

208 Bloor Street West – Zoning By-law Amendment Application – Decision Report – Approval

Date: March 23, 2023

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 21 126531 STE 11 OZ

SUMMARY

This report reviews and recommends approval of an application to amend the Zoning By-law to permit a 34-storey mixed-use building at 208 Bloor Street West. The building is proposed to contain 142 dwelling units and 440 square metres of non-residential gross floor area.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 208 Bloor Street West, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to submit a Functional Servicing and Stormwater Management Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

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

A Preliminary Report on the application was adopted by Toronto and East York Community Council on May 19, 2021. The Toronto and East York Community Council Decision is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE25.16>

THE SITE

Description: The site is located on the north side of Bloor Street West, west of Avenue Road. It is generally rectangular and has an area of 532 square metres with a frontage of 13.5 metres on Bloor Street West and a depth of 39.6 metres.

Existing Use: A 9-storey mixed-use building with a restaurant on the lower two storeys and office uses above, for a total of 2,601 square metres of non-residential gross floor area.

THE APPLICATION

Description: A 34-storey (108-metre excluding the mechanical penthouse) mixed-use building containing 142 dwelling units and 440 square metres of non-residential gross floor area.

Density: 20.47 times the area of the lot.

Non-Residential: A total of 440 square metres of community-serving space supporting the area's cultural and educational institutions is proposed.

Dwelling Units: The proposed 142 dwelling units includes 18 studio (13%), 88 one-bedroom (62%), 22 two-bedroom (15%), and 14 three-bedroom units (10%).

Amenity Space: The proposal includes 4 square metres per unit of combined indoor and outdoor amenity space (568 square metres total).

Parking, Loading and Access: The proposal includes no vehicular parking and one Type C loading space. Access to the site is provided from Bloor Street West using an approximately 5.5-metre wide north-south private driveway between 200 and 206 Bloor Street West and a 4.7-metre wide east-west driveway on the south side of 208R Bloor Street West (to the immediate north of the subject site and 206 Bloor Street West).

Additional Information

See Attachment 1 to this report for the location map, Attachment 2 for the application data sheet, Attachment 8 for the site plan, Attachments 9-10 for three-dimensional representations of the proposal in context, and Attachments 11-14 for elevations.

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:
www.toronto.ca/208BloorStW

Reasons for Application: The proposal requires an amendment to the Zoning By-law to vary performance standards, including: maximum building height; minimum building setbacks; maximum gross floor area; minimum non-residential gross floor area; permitted encroachments and projections; and vehicular parking, bicycle parking, and loading space requirements.

Staff note that the applicant also submitted an Official Plan Amendment, however, staff determined that this amendment was not required.

Site Plan Control: A Site Plan Control application was submitted on October 1, 2021, and is under review.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, and shall conform to provincial plans.

Official Plan: Mixed Use Area. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Plan: The site is designated Mixed Use Areas 2 which generally forms an intermediate, transitional scale between the taller buildings anticipated on some sites in Mixed Use Areas 1 and the predominantly mid-rise character anticipated in Mixed Use Areas 3. The scale and massing of buildings in Mixed Use Areas 2 will be compatible with the existing and planned context of the neighbourhood, including the prevailing heights, massing, scale, density and building type.

The Downtown Plan also designates Bloor Street West as a Great Street and a Priority Retail Street.

Site and Area Specific Policy 334 (SASP 334): The Bloor Corridor between Avenue Road and Bathurst Street is made up of nodes and precincts of distinct identity, which have unique functions, scale and heights in a diversity of building forms. Development will generally provide for a transition in height, density and scale from higher building forms in the east to low-rise, main street character in the west, as well as to Neighbourhoods and Apartment Neighbourhoods adjacent to the Bloor Corridor.

The site is located in the Institutional Precinct, between Avenue Road and Madison Avenue, where development will contribute toward the creation of a consistent street wall with active at-grade uses, contribute to a cohesive and pedestrian-oriented public realm, and avoid encroachment into the viewshed of the Ontario Legislature building at Queen's Park when viewed from University Avenue.

Zoning: CR 3.0 (c2.0; r2.5) SS2 (x2482) under Zoning By-law 569-2013 with a height limit of 24 metres and a density limit of 3 times the area of the lot. See Attachment 6 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines (including the Downtown Tall Buildings: Vision and Supplementary Design Guidelines);
- Bloor Corridor Visioning Study: Avenue Road to Bathurst Street
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

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. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A virtual community consultation meeting was hosted by City staff on November 30, 2022. Approximately 37 people participated, as well as the Ward Councillor. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- The overall height of the proposed building and its relationship to adjacent properties;
- Adequate provision of two and three-bedroom units;
- Negative wind impacts created by the four towers located at 200-210 Bloor Street West on all existing balconies and terraces as well as the private driveway between 200 and 206 Bloor Street West;

- Appropriate uses to activate the Bloor Street corridor at grade;
- Concern over ice build-up on the decorative metalwork fronting onto Bloor Street West causing dangerous conditions for pedestrians;
- Site access from the narrow private driveway off of Bloor Street West between 200 and 206 Bloor Street West;
- Impacts of site access on the planned garden at 208R Bloor Street West;
- Adequacy of the proposed loading space to accommodate garbage pickup;
- Inadequate pick-up and drop-off location; and
- Appropriate coordination of construction management between 208 and 210 Bloor Street West.

The issues raised through community consultation have been considered through the review of the application.

COMMENTS

Provincial Land-Use Policies

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and in conformity with the Growth Plan.

Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan. Two new street trees are proposed in an expanded public realm along Bloor Street West, replacing the one existing street tree.

The proposed building has a ground floor building to curb setback of 7.85 metres on Bloor Street West. The building cantilevers 2.6 metres back out to the property line at a height of 8.9 metres.

The expansion and improvement of the public realm has been coordinated to align with the approval at 210 Bloor Street West with respect to setbacks at grade and the vertical height under the proposed cantilever. The proposed residential lobby and lounge uses at grade provide animation to Bloor Street West.

Built Form

City Planning Staff find that the proposal conforms with the applicable Official Plan policies, including SASP 334, with respect to building form and massing. It also meets the intent of the Bloor Corridor Visioning Study: Avenue Road to Bathurst Street, the Tall Building Design Guidelines, and the Downtown Tall Buildings: Vision and Supplementary Guidelines.

The massing of the building fits within the existing and planned context, which includes tall buildings following a canyon typology with high street walls and buildings that cover the full width of their sites.

The base of the proposed building meets the existing 60-metre streetwall height and then steps back 10 metres from the southern property line along Bloor Street West over four storeys. These step backs have been designed to match those of Museum House to the east of the site.

