



REPORT FOR ACTION

208 Bloor Street West – Official Plan and Zoning Amendment Application – Preliminary Report

Date: April 16, 2021

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 21 126531 STE 11 OZ

Current Use on Site: A 9-storey mixed-use building with 2,601 square metres of medical office space and 700 square metres of restaurant/retail space, with rear surface parking.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the development application at 208 Bloor Street West for a 28-storey mixed-use building containing 46 dwelling units, 1,192 square metres of office space and 12 parking spaces in one level of underground parking.

The application 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 located at 208 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.

THE APPLICATION

Complete Application Submission Date: March 12, 2021

Description

This application proposes a 28-storey (100 metres, plus mechanical penthouse) mixed-use building at 208 Bloor Street West. The site has a frontage of approximately 14 metres and a depth of 40 metres. The proposed building has a floor plate of 270 square metres, a width of 13.45 metres and a depth of 30 metres at the base and 20 metres at the tower.

Vehicular access is proposed to be from an east-west City-owned driveway connecting to a separate north-south private lane from Bloor Street West. A total of 46 units are proposed, with 12 vehicular parking spaces in a one-level underground parking garage. 1,192 square metres of office space is also proposed in the base of the building. The proposed density is 17 times the area of the lot.

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 2, 3 and 6 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.

Reason for the Application

The Zoning By-law Amendment is required to vary performance standards including: building height, floor space index, building setback, and vehicular parking requirements, among others.

The Official Plan Amendment application is proposed to introduce a Site and Area Specific Policy (SASP) to exempt the site from the Downtown Plan and to facilitate the proposed redevelopment.

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) ("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 can 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) ("Growth Plan") came into effect on August 28, 2020. The Growth Plan provides 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 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;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 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 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. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Planning for Major Transit Station Areas

The Growth Plan 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 requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan ("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.

On September 11, 2020, the Ministry of Municipal Affairs and Housing approved Official Plan Amendment ("OPA") 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

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. 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.

The site is located within the Downtown Plan (OPA 406), within the Downtown and Central Waterfront as shown on Map 2 and is designated *Mixed Use Areas* on Land Use Plan Map 18. The site is also subject to Site and Area Specific Policy 334, which provides development criteria for new development that transitions in height, density and scale and provides visual cohesion through the use of massing and architectural elements including ground floor heights, podium heights, cornice lines and materials. Toronto Official Plan policies can be found here:
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning By-laws

The site is zoned Commercial Residential (CR 3.0 (c22.0; r2.5), SS2 (x2482)) under Zoning By-law 569-2013 and Commercial Residential (CR T3.0 C2.0 R2.5) under Zoning By-law 438-86. The maximum density is 3 times the area of the lot and the maximum height permitted is 24 metres under both zoning by-laws.

See Attachment 5 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/>

Urban Forestry/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:

- City of Toronto Tall Building Design Guidelines;
- City of Toronto Downtown Tall Buildings: Vision and Supplementary Guidelines;
- Bloor Corridor Urban Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

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 ("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 or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018.

Site Plan Control

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

COMMENTS

ISSUES TO BE RESOLVED

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

Provincial Policies

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

Official Plan

As per Section 22(2.1.1) of the Planning Act, "No person or public body shall request an amendment to a secondary plan before the second anniversary of the first day any part of the secondary plan comes into effect." Section 22(2.2) provides an exception for this only where Council declares by resolution that a requested amendment is permitted.

The Downtown Plan was approved by the Minister of Municipal Affairs and Housing on June 5, 2019. Therefore, applications to amend the Downtown Plan can only occur prior to June 5, 2021 if Council passes a resolution to permit the requested OPA application.

Staff will review and assess the appropriateness of the proposal to ensure that it meets the objectives of the Downtown Plan, Site and Area Specific Policy 334 and other relevant policies of the Official Plan.

