

4340 Bloor Street West – Zoning By-Law Amendment Application – Preliminary Report

Date: April 28, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 20 222977 WET 02 OZ

Notice of Complete Application Issued: February 8, 2021

Current Use(s) on Site: The subject site currently contains a 15-storey, 86-unit rental apartment building with surface and underground parking.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend City-wide Zoning By-law No. 569-2013 and former City of Etobicoke Zoning Code for the property located at 4340 Bloor Street West.

The applicant proposes a residential development consisting of a 16-storey apartment building (50.5 metres in height) with a 6-storey podium (20.5 metres) on the western portion of the site, and a 4-storey apartment building (14.1 metres) on the eastern portion of the site. The existing 15-storey apartment building (44.5 metres) on the site, containing 86 rental units, would be maintained. A total of 308 new residential units and 22,023 m² new Gross Floor Area is proposed, resulting in a total site Gross Floor Area of 30,788 m² and a total site Floor Space Index (FSI) of 3.06 (up from 0.87 currently). Parking would be provided in a new garage below grade.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 4340 Bloor Street West 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 this report in the current budget year or in future years.

ISSUE BACKGROUND

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant in April 2019 and August 2020 to discuss complete application submission requirements and to identify issues with the proposed development. Staff raised concerns with respect to setbacks, built form, massing, height, density, access and parking.

The current submission is generally comparable to these previous concepts, with a low-rise building in the east and a tower in the west, and the existing building retained in the centre of the site.

Application Description

This application proposes to amend the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 for the property at 4340 Bloor Street West to permit a residential development consisting of a 16-storey apartment building with a 6-storey podium on the western portion of the site, and a 4-storey apartment building on the eastern portion of the site. The existing 15-storey apartment building in the middle of the site, containing 86 rental units, would be maintained.

The application proposes the addition of 308 new residential units with 243 units in the 16-storey tower and 65 units in the 4-storey building. This would result in a total of 394 existing and proposed residential units. The new residential units would be comprised of: 6 bachelor units (2%); 154 one-bedroom units (50%); 115 two-bedroom units (37%); and 33 three-bedroom units (11%). The average unit sizes as proposed are: bachelor units 40 m²; one-bedroom units 53 m²; two-bedroom units 72 m²; and three-bedroom units 87 m².

There would be 22,023 m² of new Gross Floor Area added to the site, for a total site Gross Floor Area of 30,788 m². The density is proposed to increase from 0.87 times the area of the lot to 3.06 times the area of the lot.

The proposed west building forms a C-shape, with the tower portion of the building in the middle and two lower podium buildings attached at the north and south end. The south podium would front Bloor Street West, the north podium would run parallel to the north property line, adjacent to Millwood Junior School, and the tower would be aligned

with the west property line adjacent Millwood Park. The tower portion of the west building would have a floor plate of 750m².

The proposed 4-storey building is situated east of the existing tower and extends along the entire Mill Road frontage of the property. The building slightly curves at the north and south end with small “wings”.

In addition to the amenity space in the existing building, the proposal includes 709m² of outdoor amenity space to be located on the north podium roof of the west building and in the courtyard in front of the tower. A total of 739m² new indoor amenity space is proposed on the ground floor of both new buildings and the 7th floor of the proposed tower.

A total of 418 parking spaces are proposed including 30 visitor parking spaces. The proposal seeks to remove the existing surface parking that occupies the western portion of the site and replace it with two new levels of below grade parking. There is one Type G loading space proposed, located at the front of the south wing of the west building. A total of 210 bicycle parking spaces are proposed to be distributed in the two new buildings on the ground floor.

There is no change proposed to the location of the vehicular access which is in front of the existing building, on Bloor Street West.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 of this report, for a three dimensional representation of the project in context and Attachment 3 for the Site Plan.

Site and Surrounding Area

The subject site is located at the north west corner of Bloor Street West and Mill Road. (see Attachment 3: Location Map). The site is rectangular in shape and is currently occupied by a 15-storey apartment building. The site is approximately 10,062 m² in size with a lot frontage of 129 m on Bloor Street West, and a lot depth of 71 m.

Surrounding land uses include:

- North: Millwood Junior School and the Toronto Millwood YMCA Child Care Centre. Further north is a low-rise residential area comprised of 1-2 storey detached dwellings designated *Neighbourhoods*.
- West: Millwood Park which provides a number of recreational facilities including ball diamonds and tennis courts. Further to the west there is a 13-storey apartment building at 210 Markland Drive, and beyond that is Markland Wood Golf Club, designated as *Parks*.

- East: The east side of the subject property fronts onto Millwood Road, further east there are 1-2 storey residential designated as *Neighbourhoods*.
- South: On the south side of Bloor Street West is Markland Wood Plaza, designated as *Mixed Use*. To the south west and further to the south are low-rise residential areas and to the south east is Saint Clement Catholic School, all designated as *Neighbourhoods*.

