

2939-2943 Bloor Street West - Zoning By-law Amendment Application - Preliminary Report

Date: March 19, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: 3 - Etobicoke-Lakeshore

Planning Application Number: 21 237739 WET 03 OZ

Related Applications: 21 25130 WET 03 SA, 16 141156 WET 05 OZ

Notice of Complete Application Issued: February 17, 2022

SUMMARY

This application is related to a previous application at 2915-2917 Bloor Street West (16 141156 WET 05 OZ) that was appealed to the Ontario Municipal Board ("OMB"), now called the Ontario Land Tribunal ("OLT"), on January 16, 2017. At their meeting of July 14 to 16, 2021, City Council accepted a settlement offer proposing a seven-storey building with 163 units and retail at grade (the "2021 Settlement Offer"). The 2021 Settlement Offer has not yet been presented to the OLT for final approval.

The purpose of this application is to expand the building proposed in the 2021 Settlement Offer accepted by City Council to include the two parcels to the west known as 2939 and 2941-2943 Bloor Street West, extending the seven-storey built form. This report provides information and identifies a preliminary set of issues regarding the new Zoning By-law Amendment application for a seven-storey building, extending from 2915 to 2943 Bloor Street West, containing an additional 62 dwelling units and 408 square metres of retail space on the ground floor. The total gross floor area of the proposed building is 15,628 square metres. The existing buildings would be demolished.

Staff are currently reviewing the application. The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a Community Consultation Meeting for the application located at 2939-2943 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.

DECISION HISTORY

Previous Application

On January 16, 2017, the City Clerk received notification that the applicant had filed an appeal of the previous Zoning By-law Amendment application for 2915-2917 Bloor Street West to the then OMB, citing Council's failure to make a decision on the application within the prescribed timelines in the Planning Act.

On May 24, 2017, City Council considered a Request for Directions Report dated April 21, 2017 and directed the City Solicitor, together with City Planning staff and other appropriate staff, to attend the OMB hearing to oppose the application for a nine-storey building at 2915-2917 Bloor Street West. City Council also provided direction to staff to defend the Bloor Kingsway Avenue Study at the hearing, and to continue negotiations with the applicant with the goal of developing a proposal that addressed the issues outlined in the report. City Council's Decision is found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY22.1>

A contested hearing took place over 12 days between early June and early December, 2018. In the resulting Decision, the OMB determined that the proposal was not appropriate for the site. The Decision invited the applicant to revise the plans in consultation with the City and the South Kingsway Community Association (SKCA) for a building with up to six storeys, plus rooftop structures, that would respond to the angular planes and stepbacks called for in the applicable zoning and guidelines.

In an effort to reach agreement on revised plans as contemplated in the Decision, the parties engaged in private mediation. The applicant provided a Settlement Offer to the City, which proposed a building with a height of seven storeys and 22.45 metres in height, with 163 residential units, and 98 parking spaces. City Council accepted the 2021 Settlement Offer at their meeting of July 14 - 16, 2021 as outlined in the Request for Directions Report dated July 5, 2021, and authorized the City Solicitor and City Planning staff to support the Settlement Offer at the OLT. City Council's Decision is found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC35.17>

The owners subsequently advised the City that they had expanded the original land assembly of 2915-2917 Bloor Street West to include the two adjacent properties to the west known as 2939 and 2941-2943 Bloor Street West, necessitating a new application.

THE SITE

Description:

The subject site (excluding the area of the previous application) is generally flat and rectangular in shape and has an area of approximately 847 square metres, with a frontage on Bloor Street West of 22.92 metres and a depth of approximately 39 metres. The site of the previous application (2915-2917 Bloor Street West) is 2,319 square metres, with a frontage on Bloor Street West of 59.2 metres and a depth of approximately 39 metres. The two sites combined would have an area of 3,166 square metres and a frontage of 82.12 metres.

Existing Uses:

The portion of the site comprised of the additional lands currently contains two mixed-use buildings of two storeys each which contain retail uses at grade and a total of six residential rental units above. A Rental Housing Demolition and Conversion Application will be required. The portion of the site included in the previous application (2915-2917 Bloor Street West) is currently occupied by a one-storey building housing medical offices, an optometrist and a pharmacy, and a surface parking lot.

