

1930-1938 Bloor Street West and 3, 5 and 21 Quebec Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report – Refusal

Date: April 19, 2024

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

Planning Application Number: 24 121126 STE 04 OZ

Related Rental Housing Demolition Application Number: 24 121138 STE 04 RH

SUMMARY

This application proposes to amend the Zoning By-law to permit a 17-storey mixed-use building containing 144 dwelling units and 380 square metres of ground floor retail at 1930-1938 Bloor Street West and 3, 5 and 21 Quebec Avenue. The existing buildings on site contains 12 rental dwelling units. A Rental Housing Demolition application has also been received in support of the proposal.

The application in its current form is not supportable. It does not meet Official Plan policies in terms of public realm and built form. This report reviews and recommends refusal of the application to amend the Zoning By-law because outstanding issues could not be resolved within the legislated timeline for decision of 90 days. If City Council does not make a decision within the legislated timeline, the City may be subject to a request to refund all or part of the application fees. The report also recommends that Staff work with the applicant to use mediation to resolve the outstanding issues.

RECOMMENDATIONS

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

1. City Council refuse the application for a Zoning By-law Amendment (Application No. 24 121126 STE 04 OZ) in its current form, for the lands municipally known as 1930-1938 Bloor Street West and 3, 5 and 21 Quebec Avenue.

2. In the event the application is appealed to the Ontario Land Tribunal, City Council, pursuant to subsection 34(11.0.0.1) of the Planning Act, use mediation, conciliation or other dispute resolution techniques in an attempt to resolve the Zoning By-law Amendment application, to the satisfaction of the Chief Planner and Executive Director, City Planning and City Solicitor.
3. City Council direct the City Clerk, should an appeal be filed, to notify all persons or public bodies who may have filed an appeal to this decision of City Council's intention to rely on subsection 34(11.0.0.1) of the Planning Act and the City Clerk shall provide notice to all prescribed persons or public bodies under subsection 34(11.0.0.2) of the Planning Act.
4. City Council direct the City Clerk, should an appeal be filed, to notify the Ontario Land Tribunal of City Council's intention pursuant to subsection 34(11.0.0.1) of the Planning Act, and that the Ontario Land Tribunal shall receive the record, the notice of appeal and other prescribed documents and materials seventy-five (75) days after the last day for filing a notice of appeal for these matters.
5. Should the Zoning By-law Amendment application be resolved, and there is no appeal to the Ontario Land Tribunal or the appeal to the Ontario Land Tribunal has been withdrawn, City Council direct the Director, Toronto and East York District, Community Planning to bring forward an Approval Report to Toronto and East York Community Council for a statutory public meeting as required under the Planning Act.
6. City Council direct the City Solicitor to request that, in the event of an appeal to the Ontario Land Tribunal, the Tribunal withhold its final order, until the following conditions are met:
 - a. the final form of the Zoning By-law Amendment is to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, including any appropriate holding (H) provisions;
 - b. City Council has approved the Rental Housing Demolition application (Application No. 24 121138 STE 04 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the existing rental dwelling units and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision including:
 - i. replacement of the existing 12 rental housing units, including the same number of units, bedroom type and size and with similar rents; and

- ii. acceptable Tenant Relocation and Assistance Plan addressing the right for existing tenants to return to a replacement rental unit on the lands at similar rents, the provision of rent gap assistance, and other assistance to lessen hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - c. the owner has addressed all outstanding issues raised by Transportation Services related to the pedestrian clearway/sidewalk transition along Quebec Avenue between the subject site and the adjacent TTC High Park station entrance to the north as they relate to the Zoning By-law Amendment application and the holding provisions if any required in the Zoning By-law amendment as set out in their memo dated April 18, 2024 or as may be updated in response to further submissions filed by the owner, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - d. the owner has provided a revised Functional Servicing Report, Stormwater Management Report, Municipal Servicing and Grading Plan, and any other reports or documents deemed necessary in support of the development to the City for review and acceptance by and to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. These reports shall determine whether the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required;
 - e. the owner has entered into a financially secured agreement for the construction of any improvements to the municipal infrastructure, at the owner's sole expense, should it be determined that upgrades are required to support the development as identified in the accepted Functional Servicing and Stormwater Management Reports or any other reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services;
 - f. the owner has addressed all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Zoning By-law Amendment application, to the satisfaction of the Supervisor, Tree Protection and Plan Review;
7. City Council authorize the City Solicitor and other appropriate staff to take any necessary steps to implement City Council's decision.

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. If City Council does not make a decision on this Report, there may be financial implications to the City to the current budget year and in future years.

Section 34(11) of the Planning Act stipulates that City Council must make a decision on a Zoning By-law Amendment Application within 90 days of the day the application was deemed complete. If City Council does not make a decision within the legislated timeline, the City may be subject to a request to refund all or part of the application fees. Due to the financial impact of the legislative timelines for this Report, this matter is urgent and must be considered at the May 22, 2024 meeting of City Council and should not be deferred.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on March 22, 2023. The current application was submitted on March 18, 2024 and deemed complete on April 2, 2024. A Preliminary Summary of the application is available [here](#). Staff will be conducting a Community Consultation Meeting for the application on April 30, 2024 which will be summarized in Attachment 5 to this report, to be provided in advance of the May 7, 2024 Community Council meeting.

SITE

Description

The site is located at the northeast corner of Bloor Street West and Quebec Avenue, west of High Park Avenue and south of the Toronto Transit Commission's (the "TTC") High Park subway station. The site is rectangular in shape and has an area of approximately 1,440 square metres, with 30 metres of frontage along Bloor Street West and a lot depth of 47 metres. The site is lowest in elevation at the southwest corner.

The site is located in the 60 metre development review zone of TTC's subway Line 2 Bloor-Danforth. A portion of the site, known municipally as 21 Quebec Avenue, is subject to a sanitary sewer pipelines, overland drainage and construction of station elevator shaft easement in favour of the TTC. The lands subject to this easement also provide pedestrian access to High Park subway station.

Existing Use and Rental Dwelling Units:

The site is currently occupied by four 2 to 3 storey low-rise buildings comprising commercial uses and a total of 12 dwelling units. The existing buildings on the site contain a total of 12 rental dwelling units that are proposed to be demolished.

Surrounding Land Uses:

North: At 35 Quebec Avenue, the TTC's High Park subway station within a one-storey building

South: At 1873 Bloor Street West, High Park, a 399-acre City-owned park

East: At 1926 Bloor Street West, a 4 storey residential building

West: At 1942-1946 Bloor Street West, a 4 storey residential building

PROPOSAL

Description

A 17 storey (62.4 metres including mechanical penthouse) mixed-use building containing 144 dwelling units, 380 square metres of ground floor retail and an overall gross floor area of 13,967 square metres.

Density

9.8 times the area of the lot.

Dwelling Units

The application proposes 144 dwelling units (including 12 rental replacement units) comprising of 40 one-bedroom (28%), 84 two-bedroom (58%), and 20 three-bedroom units (14%).

Rental Housing Demolition and Replacement

The lands contain 12 rental dwelling units all of which are proposed to be demolished. The application proposes replacement of all 12 rental dwelling units on the second and third floors of the new building along with a tenant relocation and assistance plan to lessen hardship. A related Rental Housing Demolition application (Application No. 24 121138 STE 04 RH) was submitted and is currently under review.

