

TE13.9 - 1930-1938 Bloor Street West and 3, 5 and 21 Quebec Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report – Refusal – Lenka Holubec

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RE: TE13.9 - 1930-1938 Bloor Street West and 3, 5 and 21 Quebec Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report - Refusal

Dear Chair Councillor Chris Moise , Vice Chair Councillor Ausma Malik and Councillors,

Thank you for this opportunity to comment on **TE13.9 - 1930-1938 Bloor Street West and 3, 5 and 21 Quebec Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report – Refusal**

As a long-time member of the High Park North neighbourhood community (the “HPANA”), a member of High Park Natural Environment Committee, ProtectNatureTO, a participant in High Park Apartment Neighbourhood Area Character Study and the Bloor West Village Avenue Study LAC, I have commented on nature protection and development related issues in the past.

These comments

SUPPORT

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

(April 19, 2024) Report and Attachments 1-4 and 6-8 from the Director, Community Planning, Toronto and East York District on 1930-1938 Bloor Street West and 3, 5 and 21 Quebec Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report - Refusal

<https://www.toronto.ca/legdocs/mmis/2024/te/bgrd/backgroundfile-245192.pdf>

And

STRONGLY RECOMMEND

The City prioritizes finalizing and implementation of the Bloor West Avenue Study to ensure that all development applications for the site are guided and in a complete conformity with The Site and Area Specific Policy (SASP) and the Official Plan Amendment resulting from BWVA Study to be finalized.

Timeline and Highlights:

In January 2017 BWVA Study was initiated [Information & Reports: Bloor West Village Avenue Study](#) for the portion of the Bloor West Avenue between Keele St. and the Humber River. [MAP of the Bloor West Avenue Study Area](#)

Jan 17, 2017 meeting Summary:

“Balance growth with the area’s village feel and its infrastructure constraints. Participants said that future growth should be designed to enhance or complement (rather than override) the area’s village feel. Future development needs to articulate and/or manage its impact on community infrastructure, especially natural heritage, transportation, servicing, parks, and community services”.

In October 2017, [High Park Apartment Neighbourhood Study](#) (the HPANA) was launched to guide 2 massive development proposals that will add about 1500 more units to already highly developed and increasingly congested area. [MAP OPA-419-SASP-551-High-Park-Apart-Neigh-May-17-2018](#)

As development proposed for the HPANA (at this point approved by formerly LPAT) will be adding about 3000 residents, several tall towers and the underground garages, etc. it was critical that BWVA Study provides buffer in terms of street architecture, density via design - maximum height (8 storey for High Park Frontage) and the setbacks to support and enhance the adjacent significant natural heritage in High Park.

Bloor West Village Avenue Study was to maintain the existing built form relationship to the street and historical heritage as well as to support and enhance protected natural heritage features, ecological function, hydrologic features and functions of High Park which is critical considering the significance of this natural heritage.

High Park is already now under immense stress of too intense and some non-compatible use with its natural features and ecological function. Sensitive natural areas have carrying capacity and tipping points for use which is the reason why development in vicinity must respect the rules established to protect for the long term. See TRCA Report on impacts, development and public use: [High Park Terrestrial Biological Inventory, TRCA, November 2019, Impacts](#)

Addressing the dual crisis of climate change and biodiversity decline is urgent and every and all development proposals adjacent to Toronto significant and protected natural heritage must support fully this urgency in respect to proposed density, height, hydrogeology concerns to avoid/mitigate direct/indirect and cumulative impacts. Natural heritage in Toronto (the ESA/ANSI/PSWs) is only about 4% of the city land but provides overwhelmingly for biodiversity and climate solutions including conservation of the threatened species.

Yours sincerely,

Lenka Holubec, member [HighParkNature](#) and [ProtectNatureTO](#)

Background:

[EY31.5 - Status Report - Bloor West Village Avenue Study](#)

[City Council](#) adopted this item on June 26, 2018 without amendments and without debate.

EY31.5 - Status Report - Bloor West Village Avenue Study Report

Natural Heritage and Hydrogeology:

- High Park's distinct contributions and environment need to be studied and considered.
 - The cumulative impacts of development on High Park needs to be considered in the Avenue Study.
 - Strengthen the protection of natural heritage in the guiding principles.
 - Integrate the natural heritage, water and functional servicing studies.
 - Protect and enhance underground and surface water.
 - Protect Chimney Swifts and other threatened bird species.
 - Ensure the annual prescribed burns carried out by City staff to maintain the Black Oak Savannah habitat in High Park can be continued.
 - More work is needed to understand the impacts of development on natural heritage and hydrogeology, especially in High Park.
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OPA 583 Official Plan Amendment 583, Our Plan Toronto: Final Environment and Climate Change Official Plan Policy Updates Date: May 11, 2022

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH11.2>

Our Plan Toronto: Final Environment and Climate Change Official Plan Policy Updates, recently approved by the City Council,

<https://www.toronto.ca/legdocs/mmis/2022/ph/bgrd/backgroundfile-225897.pdf>

-New policy encouraging development adjacent to the Natural Heritage System to provide natural landscaped surfaces that increase the ecological function and/or biodiversity (2.3.1 Healthy Neighbourhoods)

-New policy in to minimize hazards to local and migratory birds (3.4 The Natural Environment);

-Updated policies to enhance the urban forest and ensure adequate soil for new trees, protect mature and native trees, and support the health of street trees (3.4 The Natural Environment);

-Addressing the dual crisis of climate change and biodiversity decline, along with other environmental concerns extend beyond this Official Plan update

Re: The Planning Rationale report, 1930-1938 Bloor Street West and 3, 5 & 21 Quebec Avenue submitted on March 1, 2024

[Communication to the city planners Apr 22 24 Lenka Holubec](#)

2023.TE5.2 - 35, 41, 95 High Park Avenue, 66, 102-116 Pacific Avenue-Zoning By-law Amendment Application - Removal of Holding Symbol ("H") - Decision Report–Approval-submission Lenka Holubec

<https://www.toronto.ca/legdocs/mmis/2023/te/comm/communicationfile-169959.pdf>