

1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street – Official Plan Amendment – Supplementary Report

Date: March 18, 2024

To: City Council

From: Interim Chief Planner and Executive Director, City Planning

Ward: 9 - Davenport

Planning Application Number: 23 226738 STE 09 OZ

SUMMARY

This report provides an update in relation to additional consultation between the applicant and impacted community members, including Build a Better Bloor-Dufferin, in accordance with item TE11.2 that was considered at the February 21, 2024 meeting of Toronto and East York Community Council.

The Decision Report from the Director of Community Planning, Toronto and East York District recommended the approval of an amendment to the Official Plan to correctly identify the floor area of the community hub located within the two lower floors of the former Kent School building and secured through Site and Area Specific Policy (SASP) 581. As the Decision Report notes, Site and Area Specific Policy No. 581 requires that the community hub, inclusive of a child care facility, have a minimum area of 2,787 square metres. After more accurate measurements were taken, it was determined that the floor area of the two lower two floors of the Kent School is 2,525 square metres, as opposed to the 2,787 square metres identified in SASP 581.

On February 21, 2024, Toronto and East York Community Council held a statutory public meeting and directed item TE11.2 be forwarded to City Council without recommendations. Toronto and East York Community Council also requested the Director, Community Planning, Toronto and East York District to further consult with the applicants and impacted community members, including but not limited to Build a Better Bloor-Dufferin and occupants of the future community hub and report directly to the March 20th meeting of City Council.

This report provides a brief summary of the additional consultation that was held between the applicant and the community following the statutory public meeting that was held by Toronto and East York Community Council. Staff are not recommending any changes to the draft Official Plan Amendment based on the discussions between the applicants and community members.

RECOMMENDATIONS

The Interim Chief Planner and Executive Director, City Planning recommends that:

1. City Council receive this report for information.

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 February 21, 2024, Toronto and East York Community Council considered a report from the Director, Community Planning, Toronto and East York District related to an Official Plan Amendment at 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street. Toronto and East York Community Council directed the item be forwarded to City Council without recommendations. The report and decision of Community Council can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE11.2>.

COMMENTS

Following the statutory public meeting at Toronto and East York Community Council, discussions between the applicant and the community, including representatives of Build a Better Bloor-Dufferin have taken place. These discussions were facilitated by the local Ward Councillor and are ongoing as of the time of this report.

These discussions have not resulted in any recommended changes to the draft Official Plan Amendment that staff recommend be adopted by City Council. The Official Plan Amendment contained as Attachment 2 in the Decision Report from the Director of Community Planning, Toronto and East York District dated February 1, 2024, linked above, would correctly identify the floor area of the community hub located within the two lower floors of the former Kent School building.

Staff maintain that the proposed Official Plan Amendment continues to meet the intent of SASP 581 as it continues to secure a community hub that will be conveyed to the City and provide space appropriate for the hub's planned program.

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SIGNATURE

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