The proposed 34-storey (108 metres, excluding the mechanical penthouse) building, with a floor plate under 300 square metres, is appropriate for the site and aligns with the recent OLT approval for 210 Bloor Street West as well as other tall buildings in the block. It provides adequate transition from the taller built form in Mixed Use Areas 1 to the east of the site and to the Neighbourhoods and Apartment Neighbourhoods to the north. The building will not encroach into the viewshed of the Ontario Legislature building at Queen's Park, when viewed from University Avenue.

Shadow Impact

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on Neighbourhoods and parks, particularly during the spring and fall equinoxes.

The applicant submitted shadow studies that show the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21). The shadow studies demonstrate that the proposal has no impact on Neighbourhoods to the north or on Taddle Creek Park.

Wind Impact

A Pedestrian Level Wind Study reflecting the proposed building was submitted in support of the application. The study indicates that all areas at grade will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous.

A further Computational Fluid Dynamics wind study was submitted in response to community concerns regarding potential wind impacts to both comfort and safety on adjacent balconies and terraces. The additional study concludes that the wind conditions would be essentially unchanged with the proposed development, with only some balconies along the upper portion of the west elevation of the tower becoming slightly windier upon the construction of the proposal.

City Planning staff have reviewed the Pedestrian Level Wind Study and supplementary materials and are satisfied with the assessment, conclusions, and recommendations contained in the study.

Site Access, Parking, and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, bicycle parking and loading arrangements for this development. No vehicular parking and 143 bicycle parking spaces are proposed, along with a Type C loading space. As site access is limited, private garbage collection using a smaller vehicle will be provided.

While the site is proposed to have no vehicular parking, loading and pick-up and drop-off will come from a private driveway accessed via Bloor Street West between 200 and 206 Bloor Street West and the southern 4.7 metres of 208R Bloor Street West over which the site has right-of-way easement access.

Alternative Site Access

The Bloor Corridor Visioning Study: Avenue Road to Bathurst Street identifies that opportunities to revisit parking and laneway access arrangements in the interior of this block should be pursued and that the private Bloor Street driveway should be converted into a landscaped pedestrian midblock connection.

The closure of this private north-south driveway was contemplated in the approval of 200 Bloor Street West (Exhibit), and agreements registered on title direct that vehicular access would cease if the City provides access along a City-owned driveway at the rear of the site, which is accessed via Prince Arthur Avenue.

The City-owned driveway is currently encumbered and reserved for the exclusive use of the Yorkville Royal Sonesta Hotel as per a long-standing lease agreement. City Planning and City Legal staff are continuing to explore opportunities to provide access along the City-owned driveway. Should the exclusive use be lifted, vehicular site access to the site could be provided from Prince Arthur Avenue over 208R Bloor Street West and the private Bloor Street driveway could be converted into a pedestrian midblock connection.

See Attachment 15 of this report for a site access drawing illustrating the existing access route and alternative access route to the site.

Road Widening

To satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Bloor Street West, the applicant will provide a 0.45-metre road widening dedication along the Bloor Street West frontage in front of 208 Bloor Street West.

Unit Mix

The Growing Up Guidelines indicate that a building should provide a minimum of 25% large units, of which 10% should be three-bedroom units, and 15% should be two-bedroom units. The proposed development meets these requirements with the provision of 22 two-bedroom units and 14 three-bedroom units.

The Downtown Plan further requires that an additional 15% of units be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3 bedroom

units through the use of accessible or adaptable design measures. While the architectural plans for this proposal do not currently show convertible units, the draft Zoning By-law secures the additional 15% convertible units.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above-grade building permit.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and require the Functional Servicing and Stormwater Management Report to be revised and submitted to the City for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the enactment of the Bill.

Other issues identified by Engineering and Construction Services staff will be resolved as part of the Site Plan approval process.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of an investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

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. 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 site specific zoning by-law, and future site plan agreement, will secure performance measures for various development features, including, but not limited to, the following:

- 143 bicycle parking spaces are provided to reduce single occupancy vehicle trips; and
- two new street trees on Bloor Street West.

The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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SIGNATURE

Alex Teixeira, MCIP, RPP
 Acting Director Community Planning
 Toronto and East York District