Official Plan Designation:

The site is designated Mixed Use Areas. This segment of Bloor Street West is an Avenue and is defined as a Major Street with a planned right-of-way width of 27 metres. An Avenue Study was conducted for the portion of Bloor Street West between Mimico Creek and Prince Edward Drive that included the subject site. The Bloor Kingsway Avenue Study was completed and adopted by City Council in 2003 and was implemented through Zoning By-law No. 941-2003, which may be found here: <https://www.toronto.ca/legdocs/bylaws/2003/law0941.pdf>

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan/guidelines/official-plan/>

Zoning:

The Bloor-Kingsway Avenue Zoning was implemented in 2003, establishing the planned context for the local area. The lands are zoned Limited Commercial – Avenues (AV) in the Etobicoke Zoning Code (By-law No. 914-2003). The AV zone permits a wide range of commercial uses and residential dwelling units located above commercial uses. The Bloor-Kingsway AV zone permits buildings up to six storeys in height (18 metres) with a maximum density of three times the area of the lot. The Bloor-Kingsway Avenue zoning regulations also require the building to be within a 45-degree angular plane from the low density residential area to the south, a three-metre setback on all sides of the building above the fifth floor and a second storey expression.

City-wide Zoning By-law 569-2013 does not apply to this site.

THE APPLICATION

Complete Application Submission Date: February 17, 2022

Description: This application proposes an extension of the built form and massing that City Council endorsed at their meeting of July 14 - 16 2021 through the acceptance of the 2021 Settlement Offer for the adjacent site at 2915-2917 Bloor Street West to include 2939-2943 Bloor Street West. The proposed building at 2915-2943 Bloor Street West would be seven-storeys (27.45 metres including mechanical penthouse) with retail at grade and 225 residential units.

There are 55 units proposed on the portion of the site included in this application (2939-2943 Bloor Street West). This would be in addition to the 163 units of the 2021 Settlement Offer. Joining the two sites together would result in seven additional units within the site of the previous application at 2915-2917 Bloor Street West. The previous application and the current application would result in a total of 225 units for both sites. The gross floor area (GFA) proposed for this application is 5,297 square metres. Combined with the previous application, there would be a total GFA of 15,628 square metres. The application also proposes 133 square metres of indoor amenity space and 323 square metres of outdoor amenity located within the 2939-2943 Bloor Street West portion of the site. The total indoor and outdoor amenity space for the current and previous application would be 450 square metres each.

The existing one and two-storey commercial buildings would be demolished.

The table below summarizes the differences between the 2021 Settlement Offer and what is proposed in this application:

Key Statistics	2021 Settlement Offer - 2915-2917 Bloor St. W.	Current Application - 2939-2943 Bloor St. W. Only	Total including both sites 2915-2943 Bloor St. W.
Site Area	2,319 sq. m.	847 sq. m.	3,166 sq. m.
Gross Floor Area Residential Retail Total GFA	9,500 sq. m. 1,100 sq. m. 10,600 sq. m.	4,889 sq. m. 408 sq. m. 5,297 sq. m.	14,225 sq. m. 1,403 sq. m. 15,628 sq. m.
Floor Space Index	4.57 FSI	6.25 FSI	4.94 FSI
Building Height Storeys Top of Roof Top of MPH	7 storeys 22.45 metres 28.45 metres	7 storeys 22.45 metres 28.45 metres	7 storeys 22.45 metres 28.45 metres
Minimum Building Setbacks Front Yard (North) Rear Yard (South) Side Yard (East) Side Yard (West)	2.09 metres 3.9 metres 0 metres 0 metres	2.09 metres 3.9 metres 0 metres 0 metres	2.09 metres 3.9 metres 0 metres 0 metres
Residential Units One-bedroom Two-bedroom Three-bedroom Total Residential Units	122 units (75%) 24 units (15%) 16 units (10%) 163 units	35 units (64%) 18 units (33%) 2 units (4%) 55 units	169 units (75%) 34 units (15%) 23 units (10%) 225 units
Amenity Space Indoor Outdoor Total	362 sq. m. 362 sq. m. 652 sq. m.	133 sq. m. 323 sq. m. 652 sq. m.	450 sq. m. 450 sq. m. 900 sq. m.
Vehicle Parking Resident Visitor / Non-Residential Total	82 spaces 16 spaces 98 spaces	24 spaces 6 spaces 30 spaces	68 spaces 23 spaces 90 spaces
Bicycle Parking Spaces Long-Term Short-Term Total Bicycle Parking Spaces	111 spaces 11 spaces 122 spaces	50 spaces 5 spaces 55 spaces	153 spaces 16 spaces 169 spaces
Loading Spaces Type "G"	1 space	N/A	1 space

Density: 4.94 times the area of the lot for the combined new and existing applications, up from 4.57 in the 2021 Settlement Offer.

Dwelling Units: The proposed 225 dwelling units (including the lands of both the previous application and this application) includes 169 one-bedroom (75%), 34 two-bedroom (15%) and 23 three-bedroom (10%) units.

