

HARBORD VILLAGE RESIDENTS' ASSOCIATION

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To: Toronto City Council
Re: TE 10.42
316 Bloor St. West

Dear Members of Council:

Feb. 5, 2024.

We urge council to support the City's appeal of a Committee of Adjustment decision on 316 Bloor St. West. It approved 11 variances as minor, including increases in height of 28% and storeys of 24% from a rezoning approved in 2017. The application contained reductions in amenity space and provided for no affordable housing. It had minimal public consultation.

Before voting, you should have the following facts, which correct some of the misinformation surrounding this application and puts the issue in a different light. It has been suggested that all that is being asked is a buildout after planning rules changed. This is not correct.

The planning rules governing height at this site have not changed since the applicant settled before the OMB in 2017. It was 98 m. then and remains in force now, except for a 2021 adjustment to allow extra height for window washing equipment. Ref. By-Laws 594-2021 and 595-2021 (OLT). 4.(e)(ii) and 4 D ii: "*the only element permitted to exceed a height of 98.0 metres shall be window washing equipment.*" (See links in Appendix).

While the original rezoning had full community consultation and involvement and a settlement at the OMB, that was not the route

selected here. This application came forward seeking eleven variances via Committee of Adjustment with its limited community involvement. Those variances were approved. This, when for a sister application, a month before, a block away, at 300 Bloor St. W., a different panel at the Committee of Adjustment turned down a similar application for more modest variances because they were not minor. (The comparisons are shown in an appendix in the letter from the Annex Residents' Association to TEYCC., Jan. 20, 2024).

Background:

316 Bloor St. W. stands as a landmark site.

Its 42-storey application on May 20, 2015 challenged the City to precisely define ceilings and limits on buildings along Bloor between Avenue and Walmer Roads.

On March 9, 2017, after exhaustive public consultation, two new instruments were approved: OPA 365 dealing, among other things, with number of storeys and OPA 368 establishing a height maximum that would clear the historic roofline at 1 Spadina Knox College from penetration by buildings along Bloor, the so-called viewshed.

Several landowners, including 316, appealed both. Nine months later, Dec. 13, 2017, the developer at 316 dropped its appeals and settled for 98 m. in height and 20-29 storeys. OMB ratified the settlement and on May 15, 2019, went on to approve the viewshed OPA with other appellants.

The City has made no additional change in zoning for 316, except, in 2021, for a technical amendment allowing only the window-washing equipment to be higher than the approved 98 m. (see August 8, 2021 envelope diagram attached).

In the six years since it was first approved, there has been no major construction activity on the site.

Significance of approval:

We are concerned that this process would set a precedent for developers who have sat on approvals for long periods of time to double dip. It may even prove to be an incentive to hold and wait.

An application for a 25% increase from an existing large approval should proceed by way of a rezoning, rather than by way of Committee of Adjustment with its more limited public engagement, and no mandated consultation—a route that may or may not increase speed and reduce costs for developers, but sacrifices public engagement, transparency and trust in the planning system.

Please support this appeal.

With thanks for your attention.

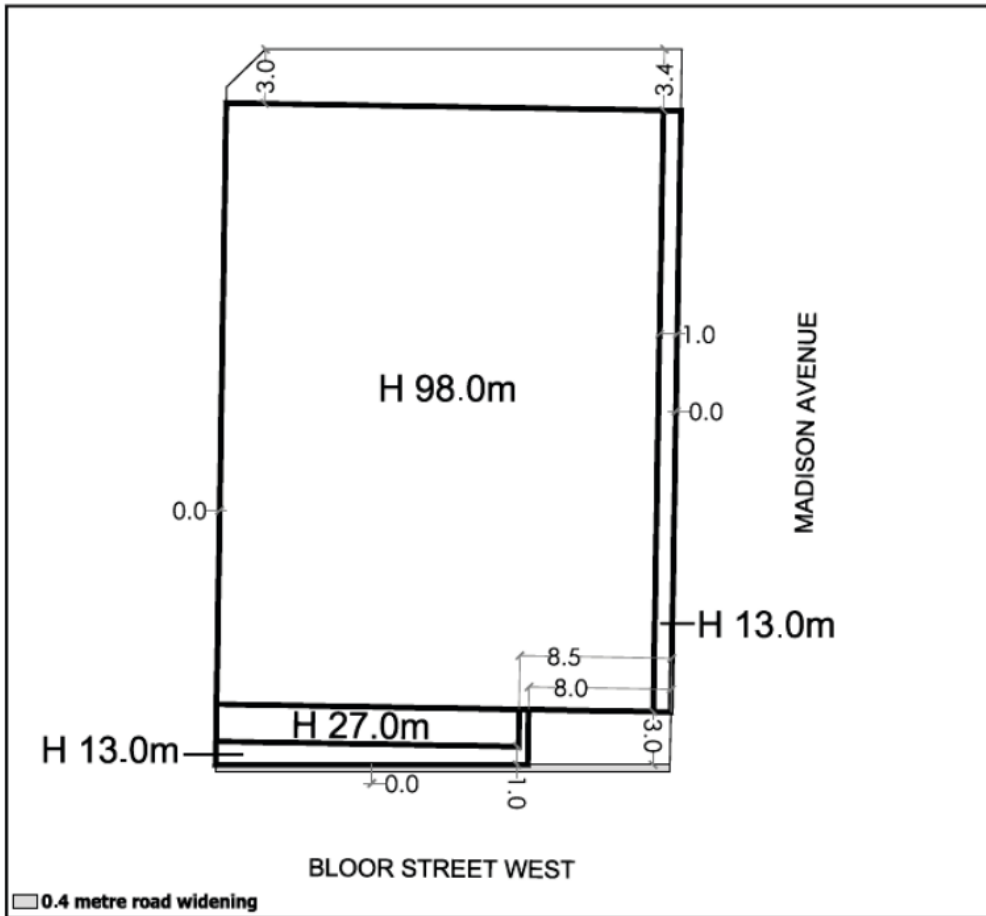
Sue Dexter
Board HVRA,
97 Willcocks St.
Toronto, Ontario. M5S1C9.

Appendix 1: two zoning by-law revisions concerning 316 Bloor St. W:

August 10, 2021: Toronto bylaw 594-2021 (OLT)
<https://www.toronto.ca/legdocs/bylaws/2021/law0594.pdf>

Sept. 10, 2021. By-Law 595-2021 (OLT)
<https://www.toronto.ca/legdocs/bylaws/2021/law0595.pdf>

Each included the height diagram below, dated 2021. 98 metres remained the approved height.



Map 2



Not to Scale