ATTACHMENTS

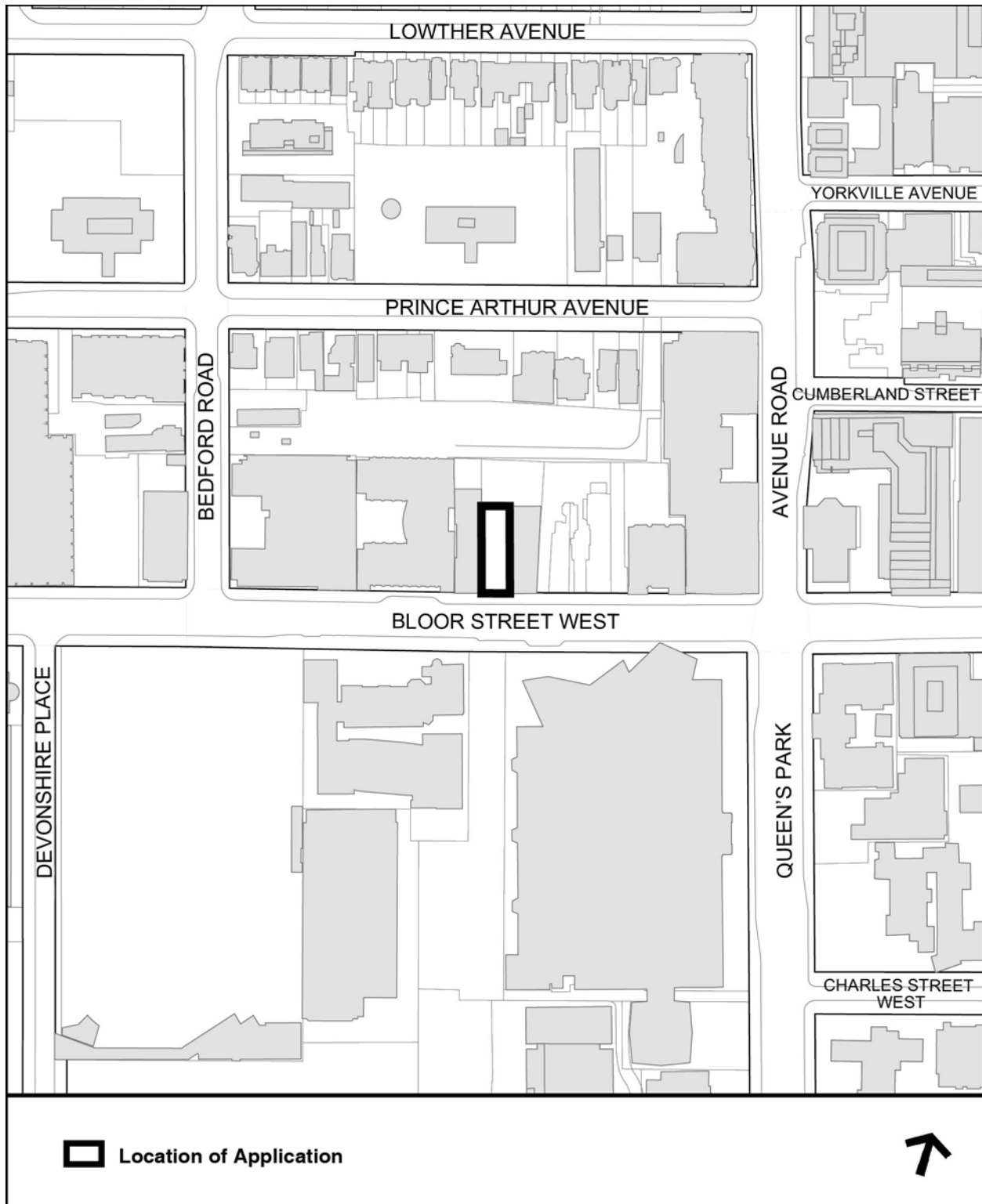
City of Toronto Data/Drawings

Attachment 1: Location Map
 Attachment 2: Application Data Sheet
 Attachment 3: Official Plan Land Use Map
 Attachment 4: Downtown Plan Mixed Use Areas Map
 Attachment 5: SASP 334 Map 1 - Nodes and Precincts Map
 Attachment 6: Existing Zoning By-law Map
 Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 8: Site Plan
 Attachment 9: 3D Model of Proposal in Context - Northeast
 Attachment 10: 3D Model of Proposal in Context - Southwest
 Attachment 11: East Elevation
 Attachment 12: South Elevation
 Attachment 13: West Elevation
 Attachment 14: North Elevation
 Attachment 15: Existing and Alternative Site Access Routes

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 208 Bloor Street West
Date Received: March, 2021
Application Number: 21 126531 STE 11 OZ
Application Type: Rezoning
Project Description: A 34-storey mixed-use building, containing 142 dwelling units and 440 square metres of non-residential gross floor area.

Applicant	Agent	Architect	Owner
Urban Strategies Inc. c/o Eric Turcotte		BDP Quadrangle	208 Bloor Street West Limited

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2482)	Heritage Designation:	N
Height Limit (m):	24	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 532.20 Frontage (m): 13.5 Depth (m): 39.6

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			352	352
Residential GFA (sq m):			10,451.6	10,451.6
Non-Residential GFA (sq m):			445	445
Total GFA (sq m):			10,896.6	10,896.6
Height - Storeys:			34	34
Height - Metres:			108	108

Lot Coverage Ratio (%): 91% Floor Space Index: 20.47

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,343.8	108
Retail GFA:	445	
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			142	142
Other:				
Total Units:			142	142

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		18	88	22	14
Total Units:		18	88	22	14

Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	143	Loading Docks:	1 (Type C)
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CONTACT:

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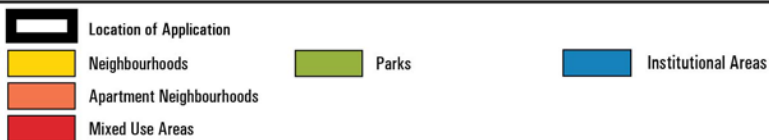
Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #17