Access, Parking and Loading: The application proposes 30 vehicle parking spaces on the 2939-2943 Bloor Street West portion of the site, out of a total of 90 spaces proposed

for the building; down from 98 spaces in the 2021 Settlement Offer. Access to the two-level underground parking garage containing the 90 vehicle parking spaces would be from the laneway along the south of the site. The application also proposes 55 bicycle parking spaces on the 2939-2943 Bloor Street West portion of the site, out of a total of 169 for the building as a whole. This is an increase from 122 in the 2021 Settlement Offer. The proposed 169 bicycle parking spaces include 16 short term bicycle parking spaces located on the surface near behind the proposed retail with the remaining long term spaces located in the underground parking. An internalized Type 'G' loading space is proposed to be located in a layby off the rear laneway.

Additional Information: 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. These attachments refer to the entirety of the proposed building, not just the additional parcels associated with this application. See Attachments 3, 5, and 6 for the location map, Official Plan land use map, and the zoning map respectively, which delineate between the boundaries of this application and those of the previous application. 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 <http://app.toronto.ca/AIC/index.do?folderRsn=jUD3iHkrmo7%2BsUGVyS0sOw%3D%3D>

Reason for the Application: A new Zoning By-law Amendment application was required for the portion of the site at 2939-2943 Bloor Street West to incorporate them into the proposed building at 2915-2917 Bloor Street West. The proposal requires an amendment to the former City of Etobicoke Zoning Code (as amended by former City of Etobicoke By-law No. 941-2003), in order to increase the permitted height and density, revise the setback and angular plane requirements, and to revise other development standards as necessary to reflect the development proposal. Ultimately, the applicant is proposing that the intent is for one site specific zoning by-law to apply to the entirety of the expanded site.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the PPS, conformity with the Growth Plan, and conformity to the Official Plan. City Council has declared a Climate Emergency, and set goals to achieve a net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The overall fit of the proposed building, as proposed to be expanded, with respect to its proposed density and scale, and the existing and planned context of the Bloor-Kingsway Avenue Study area;
- Appropriateness of the proposed transition, setbacks, stepbacks, angular plane and shadow impacts as well as the relationship to adjacent properties to the west and south;
- Appropriateness of the increase in density and the impact to existing services in the area, including infrastructure, public transit, roads, and community facilities and services;
- Proposed mix of units and their sizes to ensure housing is provided for a broad range of households, including families with children;
- Replacement of the existing dwelling units on site as per City housing policies;
- Appropriateness of the location and quantity of indoor and outdoor amenity space;
- Tree preservation, the provision of large growing shade trees and general quality of landscaping;
- Adequacy of the proposed laneway widening, access, site circulation, quantity of vehicular and bicycle parking spaces, loading and garbage spaces;
- Provision of parkland (on-site or cash-in-lieu);
- Provision of Toronto Green Standard Version 3.0 Tier 1 requirements, and encouraged to pursue Tier 2, 3 or 4;
- Revisions to submission drawings, and studies;
- Enrollment pressures and insufficient capacity for accommodation at local schools; and
- In the event the City accepts in-kind benefits from the applicant pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

CONTACT

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 E-mail: Ira.Banks@toronto.ca