Amenity Space:

The proposal includes 576 square metres of amenity space, including 288 square metres of indoor amenity space (2.0 square metres per unit) and 288 square metres of outdoor amenity space (2.0 square metre per unit). Indoor and outdoor amenity spaces are proposed on both the second and 17th storey.

Access, Bicycle Parking, Vehicle Parking and Loading

Resident pedestrian access is proposed from Quebec Avenue and retail pedestrian access is proposed from Bloor Street West. The proposal includes 63 vehicular parking spaces (60 resident spaces and 3 visitor spaces) within three levels of underground parking. 159 bike parking spaces are proposed throughout the site.

One Type G loading space is proposed, accessed from Quebec Avenue. The access to the Type G space is proposed to be located south of the TTC's High Park subway

station, through the portion of the site that is subject to the easement in favour of the TTC.

Additional Information:

See Attachments 1 to 8 of this report for the Official Plan and Zoning Maps, application data sheet, three dimensional representations of the project in context, a site plan and elevations of the proposal. 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/1930BloorStW

Reasons for Application

The applicant seeks to amend Zoning By-law 569-2013 to permit the proposed mixed-use building, including modified building height, density, setback, floor space index and other performance standards.

APPLICATION BACKGROUND

Application Requirements

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

- 3D Model
- Arborist Report
- Architectural Plans
- Block Context Plan
- Civil and Utility Plans
- Draft Zoning By-law
- Functional Servicing Report and Stormwater Management Report
- Geotechnical Study
- Hydrogeological Study
- Housing Issues Report
- Landscape Plans
- Natural Heritage Impact Study
- Noise Impact Study
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy Report
- Renderings and Perspective Drawings
- Sun/Shadow Study
- Survey Plans
- Toronto Green Standard Checklist
- Transportation Impact Study

The submitted materials, including all plans and reports listed above are available on the City's Application Information Centre (AIC) at: toronto.ca/1930BloorStW.

Agency Circulation Outcomes

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

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, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as located on an Avenue. The land use designation for the site is Apartment Neighbourhoods. See Attachment 3 of this report for the Land Use Map. 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 site is located within High Park Station Protected Major Transit Station Area (PMTSA) approved by Council through Official Plan Amendment 540 (OPA 540). OPA 540 is pending approval by the Ministry of Municipal Affairs and Housing and is not currently in effect. The site is also located within the Council approved Inclusionary Zoning (IZ) Market Area 2 as per the Map 37 of the Official Plan ([OPA 557 and Zoning By-law Amendment 941-2021](#)). The Official Plan IZ policy 3.2.1.13 is subject to the approval of PMTSA. Should OPA 540 be approved by the Minister, the application would be subject to IZ policies of the Official Plan.

The built form policies (Policy 3.1.3.5, 3.1.3.6 and 3.1.3.1.b) of the Official Plan require good transition in scale between areas of different heights and/or intensity of use, providing additional setbacks at street intersections, transit stops, sites that end a street corridor and areas with high pedestrian volume and that development should be massed to fit within the existing and planned context. Additionally, the policies related to development criteria for Apartment Neighbourhoods (Policy 4.2.2) in the Official Plan requires massing for new developments to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The public realm policies in the Official Plan (Policy 3.1.1.2, 3.1.1.15, 3.1.1.17 and 3.1.1.22) direct that access to natural features be enhanced and protected by improving physical and visual access from adjacent public streets, preserve and enhance views and vistas between these natural features and the public realm, and also to maintain and/or extend public views and vistas of important natural features and increase pedestrian and cycling facilities and amenities along the scenic routes.

The natural environment policies of the Official Plan require (Policy 3.4.1.h) promotes green infrastructure given the site location next to High Park, which is a significant Indigenous site and is provincially recognized and designated as an Area of Natural and Scientific Interest (or ANSI). Additionally, the public realm at the site should also recognize, integrate, showcase, make visible and/or celebrate Indigenous history, cultural and natural heritage through place-making, place-keeping, interpretive features within the public realm, as appropriate.

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

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

High Park Apartment Neighbourhood Area and Bloor West Village Avenue Study

OPA 419 provides policy direction for the High Park Apartment Neighbourhood Area (the “HPANA”), which is an established, stable residential apartment neighbourhood with strong visual and physical connections to the natural environment and High Park to the south. The site being located on south side of HPANA presents an opportunity to extend the green character framed by trees and landscaped setbacks, along Quebec Avenue leading to High Park.

The site is located within the High Park Frontage Character Area of the Bloor West Village Avenue Study. The final recommendations of the Bloor West Village Avenue Study, including Urban Design Guidelines, a Site and Area Specific policy framework and a draft Zoning By-law, will be presented to Council later this year. However, the recommended direction for this area of the Avenue Study work completed to date supports a mid-rise built form proportionate to the width of Bloor Street West and provision of mid-block connections to improve pedestrian convenience routes and ‘desire lines’ to High Park station as well as extend vegetation connections north of High Park.

Opposite the site, in High Park, there are several historic structures including gates that were included on the City's Heritage Register in 1979. The site is located within the boundaries of the Bloor West Village Heritage Conservation District (HCD) Study Area. The HCD Study is scheduled to be presented to the Toronto Preservation Board in 2024, in alignment with the reporting timeline of the Avenue Study. The findings and recommendations of the HCD Study have informed and guided the Avenue Study, including integration of heritage considerations into the draft Site and Area Specific Policy and the Design Guidelines

Zoning

The site is zoned R (f12.0; d2.0) (x7) under Zoning By-law 569-2013. The Residential zoning category permits residential development having an overall height of 23.0 metres. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Bloor West Village Avenue Study Recommendations and Final Consultant Report (May 2018) including urban design guidelines (Chapter 7: Recommended Guidelines and Standards). Staff are in the process of finalizing what are currently draft urban design guidelines for this area;
- Tall Building Design Guidelines;
- Mid-Rise Building Performance Standards;
- Growing Up Guidelines for Children in Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Toronto Accessibility Design Guidelines;
- Bird Friendly Guidelines;
- Streetscape Manual; and
- Complete Streets Guidelines.

The City's Design Guidelines may be found here: [Design Guidelines](#)

The Bloor West Village Avenue Study Recommendations may be found here: [Bloor West Village Avenue Study](#)

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The Toronto Green Standard can be found here: [Toronto Green Standard](#)

Site Plan Control

Site Plan Control applies to this proposal. Should the proposal be approved, a Site Plan Control application will be required in the future.

COMMUNITY CONSULTATION

A virtual community consultation meeting has not yet been held but has been scheduled for April 30, 2024 which follows the agenda closing for this Report. Attachment 5 to this report summarizing the outcomes of the community consultation meeting will be prepared by staff and posted publicly prior to the meeting of Toronto and East York Community Council on May 7, 2024.

Tenant Meeting

As part of the Rental Housing Demolition and Conversion application, City staff will hold a separate meeting with affected tenants prior to any future City Council consideration of the Rental Housing Demolition and Conversion application.