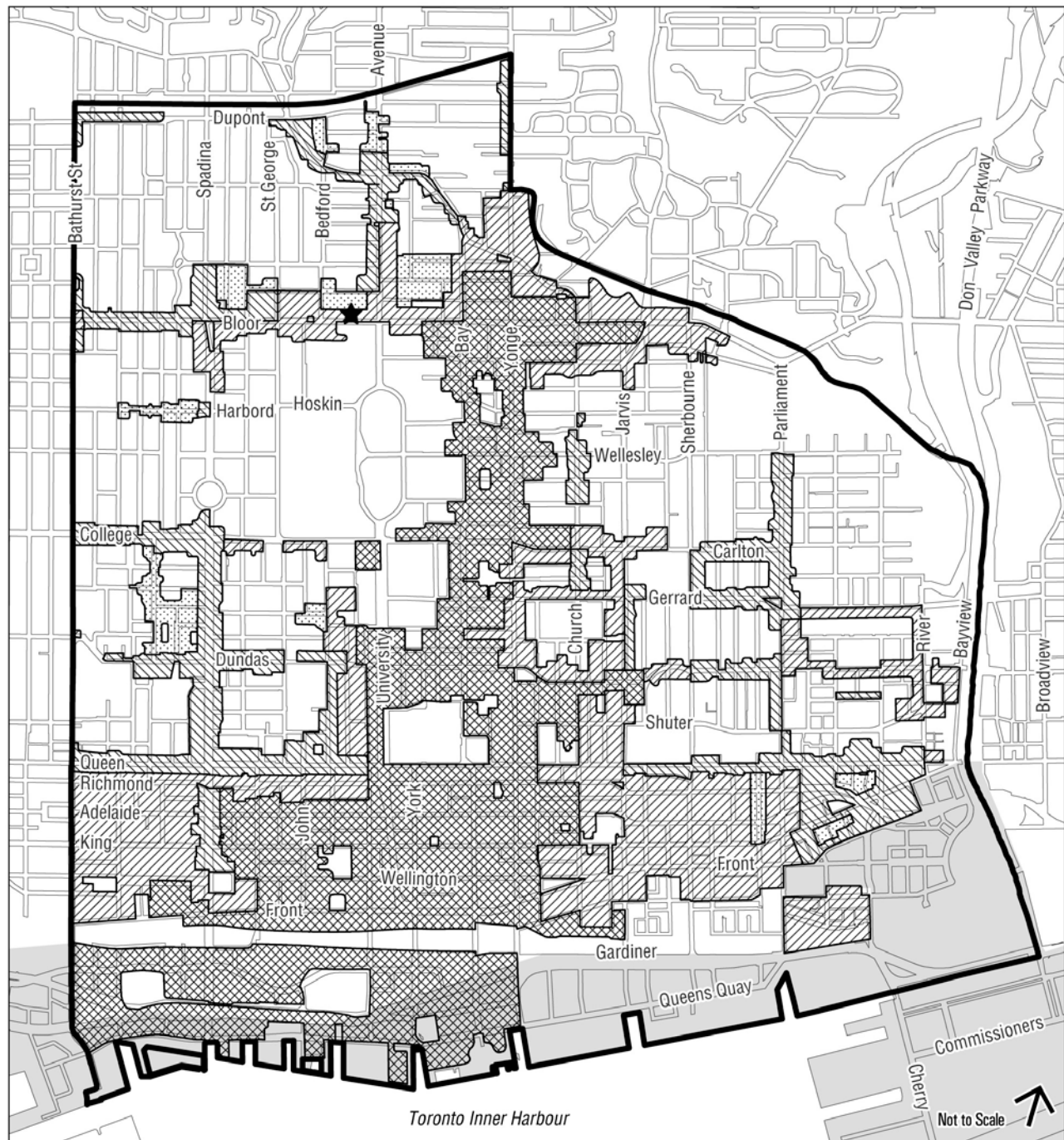
208 Bloor Street West

File # 21 126531 STE 11 0Z



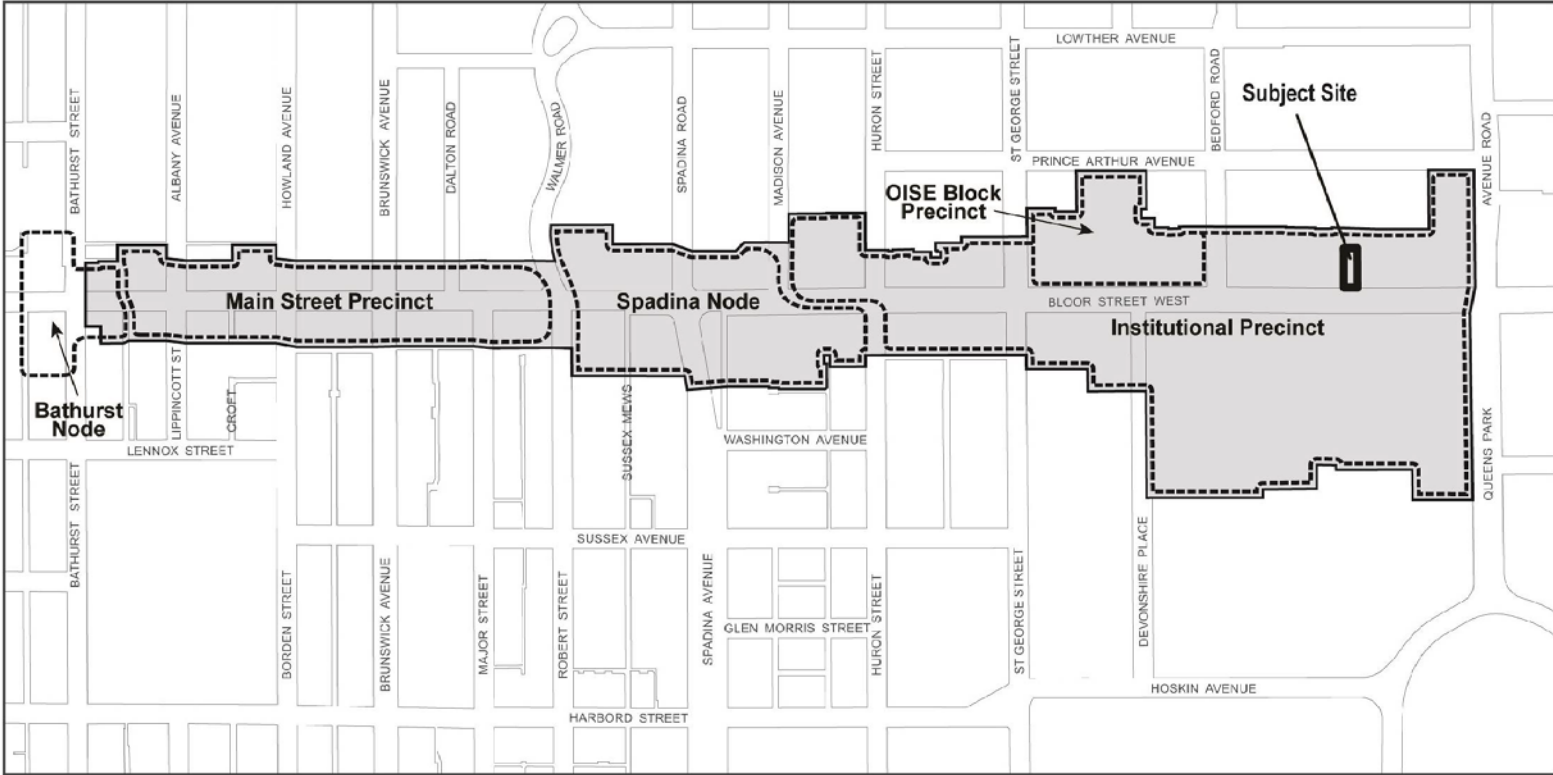

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Attachment 4: Downtown Plan Mixed Use Areas Map



Downtown Plan MAP 41-3 Mixed Use Areas

- | | |
|-----------------------------------|----------------------------------|
| Downtown Plan Boundary | Mixed Use Areas 1 - Growth |
| Central Waterfront Secondary Plan | Mixed Use Areas 2 - Intermediate |
| Subject Site | Mixed Use Areas 3 - Main Street |
| | Mixed Use Areas 4 - Local |



