

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

Date: February 1, 2024

To: Toronto and East York Community Council

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

Wards: Ward 9 - Davenport

Planning Application Number: 23 226738 STE 09 OZ

SUMMARY

This application proposes to amend Site and Area Specific Policy 581 (SASP 581) associated with Official Plan Amendment 489 (OPA 489) to correctly identify the interior floor space of the two lower floors of the former Kent School building. This space will be conveyed to the City to provide a community hub, inclusive of a childcare facility, at 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street.

This report also seeks Council authority to amend the Section 37 provision to also correctly identify the floor area of the two lower floors of the former Kent School building, should the Committee of Adjustment approved the necessary variances to Site-specific Zoning By-law 700-2021 (OLT).

The proposed development is consistent with the Provincial Policy Statement (2020), and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Official Plan. The interior floor area for conveyance identified in SASP 581, and the Section 37 provision reflected the best understanding of the area at the time. However, the final corrected numbers are slightly different. The community hub obligations continue to be fulfilled with this adjustment in interior floor area, and the intent for a community hub, inclusive of a childcare facility, remains unchanged.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan, for the lands at 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street substantially in accordance with the draft Official Plan Amendment attached as Attachment 1 to this report.
2. If the Committee of Adjustment approves minor variances to the size of the community hub in Site-specific Zoning By-law 700-2021 (OLT) for the lands at 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street, City Council require the Owner to enter into an Amending Section 37 Agreement, pursuant to Section 37 of the Planning Act (as it read the day before the date Section 1 of Schedule 17 of the COVID-19 Economic Recovery Act, 2020, came into force), to make amendments to the existing Section 37 Agreement registered on title to the lands as Instrument AT5850352 to implement the Committee's decision in a manner, content and form satisfactory, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

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

The Ontario Land Tribunal (OLT) issued an order on January 17, 2020 approving the Official Plan Amendment application, and a second order on July 14, 2021 approving a Draft Plan of Subdivision application and Zoning By-law Amendment application, subject to conditions, permitting the redevelopment of the former Toronto District School Board (TDSB) lands located on the southwest corner of Bloor Street West at 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street. The decision approved 6 buildings ranging from 8 storeys to 37 storeys in height. The OLT decisions can be found here: <https://olt.gov.on.ca/decisions/>.

The approval also secured an 8-storey, 56-unit affordable housing building, a public road, a private road, Privately-Owned Publicly Accessible Spaces (POPS), a public park, a TTC connection under Bloor Street West to Dufferin Station, and a 2,787 square metre community hub, inclusive of a childcare facility, to occupy the two lower floors of the former Kent School building.

A pre-application consultation (PAC) meeting to correctly identify and secure the correct measurement of the floor area of the two lower floors of the Kent building was held on June 28, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available here: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5363928&pid=709257&title=1141-BLOOR-ST-W>. The current application was submitted on December 8, 2023 and deemed complete on January 15, 2024 as of the date of the submission.

THE SITE

Description

The site is located at the southwest corner of Bloor Street West and Dufferin Street. It is irregularly shaped because there are several parcels of land within this existing City block from Bloor Street West south to Croatia Street, and Dufferin Street west to Brock Avenue that are not part of this application. The site is 29,390 square metres in size, with 203 metres of frontage along Bloor Street West, and 156 square metres along Dufferin Street.

Existing Use

Presently, the site is under construction. Prior to the 2020 and 2021 OLT approvals noted above, there were two school buildings on the subject site – Bloor Collegiate Institute located at 1141 Bloor Street West, which was a two-storey public high school building, and the former Kent School, located at 980 Dufferin Street, which is a three-storey building most recently used by various community groups.

The Bloor Collegiate Institute building has been dismantled and will be rebuilt as part of an approved Heritage Commemoration Plan. The Kent School building will be conserved as part of an approved Heritage Conservation Plan. The remainder of the site was occupied by a northern surface parking lot, accessed from Bloor Street West, a paved open space at the corner of Bloor Street West and Dufferin Street, and a southern parking lot and a large green space abutting Croatia Street.

THE APPLICATION

Description

This application to amend the Official Plan is required to correctly identify the floor area of the community hub, inclusive of a childcare facility, located on the two lower floors of the Kent School building that was secured in SASP 581. The other elements of the 2020 and 2021 OLT approvals noted above, including the number of buildings, 56 affordable housing units, public road, private road, POPS, public

park, TTC connection under Bloor Street West to Dufferin Station, and heritage aspects, are not affected by this application.