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. All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS, and shall conform to provincial plans. The proposal does not conform with provincial policy with regards to public realm and supporting natural heritage.

Public Realm

This application has been reviewed against policies of the Official Plan, planning studies and design guidelines described in the Policy and Regulation Considerations Section of the report.

The application has not demonstrated that it achieves the Official Plan and emerging policy objectives related to expanding and enhancing the public realm to support the level of intensification that is proposed. The application does not create or extend the scenic views and vistas to High Park from Quebec Avenue, does not provide a sufficient setback along Bloor Street West or Quebec Avenue to accommodate a landscape setback that would support the planting of street trees, and does not incorporate a mid-block connection to improve pedestrian connectivity to High Park station along the northern limit of the site.

A part of the site on 21 Quebec Avenue is subject to an easement with TTC for construction of station related infrastructure. The lands subject to this easement also provide pedestrian access to High Park subway station and needs to be maintained and/or enhanced to ensure safe and continuous access to pedestrians along the Quebec Avenue. The proposed usage of these lands for loading needs further detail to better address the pedestrian clearway and sidewalk transition for prioritizing the safety of pedestrian access to the TTC station.

The application provides a total soil volume of 167 cubic metres within the public boulevard and does not meet the Toronto Green Standard obligations that requires a total soil volume of 261 cubic metres. The majority of the proposed frontage is hardscaped with minimal planters proposed in the public right of way. This is not sufficient and required improvement.

The proposed building provides a 6.2 metre setback from building face to curb along Bloor Street West which is insufficient to maintain the desired green character of the streetscape. The emerging findings of the Avenue Study would recommend a 9.0m setback to facilitate additional opportunities for green space. The proposal requires revision to provide a more generous setback along both street frontages.

Density, Height, Massing & Built Form

This application has been reviewed against policies of the Official Plan, area planning studies and Tall Building design guidelines described in the Policy and Regulation Considerations Section of the report.

This site is appropriate for a mid-rise building. The area planning framework plans for mid-rise development. This site is also independently too small to accommodate the setbacks and stepbacks to appropriately situate a tall building, with deficient setbacks and separation distances proposed in the application as well as an oversized floorplate. The proposal is not acceptable in its current form.

The proposed development should create a visual connection and compatibility between its base building and the adjacent properties of potential heritage significance through its built form, setbacks, stepbacks, materiality and massing orientation, to give prominence to the Bloor Street West and Quebec Avenue T-intersection and provide necessary buffer to enhance the natural heritage features of High Park. While additional information is required to better assess the relationship and fit between the site and adjacent properties, the proposed base building should align with the adjacent property to the east at 1926 Bloor Street West to maintain and reinforce the established front yard setbacks along this segment of Bloor Street West.

Sun, Shadow, Wind

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

Based on the Shadow Study prepared by Baron Nelson Architects Inc. (dated January 30, 2024), the proposed development casts some morning net-new shadow over Bennett Park, sidewalks along Quebec Avenue and Gothic Avenue and late afternoon net new shadow over the northeast corner of High Park and sidewalks along Bloor Street West and High Park in March and June. Reduction in tower height to a more mid-rise form may improve shadow impacts, a desirable outcome from staff's perspective.

The pedestrian level wind study shows that wind comfort conditions at Bennett Park will be impacted such that fewer areas of the park are comfortable for sitting compared to the existing conditions during the typical use period (specifically during spring and winter season). Comfort conditions along Quebec Avenue are also shown to be less comfortable throughout the year compared to the existing conditions which reduces potential for any outdoor at-grade seating areas surrounding the proposed development site boundaries and at the High Park Station along Quebec Avenue.

Amenity Space

The proposal is meeting the overall required 4.0 square metres of amenity space per unit on site as required by the Zoning By-law 569-2013 and is a positive attribute of the proposal.

Mobility

As per the Official Plan's right-of-way requirements, additional land is required from the subject site for the widening of Bloor Street West to meet the requirement of a 27 metre right-of-way (ROW). The proposal incorporates a 0.4 metre ROW widening, which is acceptable to transportation services.

The application proposes access to loading and underground vehicular parking areas through a portion of the site subject to an easement with TTC, also an area of pedestrian access to the station. The easement lands cannot be encumbered without examining the potential impacts to the TTC infrastructure as noted by the agency, and staff require more information on how pedestrian access to the station across the easement lands will be preserved.

No additional upgrades to traffic infrastructure are required to support the proposal.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and were reviewed by Engineering and Construction Services (ECS) staff.

In the event that the matter is appealed to the Ontario Land Tribunal, staff recommend that the OLT withhold the issuance of any Orders that may approve the application until such time as the owner has satisfactorily addressed outstanding ECS requirements and make satisfactory arrangements for any upgrades to municipal infrastructure as identified in the accepted servicing report.

Housing Unit Mix

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The application proposes condominium tenure but has indicated that rental tenure may be sought instead. The provision of 79 (60%) new two-bedroom units and 20 (10%) new three-bedroom units supports the unit mix objectives of the Growing Up guidelines, Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children and is a positive attribute of the proposal.

The Growth Plan (2020) recognizes the importance of planning for a range and mix of uses on lands near existing and planned major transit, including second units and affordable housing to support existing and planned transit service levels. Given the site's location near an existing major transit investment or a priority transit corridor, there is an opportunity for including affordable housing units within this new development.

Rental Housing Demolition

This application involves the demolition of twelve rental housing units. Under Chapter 667 of the City of Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, implements Section 111 wherein an applicant is required to obtain a Rental Housing Demolition and Conversion Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one unit is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit.

The current application proposes replacement of the 12 existing rental dwelling units located on the development site. The applicant has provided details about the proposed size of the 12 rental replacement units. Further matters to be resolved as part of the Rental Housing Demolition Application include: ensuring the proposed rental housing replacement is appropriate; and an acceptable tenant relocation and assistance plan addressing the right to return to occupy the replacement rental units at similar rents and other assistance to lessen tenant hardship, including compensation and notice above and beyond requirements under the Residential Tenancies Act. The applicant has indicated that they will work with staff to develop an acceptable tenant relocation and assistance plan.

Should the OLT allow the appeals in whole or in part, Staff recommend that the City Solicitor request that the Tribunal withhold its final order until it has been advised that City Council has dealt with the Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006.

Parks, Open Space

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with more than 28 square metres of parkland per person which is comparable to the City-wide average provision of 28 square metres of parkland per person (2022).

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu.

Given the current rise in dog-owning populations, should the application be approved in future, the Owner is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building to accommodate future residents' needs. This will also help alleviate pressure on existing parks. The application should have regard for Toronto's Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

Tree Preservation

Urban Forestry staff recommends that measures be taken to protect Tree number 2 (50 cm Norway Maple) and Tree number 3 (31 cm Honey Locust) both of which are mature and healthy City trees located along Quebec Avenue as shown on landscape plans submitted in support of the application. Along Bloor Street West, a greater proposed setback would allow for the provision of better sub-grade soil conditions for the proposed trees.

The landscape plans submitted in support of the application show proposed street trees along the Quebec Ave and Bloor Street West frontage. Along Bloor Street West, the soil depths range from 0.42 m to 1.5 m. A more uniform soil depth can be achieved by offsetting the existing electrical conduits. Additionally, the proposed soil volume is approximately 100 cubic meters less than required for a site of this size.

