

## **15-19 Bloor Street West – Official Plan and Zoning By-law Amendment Application – Supplementary Report**

Date: May 16, 2023

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

**Planning Application Number:** 23 120557 STE 11 OZ

### **SUMMARY**

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This Supplementary Report summarizes community feedback that was received at the May 9, 2023 Community Consultation Meeting that took place following the date of the Decision Report - Refusal for the Official Plan and Zoning By-law Amendment application at 15-19 Bloor Street West.

### **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council receive this report for information.

### **COMMENTS**

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On May 9, 2023 approximately 35 members of the public attended a Community Consultation Meeting, as well as representatives for the applicant and the Ward Councillor. Following presentations by City Staff and the applicant, the following comments and issues were raised:

- Vehicle congestion and movement on the public lane and road network resulting from the proposed development, in addition to existing and planned buildings in the area;
- Demand on the Bloor-Yonge subway station;
- Adequacy of the proposed number of short-term pick-up and drop-off parking spaces;
- Proximity of the proposed building to the adjacent buildings at 35 Balmuto Street and 1 Bloor Street West (currently under construction);
- Need for the coordination of construction with the adjacent One Bloor Street West project;
- Shadows and wind impacts on the public realm;
- Concerns about the high density of development on the block and the surrounding area;
- Configuration and use of the retail space; and
- Lack of community space and park space within the development.

## **CONTACT**

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Jeremy Humphrey, Planner  
Telephone: 416-392-1729  
E-mail: [Jeremy.Humphrey@toronto.ca](mailto:Jeremy.Humphrey@toronto.ca)

## **SIGNATURE**

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Oren Tamir  
Acting Director, Community Planning  
Toronto and East York District