Provincial Policy Statement and Provincial Plans

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 PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- 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.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides

otherwise. In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan Policies and Planning Studies

The City of Toronto 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 *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is designated as *Apartment Neighbourhoods* on Map 14 – Land Use Plan of the Official Plan (see Attachment 5: Official Plan Land Use Map).

Zoning By-laws

The site is zoned Residential Apartments (RA) (f24.9) (x67) under City-wide Zoning By-law No. 569-2013. (see Attachment 6: Zoning By-law Map). The RA zone permits a range of residential uses as well as uses compatible with residential such as nursing home, place of worship and retail store. Apartment Building is a permitted use in a RA zone. The maximum height permitted is 14 metres and the maximum lot coverage is 40% and the minimum lot frontage is 24.9 metres. The site is also subject to the former City of Etobicoke Zoning Code, which has the same height and lot coverage provisions for the site as the RA zoning provisions in By-law No. 569-2013. The site is zoned R4 Fourth Density Residential Zone according to the former City of Etobicoke Zoning Code which allows a variety of residential uses.

The City-wide Zoning By-law No. 569-2013 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- City-wide Tall Building Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Townhouse and Low-Rise Apartment Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Bird Friendly Development Guidelines;
- Toronto Green Standard;
- Percentage for Public Art; and

- Bicycle Parking Facilities.

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

Site Plan Control

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

COMMENTS

Reasons for the Application

Amendments to former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 are required as the proposal does not comply with the existing performance standards with respect to: height, lot area, lot coverage, setbacks, and parking. Other areas of non-compliance may be identified through the review of the application.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

This application will be evaluated against the Planning Act and applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2020), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed built form, providing for a range of housing options, transition of built form to adjacent properties and whether the proposal complies with the municipal direction for growth.

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest include: the adequate provision of a full range of housing, including affordable housing; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The PPS contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, that planning authorities identify and promote opportunities for intensification and redevelopment, where this can be accommodated, taking into account, among other things, the existing building stock and surrounding area.

While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment.

The Growth Plan (2020) emphasizes the importance of complete communities where a range of housing options are to be provided, and that new development should provide high quality compact built form and a vibrant public realm. The Growth Plan provides municipalities with the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

Official Plan Conformity

The property is designated *Apartment Neighbourhoods* in the City of Toronto Official Plan (see Attachment 5: Official Plan Land Use Map).

These are stable areas of the City and significant growth is generally not anticipated, however, there may be opportunities for additional townhouses or apartments on underutilized sites. Where there are opportunities for infill development on underutilized sites, Policy 4.2.3 of the Official Plan sets out criteria to evaluate those situations which includes the need to improve the existing site conditions and contribute to the quality of life for both new and existing residents.

The application will be evaluated against the *Apartment Neighbourhood* development criteria as found in Policies 4.2.2 and 4.2.3 which includes:

- Appropriate level of residential amenity;
- Adequate sunlight and landscaped open space for new and existing residents;
- Organization of development on site to frame streets and open space at good proportion, providing adequate skyviews from the public realm and creating safe and comfortable open spaces;
- Fronting onto public streets and providing pedestrian entrances from adjacent public streets;
- Being compatible with the scale, including height and massing, of the existing apartment building on and adjacent to the site; and
- Providing separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy.

The Healthy Neighbourhoods section of the Official Plan recognizes that there may be sites within *Apartment Neighbourhoods* that contain space that is not well utilized. In some instances, these sites could be improved through the addition of infill development that will provide additional housing options, including new rental housing while maintaining and/or improving on-site amenities and conditions for both new and existing residents. The Healthy Neighbourhoods policy direction for infill development within *Apartment Neighbourhoods*, includes:

- Improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus services, and other community services;
- Renovating and retrofitting older apartment buildings to achieve greater energy conservation, improve safety, security, and building operations, improve indoor and outdoor facilities for social, education, and recreational activities, and improve pedestrian access to the buildings from public sidewalks and through the site as appropriate; and
- Encouraging small-scale commercial, community and institutional uses at grade in apartment buildings and on apartment building properties on major streets shown on Map 3 in *Apartment Neighbourhoods* to better serve area residents.

As described above, the *Apartment Neighbourhoods* policies of the Official Plan contemplate compatible infill development. The application proposes over 22,000 square metres of additional residential GFA, which equates to an FSI of 3.06 times the lot area, whereas an FSI of 0.87 times the lot area is permitted.