Toronto Green Standard (TGS)

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are

voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Given the location of the site close to Natural Heritage features as described in this report, staff recommend that the proposed development has potential for innovative green spaces such as green roofs, re-use and use of green infrastructure to reduce the urban heat island effect and enhance urban ecology as outlined in policies 3.4.19 of the Official Plan.

Summary of Issues to be Resolved

Based on the foregoing, the following issues have not been addressed and need to be resolved in order for redevelopment to proceed on site.

- Height, scale, built-form and massing and fit of the development given the size of the site within the existing and planned context;
- Setbacks and separation distances, including built form relationships to, and impacts on, adjacent properties and Natural Heritage Features of High Park;
- Impacts to the public realm, including deficit green character; Opportunities to provide affordable housing adjacent to transit;
- Satisfactory arrangements with the TTC to secure loading access across the easement lands, including prioritizing continued pedestrian access;
- Meeting Tier 1 of the TGS; and
- Rental housing demolition.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan and applicable City guidelines/studies intended to implement official plan policies. Staff are of the opinion that the proposal is not consistent with parts of the PPS (2020) and does not conform to specific policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Further, the proposal does not conform with the Official Plan policies, particularly as it relates to natural environment, built form, public realm and green streetscape (Official Plan policies 2.2.3.5, 3.1.1.6, 3.1.1.22, 3.1.1.17, 3.1.3.5 to 10, 3.4 and 4.2.2).

Staff are of the opinion that the application proposes a form of intensification that is not contextually appropriate given the size of the site, does not appropriately transition to adjacent areas and High Park's natural heritage system, does not address the urban design and site design direction of the Official, and does not propose an enhanced green character of the public realm.

Staff recommend that Council refuse the application to amend the Zoning By-law to permit the proposed development for the reasons outlined in this report.

CONTACT

Kishmita Arora, Planner, Community Planning, Tel. No. 416-397-4647, E-mail: Kishmita.Arora@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal flourish extending to the right.

Carly Bowman, Msc.Pl., MCIP, RPP, Director
Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Summary of Community Consultation Meeting

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing

Attachment 1: Application Data Sheet

Municipal Address: 1938 BLOOR ST W **Date Received:** March 1, 2024

Application Number: 24 121126 STE 04 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment and Rental Housing Demolition & Conversion application to permit a 17-storey mixed-use building, containing 144 dwelling units (of which 12 are rental replacement units) and 380 square metres of non-residential gross floor area.

Applicant	Agent	Architect	Owner
WALKER NOTT DRAGICEVIC ASSOCIATES LIMITED		Baron Nelson Architects Inc.	1934-1938 BLOOR ST W LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	Y (Bloor West Village Avenue Study – Draft Guidelines) Y (Bloor West Village Heritage Conservation District Study– Draft)
Zoning:	R (f12.0; d2.0) (x7)	Heritage Designation:	
Height Limit (m):	23	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,425 Frontage (m): 31 Depth (m): 47

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	614		1,214	1,214
Residential GFA (sq m):	857		13,587	13,587
Non-Residential GFA (sq m):	366		380	380
Total GFA (sq m):	1,223		13,967	13,967
Height - Storeys:	3		17	17
Height - Metres:			62	62

Lot Coverage Ratio (%): 85.19

Floor Space Index: 9.8

Floor Area Breakdown **Above Grade** (sq m) **Below Grade** (sq m)

Residential GFA: 13,587

Retail GFA: 380

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	12		12	12
Freehold:				
Condominium:			132	132
Other:				
Total Units:	12		144	144

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			40	84	20
Total Units:			40	84	20

Parking and Loading

Parking Spaces: 63 Bicycle Parking Spaces: 159 Loading Docks: 1

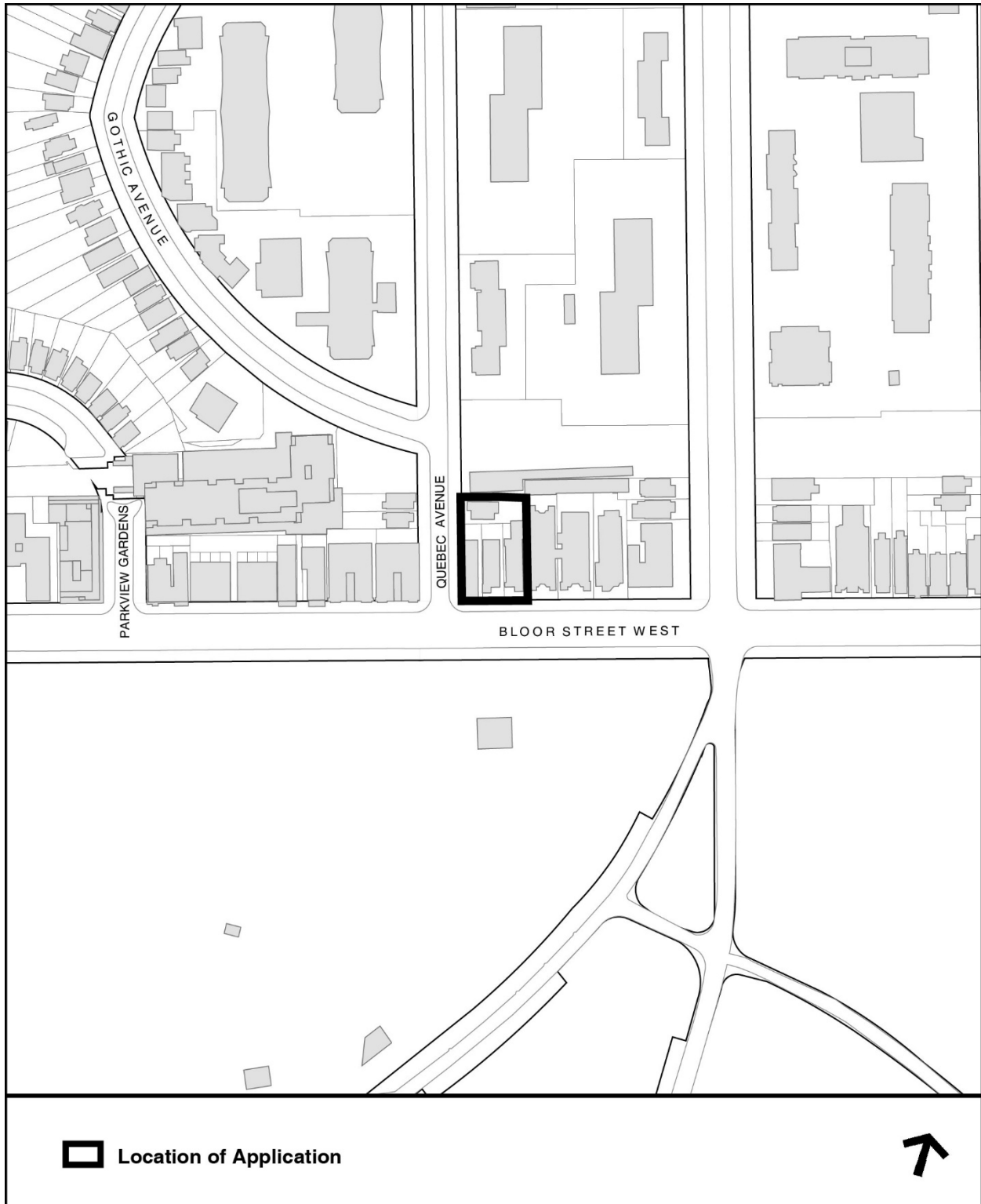
CONTACT:

