

2939-2943 Bloor Street West - Zoning By-law Amendment Application - Request for Direction Report

Date: June 7, 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

SUMMARY

This application for an amendment to the Zoning By-law is adjacent to and related to a previous application at 2915-2917 Bloor Street West (16 141156 WET 05 OZ), dated April 15, 2016, that was appealed to the Ontario Municipal Board ("OMB"), now 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 has not yet been presented to the OLT for final approval.

The purpose of this application, received on January 18, 2022, is to extend the built form accepted by City Council in the 2021 Settlement Offer to include two parcels known as 2939 to 2943 Bloor Street West. This report provides information and identifies a preliminary set of issues regarding the new Zoning By-law Amendment application for the seven-storey building, extending from 2915 to 2943 Bloor Street West. The proposal contains 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. The application was appealed to the OLT on May 26, 2022 for non-decision.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to support the application in principle, subject to addressing the necessary conditions for approval in the Recommendations section of this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in support of the revised Zoning By-law Amendment application for the lands at 2939-2943 Bloor Street West as generally described in this report.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Order(s) be withheld until such time as the City Solicitor advises that:
 - a. the proposed Zoning By-law Amendment, which is to include the site of a previous and related application at 2915-2917 Bloor Street West, is in a final form and content that is satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - b. the owner has submitted a revised Functional Servicing Report and Hydrogeological report addressing all outstanding issues raised by Engineering and Construction Services as they relate to the Zoning By-law Amendment application as set out in their memorandum dated March 23, 2022 or as may be updated in response to further submission(s) filed by the owner, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - c. the owner has made satisfactory arrangements with Engineering and Construction Services and entered into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report and Traffic Impact Study accepted by the Chief Engineer and Executive Director of Engineering and Construction Services;
 - d. the owner has submitted to the General Manager of Transportation Services, for review and acceptance, a revised Transportation Impact Study and Parking Study to the satisfaction of the General Manager of Transportation Services;
 - e. the owner has submitted a revised Landscape Plan, Soil Volume Plan, Arborist Report and Tree Protection Plan, for review to the satisfaction of General Manager, Parks, Forestry and Recreation; and any necessary financial securities, to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Parks, Forestry and Recreation, and that such matters arising from such studies and plans be secured if required; and
 - f. the owner has submitted and received approval from City Council regarding a Rental Housing Demolition and Conversation Application pursuant to Section 111 of the City of Toronto Act with respect to the existing rental dwelling units being demolished on the site.

3. City Council direct the Chief Planner and Executive Director, City Planning to secure the following matters through Section 37 and/or the Site Plan Control process:

a. the owner work with City staff to provide space within the development for installation of maintenance access holes and sampling ports on the property, as close to the property line as possible, for both storm and sanitary service connections, in accordance with the Sewers By-law Chapter 68-10;

b. the owner work with City staff to achieve appropriate unit sizes for the two-bedroom and three-bedroom units to accommodate families;

c. secure the road widening of 0.4 metres along the Bloor Street West frontage of the property and a laneway widening of 1.67 metres across the rear of the property abutting the existing public laneway;

d. secure planters for the rear terraces, including an obligation for maintenance as part of the common elements of the condominium corporation, to ensure year-round plantings that provide visual screening; and,

e. satisfactory arrangements are made with the Chief Engineer and Executive Director, Engineering and Construction Services for the design and construction of new infrastructure or any improvements to the existing municipal infrastructure, should it be determined in the revised Functional Servicing Report and/or revised Hydrogeological Report, as required below, that new infrastructure and/or upgrades/improvements are required to the existing infrastructure, to support this development, and that the owner has entered into a financially secured agreement to pay for and construct any necessary municipal infrastructure, with any such agreement to be executed prior to issuance of an above-grade building permit.

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

On January 16, 2017, the City Clerk's Office 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 Direction 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 setbacks called for in the applicable zoning and guidelines.

In the spring of 2021, the parties participated in private mediation that resulted in the proponent making the 2021 Settlement Offer. At their meeting of July 14 to 16, 2021, City Council accepted the 2021 Settlement Offer, endorsing a seven-storey building with 163 units and retail at grade. The 2021 Settlement Offer has not yet been presented to the OLT for final approval. City Council's decision is found at the following link:

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

A Preliminary Report was adopted by Etobicoke York Community Council on April 19, 2022 authorizing staff to conduct a community consultation meeting. The decision of Etobicoke York Community Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EY31.3>

SITE AND SURROUNDING AREA

Site Description and Dimensions:

The subject site (excluding the area of the previous application) is generally flat and rectangular in shape. The site 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 and related 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 will have an area of 3,166 square metres and a frontage of 82.12 metres.

Existing Uses:

The subject site 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.

Surrounding Uses:

North: Bloor Street West, and two-storey street-related commercial and mixed use buildings on the north side of the street.

South: Detached houses, separated from the site by a public laneway.

East: One, two and three-storey mixed use buildings.

West: Two-storey commercial and mixed use buildings.

THE APPLICATION

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 including both the current proposal and the settlement site at 2915-2943 Bloor Street West is seven storeys (27.45 metres including mechanical penthouse) with retail at grade and 225 residential units. The existing one and two-storey commercial buildings would be demolished.

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. Of the 225 units proposed, there would be: 169 one-bedroom (75%); 34 two-bedroom (15%); and 23 three-bedroom (10%) units.

The gross floor area (GFA) proposed for this application would be 5,297 square metres. Combined with the previous application, the proposed building would have a total GFA of 15,628 square metres. The proposed density would be 4.94 times the area of the lot for the combined new and existing applications, increased from 4.57 times the area of the lot in the 2021 Settlement Offer as a result of the efficiencies of a larger site.

The application 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 2915-2943 Bloor Street West in this application would be 450 square metres each.

The building would have a front setback of 2.09 metres from the existing property line (1.69 metres to the new property line), 3.9 metres to the existing southern property line (2.23 metres from the new property line) and zero metres from the east and west side lot lines.

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 (0.4 spaces per unit); down from 98 spaces (0.6 spaces per unit) 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.

See Attachments 2, 5, 6, and 7 of this report for the Application Data Sheet, a site plan of the proposal, and three-dimensional representations of the project in context, respectively. These attachments refer to the entirety of the proposed building, not just the additional parcels associated with this application. See Attachments 1, 3, and 4 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 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.

A Rental Housing Demolition application under Municipal Code Chapter 667 is required as the proposal will include the demolition of six existing rental units on the site.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (File No. 21 25130 WET 03 SA) and is currently under review.

POLICY

The Official Plan designates the lands at 2915 to 2943 Bloor Street West as Mixed Use Areas, as shown on Map 14 - Land Use of the Official Plan (see Attachment X: Official Plan Land Use Map). The site is surrounded by Mixed Use Areas to the east, west, and north for the lands fronting onto Bloor Street West. The area further north and the area immediately to the south is designated Neighbourhoods.

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 941-2003.

Information on applicable policy documents can be found in Attachment 12: Policy Considerations.

The Bloor Kingsway Avenue Study and Zoning By-law 941-2003, can be found here: <https://www.toronto.ca/legdocs/bylaws/2003/law0941.pdf>

Toronto Official Plan policies can 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 941-2003). 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.

Guidelines

Guidelines that are relevant in the consideration of the proposal include: Bloor-Kingsway Urban Design Guidelines; Mid-Rise Buildings Performance Standards and Addendum; Growing Up: Planning for Children in New Vertical Communities; Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

Information on applicable policy and guideline documents can be found in Attachment 12: Policy Considerations.

COMMUNITY CONSULTATION

City Planning staff hosted a virtual community consultation meeting on May 18, 2022. The meeting was attended by approximately 24 members of the public, along with City staff, the applicant, and their consulting team. In accordance with the direction of Etobicoke York Community Council, notice was sent to an expanded notification area that exceeded the required 120 metres.