The Official Plan recognizes the requirement of adequate and affordable housing for everyone. Current and future residents must be able to access and maintain adequate, affordable and appropriate housing. The policies in Section 3.2.1 of the Official Plan provide guidance as to how and where this housing should be supplied and developed. The policies of the Official Plan also recognize that development could occur on sites where rental units are existing and will be maintained. These policies outline specific requirements which are needed to secure and maintain the existing units without hardship on the existing tenants. Policy 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development, will secure the existing rental housing units which have affordable rents and mid-range rents, and any needed improvements and renovations to the existing rental housing, without passing on costs to existing tenants.

Staff will review the application to determine the impacts and appropriateness of the requested increased intensity of building type and the conformity with the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed height, density, massing, transition and other built form issues will be assessed based on the Planning Act, the Provincial Policy Statement, the Growth Plan, the City's Official Plan and City Council adopted Urban Design Guidelines.

The following issues have been identified and will be evaluated through review of the application:

- Appropriateness of the proposed building's height and density;
- Appropriateness of the proposed building massing, separation distance, angular planes, setbacks and step backs;
- Appropriate transition in height towards buildings of different scale and intensity;
- Shadowing and wind impacts of the proposed development;
- The potential shadow impacts of the development on nearby school and park

- Appropriateness of the proposed vehicular access and parking via Bloor Street West rather than Mill Road;
- The provision of adequate indoor and outdoor amenity space; and
- Appropriate mix of dwelling units and the provision of affordable housing.

Ravine Protection

A portion of the site is within the City of Toronto Ravine and Natural Feature Protection By-law area. Staff are reviewing the proposal to determine if the application conforms to the By-law.

Tree Preservation

Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of longlived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant has submitted an Arborist Report prepared by Central Tree Care Ltd., dated November 18th, 2020. The report indicated that there are 63 trees within 12 metres of the subject site. The Tree Inventory and Preservation Plan proposes the removal of 21 trees to accommodate the proposal (situated near the property boundary to the south), and injury to seven other trees. 57 replacement trees would be required. The Tree Inventory and Preservation Plan are currently under review by City staff.

Housing

A Housing Issues Report is required for Official Plan Amendments, Zoning By-law Amendments and Plans of Condominium where these applications seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares.

The applicant submitted a Housing Issues Report prepared by Urban Strategies Inc., dated November 2020 and a Rental Housing Declaration of Use and Screening Form in support of the applications. The submitted materials state there are 86 existing dwelling units on the subject site, 1 of which is being used as a model suite and 1 is currently vacant.

Official Plan Policy 3.2.1.5 (a) requires the securing of existing rental units that have affordable and mid-range rents. Official Plan Policy 3.2.1.5 (b) requires the identification and securing of needed improvements to the existing rental housing, without pass through of costs to tenants. Official Plan Policy 3.2.1.6 (b) requires at least the same number, size and type of rental housing units to be secured with similar rents for at least

10 years and an acceptable tenant relocation and assistance plan is provided if a development would result in the loss of six or more rental housing units.

The application proposes a total of 308 additional residential units consisting of: 6 bachelor units (2%); 154 one-bedroom units (50%); 115 two-bedroom units (37%); and 33 three-bedroom units (11%). Staff will review the application in order to evaluate the application in the context of the application Official Plan housing policies, the Growth Plan's growth management and housing policies, and the Growing Up Guidelines on family suitable design in multi-unit residential development. These policies provide direction on how a broad range of households, including families with children, can be accommodated in new developments.

Planning staff will work with the applicant to address the applicable Official Plan policies and identify needed improvements, in consultation with existing tenants. The applicant may be required to submit additional information to address these and other matters, such as existing tenants having full access to new amenities.

Archaeological Assessment

The subject site is within an area of archaeological potential. The applicant submitted a Stage 1 Archaeological Resource Assessment dated November 18, 2020 and it is under review by City staff.

Section 37 Community Benefits

The Official Plan 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 by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density will be subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the *Planning Act* should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Infrastructure/Servicing Capacity

The applicant has submitted a Servicing Report, prepared by EXP Services Inc. and dated November 19th, 2020.

Engineering and Construction Services staff are currently reviewing the report to evaluate the effects the proposed development on the City's municipal servicing infrastructure and watercourses and to identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to adequately service the proposed development.

The applicant also submitted a Traffic Impact and Parking Study, prepared by EXP Services Inc. and dated November 2020. Staff will also be reviewing the Transportation Impact Study to evaluate the effects of the development on the local transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (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. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement. The applicant submitted a TGS Checklist with this application.

City staff are currently reviewing the Checklist for conformity with Tier 1 performance measures and will be encouraging the applicant to meet the Tier 2 or higher level of performance.