Kishmita Arora, Planner, Community Planning

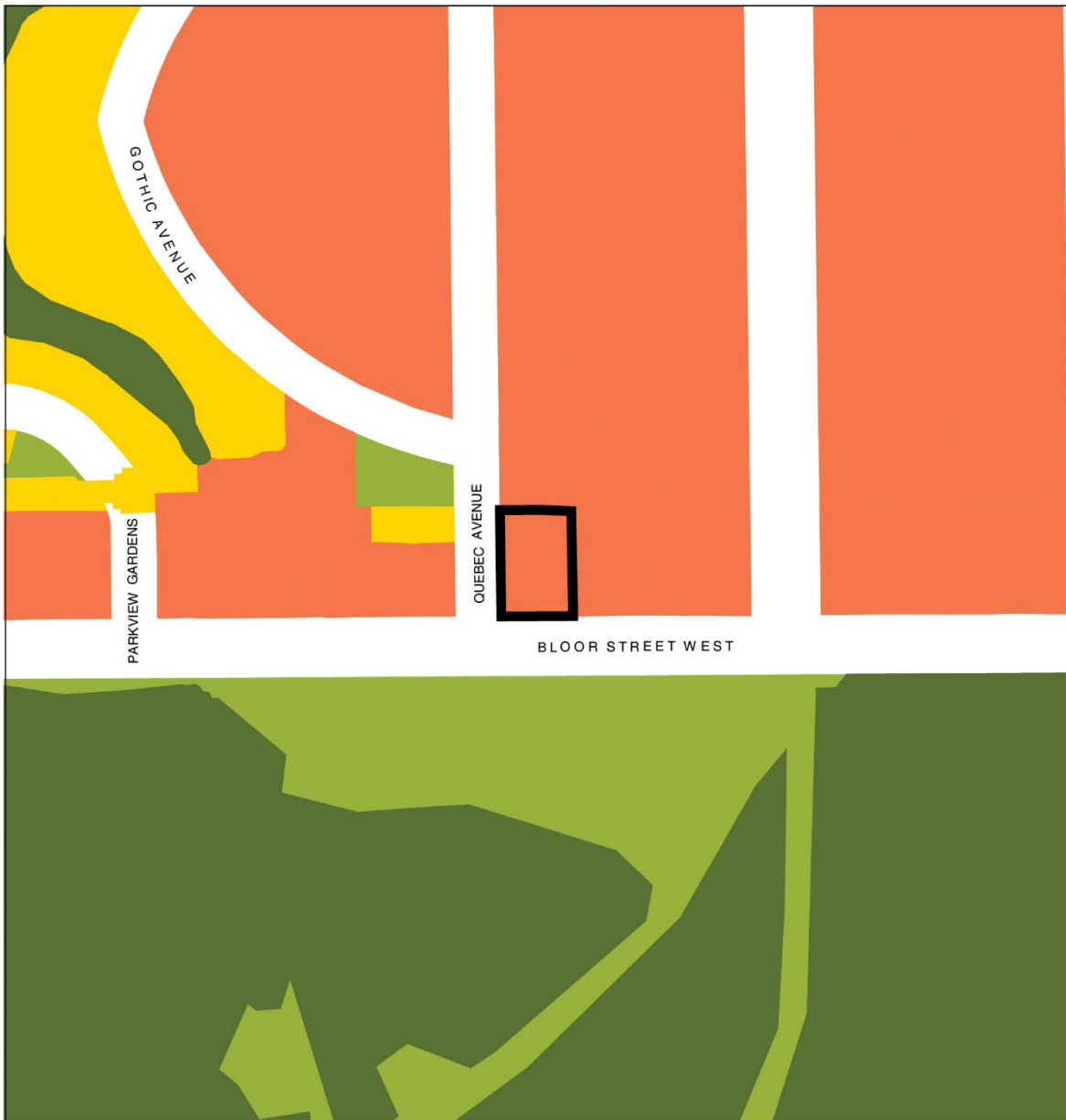
416-397-4647

Kishmita.Arora@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



1930 - 1938 Bloor Street West & 21 Quebec Avenue

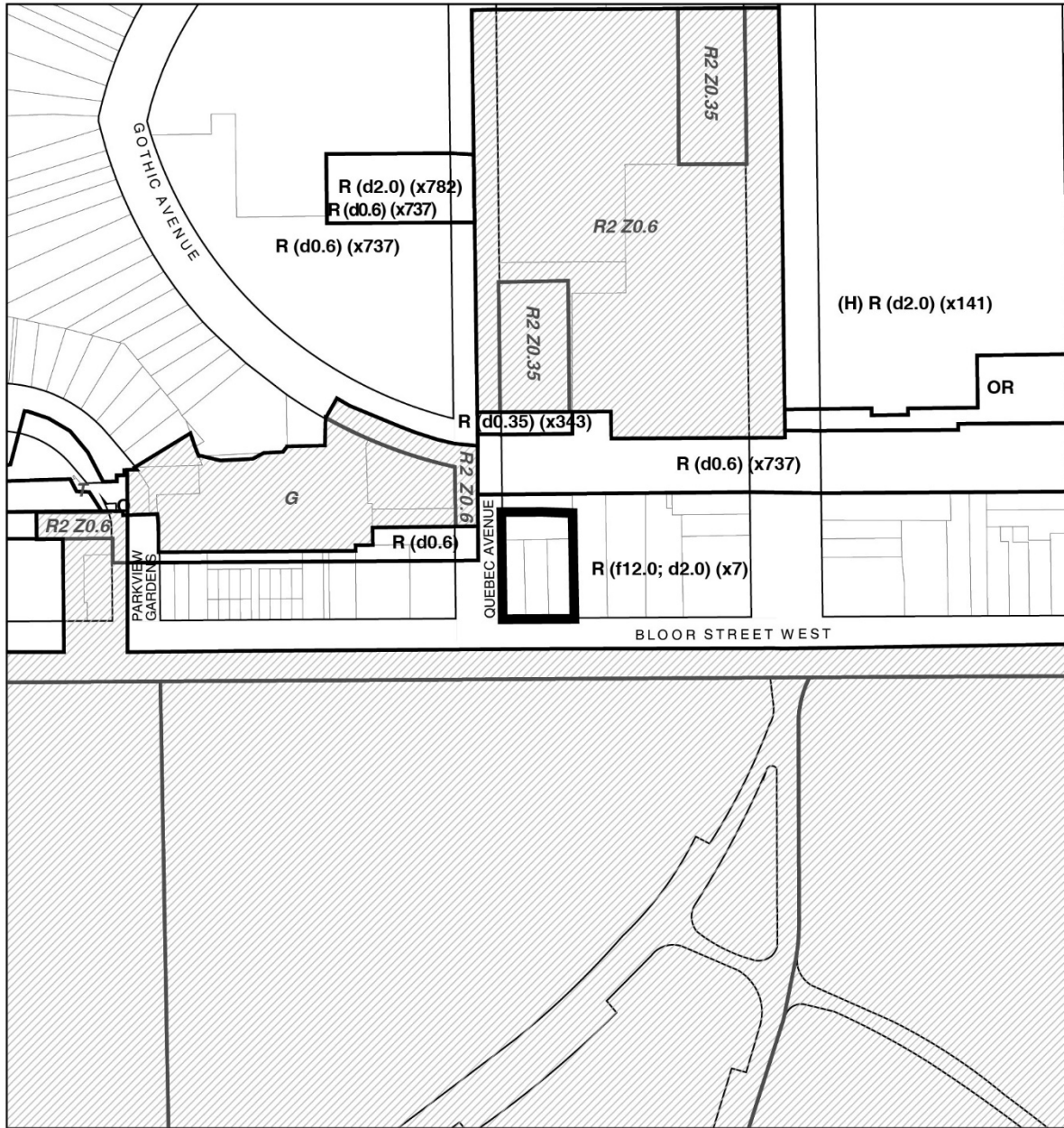
Official Plan Land Use Map #17

File # 24 121126 STE 04 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Natural Areas
-  Parks


 Not to Scale
 Extracted: 03/04/2024

Attachment 4: Existing Zoning By-law Map




1930 - 1938 Bloor Street West & 21 Quebec Avenue