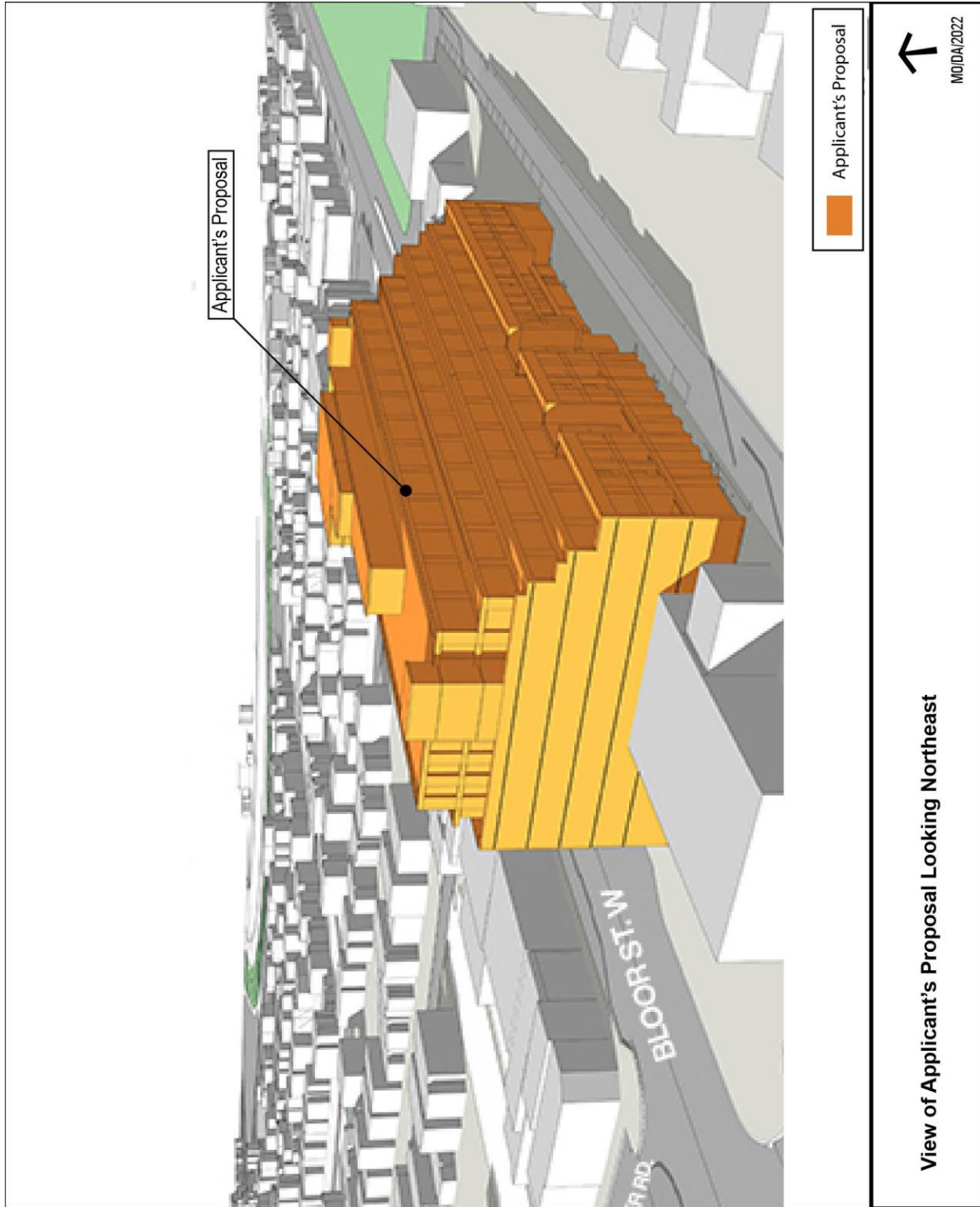
SIGNATURE

Michael Mizzi, MCIP, RPP
 Director, Community Planning
 Etobicoke York District

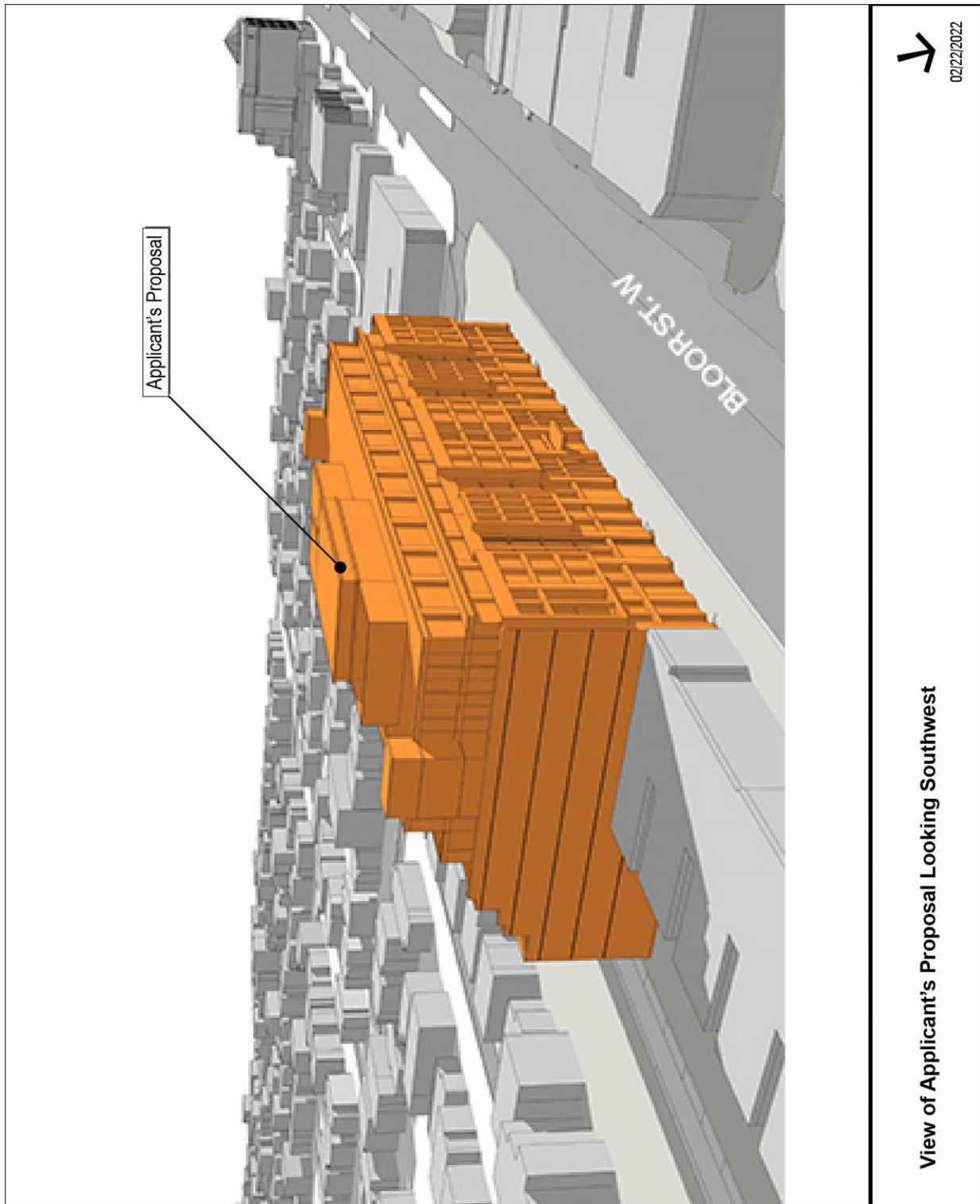
ATTACHMENTS

- 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 Land Use Map
