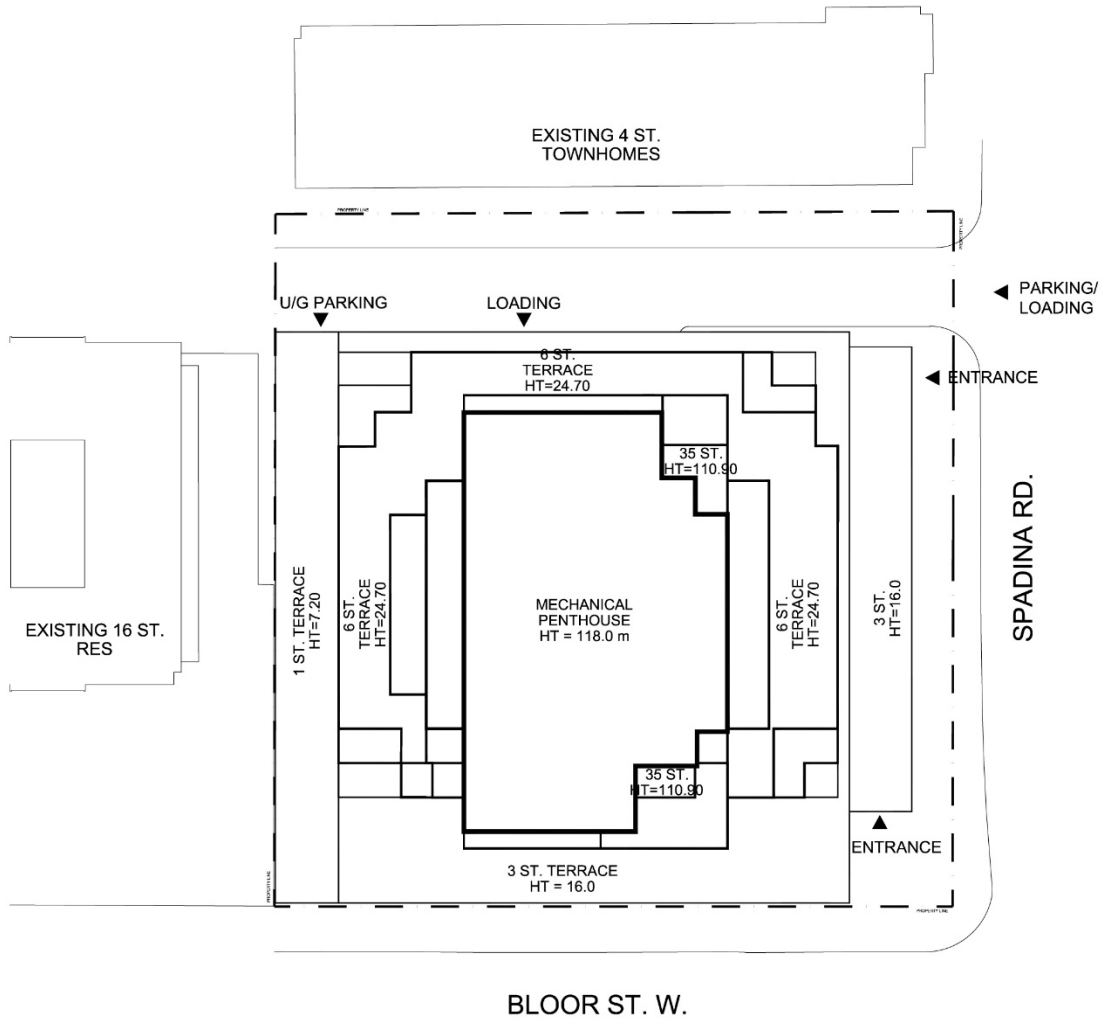
Attachment 2: 3D Model of Proposal in Context