Zoning By-law 569-2013

File # 24 121126 STE 04 0Z

-  Location of Application
- R** Residential
- RD** Residential Detached
- O** Open Space
- OR** Open Space Recreation
- UT** Utility and Transportation

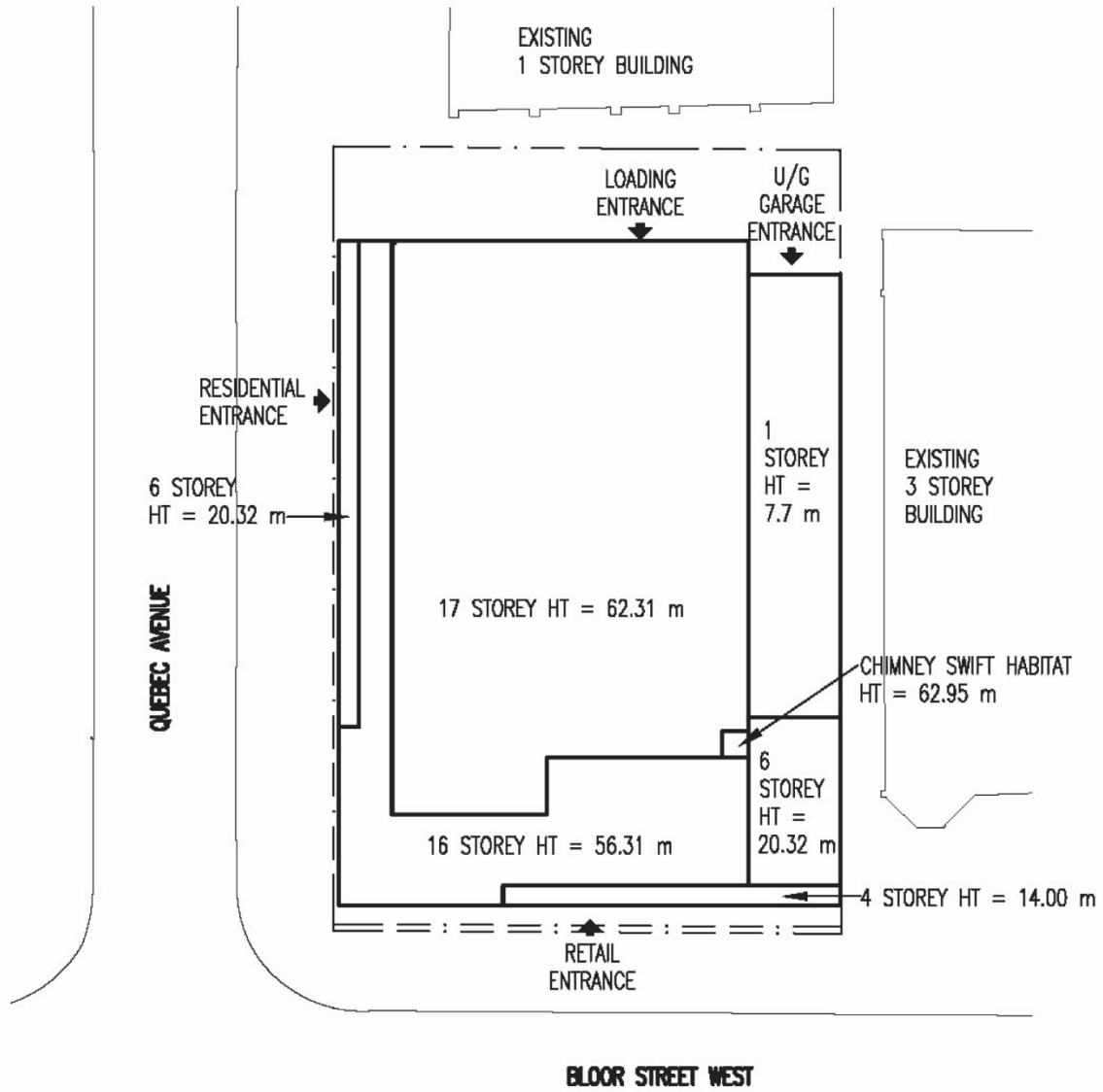
-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- Gr** Parks District


 Not to Scale
 Extracted: 03/04/2024

Attachment 5: Summary of Community Consultation Meeting

(This attachment will be made available on or before the May 7, 2024, Toronto and East York Community Council meeting.)