Other Matters

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

CONTACT

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SIGNATURE

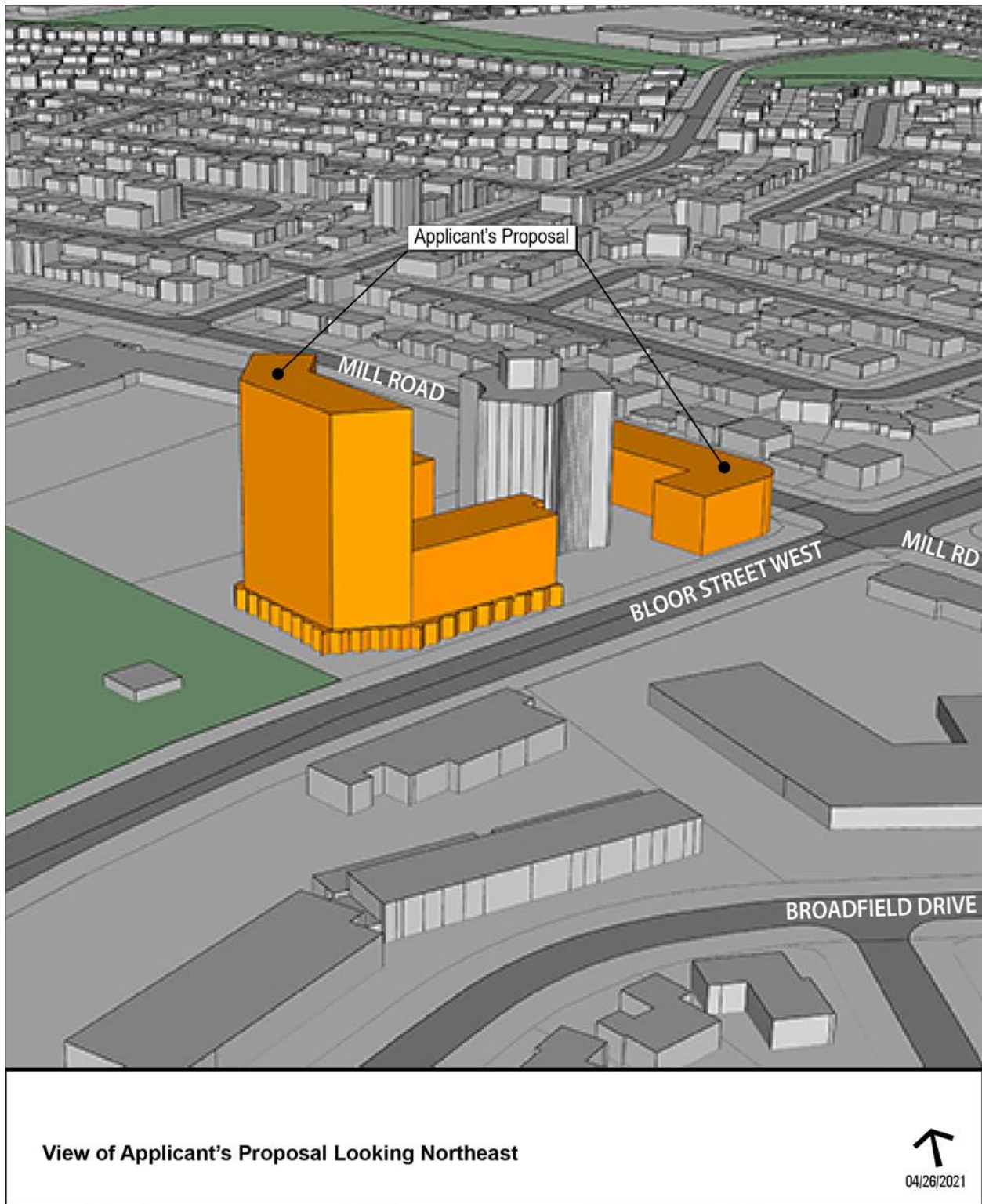
Angela Stea, MCIP, RPP
Acting Director, Community Planning
Etobicoke York District