SASP 334 Map 1 - Nodes and Precincts

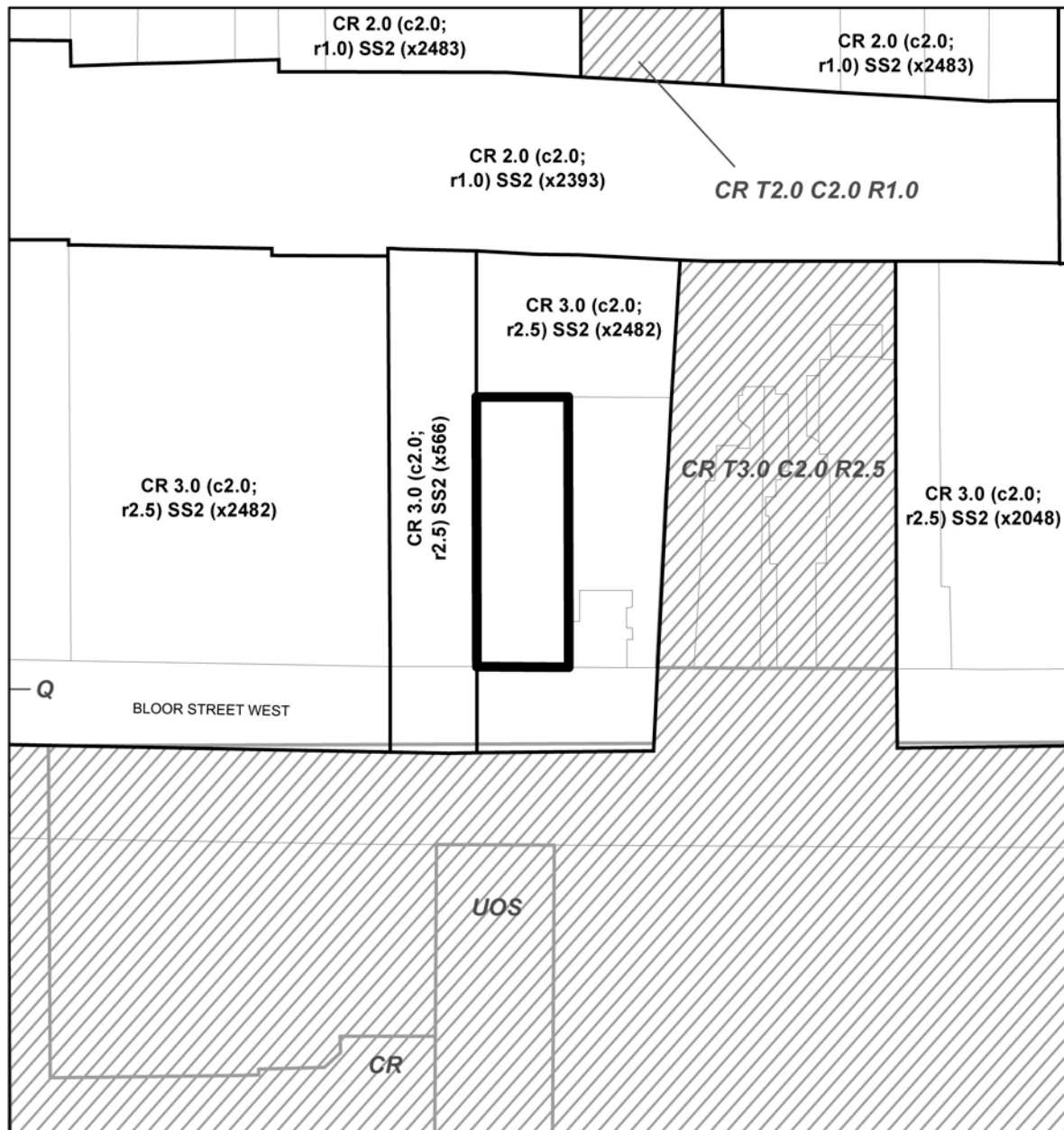
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Attachment 6: Existing Zoning By-law Map