Additional Information

See the attachments of this report for the Application Data Sheet and Location Map. 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/1141BloorStW.

Reasons for Application

SASP 581 secured the two lower floors of the former Kent School building to be conveyed to the City for a community hub, inclusive of a childcare facility, which at the time of approval was calculated to be 2,787 square metres. After more accurate measurements of the two lower floors of the Kent School building were conducted by the applicant, it was determined that the floor area of the two lower floors is 2,525 square metres. No physical changes are being proposed, and the intent to occupy the two lower floors of the Kent School building to be used as a community hub, inclusive of a childcare facility, remains unchanged with this application.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Application Checklist
- Application Forms
- Architectural Plans
- Cover Letter
- Draft Official Plan Amendment
- Project Data Sheet
- Survey Plans

Agency Circulation Outcomes

The application, together with the applicable documents noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application, and to formulate an appropriate Official Plan amendment.

POLICY & REGULATION 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 (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as an Avenue. The 2020 OLT approval redesignated this site Mixed-Use and Parks and Open Space. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

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

Site and Area Specific Policy 581

SASP 581 applies to the site, which, as noted above, secured a comprehensive redevelopment including an 8-storey, 56-unit affordable housing building, a public road, a private road, POPS, a public park, a TTC connection under Bloor Street West to Dufferin Station, and a 2,787 square metre community hub, inclusive of a childcare facility on the two lower floors of the former Kent School building.

Site Plan Control

The site is subject to site plan control, and has been divided into 6 individual Blocks for site plan review purposes. There are currently 7 site plan control applications under review, including a Master site plan control application, and 6 individual site plan control applications for Blocks A through F.

COMMUNITY CONSULTATION

There has been extensive consultation both pre- and post-OLT approvals for this site including Community Consultation meetings and working group meetings. Planning Staff, along with staff from Corporate Real Estate Management (CREM) and Social Development, Finance and Administration (SDFA), continue to meet regularly to discuss, and finalize, the design of the community hub.

COMMENTS

Provincial Policy Statement and Provincial Plans

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 current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies and SASP 581 described in the Policy and Regulation Considerations Section of the Report, as well as the policies of the Official Plan as a whole. Given the fact that the two lower floors of the Kent School building will continue to be used for a community hub, inclusive of a daycare facility, this application meets the intent of the Official Plan, in general, and SASP 581, in particular. As noted above, all other elements associated with the OLT approvals will not be affected by this application.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, 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.

The intent of SASP 581, among other matters, to secure the two lower floors of the former Kent School building to be conveyed to the City for the purpose of providing a community hub, inclusive of a childcare facility will remain.

Conclusion

The proposed development is consistent with the Provincial Policy Statement (2020), and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Staff recommend that Council support approval of the application to amend SASP 581 to accurately identify 2,525 square metres of floor area to be used as a community hub, inclusive of a childcare facility in the two lower floors of the Kent School building, and to direct the City Solicitor to amend the Section 37 Agreement, registered on title and dated, September 3, 2021 subject to the Committee of Adjustment approving the necessary variances to Site-specific By-law 700-2021 (OLT).

