



316 BLOOR ST W Committee of Adjustment Application

Date: 12/04/2023

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

From: Manager, Community Planning

Ward: 11 - University-Rosedale

File No: A0597/23TEY

Hearing Date: December 13, 2023

RECOMMENDATIONS

Community Planning respectfully recommends, that should the Committee of Adjustment approve application A0597/23TEY, the following conditions be imposed:

1. Prior to the earlier of registration of the Site Plan Agreement or the issuance of an amending conditional building permit for any portion of the building permitted pursuant to this minor variance application:
 - a) The Owner shall obtain a revised Notice of Approval Conditions from City Planning that updates all relevant drawings and technical reports to reflect the revised building, as approved through this minor variance decision;
 - b) The Owner shall make a cash contribution to the City of Toronto, in the amount of \$1,000,000.00 to the satisfaction of the City Solicitor, to be allocated towards community facilities, recreation, cultural space, and/or streetscape improvements within Ward 11, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor. The financial contribution shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the minor variance application is final and binding to the date of payment; and,
 - c) The Owner shall provide a letter from its solicitor confirming that it has provided to the City of Toronto, the cash contribution referred to above in Condition 1b.

CONTEXT

The site is located on the northwest corner of Bloor Street West and Madison Avenue. The site is designated *Mixed Use Areas 3* on MAP 41-3-C of the Downtown Plan. The site is zoned CR 3.0 (c2.0; r2.5) SS2 (x378) as per Zoning By-law 594-2021(OLT).

APPLICATION AND DECISION HISTORY

In 2020 the Ontario Land Tribunal adopted Site Specific Zoning By-law 594-2021(OLT) and 595-2021 (OLT) permitting a 29-storey mixed-use building with a maximum height permission of 98 metres.

On September 6, 2023, the Committee of Adjustment deferred a scheduled hearing for this application at the request of Community Planning. At the time conversations were ongoing between the applicant and City staff and additional time was required to resolve outstanding issues with the proposal.

The current Minor Variance application seeks to alter the development standards (as approved under Site Specific Zoning By-law 595-2021(OLT), as amended by City Wide By-law 569-2013, for a new mixed-use building as described in the Public Notice mailed on/before November 21, 2023.

COMMENTS

After extensive conversations with the applicant, 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



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