Attachment 3: Location Map



Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



334-350 Bloor Street West and 2-6 Spadina Road

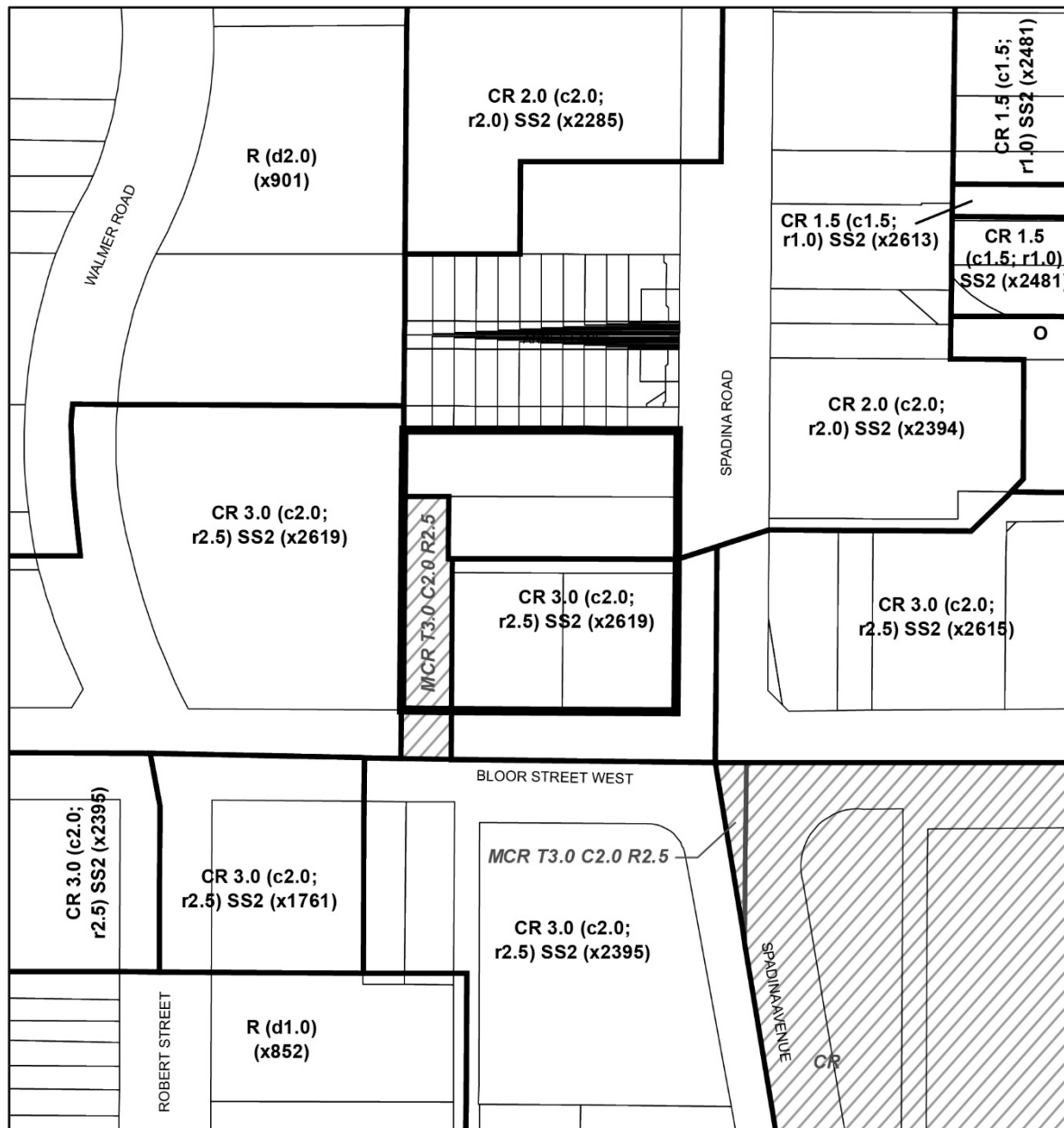
Official Plan Land Use Map #18

File # 20 192411 STE 11 0Z



↑
Not to Scale
09/29/2020

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

334-350 Bloor Street West and 2-6 Spadina Road

File # 20 192411 STE 11 0Z



Location of Application

R Residential CR Commercial Residential
O Open Space



See Former City of Toronto By-law No. 438-86

CR Mixed-Use District
MCR Mixed-Use District



Not to Scale
Extracted: 10/13/2020

Attachment 6: Application Data Sheet

Municipal Address: 334-350 Bloor St W & 2-6 Spadina Rd
Date Received: September 11, 2020
Application Number: 20 192411 STE 11 OZ
Application Type: Rezoning
Project Description: 35-storey mixed-use building with an integrated subway entrance

Applicant	Agent	Architect	Owner
Peter Venetas	Peter Venetas	IBI Group	334 Bloor Streer West Ltd.

Existing Planning Controls

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 334 & OPA 406
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2619); CR 2.0 (c2.0; r2.0) SS2 (x2394)	Heritage Designation:	N
Height Limit (m):	18; 14	Site Plan Control Area:	Y

Project Information

Site Area (sq m):	3,729	Frontage (m):	60.36	Depth (m):	61.91
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,630	2,630
Residential GFA (sq m):			28,391	28,391
Non-Residential GFA (sq m):	3,716		7,966	7,966
Total GFA (sq m):	3,716		36,357	36,357
Height - Storeys:	6		35	35
Height - Metres:			114	114

Lot Coverage Ratio (%):	70.5	Floor Space Index:	9.75
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	28,226	165
Retail GFA:	709	2,255
Office GFA:	4,497	
Industrial GFA:		
Institutional/Other GFA:	389	116

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	24		24	24
Freehold:				
Condominium:			380	380
Other:				
Total Units:	24		404	404

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		34	206	225	39
Total Units:		34	206	225	39

Parking and Loading

Parking Spaces: 141 Bicycle Parking Spaces: 444 Loading Docks: 5

Contact:

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