

320, 328 and 332 Bloor Street West – Zoning By-law Amendment Application – Preliminary Report

Date: January 31, 2022

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 21 234506 STE 11 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application to permit a 37-storey mixed use building with an 8-storey base building, containing 366 dwelling units and 628 square metres of retail.

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. City Planning staff schedule a Community Consultation Meeting for the application located at 320, 328 and 332 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

On November 24, 2021, Toronto and East York Community Council requested that staff coordinate the application review process for existing and future development applications at the corner of Spadina Avenue and Bloor Street West. It was also requested that staff initiate Indigenous-led engagement to inform the redevelopments at the Spadina Avenue and Bloor Street West intersection, of which this application is a part.

Item TE29.88 was adopted by City Council on December 15, 2021. The item, as adopted, can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.88>

THE SITE

Description: The site is located at the northeast corner of Bloor Street West and Spadina Road and comprises three parcels, forming a primarily rectangular shape with a private laneway extending east to Madison Avenue. The site has a total area of approximately 2,217 square metres, with approximately 40 metres of frontage on Spadina Road, 52 metres of frontage on Bloor Street West, and 6 metres of frontage on Madison Avenue. The site is generally flat with a minor slope downward from north to south.

Existing Uses: 2 and 3 storey buildings fronting onto Bloor Street West, with commercial uses located at grade and office uses in the upper floors.

Official Plan Designation: *Mixed Use Areas*

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Downtown Plan: *Mixed Use Areas 3 - Main Street*

Zoning: Commercial Residential Zone (CR 3.0 (c2.0; r2.5) SS2 (x2615)), with a height limit of 18 metres.

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/>.

Bloor Corridor/Annex Block Planning Study Area (OPA 365 and 368)

The site is located within the Bloor Corridor/Annex Block Planning Study Area. In March 2017, City Council enacted By-laws 245-2017 and 246-2017 to adopt Official Plan Amendments (OPA) 365 and 368 which updated the policy framework applicable to the intersection of Bloor Street West and Spadina Avenue.

Both OPA 365 and 368 were appealed to the Ontario Land Tribunal (OLT) following Council's adoption. On May 15, 2019, the OLT approved portions of OPA 365, while approving OPA 368 in its entirety. A hearing at the OLT for the remainder of the OPA 365 policies has not yet been scheduled. The OLT Order, dated May 15, 2019, can be found here:

<https://www.omb.gov.on.ca/e-decisions/pl170366-May-15-2019.pdf>

THE APPLICATION

Complete Application Submission Date: November 5, 2021

Description: A 37-storey mixed use building is proposed with an 8-storey base building, which has a non-residential gross floor area of 628 square metres and a total residential gross floor area of 31,231 square metres. The application also proposes a 91 square metre Privately Owned Publicly-Accessible Space (POPS) along Bloor Street West.

Density: 14.09 times the area of the lot.

Dwelling Units: A total of 366 residential dwelling units are proposed including 221 one-bedroom (60.4%), 107 two-bedroom (29.2%), and 38 three-bedroom (10.4%) units.

Access, Parking and Loading: Vehicular access to the two-level underground garage is proposed via a single laneway from Madison Avenue. The proposal contains a total of 61 vehicular parking spaces, which includes 2 accessible parking spaces.

The application proposes 447 bicycle parking spaces, including 40 short term residential bicycle parking spaces, 400 long term residential bicycle parking spaces. Five (5) short term retail parking spaces and 2 long term retail bicycle parking spaces are proposed. All bicycle parking is proposed to be located internally on the second storey.

An internalized Type G loading space is proposed to be accessed through the private laneway and would be located at the northeast side of the building.

Additional Information

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. 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=UvCaXU6I%2FHdQouhreM1ryA%3D%3D>

Reason for the Application

The application seeks to amend Zoning By-laws 438-86 and 569-2013 to vary performance standards including: gross floor area and floor space index; building height; building setbacks; amenity space; and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control

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

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 Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the City's Official Plan.