At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented their

development proposal. The meeting concluded with a question and answer period. Comments raised through the virtual meeting, along with comments raised through written correspondence with City staff, concerned:

- Whether the proposal includes the provision of street trees, plants, and shrubs;
- The width of the rear laneway and additional traffic impact in the laneway from the proposed development;
- The increase in density relative to the 2021 Settlement Offer;
- Parking to serve the proposed retail;
- The overall supply of parking;
- Protection for migratory birds; and
- Studying changes to the right-of-way with an emphasis on pedestrian safety and comfort.

Staff will work with the applicant to address the provision of street trees and concerns about the laneway through the Site Plan Control application process, and this report recommends that the OLT be asked to withhold a final decision until the supply of parking is acceptable to Transportation Services.

COMMENTS

Planning Act

City Planning staff have reviewed the application having regard for the relevant matters of provincial interest set out under Section 2 of the Planning Act. The Planning Act, Section 2, has regard to matters of provincial interest such as: Section 2(h), which speaks to the orderly development of safe and healthy communities; Section 2(j), which speaks to the adequate provision of a full range of housing, including affordable housing; Section 2(p) which speaks to the appropriate location of growth and development; and Section 2(r) which speaks to the promotion of a built form that is well designed, encourages a sense of place and provides places that are of high quality, and are safe, accessible, attractive.

The proposed development would have regard to the matters of provincial interest stated above. The site is located in an area where growth is encouraged. The proposed massing and scale of the seven-storey building plus mechanical and amenity space is well-designed and considers the existing context as well as policies within the Official Plan, the related zoning bylaw for the Bloor-Kingsway Avenue (AV) zone and the in force Bloor-Kingsway Urban Design Guidelines, which aid in ensuring the built form encourages a sense of place along the Avenue and provides for public spaces such as streets that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the Provincial Policy Statement (2020) (the "PPS") and the Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan").

Staff have determined that the application is consistent with the PPS and conforms with the Growth Plan as outlined below:

Provincial Policy Statement (2020)

Section 1.1.1 of the PPS (2020) contains a number of policies stating that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential uses and by promoting cost-effective development patterns and standards. The proposed development would achieve this by providing a seven-storey mixed use building that would use existing services within an existing built-up area. This would represent an efficient land use pattern that minimizes land consumption.

Policy 1.4.3. d) states that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. The proposed development is within approximately 300 metres of the Royal York subway station which would make efficient use of existing transit infrastructure.

Policy 4.6 of the PPS states that the municipal Official Plan is "the most important vehicle for implementation" of the PPS and that "comprehensive, integrated and long-term planning is best achieved through official plans." The application addresses this policy by adhering to the policies of the City's Official Plan and conforming to the uses provided for in a Mixed Use Areas designations.

This proposal is consistent with the PPS and addresses the above noted policies, as it is contextually appropriate intensification that makes efficient use of the site and existing services, and promotes appropriate intensification along a transit route. The proposal would contribute to a compact built form along a major road in an area where there is a mix of dwelling types. The proposal would achieve the Official Plan's objectives of developing an appropriate built form that is compatible with its existing context.

The proposal is consistent with the Provincial Policy Statement as it proposes residential intensification within a built-up urban area, and is consistent with the level of intensification supported by the Official Plan.

A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan.

Section 2.2.1.3(c) directs municipalities to undertake integrated planning to manage forecasted growth by supporting an urban form that optimizes infrastructure, particularly along transit lines and transportation corridors, to support the achievement of complete communities through a more compact built form.

Section 2.2.1.4(c) echoes the guiding principle noted above by supporting complete communities that provide a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

The proposal conforms to the Growth Plan (2020) by directing growth to an appropriate settlement area, making efficient use of land, existing services and infrastructure, including proximity to public transit. The proposal fits appropriately within its surrounding context, achieves an appropriate transition of built form to adjacent areas and adds to the housing stock of the area.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy section of this report as well as the policies of the Toronto Official Plan as a whole.

The site is located on an Avenues as identified on Map 2 of the Official Plan, where urbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment. The site is designated Mixed Use Area in the Official Plan, which is anticipated to absorb most of the city's anticipated growth in commercial, retail and housing. City Planning staff are of the opinion that the proposed development conforms to the Mixed Use Area designation and its development criteria.

The Bloor-Kingsway Urban Design Guidelines envision 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. The proposed development contributes to this vision through the provision of retail along most of the frontage along Bloor Street West, with the exception of a small residential lobby entrance. The proposed building provides of a strong retail base with an additional 408 square metres of commercial space beyond the 2021 Settlement Offer, which aligns with the contextual retail condition established by the general two-storey main street fabric.

The ground floor is organized to provide an appropriate size and configuration of commercial retail, community space, amenity and residential lobby space. The main residential lobby entrance would be centred on the main street wall dividing the two halves of the commercial area. City Planning staff are of the opinion that the proposed land use fits within the planned context for the area, is appropriate for the subject site and can be supported.

Density, Height, and Massing

The planned street right-of-way along this segment of Bloor Street West is 27 metres. The built form envisioned for this section of Bloor Street West is expressed by the in-force area-specific Bloor-Kingsway Urban Design Guidelines and the Zoning By-law for the Bloor-Kingsway Avenue zone. The Bloor-Kingsway Avenue zone regulations were enacted with a street wall height limit of 15 metres and 18 metres (six storeys) overall. This policy has been implemented for the purpose of providing transition to adjacent

buildings along the Avenue, to reinforce the main street character, and to successfully blend into the existing streetscape and preserve and enhance the pedestrian urban experience along the Avenue.

This proposal for 2915-2943 Bloor Street West retains the height from the Council approved 2021 Settlement Offer across the expanded area of the site that includes 2239-2943 Bloor Street West. While one storey higher than what is contemplated in the zoning, the proposal achieves the objectives of the Bloor-Kingsway Urban Design Guidelines. The application proposes a mixed use building with a height of seven storeys at 22.45 metres (plus mechanical penthouse with amenity space), very similar to but slightly lower than the height of nearby approved developments at 3005 and 3085 Bloor Street West. The proposed building has an elevator overrun of approximately one metre beyond the height of the mechanical penthouse in order to accommodate the proposed outdoor amenity terrace on the roof. The proposed elevator overrun is approximately one metre taller than the mechanical penthouse, resulting in a total 28.45 metre height, however, it is located at the centre of the roof and will be significantly stepped back from all sides of the building. Excluding the elevator overrun, the proposed building would have a height that maintains a 1:1 ratio with the planned 27-metre right-of-way width of Bloor Street West.

The proposed building has a frontage of approximately 82.2 metres along Bloor Street West. The frontage is articulated through the provision of a recessed ground floor comprised of two retail commercial units on either side of the residential lobby area. Above the ground floor, the frontage is to be articulated through a series of inset balconies from the second to fifth storeys, with larger stepback terraces located above at the sixth and seventh storeys. The Bloor-Kingsway Urban Design Guidelines speak to the importance of establishing a strong cornice line, with the intent of creating a strong horizontal connection to adjacent buildings and to create a design that is part of the existing street wall. The proposed building achieves this intent.

The proposed density is 4.94 times the area of the lot for the combined site area, up from 4.57 in the 2021 Settlement Offer. This is a result of the efficiencies stemming from a larger site area and combining the built form across the site rather than stepping down at the west end of the original site. This proposal maintains the setbacks and stepbacks provided in the 2021 Settlement Offer on each side of the original and proposed built form. The proposed building would be setback 2.09 metres from Bloor Street West (4.3 metres from curb to building face), 3.9 metres to the rear and zero metres from the east and west side lot lines up to the fifth storey where there are three-metre setbacks on each side. The ground floor and second storey are further set back from Bloor Street West by an additional one metre to accommodate for a wider pedestrian clearway. The proposal continues to provide for a five-storey streetwall along Bloor Street West, with stepbacks of 1.5, 2.0 and 2.36 metres at the sixth and seventh storeys and at the mechanical penthouse level. The front of the proposed building fits within a 45-degree angular plane taken from a height of 80 percent of the Bloor Street West right-of-way width (21.6 metres), including mechanical elements. Along the rear laneway, the proposed building will have a three-storey height, with terraced stepbacks of 2.85, 2.9, 2.9 and 3.35 metres from the fourth storey to the seventh storey, along with an additional stepback of 4.98 metres at the mechanical penthouse level.