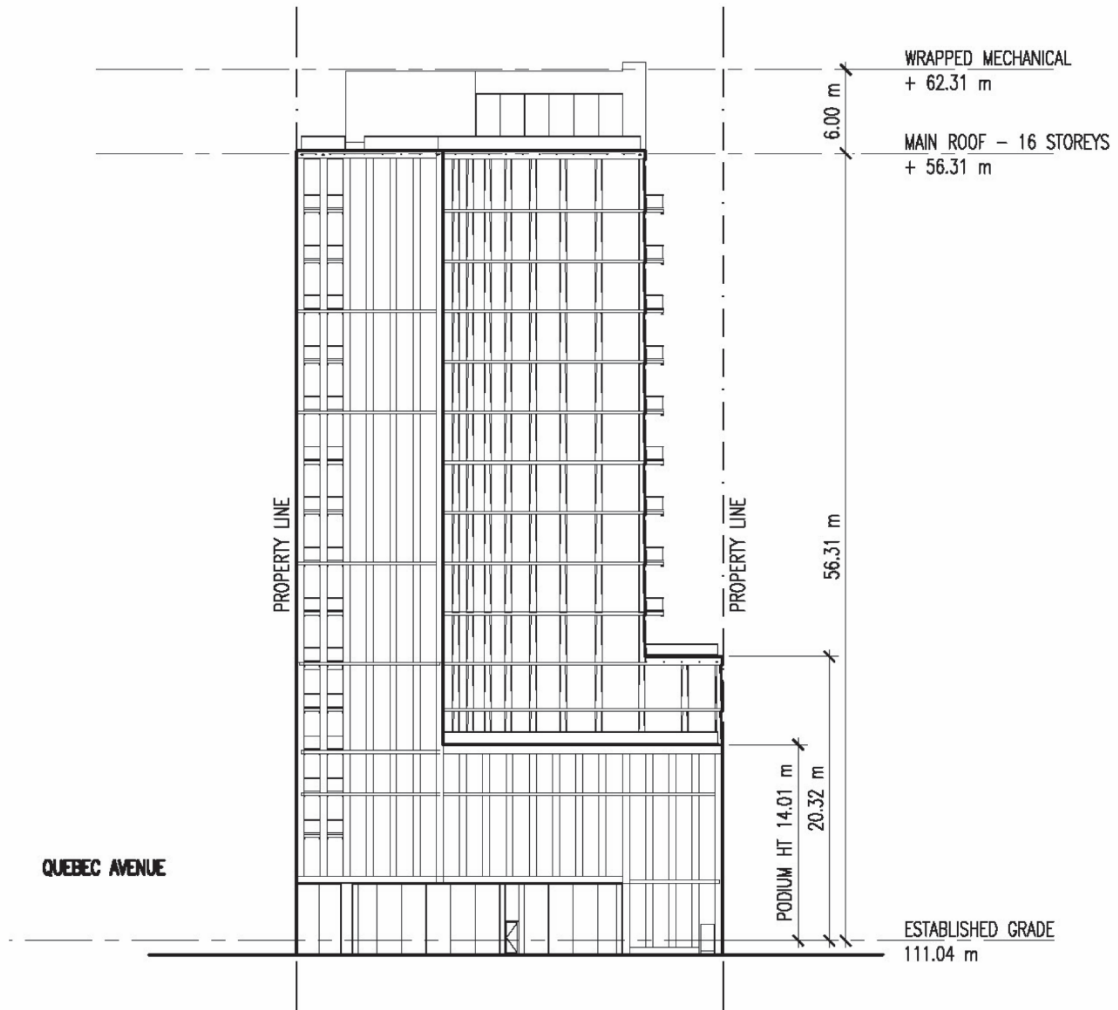
Attachment 6: Site Plan



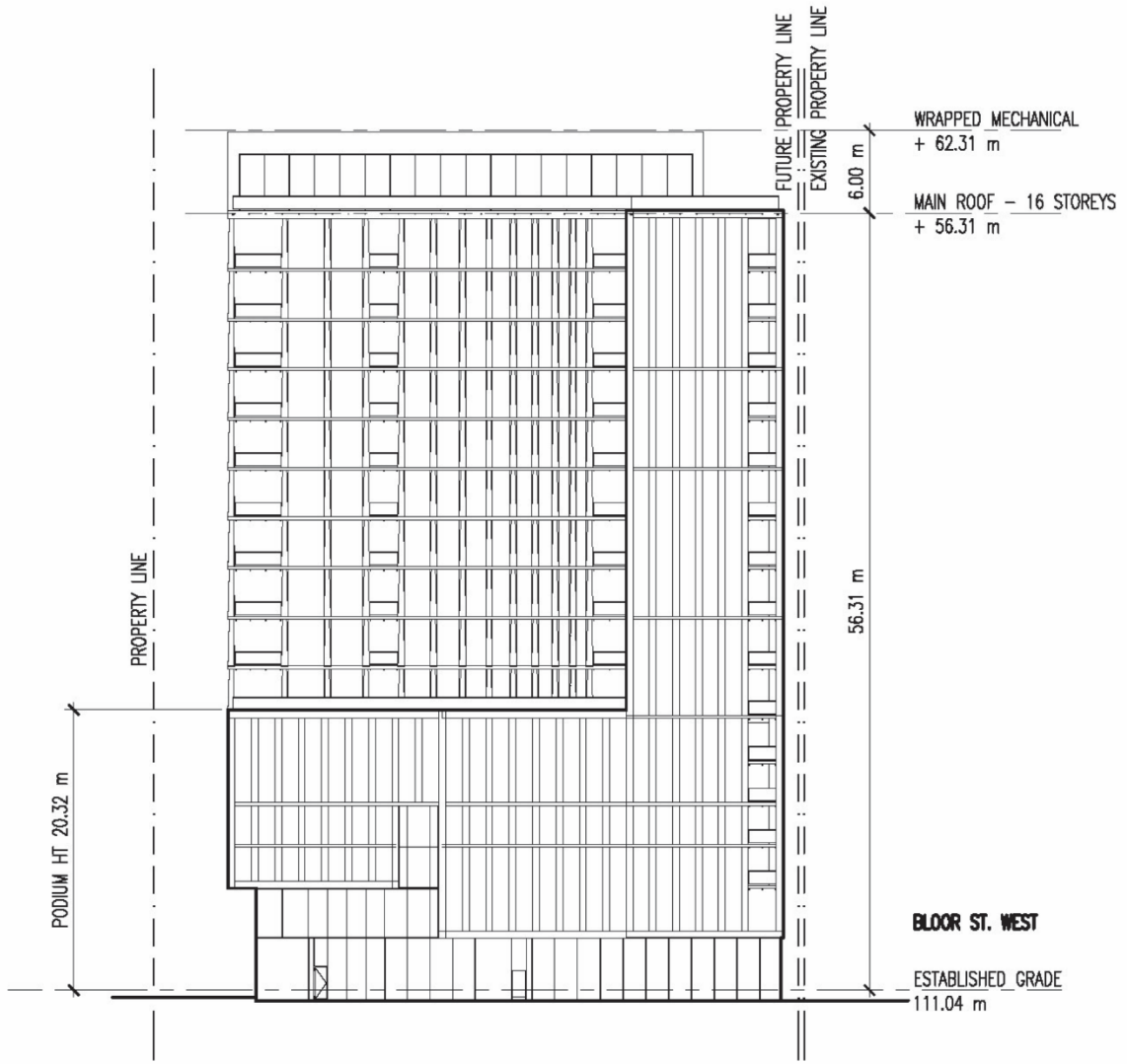
Site Plan



Attachment 7: Elevations

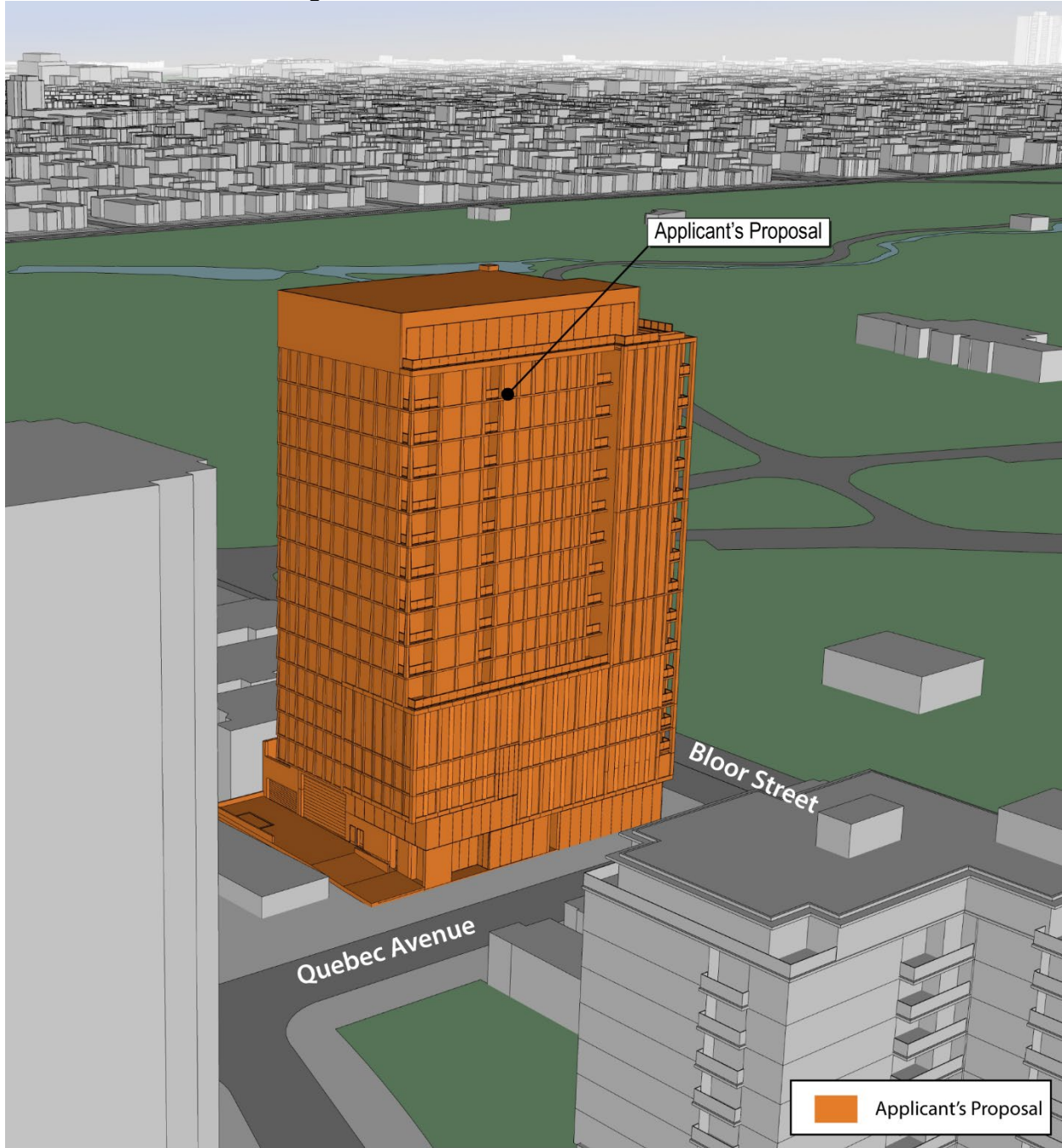


South Elevation