Zoning By-law 569-2013

208 Bloor Street West

File # 21 126531 STE 11 0Z

 **Location of Application**
CR Commercial Residential

 **See Former City of Toronto By-law No. 438-86**
CR Mixed-Use District
Q Mixed-Use District
UOS Parks District

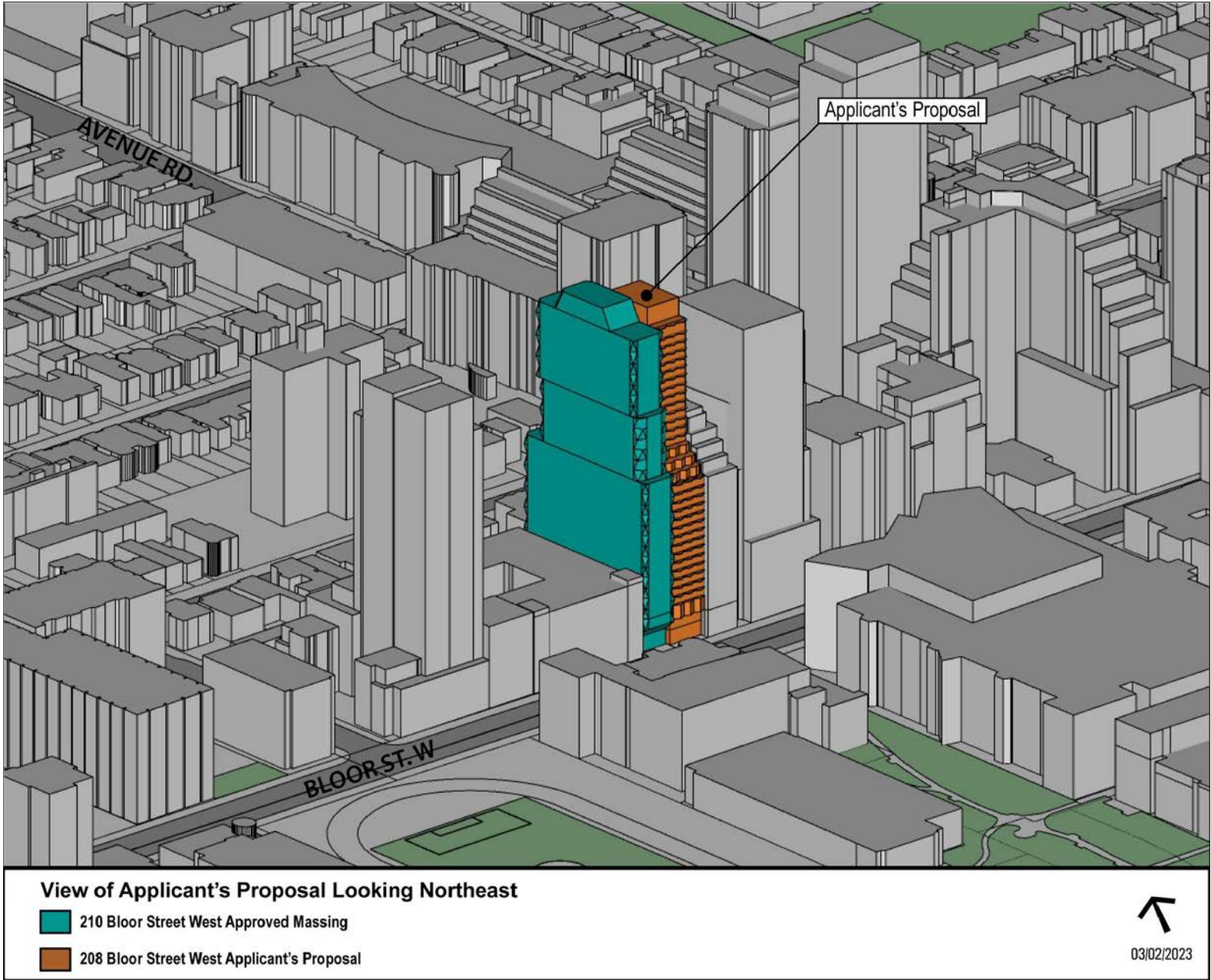

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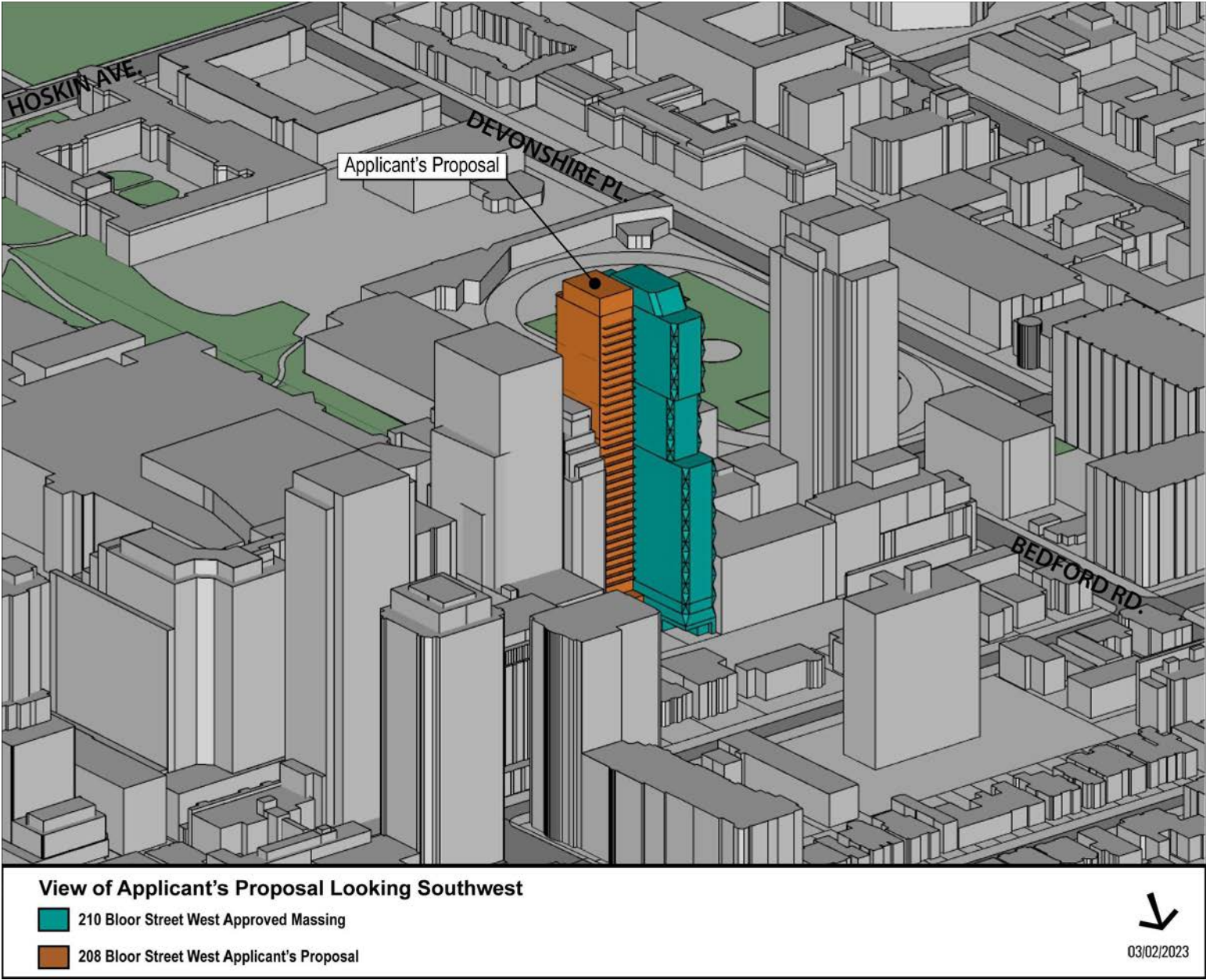
Attachment 7: Draft Zoning By-law Amendment

The draft By-law will be made available on or before the April 12, 2023, Toronto and East York Community Council Meeting.