ATTACHMENTS

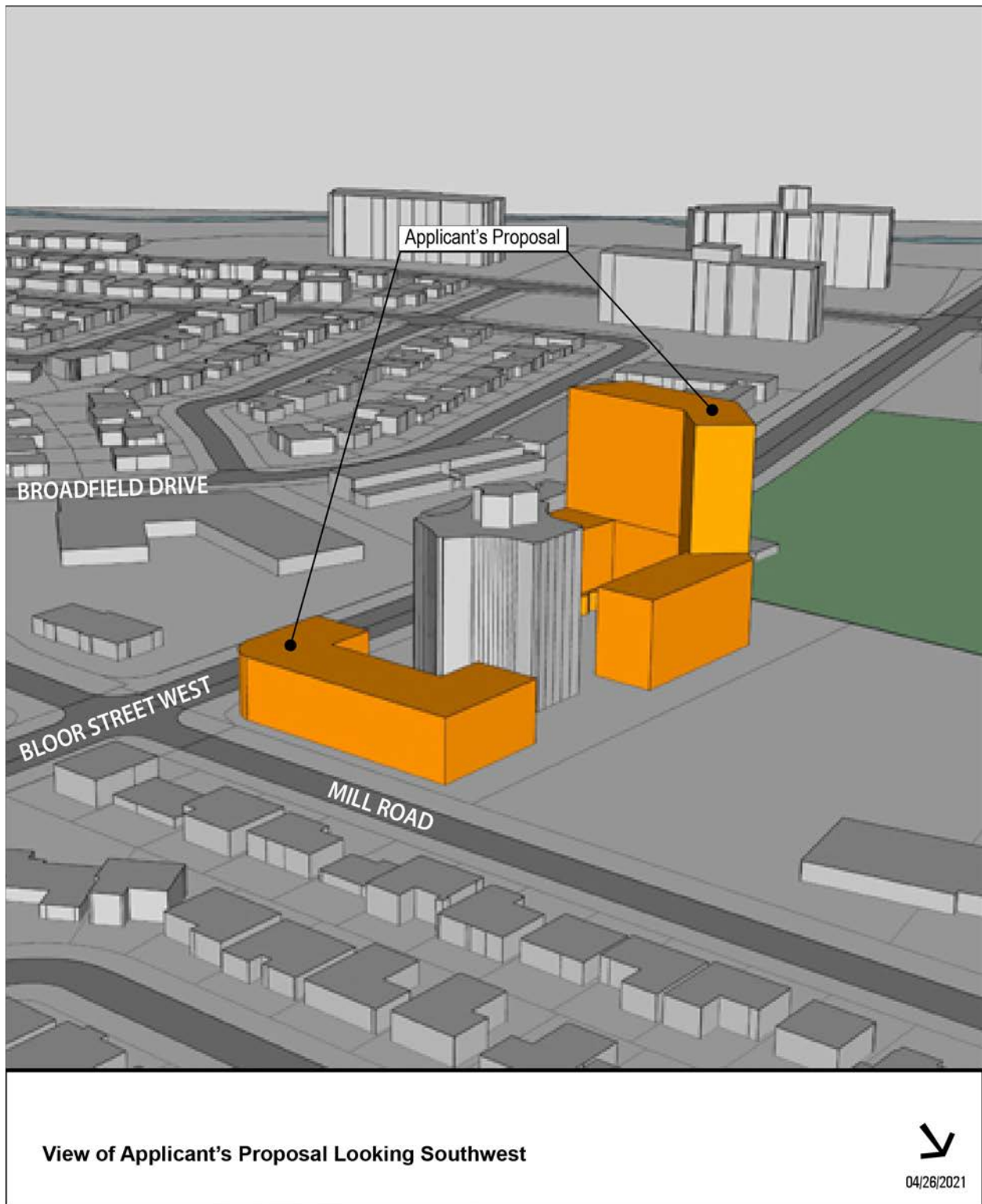
City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context - Looking Northeast
- Attachment 2: 3D Model of Proposal in Context - Looking Southwest
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Zoning By-law Map

