

83-95A Bloor Street West – Zoning Amendment Application – Preliminary Report

Date: March 28, 2022

To: Toronto and East York Community Council

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

Ward: 11 - Toronto Centre

Planning Application Number: 21 249697 STE 11 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 83-95A Bloor Street West for a 79-storey mixed-use development consisting of retail located at grade, and residential units within the tower above.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 83-95A Bloor Street West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The site is generally located at the southwest corner of Bay Street and Bloor Street West, and includes several properties. The site includes almost the entire block from St. Thomas Street, east to Bay Street, with the exception being the Toronto-Dominion Bank building at the corner which is not part of the proposed development. The site currently consists of 2-3 storey buildings.

Existing Uses: The existing uses on the site are commercial, including retail, and office uses.

Heritage: The site includes 95A Bloor Street West, which is a Listed heritage property in the City's Heritage Registrar. The façade of the existing heritage resource is proposed to be retained and incorporated into the current development proposal.

Official Plan Designation: The site is located on lands shown as Downtown and Central Waterfront on Map 2 of the Official Plan. The site is designated as Mixed Use Areas on Map 18 of the Official Plan. Mixed Use Areas are to create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community, in addition to providing job generating activities.

Toronto Official Plan policies can be found here:

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

Downtown Secondary Plan: Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") designates the site as being Mixed Use Area 1 as depicted on Map 41-3 - Mixed Use Areas. Development within Mixed Use Areas 1 will include a diverse range of building typologies, including tall buildings, with height, scale and massing, dependent on the site characteristics and supportive of intensification suitable for a downtown growth area. Development within Mixed Use Areas 1 will generally be encouraged to provide a significant proportion of non-residential uses within new mixed-use developments. Attachment 5 to this report identifies the site within the Mixed Use Areas of the Downtown Plan.

In addition to the Mixed Use Area 1 designation, the site is identified as being within the Bay-Bloor Office Corridor as shown on Map 41-2 of the Secondary Plan. Development within the Bay-Bloor Office Corridor will be encouraged to provide a net gain of gross floor area for office uses, and ensure no net loss of office and non-residential gross floor area.

The site is also identified as a Priority Retail Street on Map 41-5.

The Downtown Secondary Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Bloor Yorkville North Midtown Area SASP 211: The site is located within the Height Ridge, and adjacent to the Height Peak, as depicted on Map 2 of SASP 211 - the Bloor Yorkville/North Midtown Area. The Bloor-Yorkville/North Midtown Area is composed of a broad mix of districts with differing intensities, scales and heights in a diversity of building forms.

Zoning: Under the City's harmonized Zoning By-law 569-2013, the site is zoned Commercial Residential CR 6.0 (c4.5; r6.0) SS1 (x2489) under By-law 569-2013, with a permitted height of up to 46 metres, and a permitted Floor Space Index (FSI) of 6.0. This zone permits a wide range of residential, commercial, industrial, recreational and institutional uses.

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/>

THE APPLICATION

Complete Application Submission Date: December 17, 2021

Description: The application proposes a 79-storey (258 metres plus a 13-metre mechanical penthouse) mixed use building including a 20-storey base building.

Density/Floor Space Index: The application proposes a Floor Space Index of 43.64 times the area of the lot.

Dwelling Units and Amenity Space: The application proposes 1,118 dwelling units, 2,619 square metres (2.34 square metres per unit) of indoor amenity space and 739 square metres (0.66 square metres per unit) of outdoor amenity space.

Commercial Uses: The application proposes 1,153 square metres of commercial use in the form of retail spaces in the ground floor and mezzanine.

Access, Parking, and Loading: The proposal includes 95 parking spaces in a four-level underground parking garage. Vehicle and loading access would be provided from an access point on St. Thomas Street. One type-G loading space, and one type-C loading space is proposed.

Additional Information: See Attachments 2, 3, 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. 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: [Toronto.ca/83-95BloorStW](https://toronto.ca/83-95BloorStW)

Reason for the Applications: The Zoning By-law Amendment application proposes to amend City-wide Zoning By-law 569-2013 to vary performance standards including:

building height, building setbacks, and floor space index 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 been submitted and is being reviewed concurrently with this application.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement, conformity with the provincial Growth Plan, and conformity to the Toronto Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 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:

- The proposed height of the tower and base building in relation to the existing and planned built form context of the area including massing, transition and scale;
- The potential impacts associated with the proposed massing, including but not limited to wind and shadowing of adjacent developments and public realm elements;
- The relationship between the proposed development and adjacent properties, including setbacks and separation distances;
- Identifying opportunities to provide affordable rental housing units in the development;
- The appropriateness of the amount of non-residential floor space proposed;
- The location and amount of proposed indoor and outdoor amenity space;
- The provision of on-site community benefits;
- The provision of high quality building materials and on-site landscaping;
- Determination of infrastructure capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The appropriateness of the proposed tree removal, preservation, and replanting plans;
- The applicant will be encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard; 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 applications, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. 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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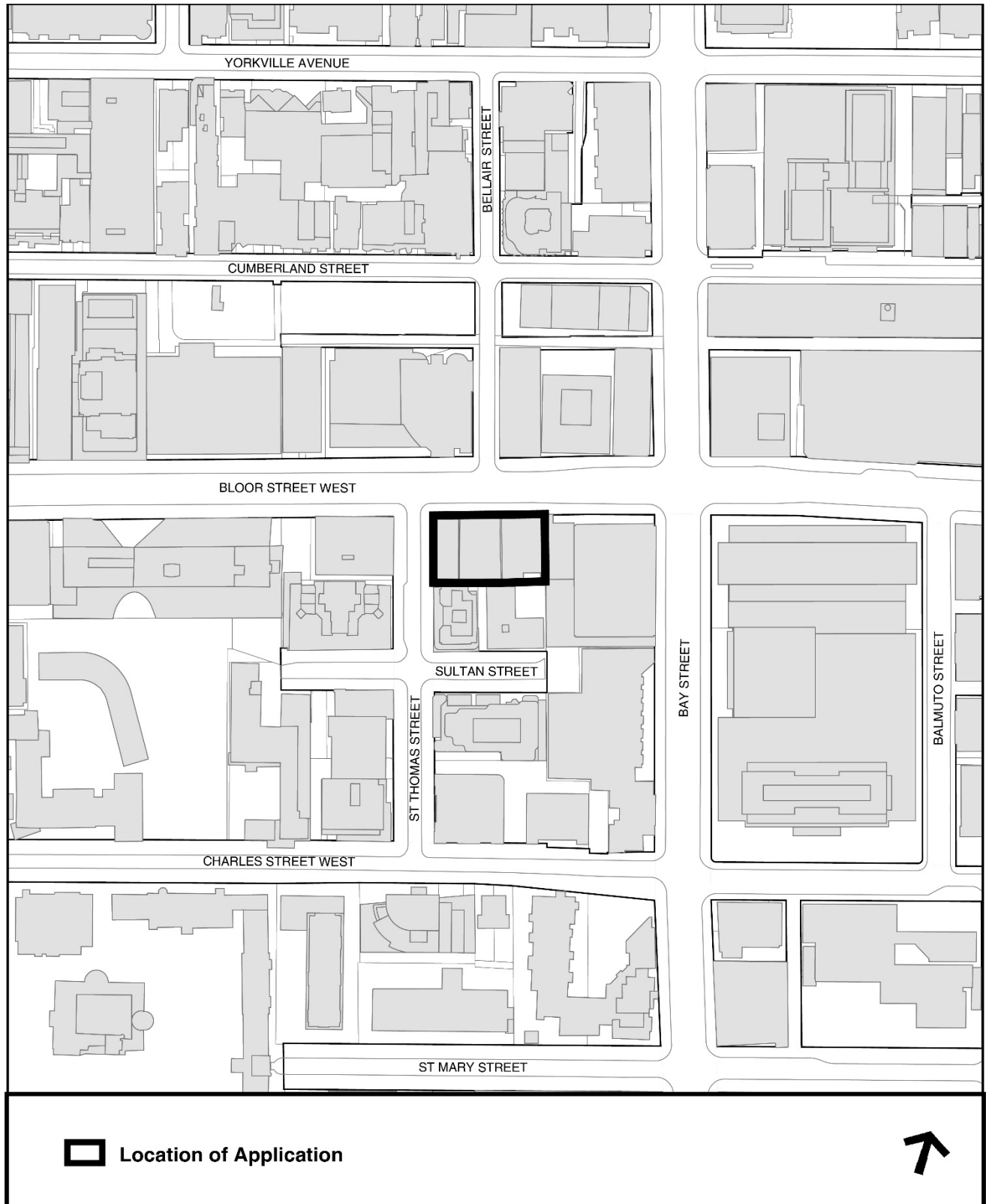
SIGNATURE