City Council has declared a Climate Emergency and has set a goal to achieve 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 issues have been identified on a preliminary basis:

- Conformity with the in-force and emerging policy direction of OPA 365 and OPA 368;
- The fit of the proposed building, particularly with respect to density and height, and its relationship with the existing and planned context and adjacent properties;
- The appropriateness of the proposed setbacks, streetwall heights, and stepbacks of the upper floors;
- Compliance with the City's Tall Building Guidelines, particularly with respect to the appropriateness of the tower's location on the site and separation from adjacent properties;
- Shadow and wind impacts on adjacent properties and the public realm;
- The amount of indoor and outdoor amenity space;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Unit mix and sizes with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- Consideration of other relevant city guidelines such as the Bird Friendly Guidelines;
- The provision of affordable housing;
- The feasibility of the proposed building location relative to existing TTC infrastructure;

- The provision of parkland (on-site or cash-in-lieu);
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The location, size design and ability to program the POPS as proposed;
- The general quality of site landscaping including the provision of large growing shade trees;
- The capacity of infrastructure (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The pursuit of Tier 2, 3 or 4 of the Toronto Green Standard for climate change mitigation and resilience purposes; and,
- 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.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting. Staff will also be initiating Indigenous-led engagement to inform this development proposal. 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. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map