- Attachment 6: Zoning Map
- Attachment 7: Application Data Sheet

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

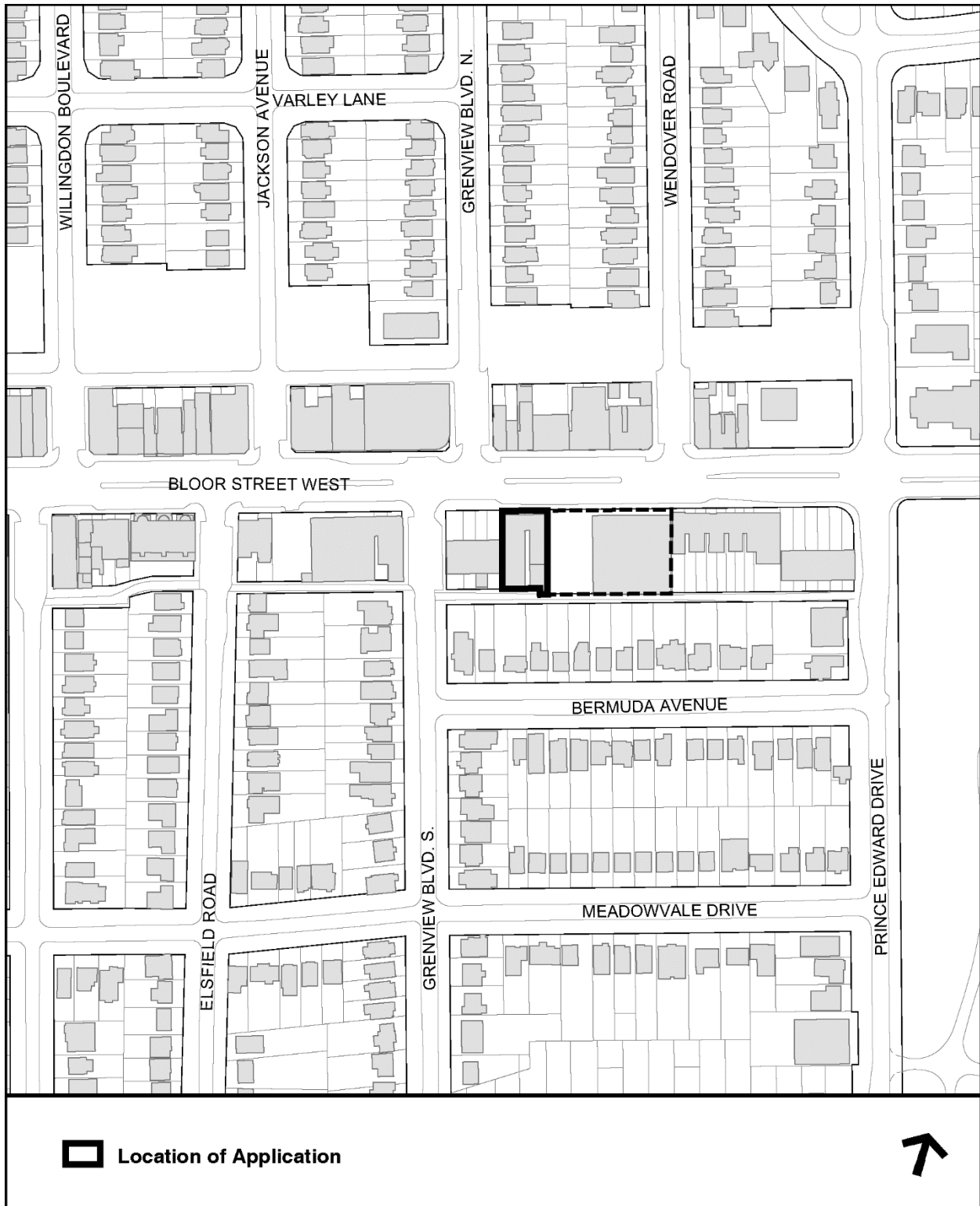


Attachment 2: 3D Model of Proposal in Context (Looking Southwest)