Transition and Angular Planes

The Bloor-Kingsway Urban Design Guidelines suggest that appropriate transition to an adjacent Neighbourhoods designation should be sought from the lot line of the abutting Neighbourhoods designation. The Bloor-Kingsway Avenue zone states that all new buildings and structures shall maintain a 45-degree angular plane from properties zoned Second Density Residential.

While there are limited penetrations into the Bloor-Kingsway Avenue zoning by-law angular plane requirement, the 2021 Settlement Offer had been designed to comply with the Mid-Rise Performance Standards angular plane for shallow lots, and this proposal maintains this approach. The proposed rear terracing has minor penetrations of the 45-degree angular plane for privacy screening planters at the edge of the south facing balconies and at the southern edge of the elevator overrun. The proposed building achieves the intent of providing an appropriate transition to the neighbourhood.

Stepbacks and maximum height limits are also used in the Bloor-Kingsway AV zone regulations and the Bloor-Kingsway Urban Design Guidelines to preserve and enhance the pedestrian experience, to recess the upper storeys to break up the building mass, and to ensure new infill buildings will respect existing massing and height. The proposed building is marginally shorter than the approved building at 3005 Bloor Street West and within 1.95 metres in height of the Regency at 3009 Bloor Street West. The Bloor-Kingsway Urban Design Guidelines and Bloor-Kingsway AV zone regulations also provide for transition through calling for three-metre stepbacks on all sides of a building after the 5th storey, which this proposal complies with, apart from projecting stairwells. The side main walls will feature no primary windows.

A detailed review of the design and building materials will be undertaken through the Site Plan Control application review, which is currently underway.

The proposed building respects the terms of the 2021 Settlement, with density, height, and massing that is acceptable and appropriately addresses transition in terms of setbacks and stepbacks to the adjacent properties and public street.

Residential Unit Mix

The Council-adopted Growing Up: Planning for Children in New Vertical Communities draft urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

The portion of the proposed building within the two parcels of this application contain 55 units. While the provision of 18 (32.7%) two-bedroom units and two (3.6%) three-bedroom units does not support the unit mix objectives of the Growing Up Guidelines, the proposed building as a whole including 2915-2917 Bloor Street West, includes 225 units, with 34 (15%) two-bedroom units and 23 (10%) three-bedroom units. The proposed development in total satisfies the guideline recommendations.

Unit size has not yet been confirmed but the applicant has agreed that, if not in compliance with the Growing Up Guidelines, they will work with City staff through the Site Plan Control process to confirm reasonable unit sizes to the satisfaction of staff.

Shadow Impact

Policy 4.2.2(b) and (c) of the Official Plan requires that new development in Mixed Use Areas be located and massed so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods particularly during the spring and fall equinoxes; and that new buildings be located and massed to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The proposal shadows the north sidewalk from 9:18 am to 10:18 am on March 21st and September 21st, providing approximately eight hours of sunlight on the sidewalks. On March 21st, the proposed building would cast no shadows onto the Neighbourhoods designated lands to the north or south at any point throughout the day. On September 21st, a small area within the rear yards of the abutting Neighbourhoods designated properties to the south will be shadowed only at 6:18 pm. Park Lawn Cemetery will also only be shadowed at 6:18 pm. The overall shadow impact on lands designated Neighbourhoods and on Park Lawn Cemetery are negligible and the impact on the north side of the street is minor and acceptable.

Traffic Impact and Site Access

At the time of writing this report, traffic impacts of the proposal have not been fully assessed. Transportation Services staff will also consider measures to address safety and accessibility within the rear laneway. Staff are recommending that, if City Council supports this application in principle, a Revised Transportation Impact Study be submitted, reviewed and accepted prior to the OLT issuing any order on the Zoning By-law Amendment.

Road Widening

Through the review of the original application, the need for a widening along the Bloor Street West frontage of the property and along the rear of the property along the laneway was identified. A 0.4-metre wide strip of land along the Bloor Street West frontage of the site and a 1.67-metre wide strip of land along the public lane frontage of the site is to be conveyed to the City for a nominal sum, free and clear of all encumbrances. A total of 2.4 metres is required to achieve a six-metre right-of-way. The remainder will be required through any future planning applications on the south side of the laneway. The applicant will be required to convey these widenings through the Site Plan Control process.

Vehicular Parking

The application proposes a total of 90 vehicular parking spaces, of which 68 spaces would be designated for resident parking, 23 spaces would be designated for combined residential visitor and commercial visitor parking purposes. This ratio of 0.4 spaces (residential and visitor parking combined) per unit is insufficient.

The applicant will be required to demonstrate that there is sufficient parking provided for the site prior to the final order from OLT. The requirement for this proposal is to provide a minimum number of spaces in accordance with Policy Area 3 parking supply

requirements for Zoning By-law 569-2013. Access to the below grade parking garage would be located in the rear of the mixed use building and would be accessed from the adjacent public lane. A detailed review of the design and access of the parking garage will be undertaken through the Site Plan Control application.

Loading

The plans show a loading space parallel to the rear of the building. Through the site plan control process, the applicant shall demonstrate that a minimum of one Type G loading space is provided with the following minimum dimensions: 13 metres long, four metres wide and a vertical clearance of 6.1 metres.

Bicycle Parking

The applicant is providing 169 bicycle parking spaces comprised of 153 long term residential spaces and 16 short-term spaces. The applicant will be required to demonstrate through the Site Plan Control process that the proposed bicycle parking supply satisfies the minimum requirements for Zoning By-law 569-2013. A detailed review of the design and location of the bicycle parking will be undertaken through the Site Plan Control application.

Servicing and Stormwater Management

The applicant submitted a Functional Servicing and Stormwater Management Report, dated November 8, 2021, and prepared by Counterpoint Engineering, and a Hydrological Report, dated November 2, 2021, and prepared by B.I.G Consulting Inc. The objectives of these reports were to identify the municipal servicing and stormwater management requirements for this development and to demonstrate how each service would be accommodated by the existing infrastructure.

Engineering and Construction Services staff have requested that the applicant make the following revisions to the Hydrological Review Servicing Report Groundwater Summary Form and:

- Clarify where the study is referring to the additional site area only or to the larger site including 2915-2917 Bloor Street West;
- Provide a more comprehensive sanitary section;
- Address discrepancies in site statistics;
- Indicate whether the most recent Sewer Capacity Assessment Guidelines were used;
- Address short-term discharge;
- Indicate whether there is sufficient capacity in the City's storm sewer;
- Identify the water balance requirement prior to initial abstraction; and
- Provide an updated hydrant flow.

It is recommended that the owner undertake additional work to satisfy servicing matters required by Engineering and Construction Services as set out in the memorandum dated March 23, 2022 to City Planning prior to issuance of a final Order approving the development.

Noise and Vibration Study

A Noise Feasibility Study, as prepared by HGC Engineering, dated November 8, 2021, was submitted as part of the proposal. A peer review is required at the expense of the applicant to ensure appropriate mitigation measures are identified and implemented. Mitigation would also be at the owner's expense. The peer review will be undertaken and mitigation measures secured through the Site Plan Control review process.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced, and expanded. Map 8B of the Toronto Official Plan illustrates local parkland provisions across the city. The lands which are the subject of this application are in an area with zero to four hectares of local parkland per person, well below the city-wide average of 28 square metres per person.

The residential component of this proposal is subject to a cap of 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication. The value of the cash-in-lieu of parkland dedication would be appraised through Real Estate Services. The appraisal would be conducted upon the submission of an application for the first above-grade building permit and valid for six months. Payment would be required prior to the issuance of the first above-grade building permit.