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

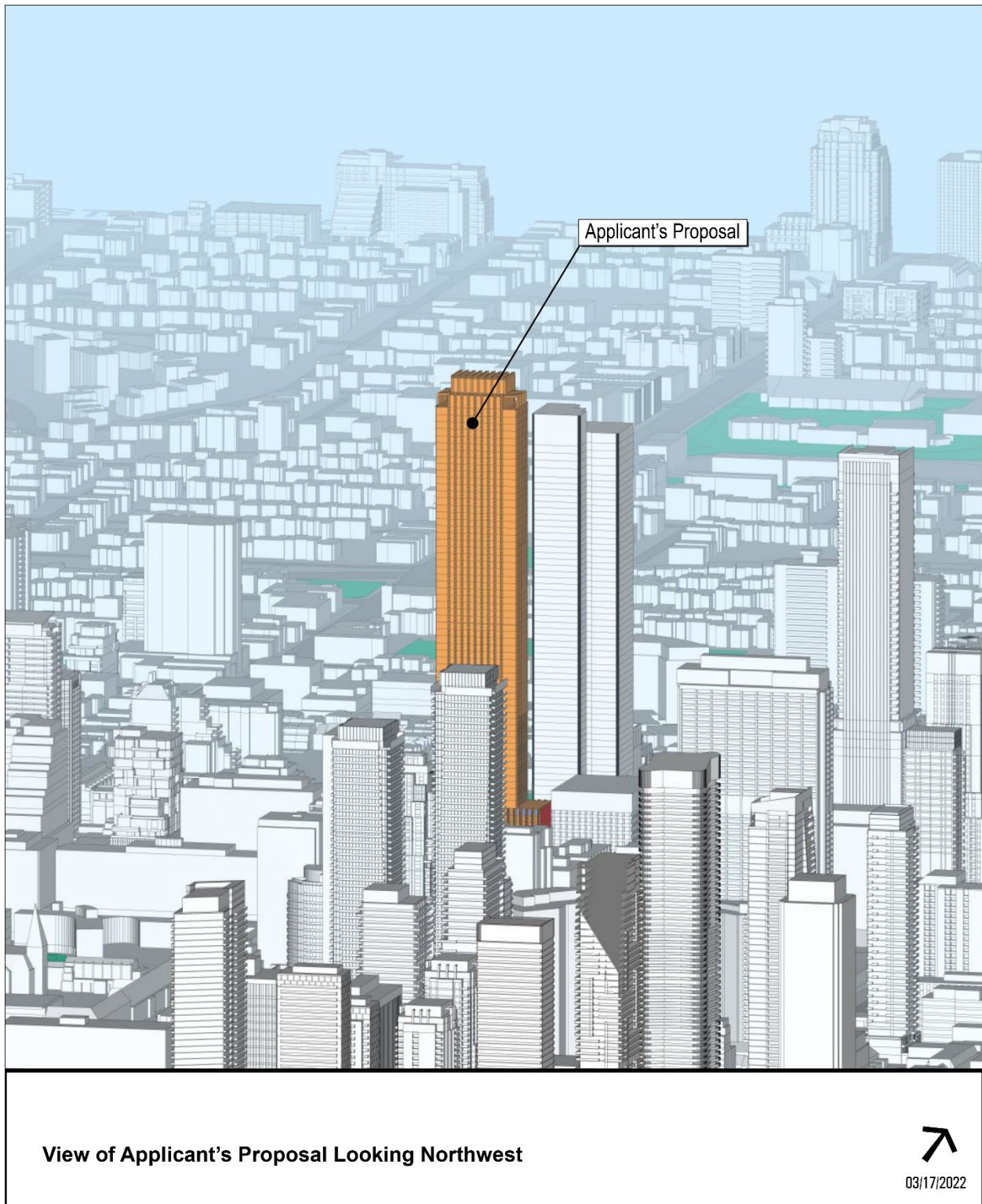
ATTACHMENTS

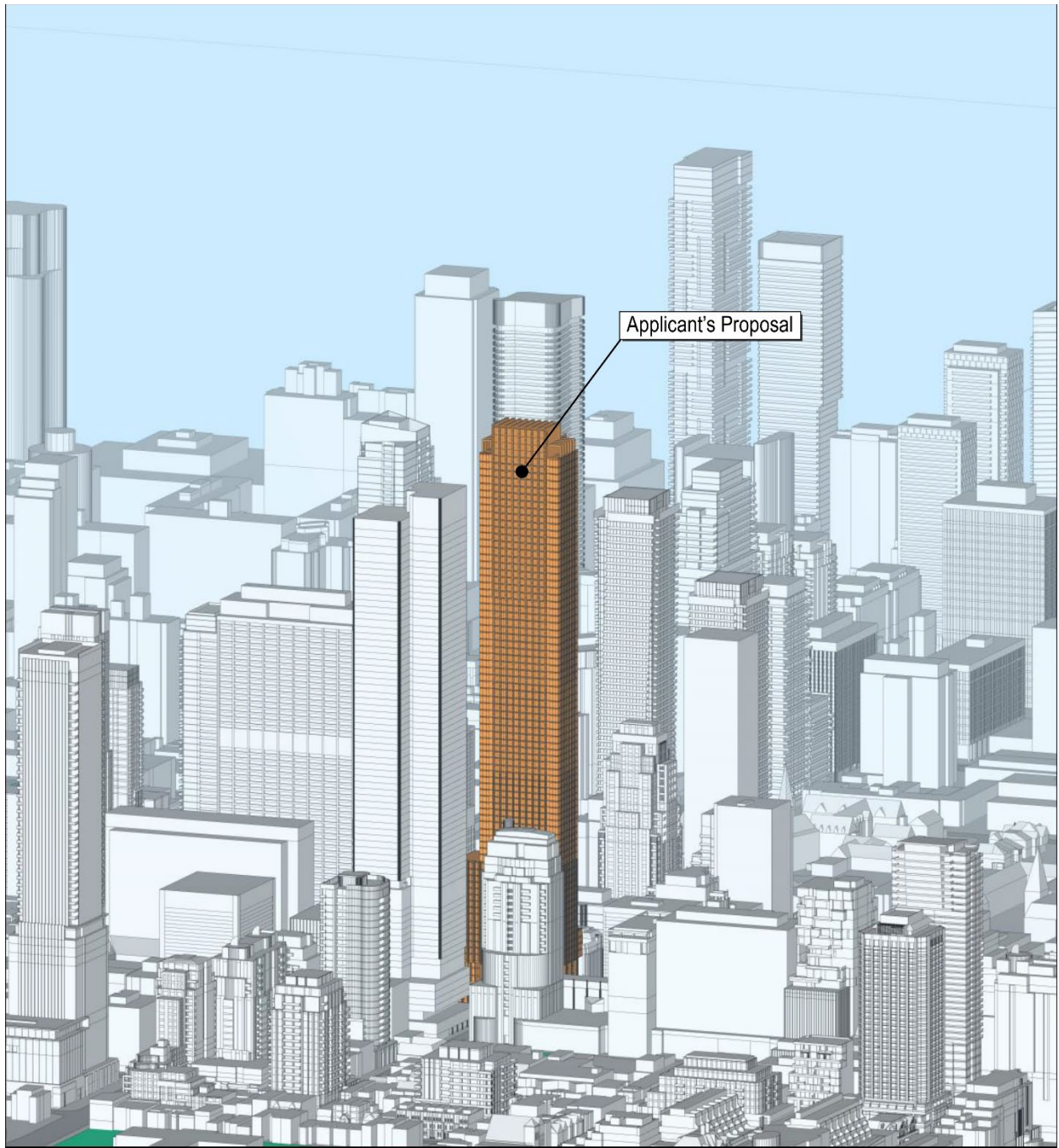
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Downtown Secondary Plan - Mixed Areas Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