CONTACT

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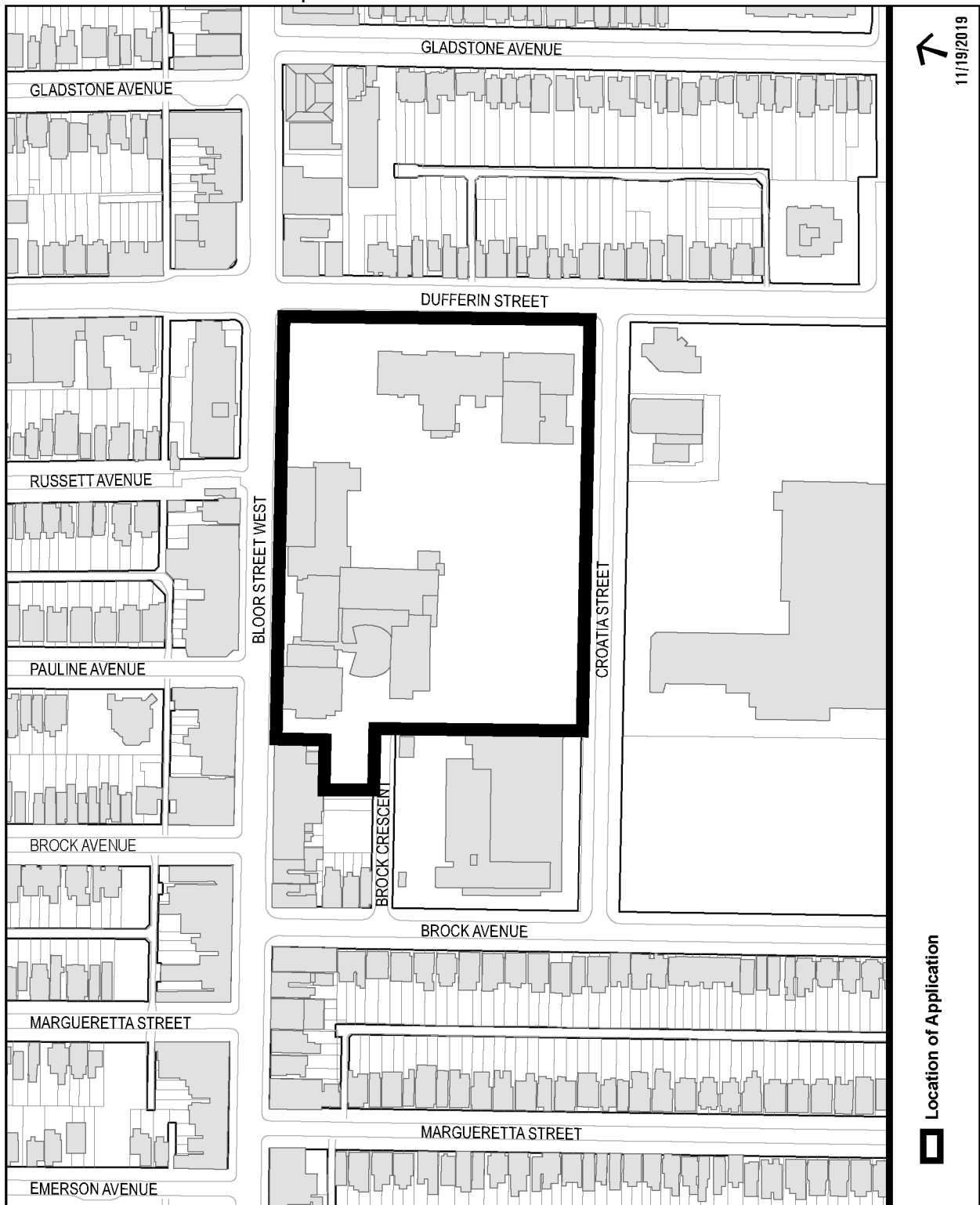
SIGNATURE

Carly Bowman, M.Sc.PI, MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings
Attachment 1: Location Map
Attachment 2: Draft Official Plan Amendment

Attachment 1: Location Map



Attachment 2: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO BY-LAW No. XXXX-2023

Bill No. ~

To adopt Amendment No. 714 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2023 as 1141 Bloor Street West, 980 Dufferin Street, and a portion of 90 Croatia Street.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 714 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on ~, 20~

OLIVIA CHOW, John D. Elvidge
Mayor City Clerk

(Corporate Seal)

AMENDMENT NO. 714 TO THE OFFICIAL PLAN

Lands municipally known in the year 2023 as 1141 Bloor Street West, 980 Dufferin Street, and a portion of 90 Croatia Street.

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies is amended by deleting and replacing policy (h) of Site and Area Specific Policy No. 581 so that it reads as follows:

“h. include a community hub with a minimum size that is equivalent to the two lower levels of the Kent Senior Public School building, or approximately 2,525 square metres (27,178 square feet), inclusive of a child care centre, conveyed in fee simple to the City at no cost. The community hub should include, among other permitted uses, a variety of community services and programs (educational, health, recreational, employment, social services) and such services to be provided to the public. The community hub will be located either as part of an existing building retained on the lands retrofitted for the community hub or in a new building on the lands.”