Built Form, Planned and Built Context

Staff will assess the suitability and appropriateness of the proposed height, massing, and other built form issues based on applicable Provincial policies, Official Plan policies and the City's Design Guidelines.

The following preliminary issues have been identified:

- The site is too small to accommodate a tall building above the maximum street wall height with appropriate tower canyon form setbacks and separation distances;
- Suitability of the proposed density, and massing, including setbacks and rear setbacks, in relation to the existing and planned built form and scale;
- Appropriate tower separation; and
- The impact of shadow and wind on the adjacent buildings.

Privacy and Overlook

Staff will assess the proposed development for any potential adverse privacy and overlook issues with adjacent residential properties, and ensure that they are mitigated.

Archaeological Assessment

An archeological assessment has been submitted and is being reviewed by Heritage Planning staff.

Infrastructure/Servicing Capacity

Transportation Services staff and Solid Waste staff will assess the Traffic Impact Statement to determine if, loading facilities, vehicular parking capacity and access are acceptable.

Toronto Green Standard

City Planning staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2, 3 or 4.

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 with the applicant to resolve the preliminary issues discussed in this report and any 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, 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 by City Council for a decision.

CONTACT

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E-mail: Barry.Brooks@toronto.ca

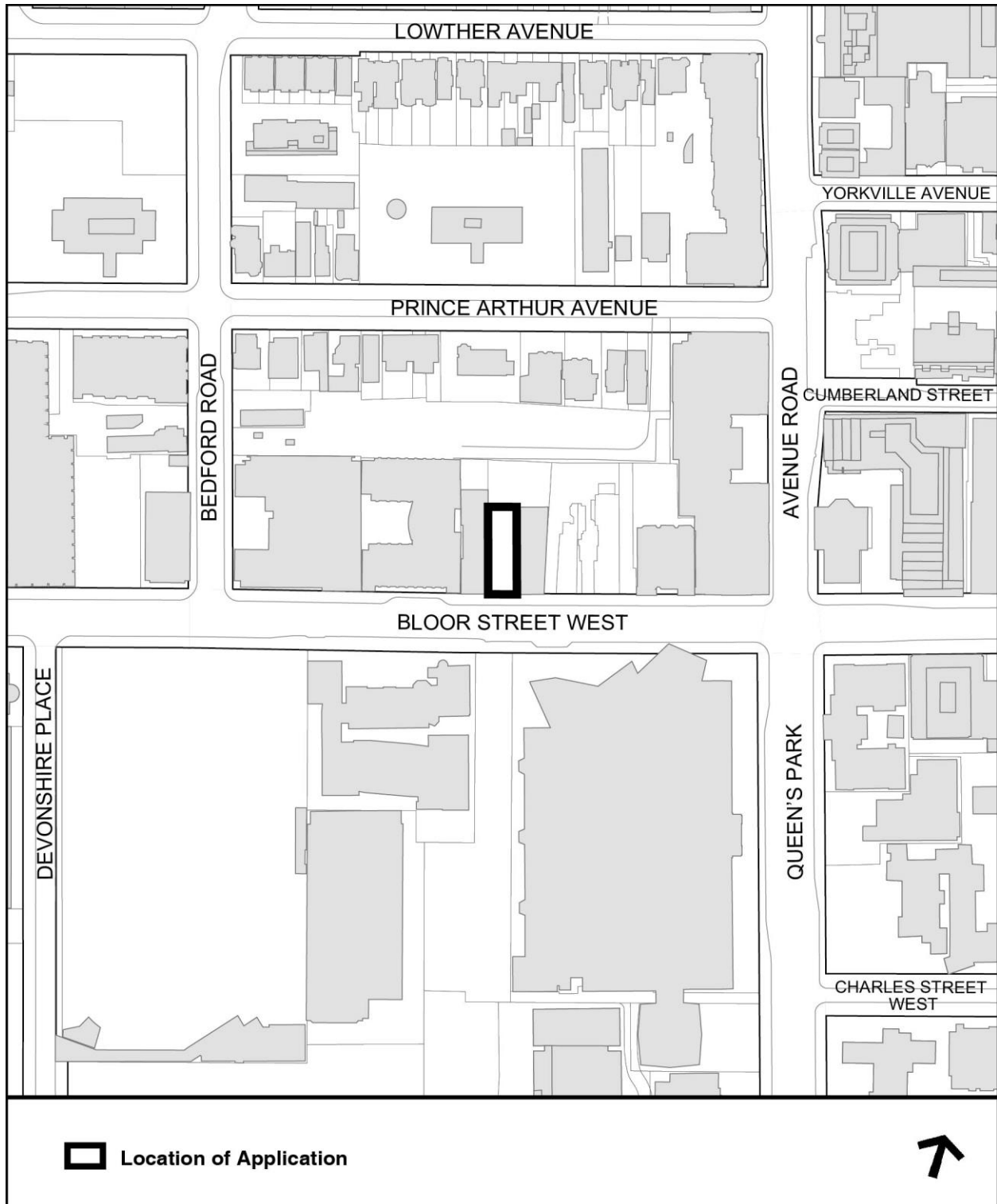
SIGNATURE

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

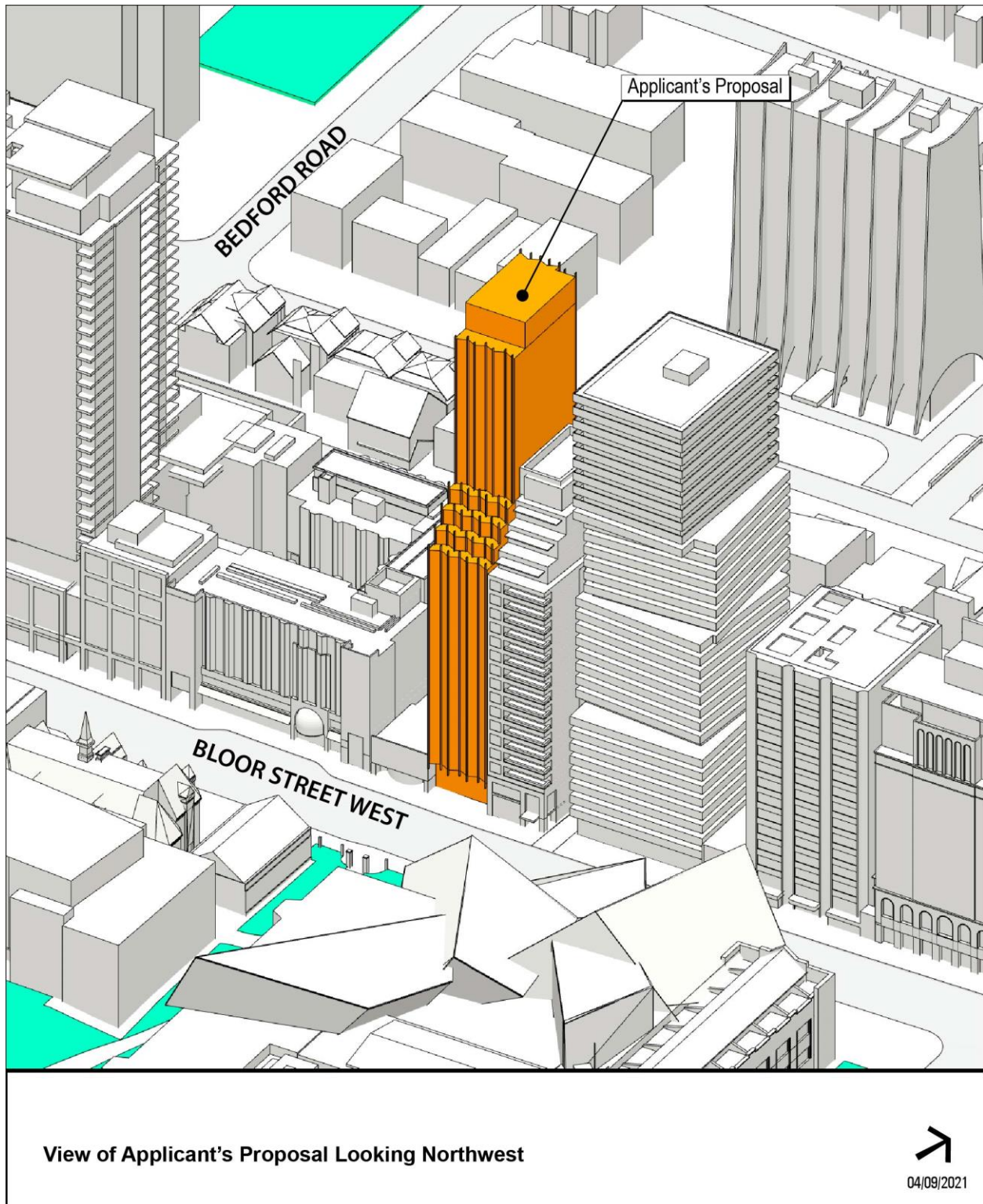
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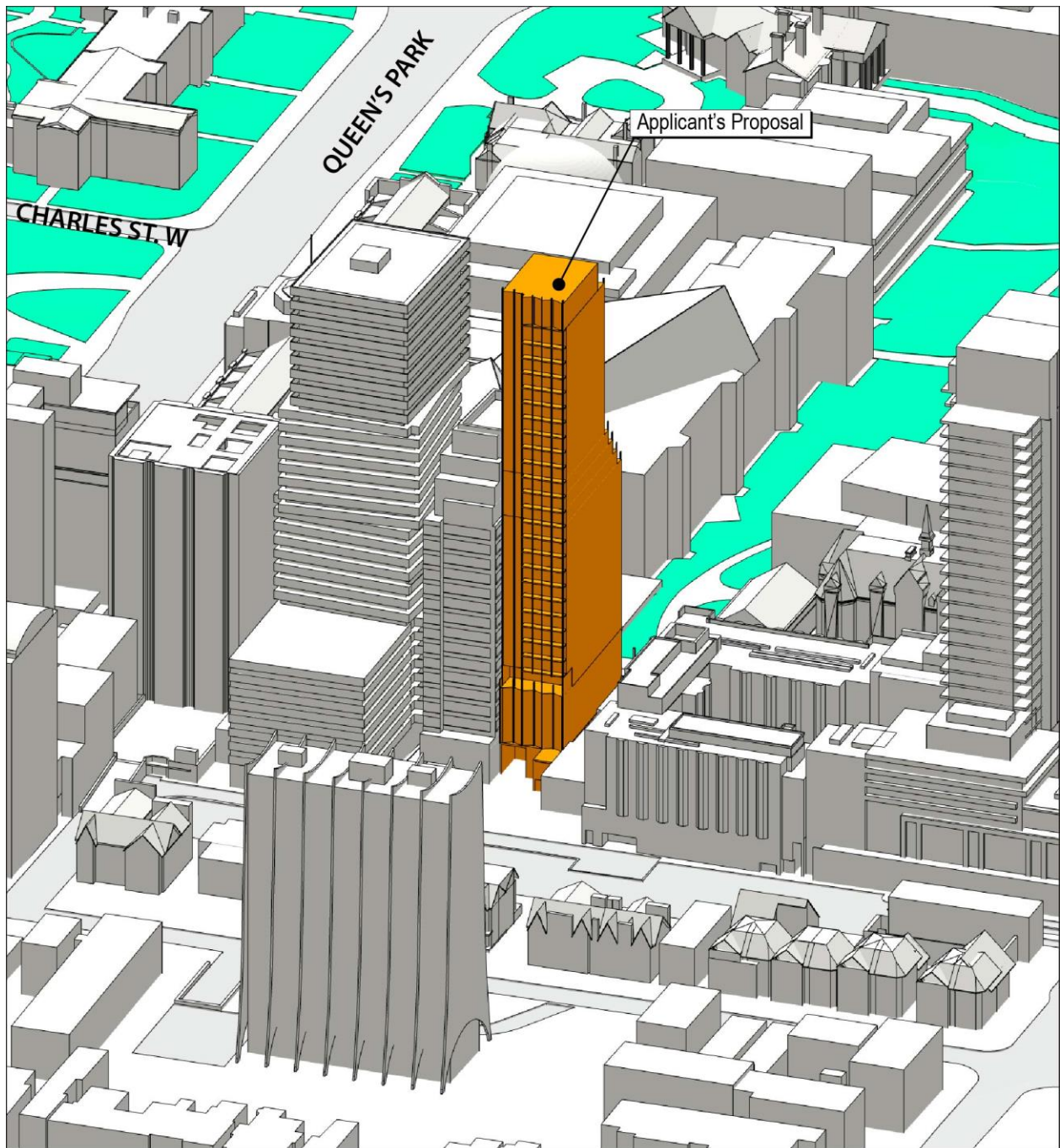
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law Map
Attachment 6: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