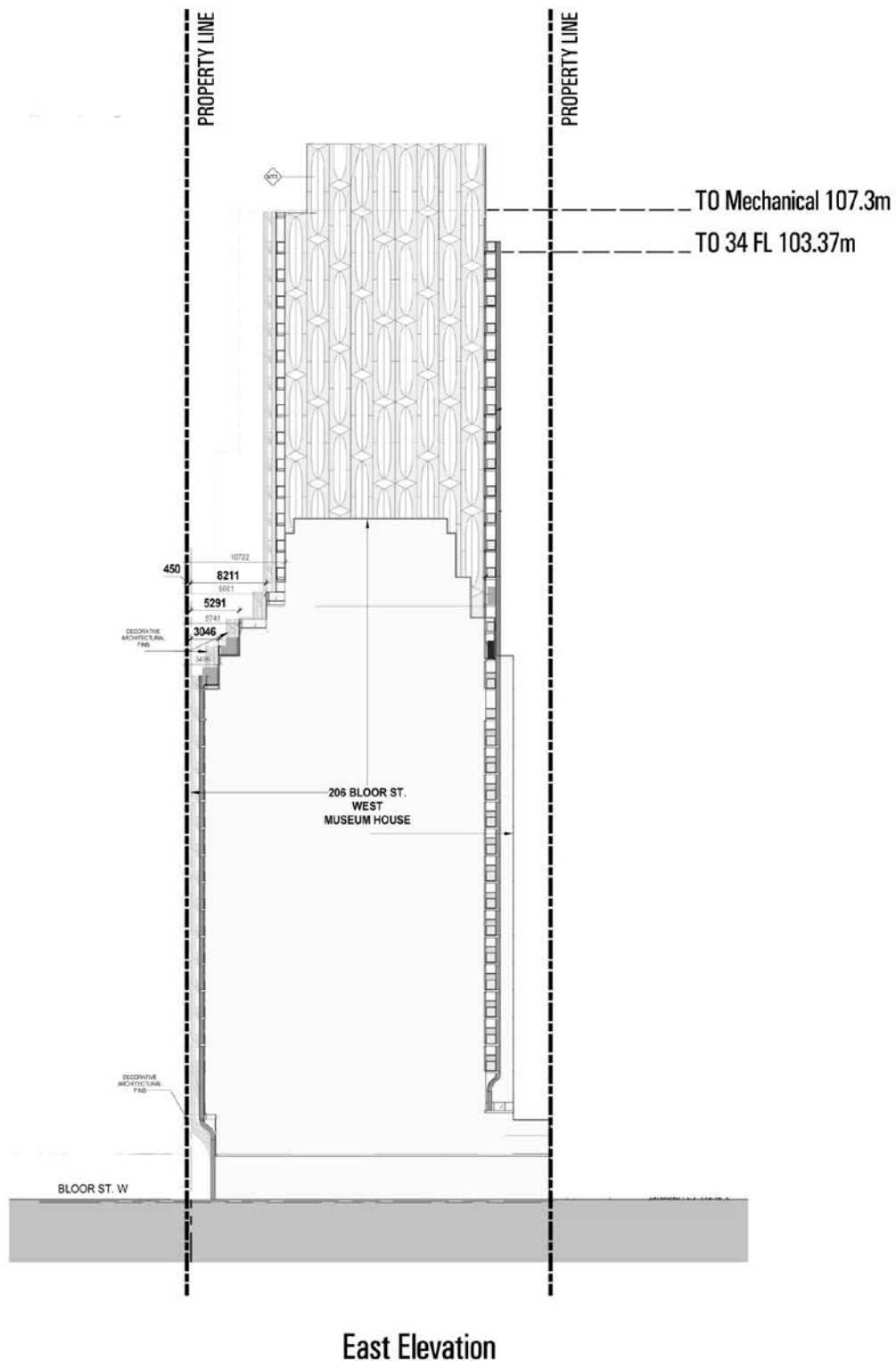
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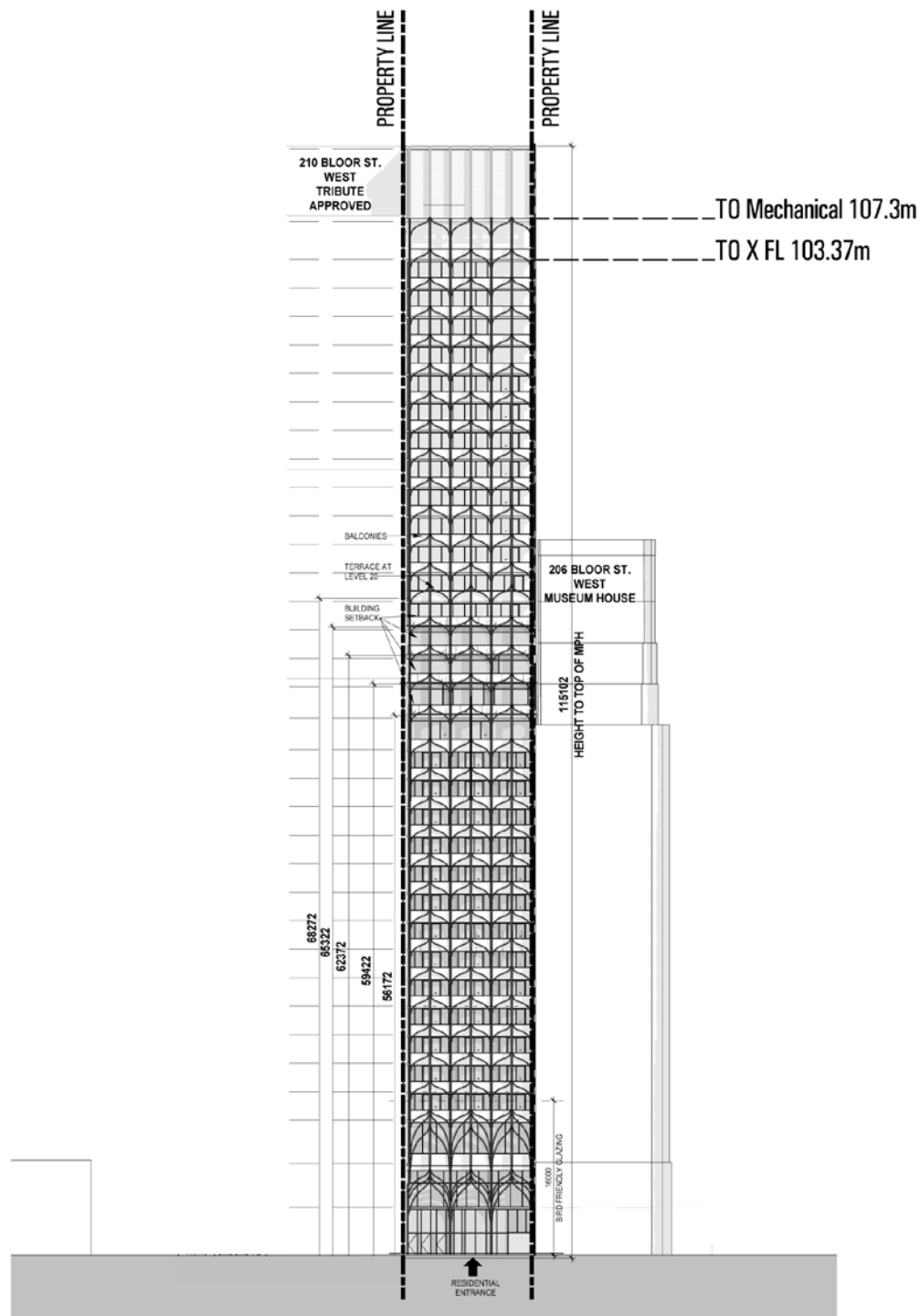