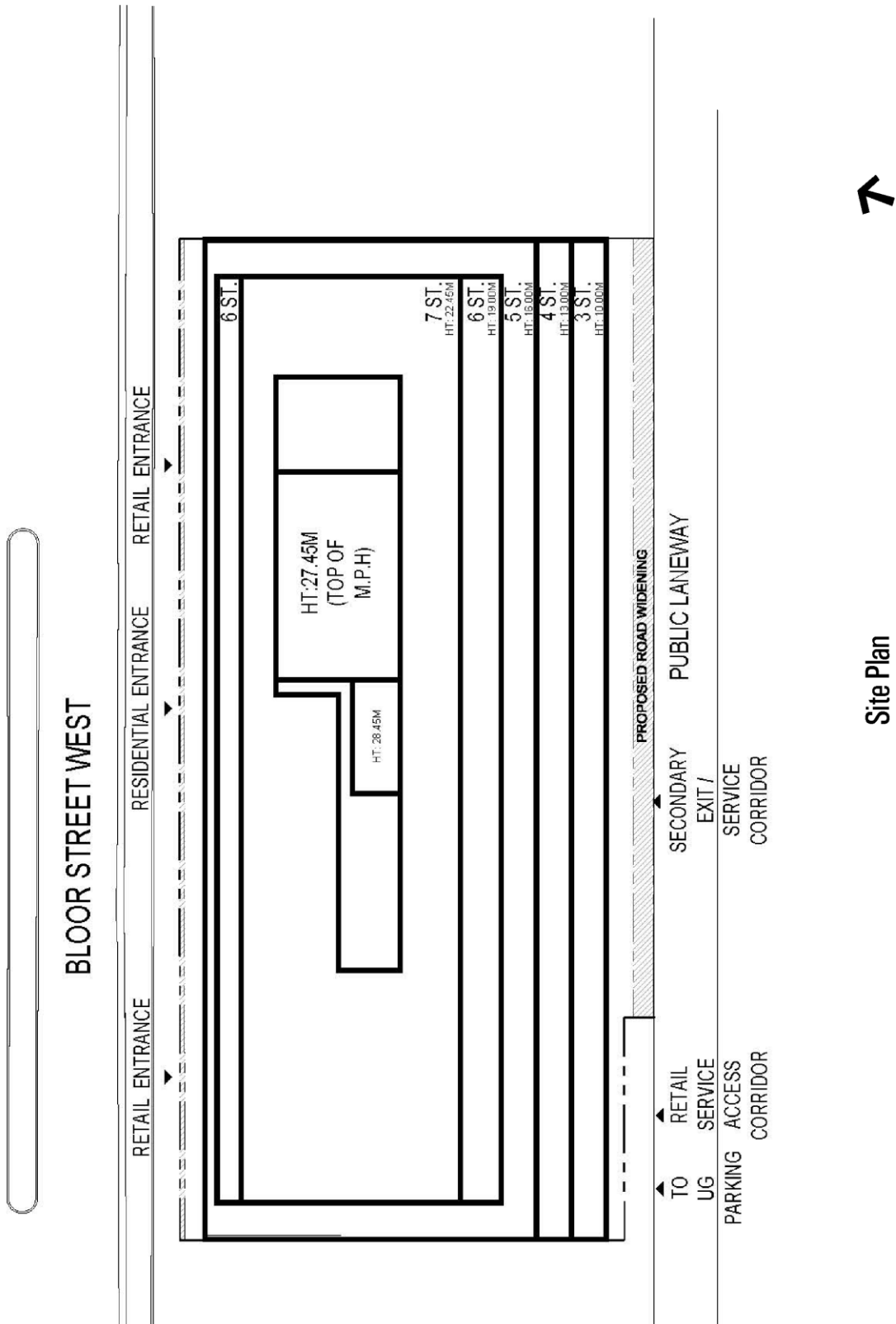


View of Applicant's Proposal Looking Southwest

Attachment 3: Location Map

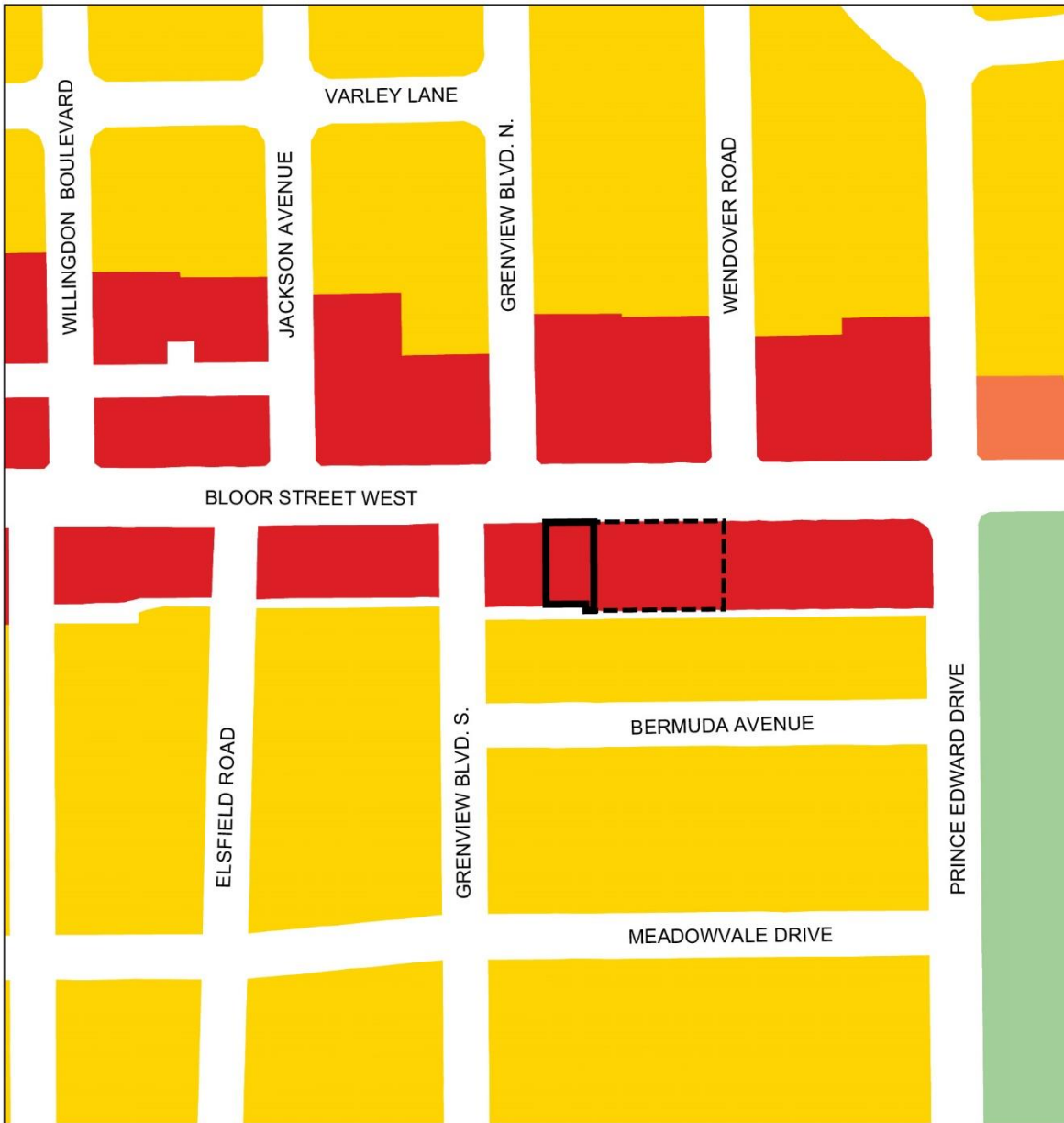


Attachment 4: Site Plan



Site Plan

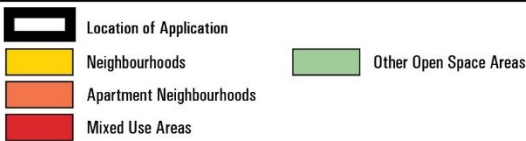
Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #14