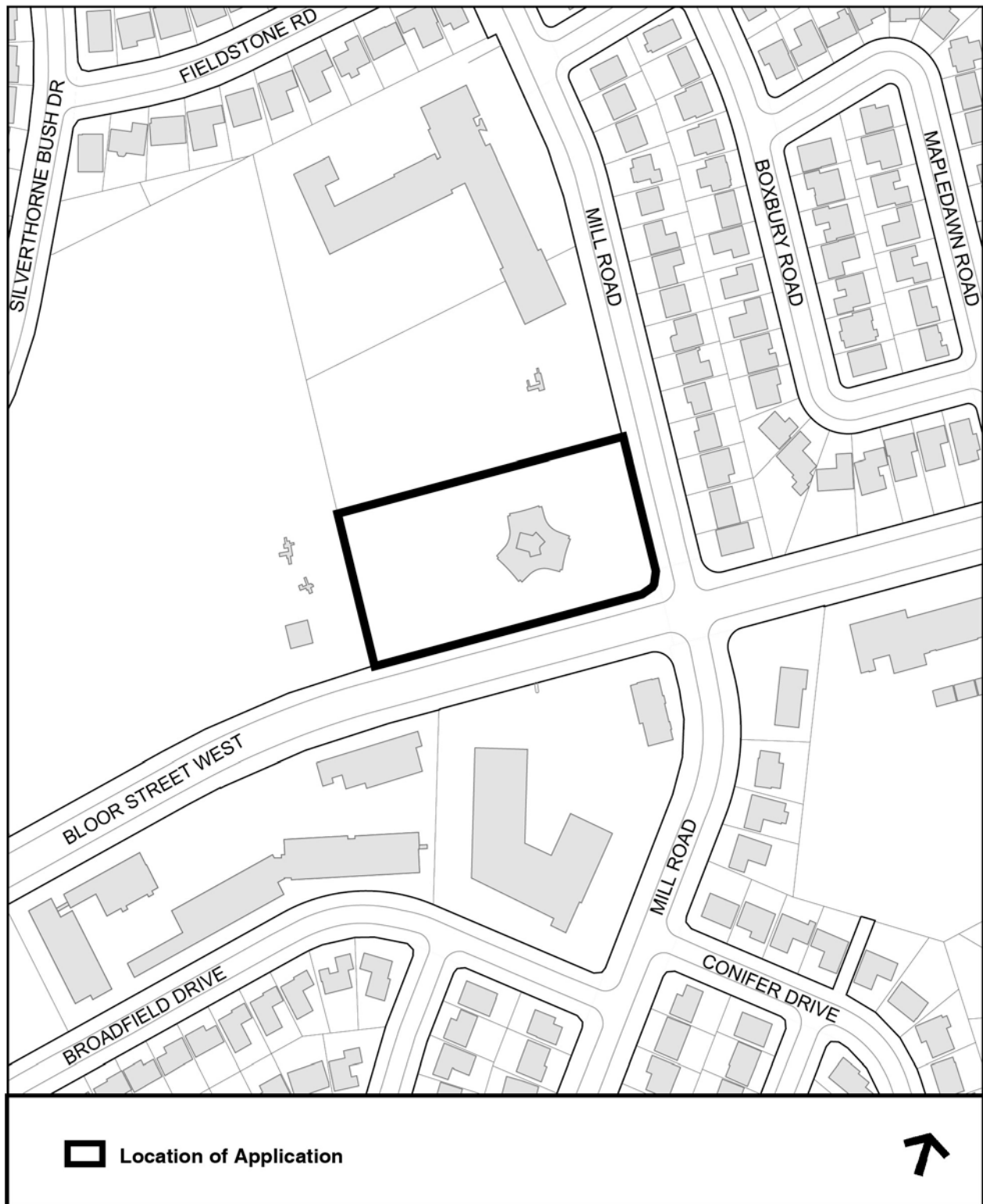
Attachment 1: 3D Model of Proposal in Context - Looking Northeast



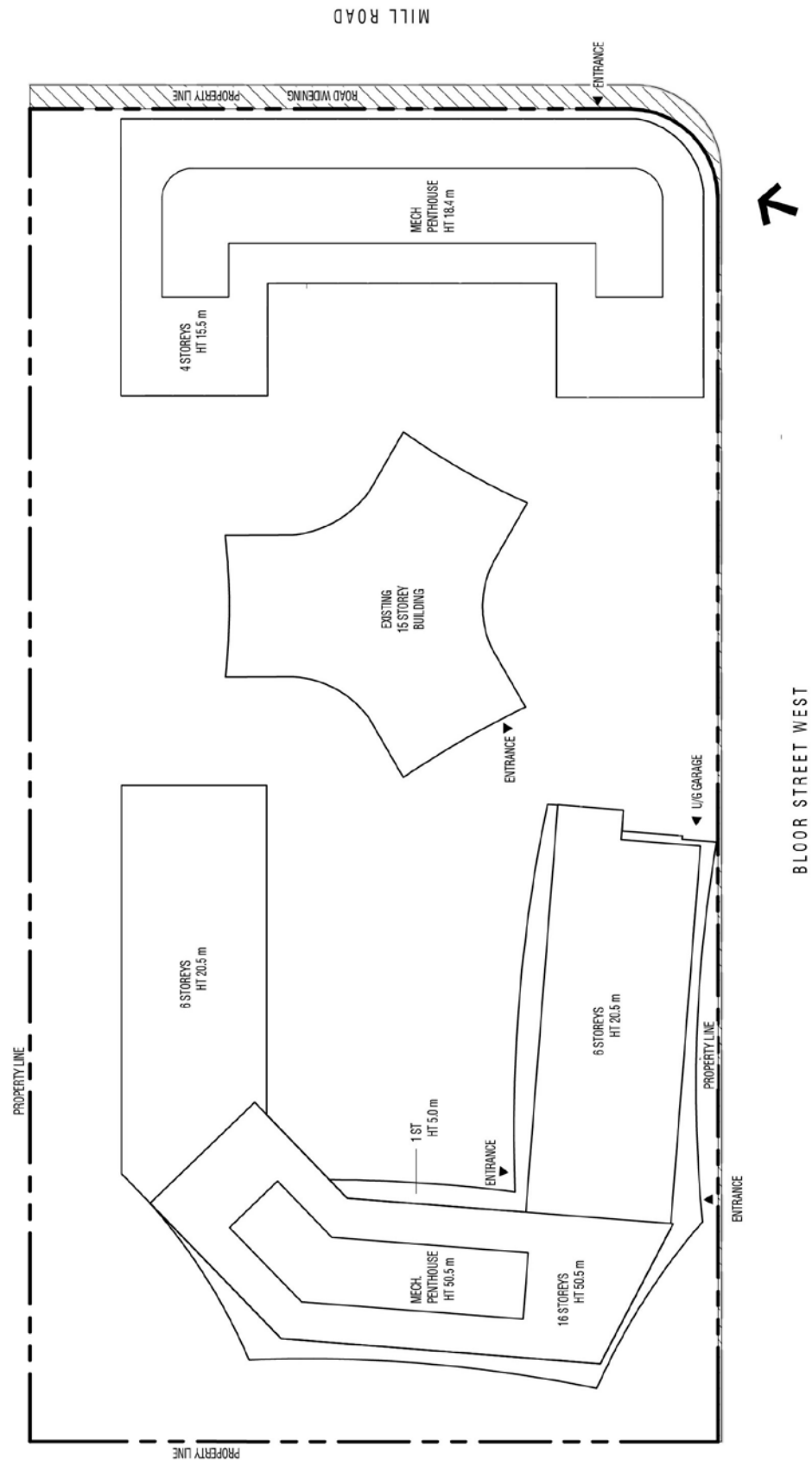
Attachment 2: 3D Model of Proposal in Context - Looking Southwest