Amenity Space

The Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. The typical minimum standard of two square metres of indoor and outdoor amenity space for each dwelling unit should be achieved in new significant apartment house developments and the outdoor amenity space should generally be adjacent to the indoor amenity space. The proposal for 225 units would result in a required minimum of 450 square metres each for indoor and outdoor amenity area.

The proposal includes both indoor and outdoor amenity space (450 square metres of indoor amenity space at a ratio of two square metres per unit and 450 square metres of outdoor amenity space at a ratio of two square metres per unit) which meets the required City standards.

The indoor amenity space would be located on the ground floor and partially on the roof. The outdoor amenity would be located on the roof. The location and amount of indoor and outdoor amenity space proposed is acceptable to staff.

Tree Preservation and Streetscape

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Articles II (Street Tree By-law) and III (Private Tree By-law). Additionally, 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 preserving and enhancing the urban forest by:

- a) Providing suitable growing environments for trees;
- b) Increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and
- c) Regulating the injury and destruction of trees."

The submitted Arborist Report & Tree Protection Plan, prepared by Kuntz Forestry Consulting Inc., dated October 20, 2021, inventoried one City street tree, and seven privately owned trees (six of which meet the criteria for protection under the City of Toronto's Private Tree By-law). The development proposes the protection of these trees.

Urban Forestry has reviewed the application and has concerns with the proposed soil volume and the absence of tree planting on the City road allowance. It is recommended that the applicant be required to demonstrate compliance with the soil volume requirements prior to final approval of Zoning By-law Amendments and the planting of street trees through the Site Plan Control process.

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 TGS. 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 or Registered Plan of Subdivision. The applicant is required to meet Tier 1 of the TGS.

The applicant is encouraged to achieve Tier 2 of the TGS or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features would be secured through the Site Plan Control process.

Local School Boards

The Toronto Catholic District School Board (TCDSB) has advised that the local school area surrounding the development site is experiencing significant enrollment pressures. The TCDSB has requested that appropriate signage be erected on site and appropriate warning clauses be included in all lease/rental/sale/tenancy agreements. These requirements are proposed to be secured through the Site Plan Control, should this application be approved.

The Toronto Lands Corporation in consultation with the Toronto District School Board (TDSB) has determined that the local elementary schools are currently presenting accommodation challenges. The Toronto Lands Corporation and the TDSB will continue to monitor the residential development within the local area to understand the cumulative impact on local schools and to determine where prospective students will

attend. In the interim, the TDSB has requested that appropriate signage be erected on site and appropriate warning clauses be included in all lease/rental/sale/tenancy agreements. These requirements are proposed to be secured through the Site Plan Control, should this application be approved.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner and Executive Director, City Planning.

The subject site currently contains a total of six residential rental units. A Rental Housing Demolition and Conversion Application is required. The application has not yet been submitted.

Section 37

The 2021 Settlement Offer for 2915-2917 Bloor Street West contemplated securing community benefits through a Section 37 agreement in the form of a cash contribution of \$550,000 to be directed towards streetscape improvements, a contribution to the Local Kingsway BIA, and/or local traffic calming measures. However, the legislative changes have resulted in a new Community Benefits Charge (CBC) regime coming into effect replacing Section 37. It is possible that there may not be a final Order on the proposal prior to the effective date. Accordingly, it is possible that community benefits will be secured under the CBC regime.

The following were also to be secured as a legal convenience through Section 37 as part of the 2021 Settlement Offer and implemented through the Site Plan Control process. Should a final Order not be issued prior to the CBC regime coming into effect, these matters will be secured through the Site Plan Control approval process:

- the owner work with City staff to provide space within the development for installation of maintenance access holes and sampling ports on the property, as close to the property line as possible, for both storm and sanitary service connections, in accordance with the Sewers By-law Chapter 68-10;
- the owner work with City staff to achieve appropriate unit sizes for the two-bedroom and three-bedroom units to accommodate families;
- secure the road widening of 0.4 metres along the Bloor Street West frontage of the property and a laneway widening of 1.67 metres across the rear of the property abutting the existing public laneway;
- secure planters for the rear terraces, including an obligation for maintenance as part of the common elements of the condominium corporation, to ensure year-round plantings that provide visual screening; and,
- satisfactory arrangements with the Chief Engineer and Executive Director, Engineering and Construction Services for the design and construction of new infrastructure or any improvements to the existing municipal infrastructure, should it be determined in the revised Functional Servicing Report and/or revised

Hydrogeological Report, as required below, that new infrastructure and/or upgrades/improvements are required to the existing infrastructure, to support this development, and that the owner has entered into a financially secured agreement to pay for and construct any necessary municipal infrastructure, with any such agreement to be executed prior to issuance of an above-grade building permit.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Toronto Official Plan. The proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal conforms with the Toronto Official Plan, particularly as it relates to development on Avenues within Mixed Use Areas, and in providing a range of housing options. Staff worked with the applicant and the community during the application for 2915 Bloor Street West to resolve issues related to site layout, traffic impact, and infrastructure improvements to accommodate the development. This application generally adheres to the provisions of the settlement on the expanded site area. Staff recommend that Council authorize the City Solicitor with the appropriate City staff to attend the OLT hearing to support the application in principle subject to the conditions outlined in the recommendations of this report.