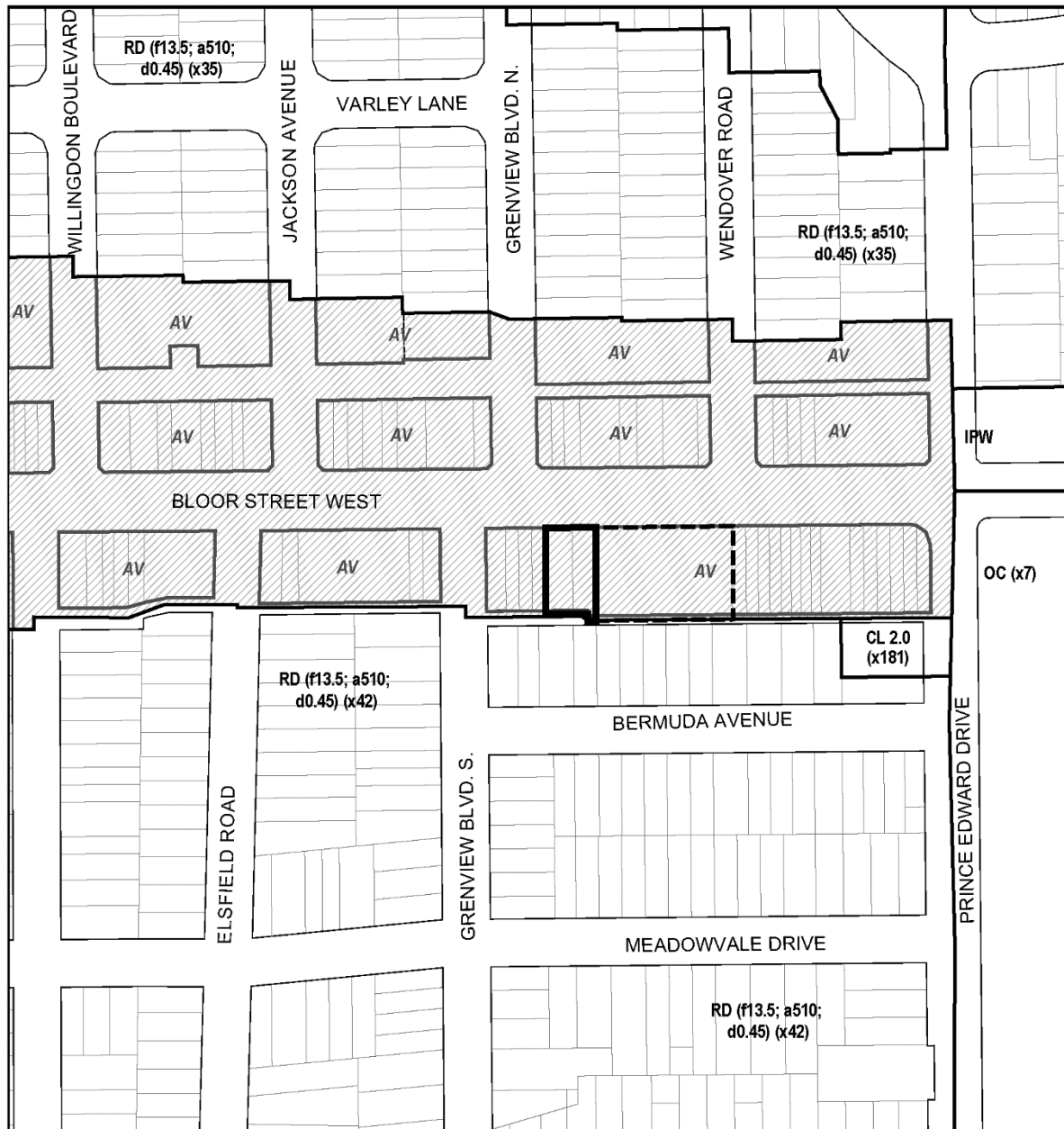
2915-2943 Bloor Street West

File # 21 237739 WET 03 0Z



↑
Not to Scale
Extracted: 11/22/2021

Attachment 6: Zoning Map




Zoning By-law 569-2013

2915-2943 Bloor Street West

File # 21 237739 WET 03 OZ

-  Location of Application
- RD** Residential Detached
- CL** Commercial Local
- IPW** Institutional Place of Worship
- OC** Open Space Cemetery

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


 Not to Scale
 Extracted: 11/22/2021

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2939 BLOOR ST W Date Received: November 15, 2021

Application Number: 21 237739 WET 03 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: This proposal is for the expanded site area of a previous application for 2915-2917 Bloor Street West. That application proposed a 7-storey 163 unit condominium project with retail at grade located. The expanded site area includes the two parcels to the west known as 2939 and 2941-2943 Bloor Street West. This application extends the built form of the previous application and now includes 225 units.

Applicant	Agent	Architect	Owner
BISHOP STUART			2713029 ONTARIO LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: Zoned AV
(Limited Commercial -
Avenues), Heritage Designation:

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 3,166 Frontage (m): 82 Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,629	1,629
Residential GFA (sq m):			14,225	14,225
Non-Residential GFA (sq m):			1,403	1,403
Total GFA (sq m):			15,628	15,628
Height - Storeys:			7	7
Height - Metres:			27	27

Lot Coverage Ratio (%): 51.29 Floor Space Index: 4.94

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 14,225
 Retail GFA: 1,403
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	6	0		
Freehold:				
Condominium:			225	225
Other:				
Total Units:			225	225

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			169	34	23
Total Units:			169	34	23

Parking and Loading

Parking Spaces: 90 Bicycle Parking Spaces: 169 Loading Docks: 1

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