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

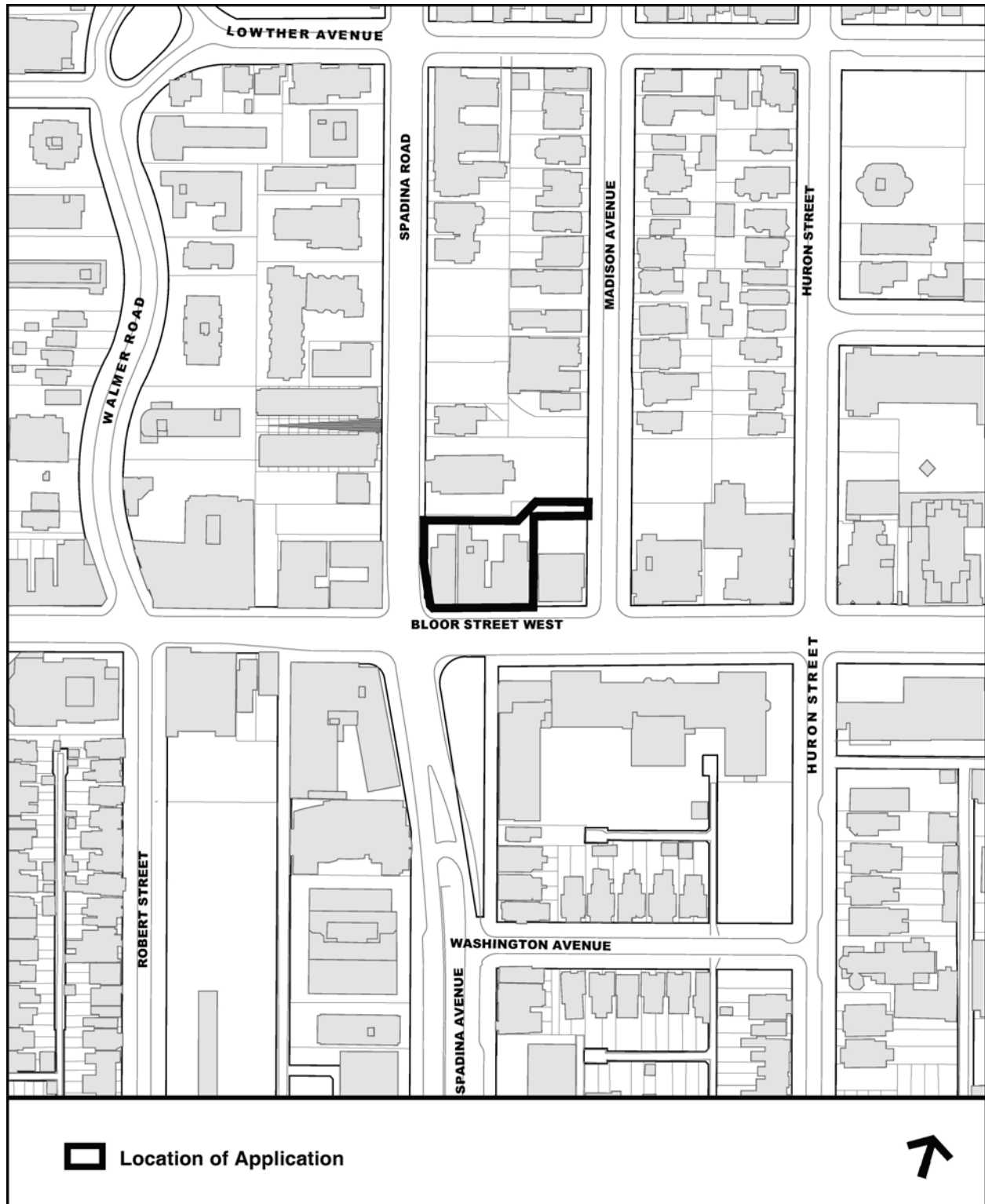
Attachment 3: Site Plan

Attachment 4: Official Plan Map