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: Location Map

Attachment 2: Application Data Sheet

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Site Plan

Attachment 6: 3D Model of Proposal - Looking Northeast

Attachment 7: 3D Model of Proposal - Looking Southwest

Attachment 8: North Elevation

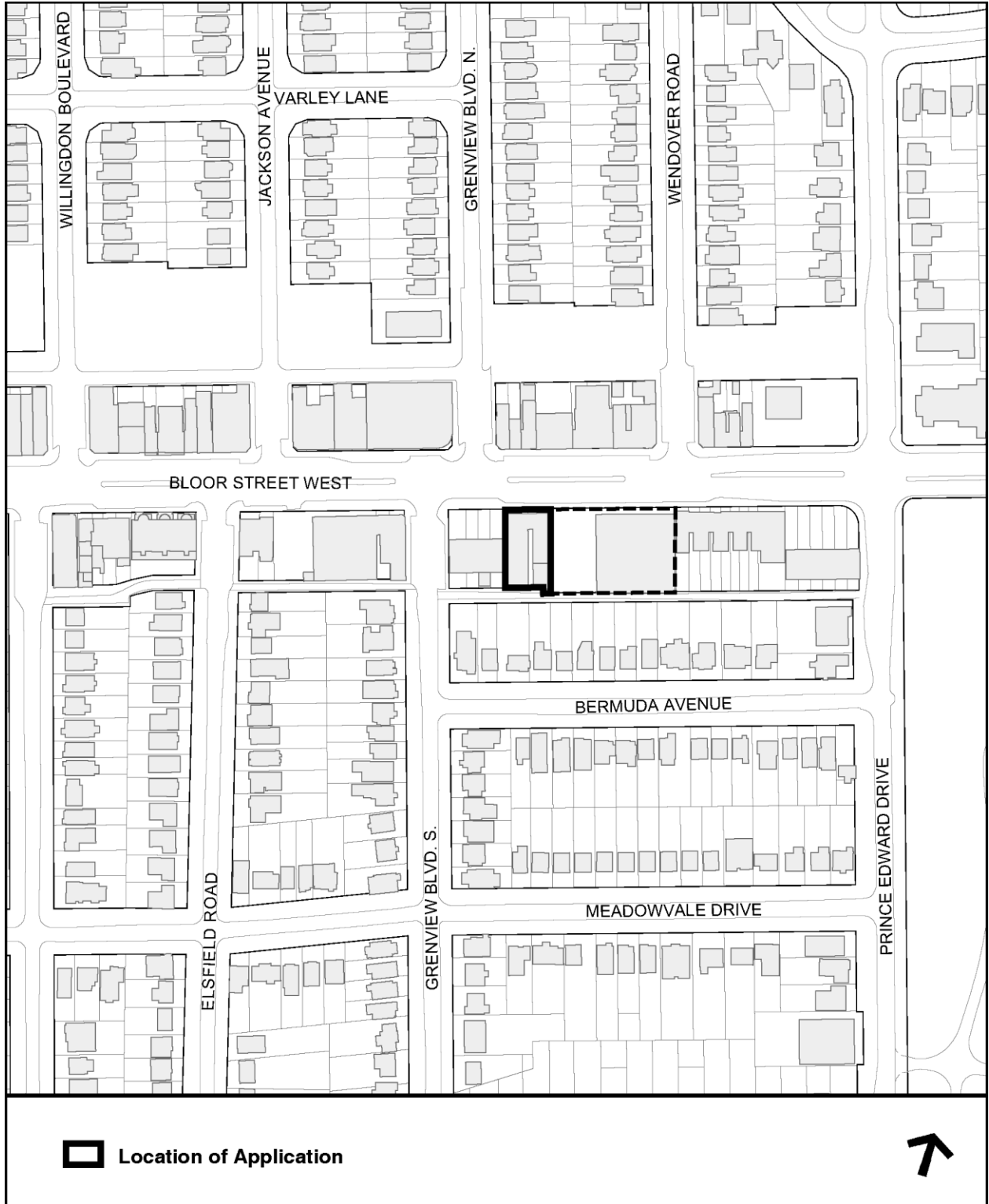
Attachment 9: South Elevation

Attachment 10: East Elevation

Attachment 11: West Elevation

Attachment 12: Policy Considerations

Attachment 1: Location Map



Attachment 2: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2939-2943 Bloor Street West (Note that the data refers to the entirety of the proposed building at 2915-2943 Bloor Street West) 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 seven-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: N

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

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

PROJECT INFORMATION

Site Area (sq m): 3,176 Frontage (m): 82 Depth (m): 39

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,748	1,748
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:	4.92
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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:	6	0	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:	91	Bicycle Parking Spaces:	155	Loading Docks:	1
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CONTACT:

Ira Banks, Planner
416-394-8878
Ira.Banks@toronto.ca

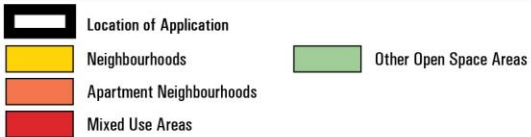
Attachment 3: Official Plan Land Use Map



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 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2915-2943 Bloor Street West

File # 21 237739 WET 03 0Z

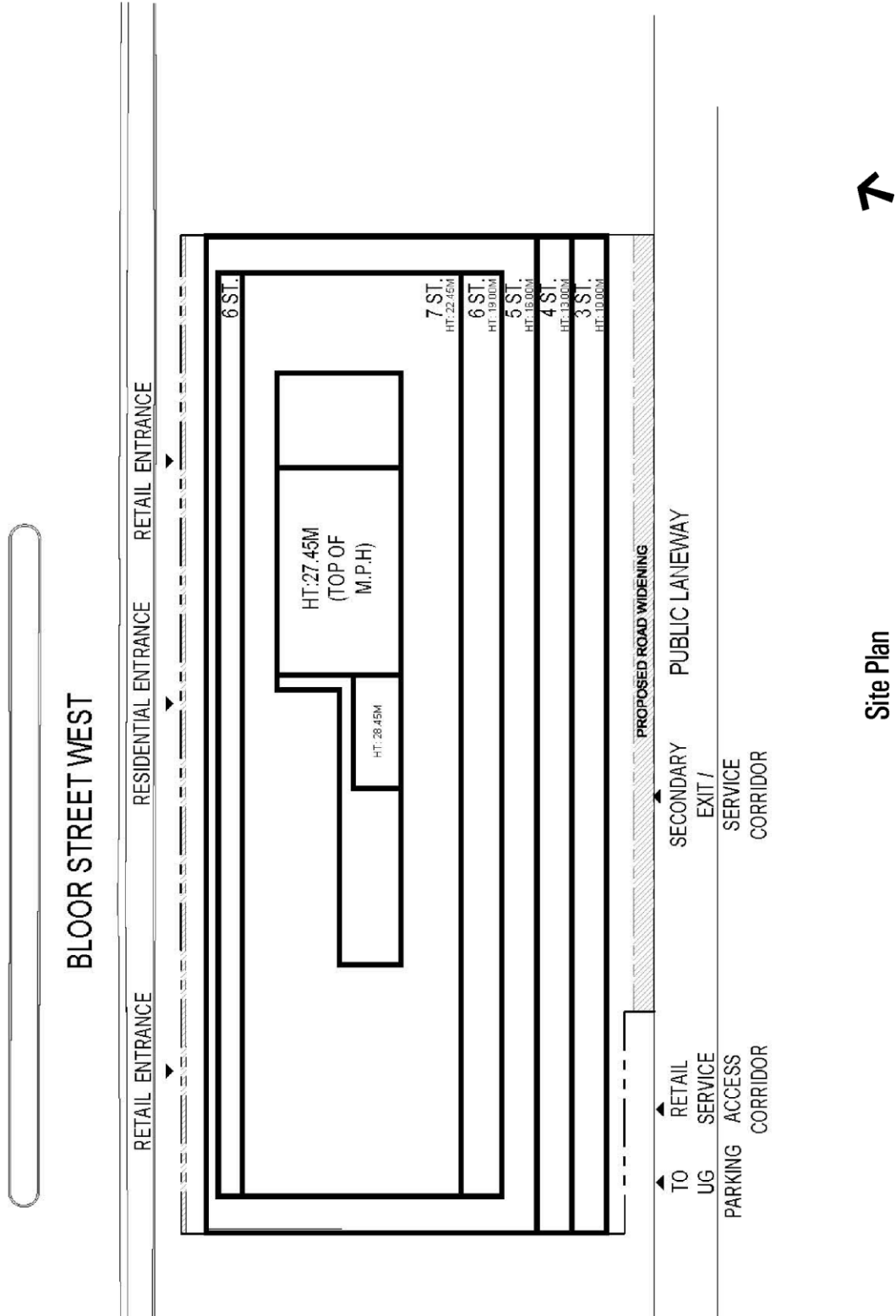
-  Location of Application
- RD** Residential Detached
- CL** Commercial Local
- IPW** Institutional Place of Worship
- OC** Open Space Cemetery