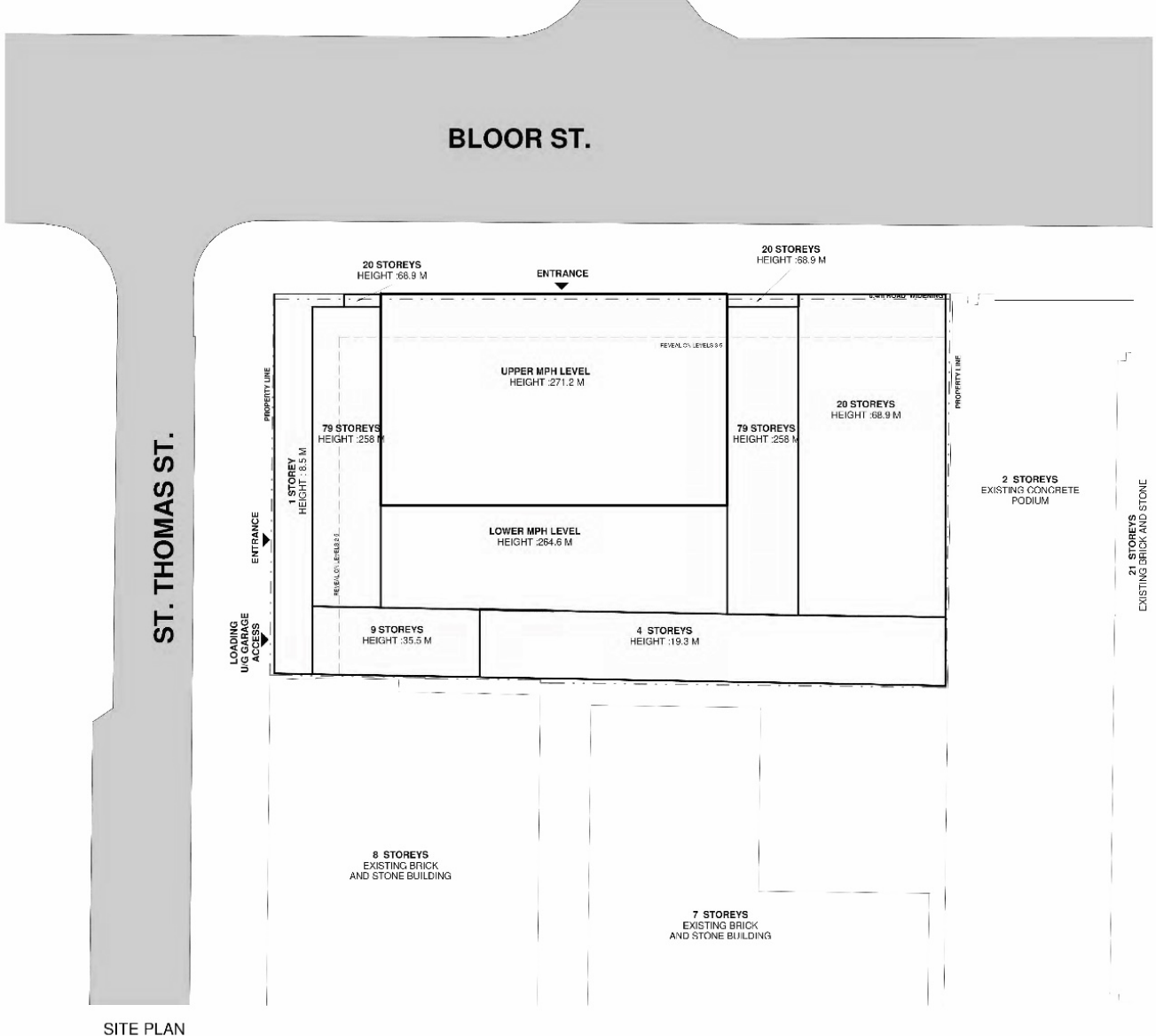


Applicant's Proposal

View of Applicant's Proposal Looking Southeast



03/17/2022



SITE PLAN

Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #18

83-95a Bloor Street West

File # 21 249697 STE 11 0Z



Location of Application



Apartment Neighbourhoods



Parks



Institutional Areas

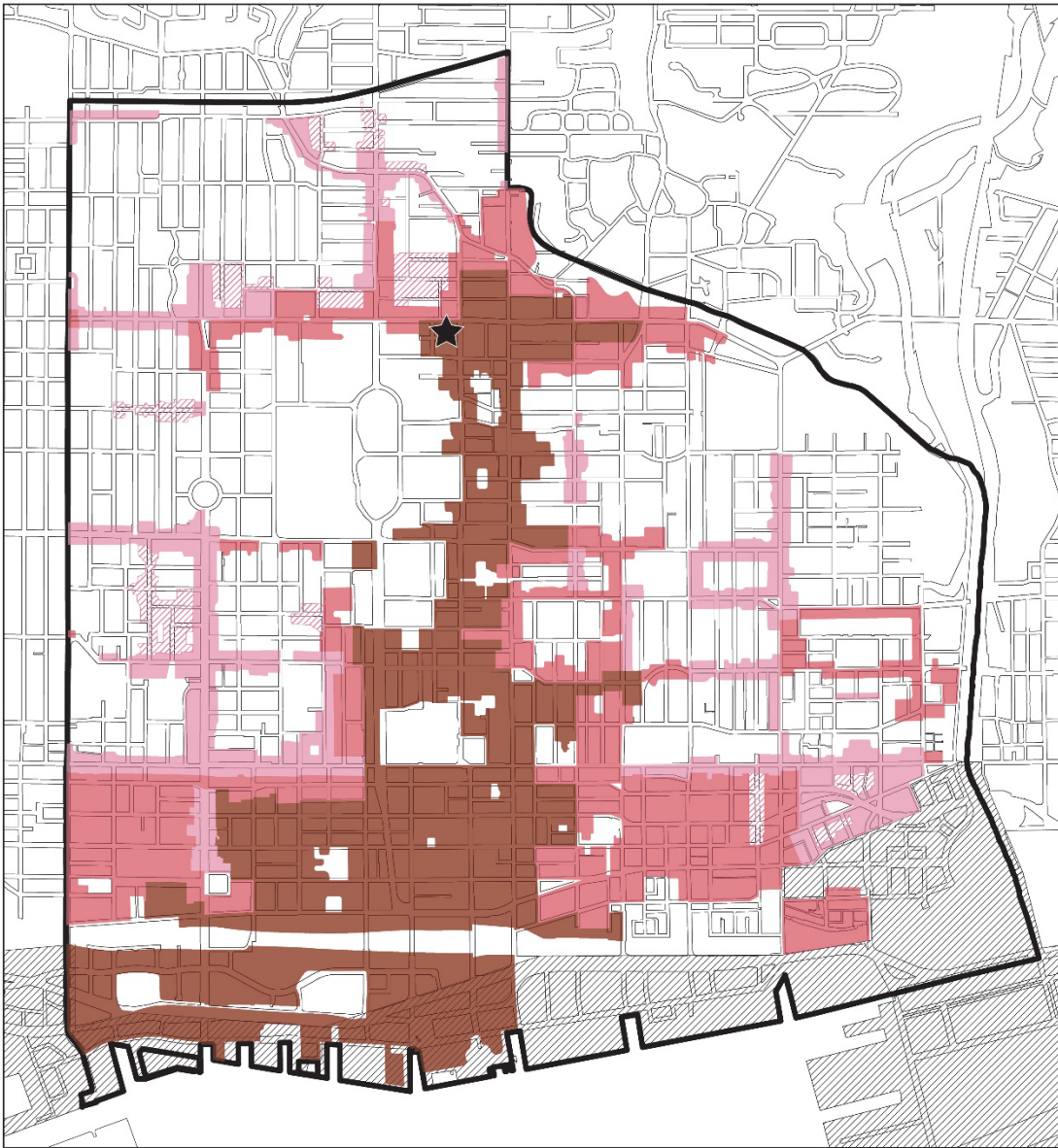


Mixed Use Areas




Not to Scale
Extracted: 12/20/2021


Attachment 5: Downtown Secondary Plan Mixed-Use Areas Map

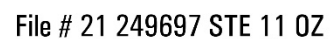


Downtown Plan
MAP 41-3 Mixed Use Areas

83-95a Bloor Street West
File # 21 249697 STE 11 02

-  Downtown Plan Boundary
-  Mixed Use Areas 1 - Growth
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street
-  Mixed Use Areas 4 - Local
-  Central Waterfront Secondary Plan
-  Location of Application


Not to Scale
Extracted: 03/14/2022

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Attachment 7: Application Data Sheet

Municipal Address: 83-95A BLOOR ST W Date Received: December 17, 2021

Application Number: 21 249697 STE 11 OZ

Application Type: Rezoning

Project Description: Zoning By-law amendment for a 79-storey mixed-use building having a non-residential gross floor area of 1153 square metres, and a residential gross floor area of 70,503 square metres. 1118 residential dwelling units are proposed.

Applicant	Agent	Architect	Owner
PR Bloor Street GP Inc as General Partner of PR Bloor Street LP		IBI Group Inc.	Jacob Developments Limited

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 6.0 (c4.5; r6.0) SS1 (x2489)	Heritage Designation:	95A Bloor Street (Listed)
Height Limit (m):	46	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,642	Frontage (m):	54	Depth (m):	30
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			70,503	70,503
Non-Residential GFA (sq m):			1,153	1,153
Total GFA (sq m):			71,656	71,656
Height - Storeys:	3		79	79
Height - Metres:			271	271

Lot Coverage Ratio (%)	0	Floor Space Index:	43.64
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	70,503	
Retail GFA:	1,153	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			1,118	1,118
Other:				
Total Units:			1,118	1,118

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		444	377	184	113
Total Units:		444	377	184	113

Parking and Loading

Parking Spaces:	95	Bicycle Parking Spaces:	1,118	Loading Docks:	2
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