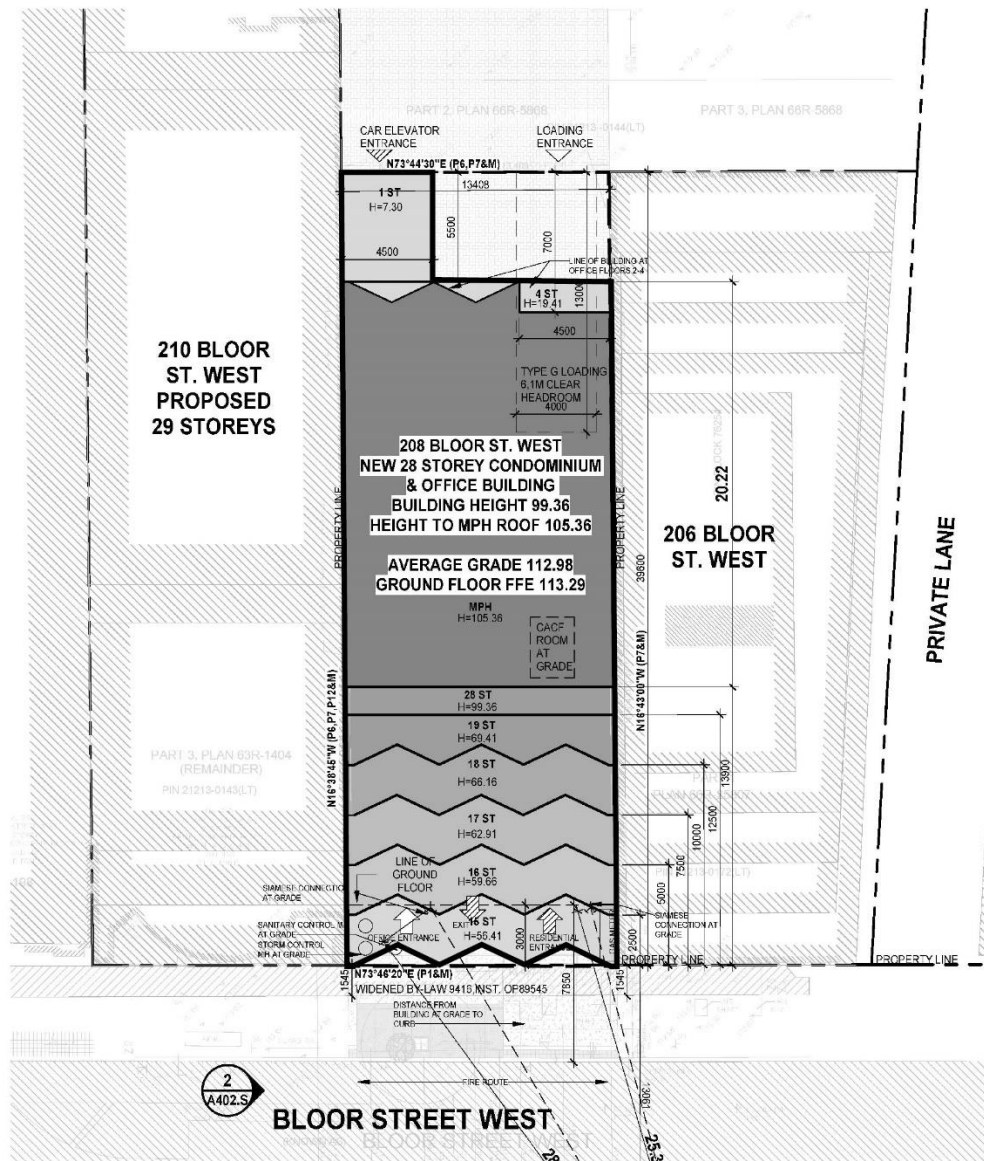


View of Applicant's Proposal Looking Southeast



04/09/2021

Attachment 3: Site Plan



Site Plan



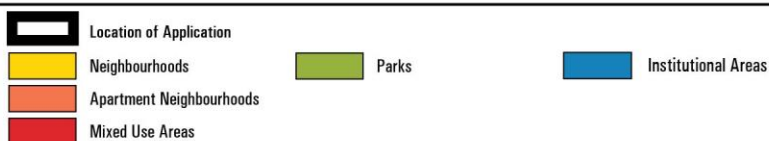
Attachment 4: Official Plan Map



Official Plan Land Use Map #17

208 Bloor Street West

File # 21 126531 STE 11 02



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Not to Scale
Extracted: 03/15/2021

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Attachment 6: Application Data Sheet

Municipal Address: 208 Bloor St W **Date Received:** March 12, 2021

Application Number: 21 126531 STE 11 OZ

Application Type: OPA & Rezoning

Project Description: 28-storey mixed-use building.

Applicant
Urban Strategies

Architect
Quadrangle

Owner
208 Bloor Street
West Limited

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas **Site Specific Provision:** SASP 334

Zoning: CR3.0 (C2.0, R2.5) SS2 (x2482) **Heritage Designation:** N

Height Limit (m): 24 **Site Plan Control Area:** Y

PROJECT INFORMATION

Site Area (sq m): 532 **Frontage (m):** 14 **Depth (m):** 40

| Building Data | Existing | Retained | Proposed | Total |
|------------------------------------|----------|----------|----------|-------|
| Ground Floor Area (sq m): | | | 441 | 441 |
| Residential GFA (sq m): | | | 7,892 | 7,892 |
| Non-Residential GFA (sq m): | 2,601 | | 1,193 | 1,193 |
| Total GFA (sq m): | 2,601 | | 9,084 | 9,084 |
| Height - Storeys: | 9 | | 28 | 28 |
| Height - Metres: | | | 100 | 100 |

Lot Coverage Ratio (%): 82.86

**Floor Space
Index:** 17.07

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 7,656 236

Retail GFA:

Office GFA: 1,193

Industrial GFA:

**Institutional/Other
GFA:**

**Residential Units
by Tenure Existing Retained Proposed Total**

Rental:

Freehold:

Condominium: 46 46

Other

Total Units: 46 46

Total Residential Units by Size

Rooms Bachelor 1 Bedroom 2 Bedroom 3+ Bedroom

Retained:

Proposed: 40 6

Total Units: 40 6

Parking and Loading

Parking 12 Bicycle Parking Spaces: 56 Loading Docks: 1
Spaces:

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