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

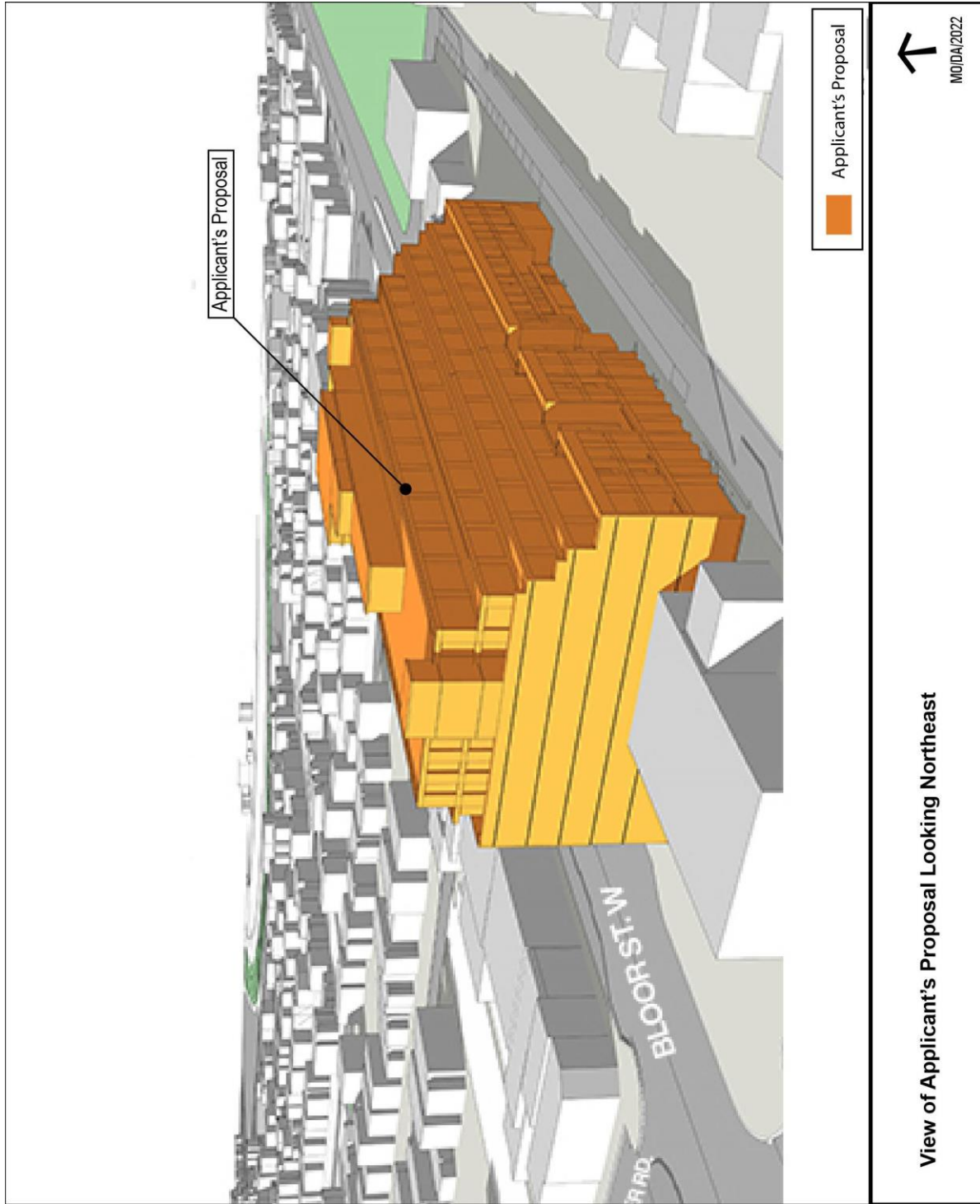


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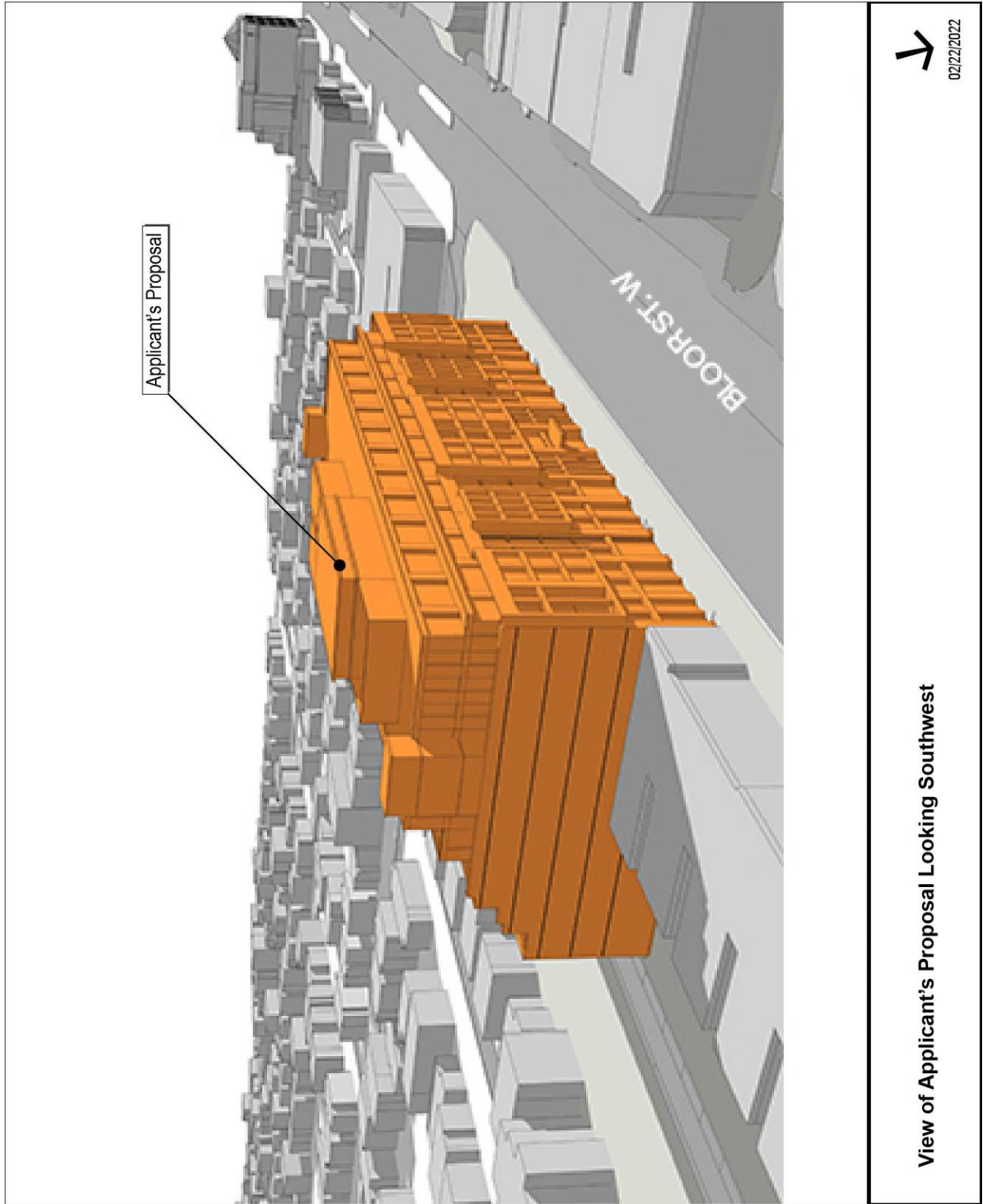
Attachment 5: Site Plan



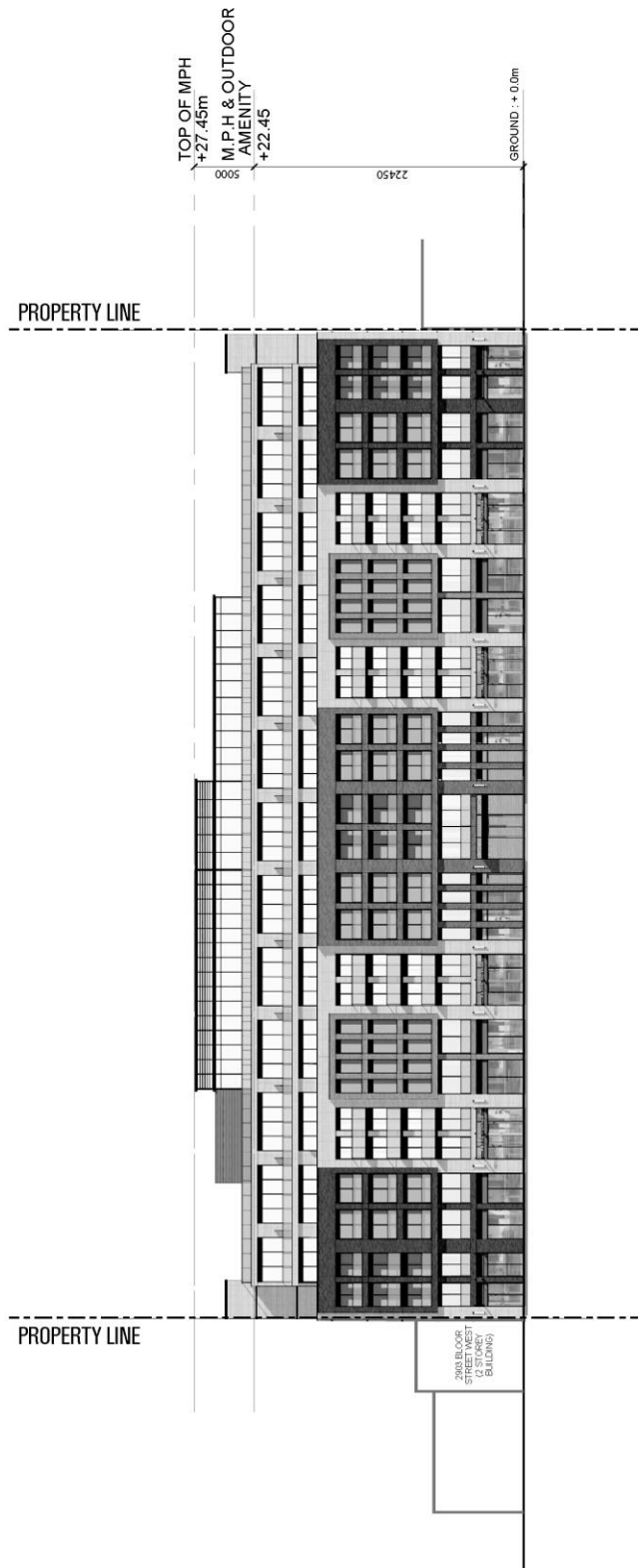
Attachment 6: 3D Model of Proposal - Looking Northeast