Attachment 11: East Elevation

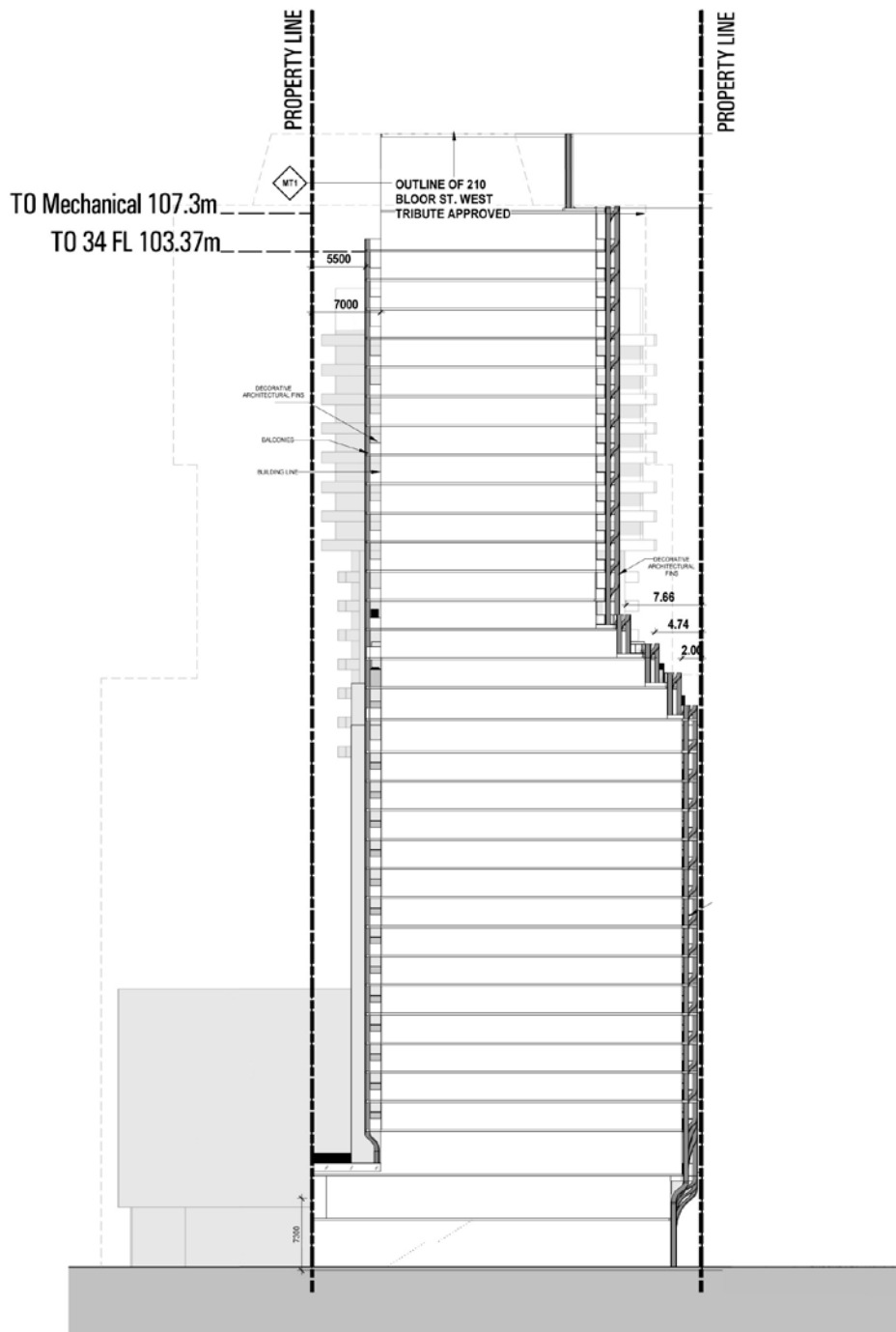


Attachment 12: South Elevation



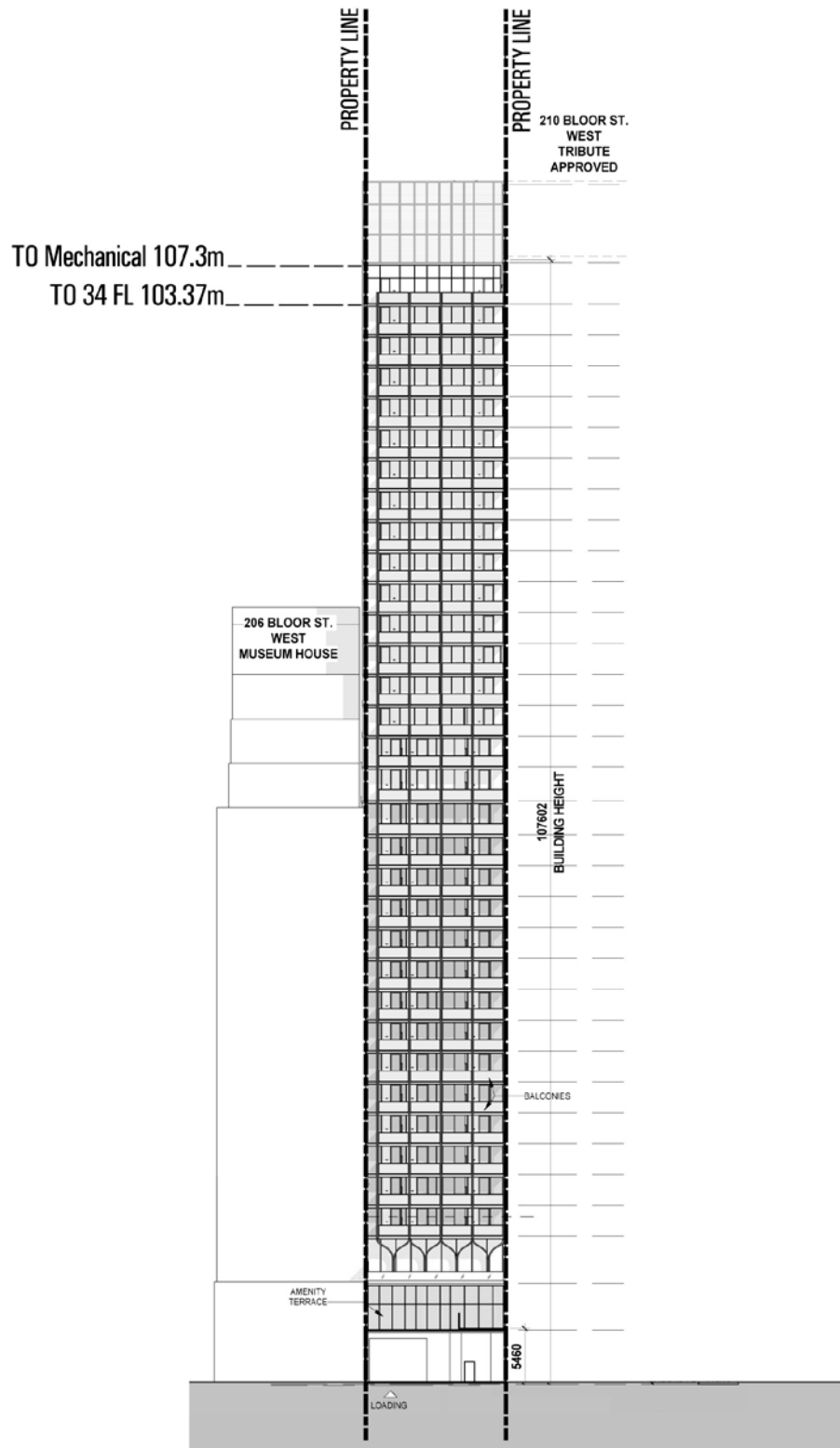
South Elevation

Attachment 13: West Elevation



West Elevation

Attachment 14: North Elevation



North Elevation