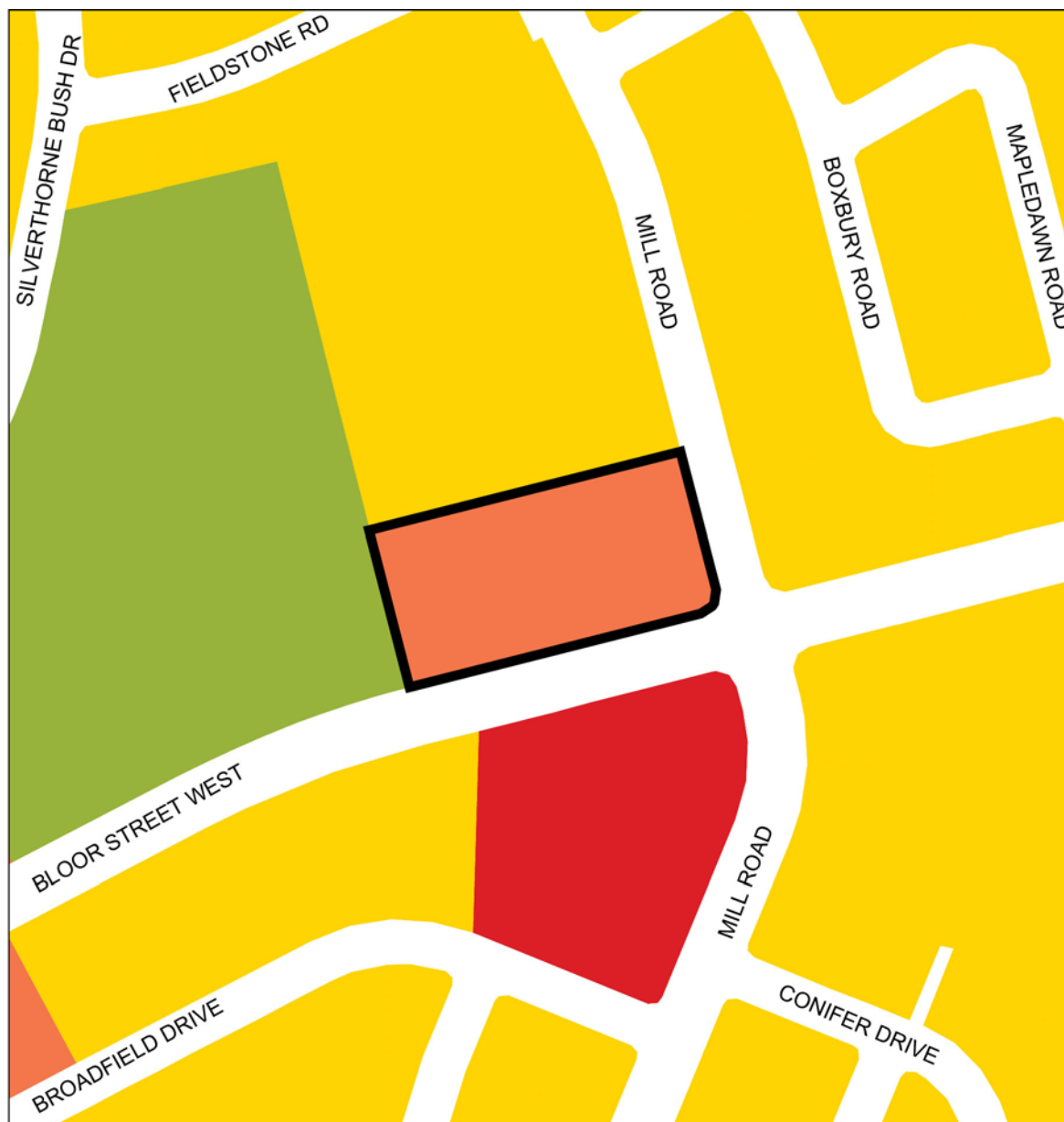
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map #14