Attachment 7: 3D Model of Proposal - Looking Southwest

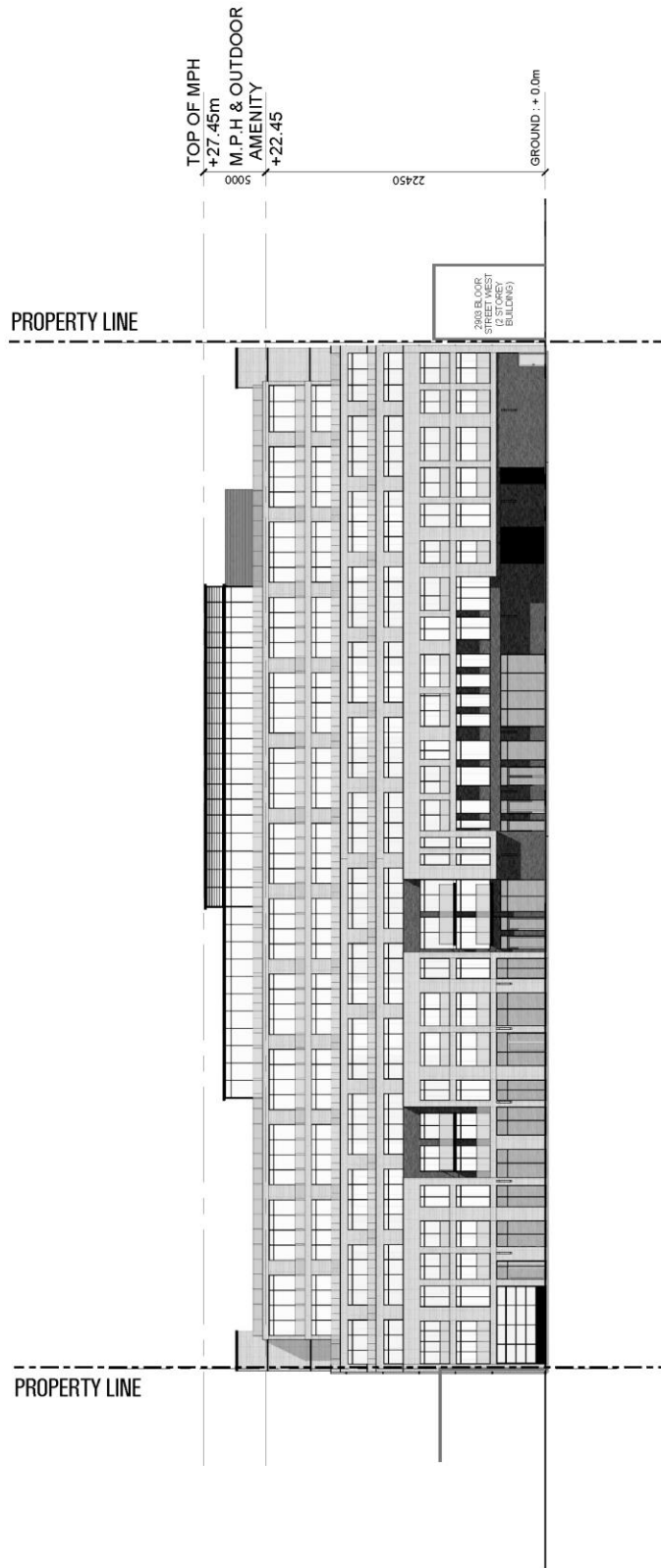


Attachment 8: North Elevation



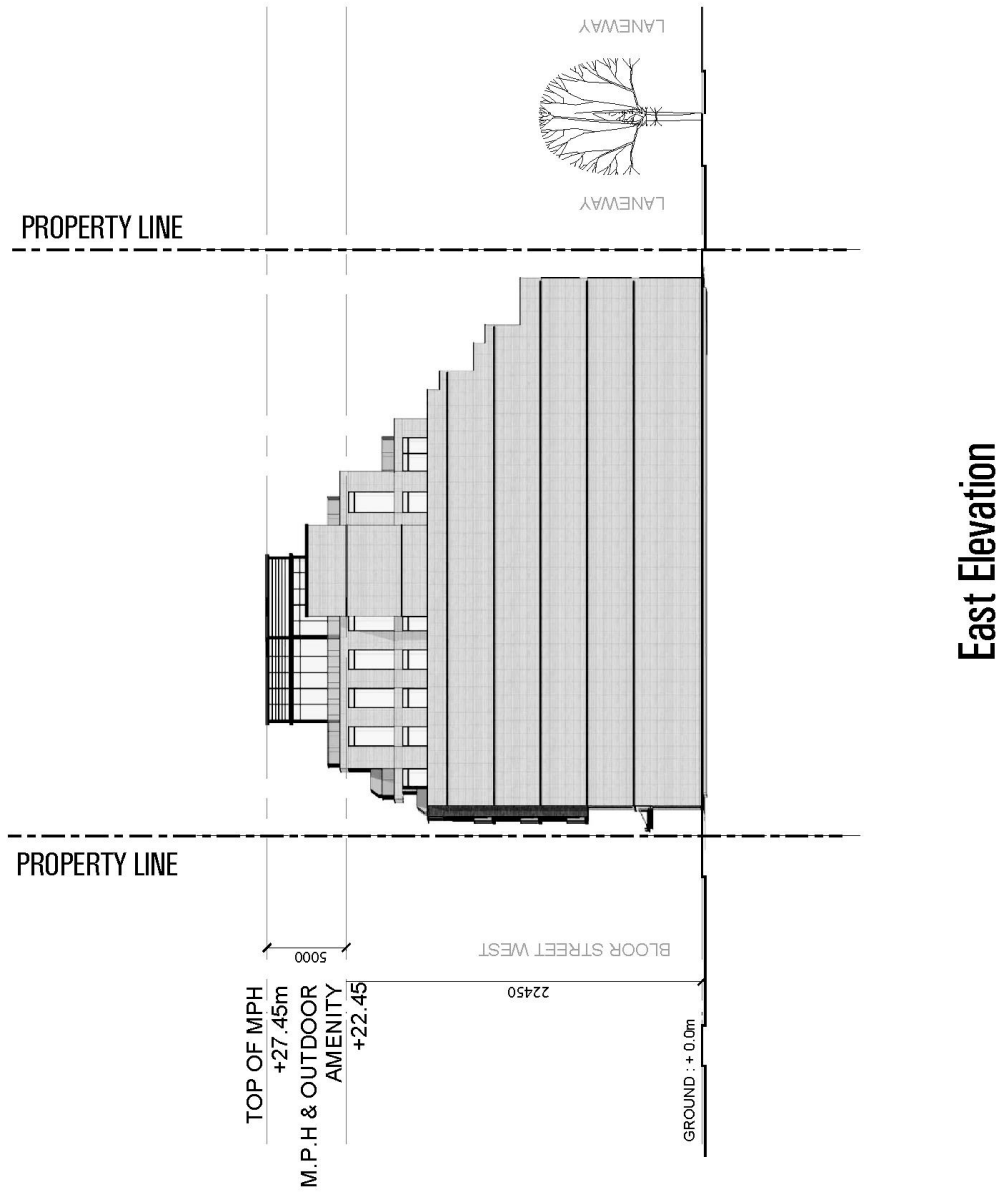
North Elevation

Attachment 9: South Elevation

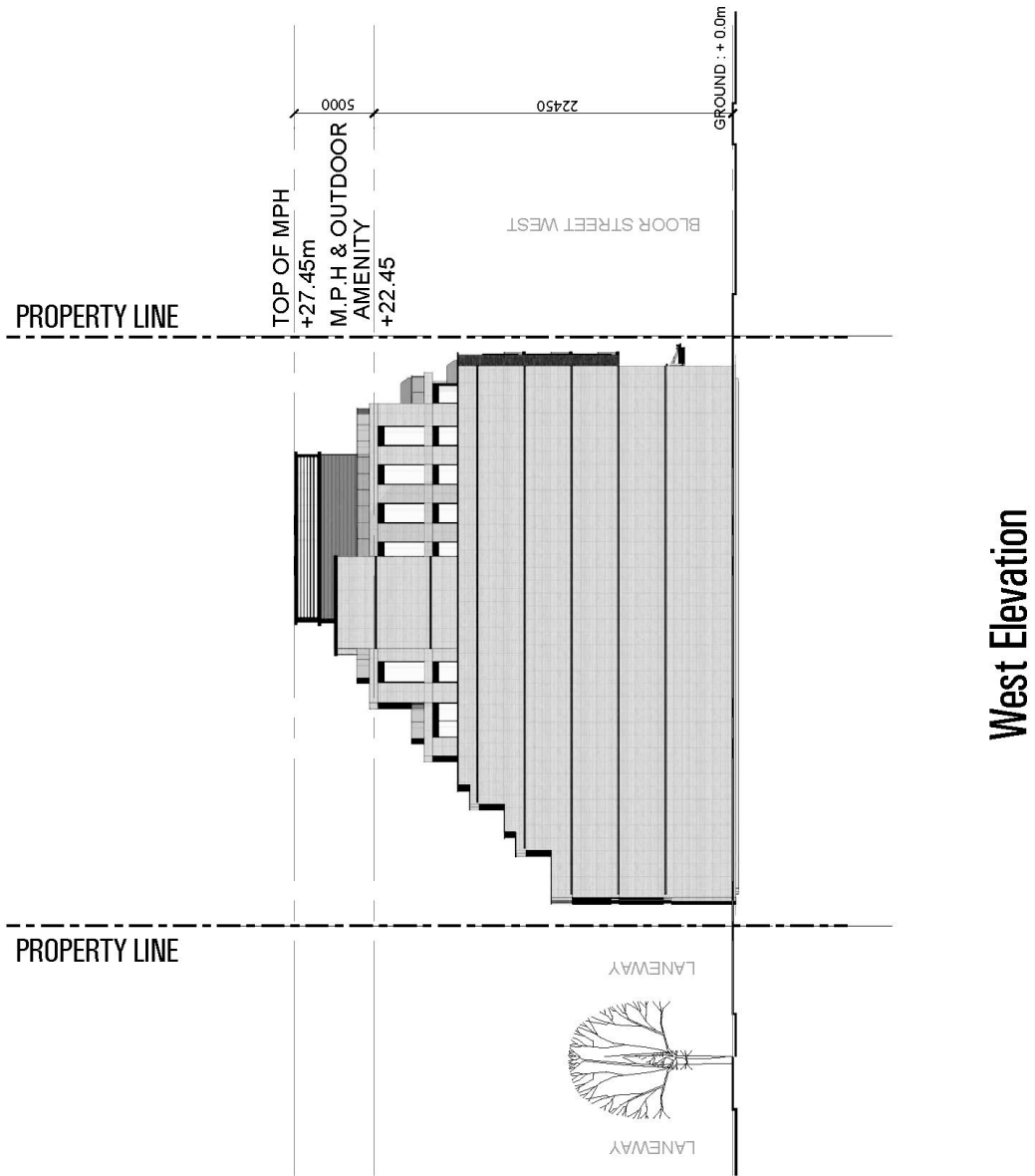


South Elevation

Attachment 10: East Elevation



Attachment 11: West Elevation



Attachment 12: Policy Considerations

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of employment opportunities; the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the appropriate location of growth and development; the adequate provision and distribution of educational, health, social, cultural and recreational facilities; the resolution of planning conflicts involving public and private interests; and the promotion of a 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.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") 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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex interrelationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

While decisions of Council shall be consistent with the policies of the PPS, it is also important to note that the PPS recognizes and acknowledges the Official Plan as an important document for implementing many of the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: 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 amends and 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;
- 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 (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

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. The Official Plan contains policies related to building complete communities, the location of parks and open spaces, housing, community services, transportation, and sustainability.

The site is designated Mixed Use Areas as shown on Land Use Map 14. See Attachment 3 of this report for the Official Land Use Map. 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.

This application has been reviewed against the policies of the City of Toronto Official Plan.

The City of Toronto Official Plan can be found here:

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

Design Guidelines

Official Plan Policy 5.3.2.1 states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Policy 2.2.1.6 also refers to design guidelines to ensure new development respects context. Urban design guidelines are intended to provide a more detailed framework for built form and public improvements. This application was reviewed using the Bloor-Kingsway Urban Design Guidelines, the Mid-rise Performance Standards, the Growing Up Guidelines, the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings, and the Retail Design Manual.

The Bloor-Kingsway Urban Design Guidelines

The Bloor-Kingsway Urban Design Guidelines were adopted in 2000. The guidelines envision 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 predominantly two-storey existing built form along this stretch of Bloor Street West, the guidelines recommend a maximum building height of six storeys (18 metres) along Bloor Street West.