West Elevation

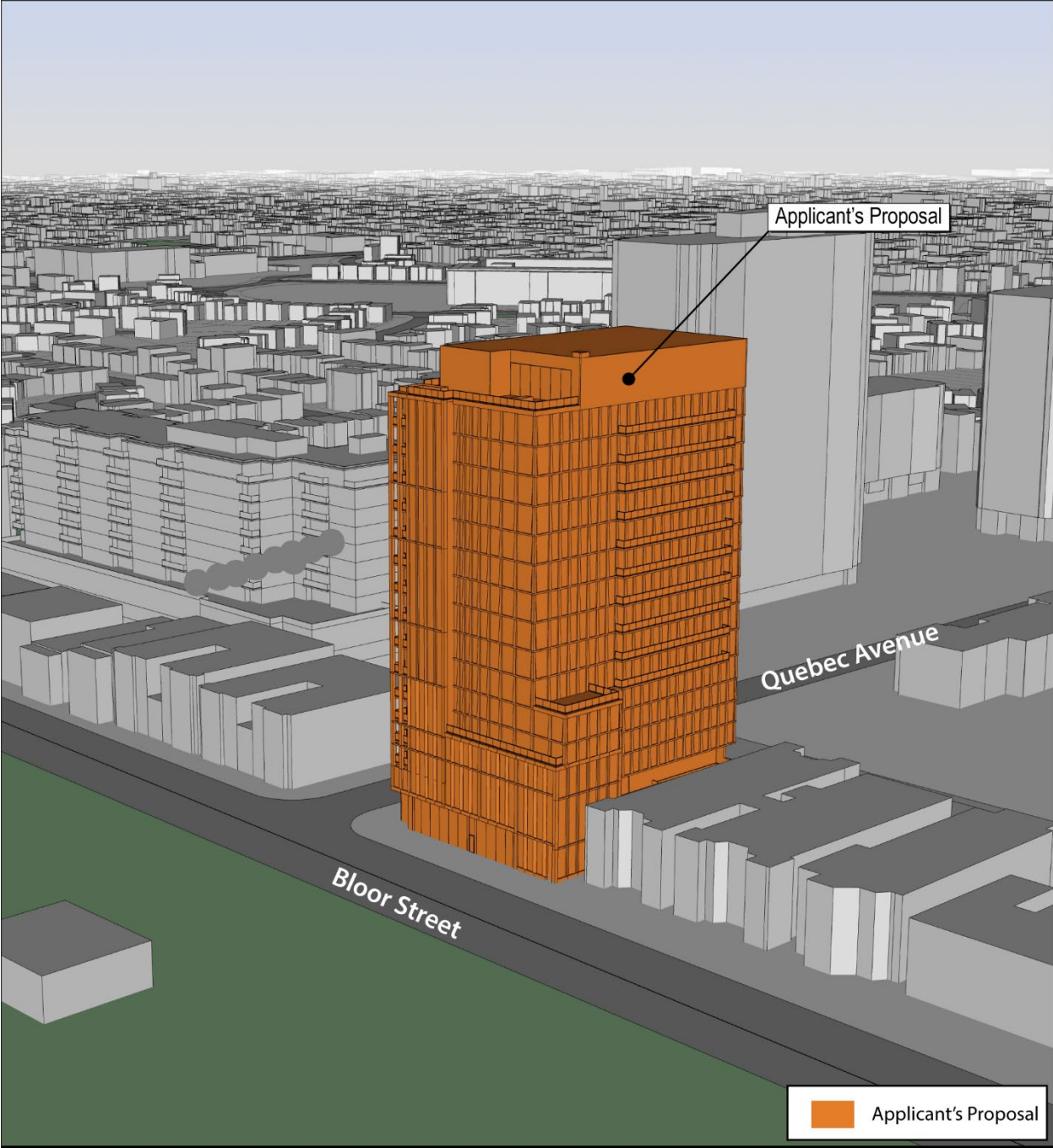
Attachment 8: 3D Massing



View of Applicant's Proposal Looking Southeast



04/03/2024



View of Applicant's Proposal Looking Northwest



04/03/2024