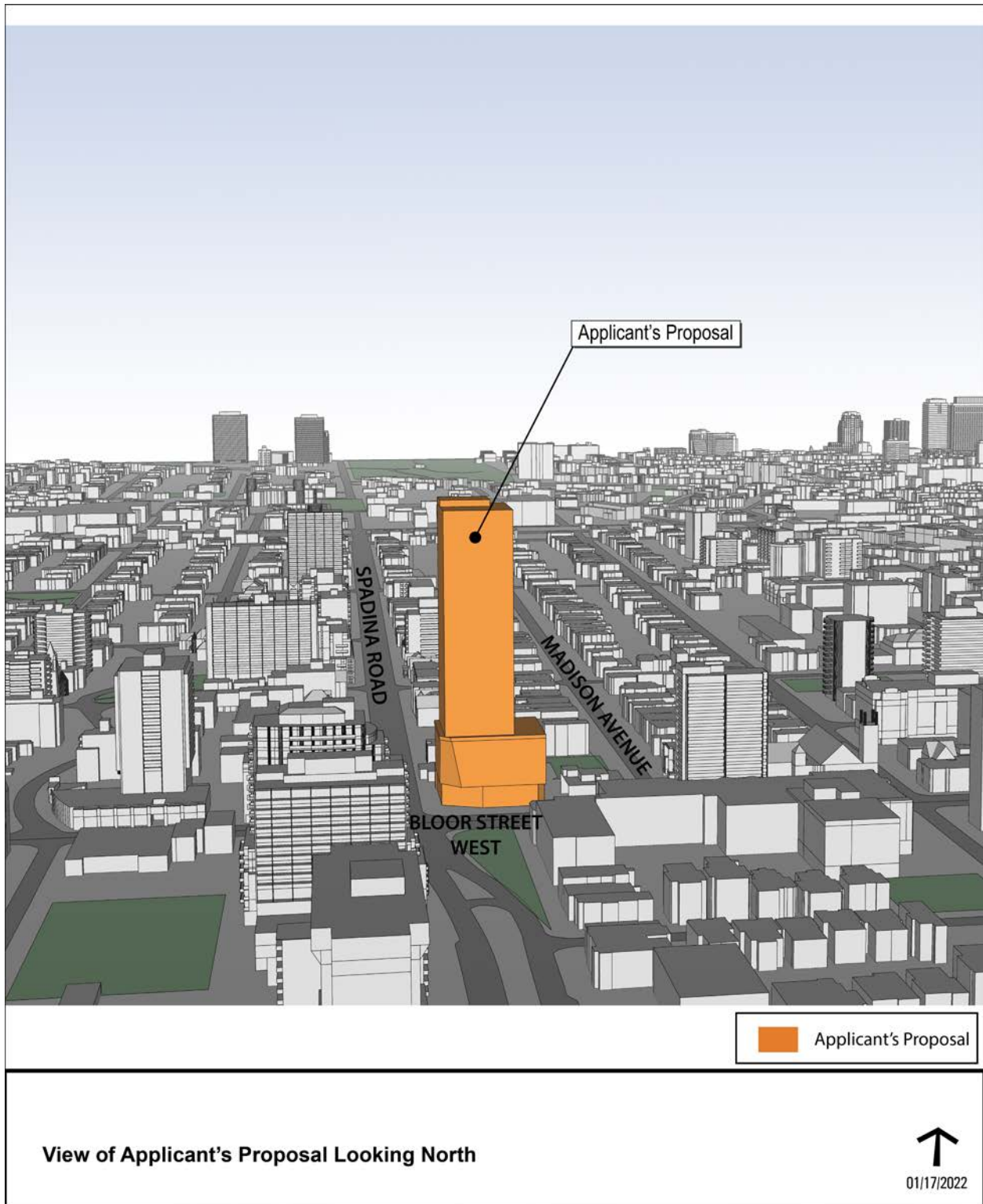
Attachment 5: Zoning By-law Map

Attachment 6: Application Data Sheet

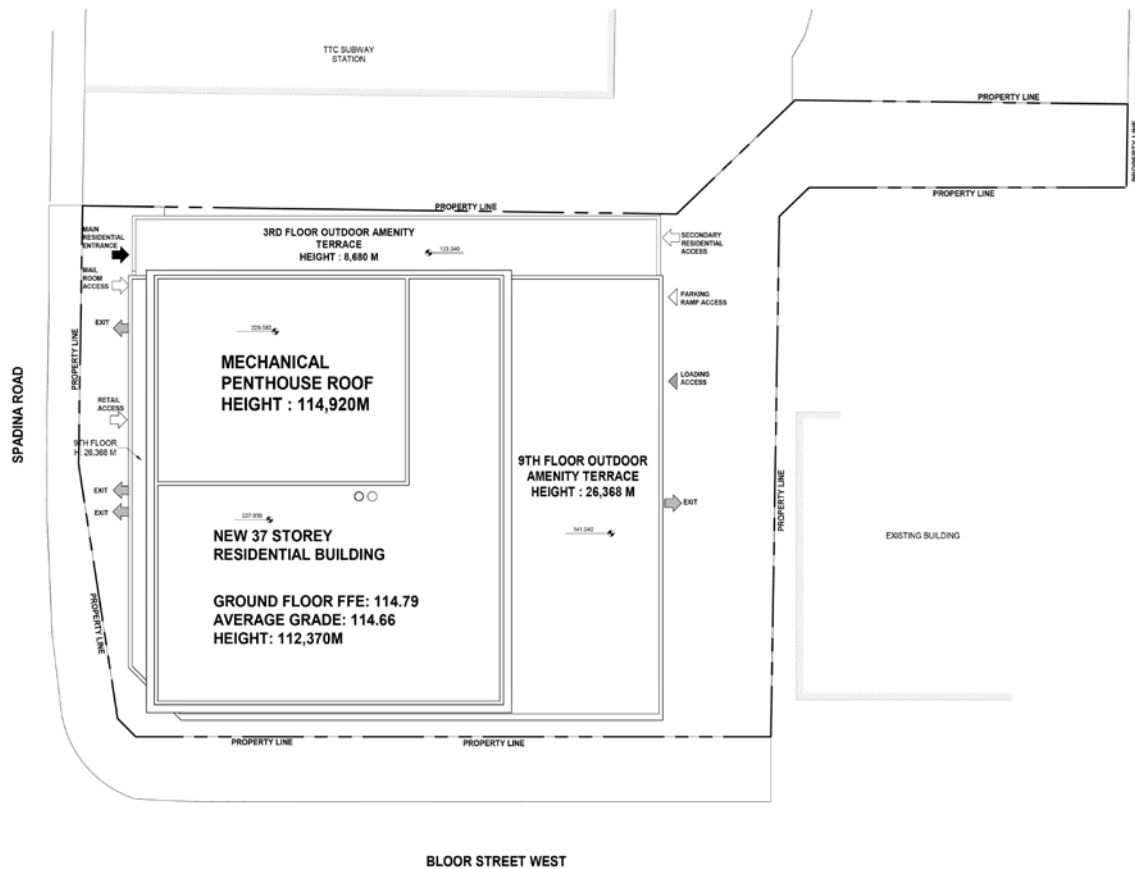
Attachment 1: Location Map