The guidelines recommend further measures intended to reduce the visual and shadow impacts of the upper storeys of new buildings and to ensure new buildings are compatible with the existing context. These include, among other things:

- a strong two-storey base building condition, which is visually separate from the upper storeys, with cornice line and/or 0.6-metre stepback at approximately seven metres;
- a stepback of three metres above the fifth storey height on all sides;
- a second cornice line at a height of 14 metres;
- the use of canopies and/or awnings and changes in materials to reduce the visual impact of this additional height; and
- the possibility of additional stepbacks for buildings on the south side of Bloor Street West. The guidelines recommend additional measures to enhance the pedestrian realm and retail environment, including a continuous retail edge along Bloor Street West, a 1.2-metre setback from Bloor Street West, and a rhythm of structural bays which reflects the traditional width of existing storefronts

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and stepbacks, sunlight and sky view, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Growing Up Guidelines: Planning for Children in New Vertical Communities

In July 2020, City Council adopted updated Growing Up 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 greater than 20 residential units and future city-wide and area-based planning frameworks. The objective of the Growing Up 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.

The link to the Growing Up Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/planningstudiesinitiatives/growing-up-planning-for-children-in-new-vertical-communities/>

Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

The purpose of the Pet Friendly Design Guidelines is to guide new developments in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm, and provide needed pet amenities for high density residential communities. The link to the guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/planningstudiesinitiatives/pet-friendly-designguidelines-for-high-density-communities/>

Retail Design Manual

The Retail Design Manual is anticipated to be on a future Planning and Housing Committee agenda with an anticipated recommendation that the Retail Design Manual be applied in the evaluation of proposals with a retail presence. The Retail Design Manual is a collection of best practices and is intended to provide guidance on developing ground floor retail spaces. The guidelines can be found here:

<https://www.toronto.ca/wpcontent/uploads/2020/01/960d-Toronto-Retail-Design-ManualDecember-2019.pdf>

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

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/toronto-green-standard/tier-1-planning-application-requirements/>

Rental Housing Demolition and Conversion By-law

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner and Executive Director, City Planning.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Land Tribunal.