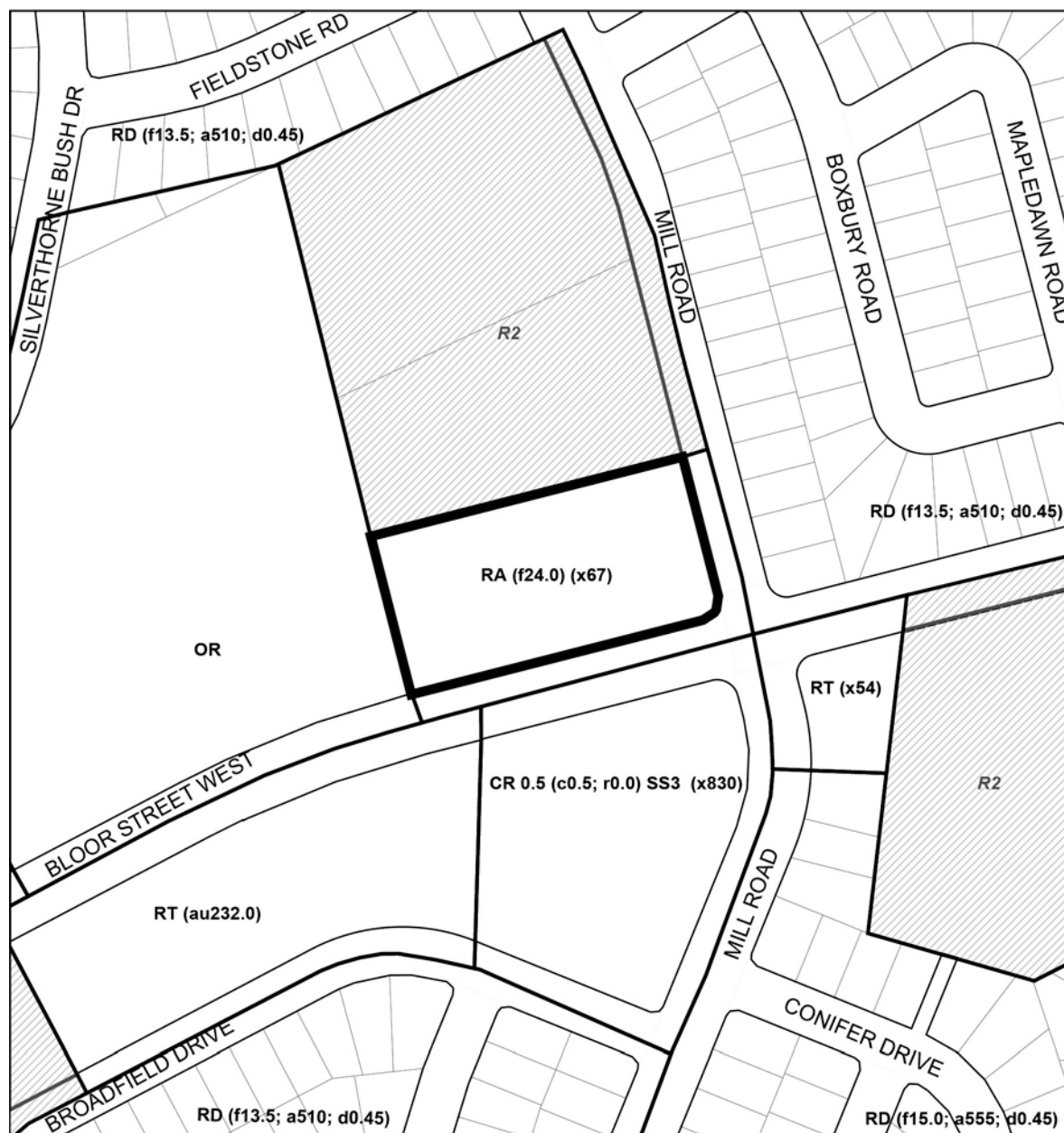
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Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

4340 Bloor Street West

File # 20 222977 WET 02 02



Location of Application

RD Residential Detached
RT Residential Townhouse
RA Residential Apartment
CR Commercial Residential
OR Open Space Recreation



See Former City of Etobicoke By-Law No. 11,737

R2 Second Density Residential Zone
R4 Fourth Density Residential Zone



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