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



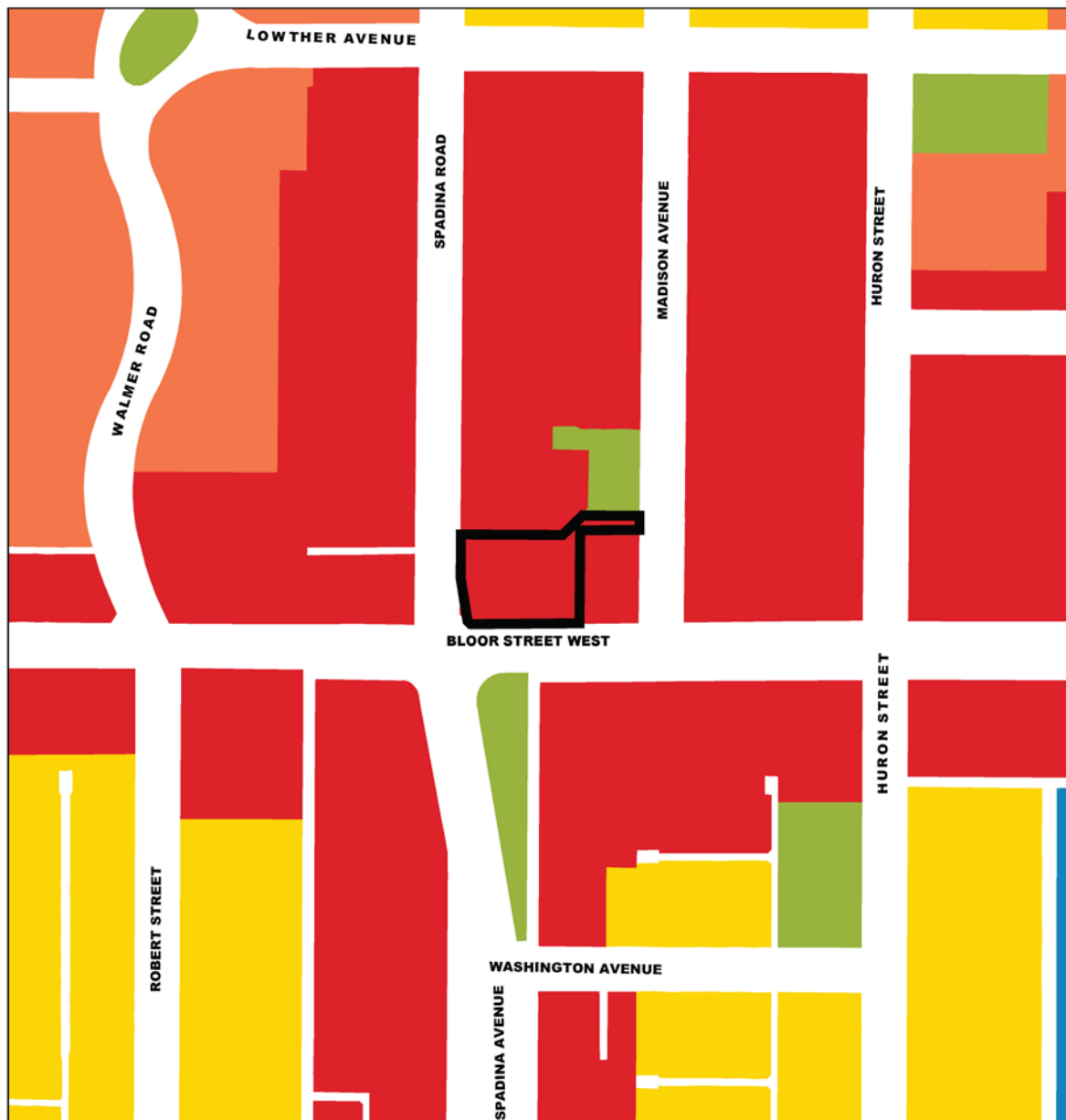
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #17

