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**STAFF REPORT**

## **300 BLOOR ST - 478 HURON ST Committee of Adjustment Application**

**Date:** 11/01/2023

**To:** Chair and Committee Members, Committee of Adjustment, Toronto and East York District

**From:** Acting Director, Community Planning

**Ward:** 11 - University-Rosedale

**File No:** A0592/23TEY

**Hearing Date:** November 8, 2023

### **RECOMMENDATIONS**

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Community Planning respectfully recommends, that should the Committee of Adjustment approve application A0592/23TEY, the following conditions be imposed:

1. The owner shall provide the following to be secured in a Section 45(9) agreement to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning:
  - a) a cash contribution of \$450,000 for each increment of additional 1 to 745 square metres of additional gross floor area (representing additional height beyond the original approval) beyond the maximum permitted total gross floor area of 27,000 square metres permitted in Section 4(B), By-law 73-2021, payable prior to building permit issuance, towards social services, community facilities, park improvements, road safety, active transportation, community and cultural facilities, and streetscape improvements in Ward 11, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor; and,
  - b) the cash contribution referred to above shall be indexed upwardly in accordance with the Statistics Canada Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table 18-10-0135-01, or its successor, calculated from the date of this Committee of Adjustment decision to the date of payment.

### **CONTEXT**

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The site is located at the northwest corner of Bloor Street West and Huron Street. The site is designated *Mixed Use Areas 3* on MAP 41-3-C of the Downtown Plan. The site is zoned as CR 3.0 (c2.0;2.5) SS2 (x289) as per Zoning By-law No. 569-2013, as amended by By-law 732-2021.

## **APPLICATION AND DECISION HISTORY**

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In 2019 City Council adopted Site Specific Zoning By-law 73-2021 permitting a mixed-use 29 storey building including residential, office, commercial and church uses, with a permitted height of 104 m, inclusive of mechanical penthouse.

The Ontario Land Tribunal recently made changes to policies protecting the views of Knox College through OPA 368, allowing a higher building on site without affecting the protected silhouette of Knox College, located south of Bloor Street.

The current Minor Variance Application A0592/23TEY seeks to:

- . Increase the maximum permitted total gross floor area by 3,368 square metres.
- . Increase the maximum permitted residential total gross floor area by 3,384 square metres.
- . Increase the maximum permitted building height by 16.5 metres.
- . Reduce the minimum required amenity space provided per dwelling unit by 0.68 square metres and the minimum required indoor amenity space provided per dwelling unit by 0.24 square metres.

## **COMMENTS**

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Staff have no objections to the proposed variances. The applicant is proposing to provide the community benefits listed in the recommendations of this report which are aligned with the benefits secured in the Section 37 agreement currently on title for this site. Staff recommend that the Committee of Adjustment apply the conditions identified in this report.

## **CONTACT**

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## **SIGNATURE**

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Signed by David Driedger, Manager Community Planning  
Toronto and East York North District