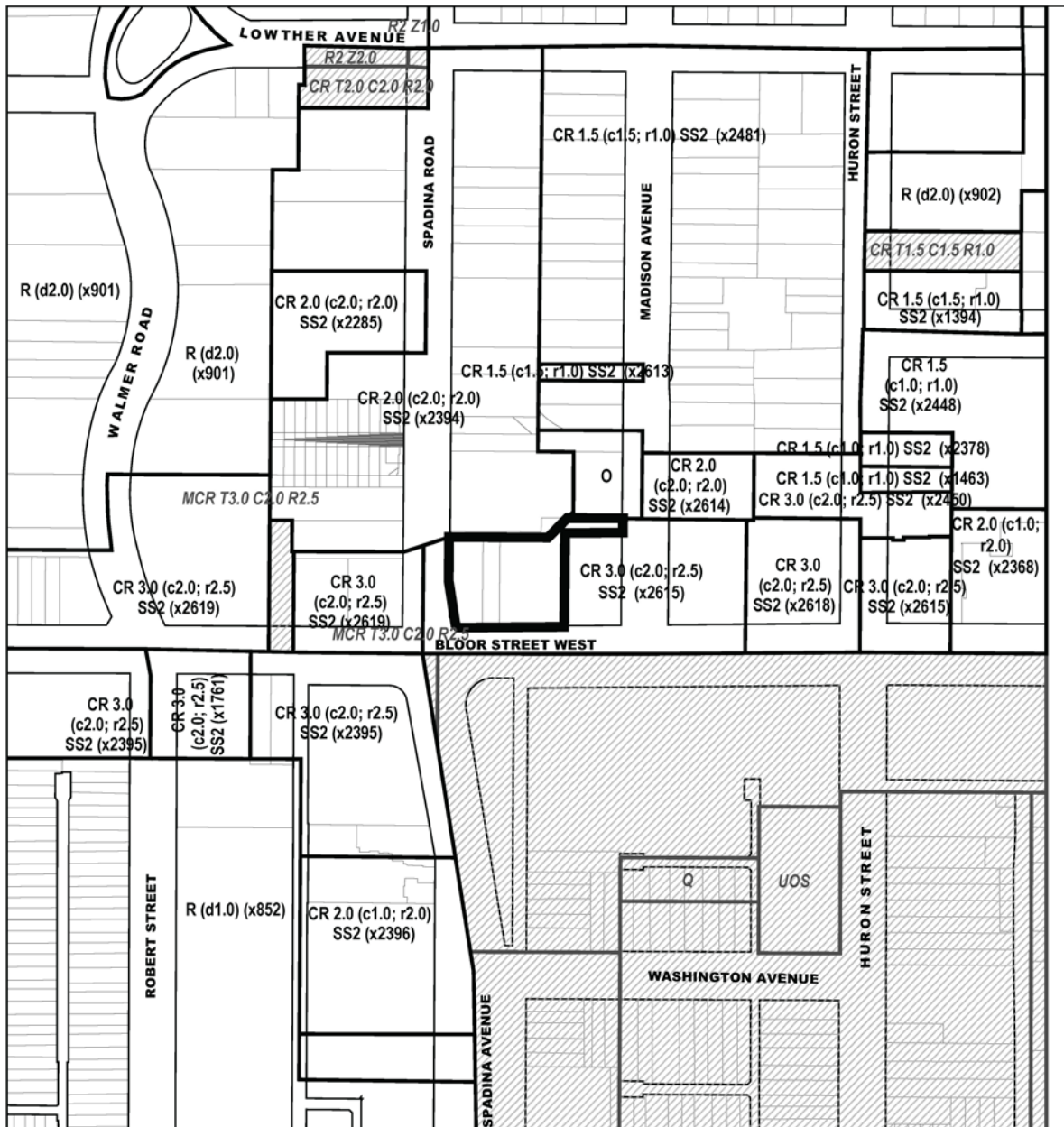
320, 328, 332 Bloor Street West

File # 21 234506 STE 11 0Z



Not to Scale
Extracted: 11/08/2021

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

320, 328, 332 Bloor Street West

File # 21 234506 STE 11 02

Location of Application

R Residential
CR Commercial Residential
O Open Space
OR Open Space Recreation

R2 Residential District
MCR Mixed-Use District
UOS Parks District



Not to Scale
 Extracted: 11/08/2021

Attachment 6: Application Data Sheet

Municipal Address: 320, 328 and 332 Bloor Street West Date Received: November 5, 2021

Application Number: 21 234506 STE 11 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment application to permit a 37-storey residential building atop an 8-storey podium, containing 366 dwelling units and 628 square metres of retail at grade.

Applicant	Architect	Owner
MHBC Planning	Quadrangle Architects Ltd.	656731 Ontario Limited
442 Brant Street, Unit 204	901 King St W, Suite 701	500 Kipling Ave
Burlington, ON	Toronto, ON	Toronto, ON
L7R 2G4	M5V 3H5	M8Z 5E5

EXISTING PLANNING CONTROLS

Official Plan:	Mixed Use Areas	Site Specific Provision:	SASP 334
Zoning:	CR3.0 (c2.0; r2.5) SS2 (x2615)	Heritage Designation:	N
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,217 Frontage (m): 52 Depth (m): 39

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,383	1,383
Residential GFA (sq m):			30,603	30,603
Non-Residential GFA (sq m):			628	628
Total GFA (sq m):			31,231	31,231
Height - Storeys:	3		37	37
Height - Metres:			112	112

Lot Coverage Ratio (%): 62.36 Floor Space Index: 14.09

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	30,354	249

Retail GFA: 628
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			366	366
Other:				
Total Units:			366	366

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			221 (60.4%)	107 (29.2%)	38 (10.4%)
Total Units:			221 (60.4%)	107 (29.2%)	38 (10.4%)

Parking and Loading

Parking Spaces: 61 Bicycle Parking Spaces: 447 Loading Docks: 1

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