

**2115-2117 Bloor Street West and 19 Harcroft Road -
Zoning By-law Amendment Application - Preliminary
Report**

Date:	April 22, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	15 122324 WET 13 OZ

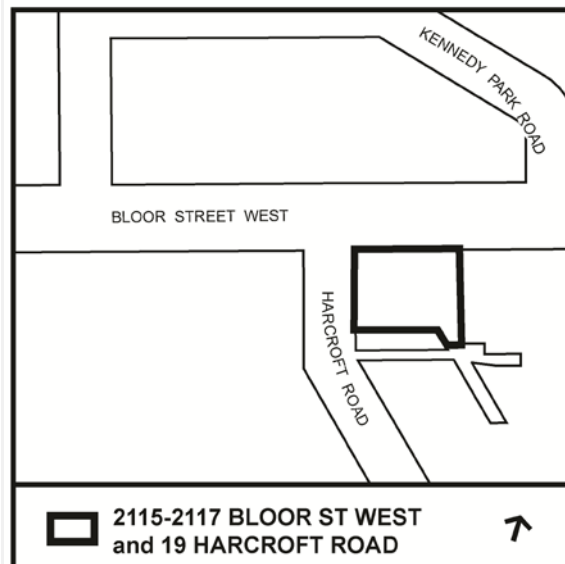
SUMMARY

This application proposes to demolish the existing triplex building at 2115 Bloor Street West and the detached dwelling at 19 Harcroft Road, to permit the redevelopment of the lands with an 8-storey mixed use building, comprised of 43 residential units on floors 3 through 8, and 1,747 m² of non-residential floor area including office and retail uses on the first and second floors.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting is recommended to be held in June 2015, in consultation with the Ward Councillor, with a Final Report and related Public Meeting under the *Planning Act*, targeted for the fourth quarter of 2015.

This target assumes the applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2115-2117 Bloor Street West and 19 Harcroft Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the Public Meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application consultation meetings were held on July 30, 2014 and December 8, 2014, to discuss complete application submission requirements with the applicant. At these meetings, the applicant expressed a desire to engage the community in advance of a formal application submission, to obtain input and guidance from area residents to assist in the formulation of the proposed development.

On August 20, 2014, the proponent held a community consultation meeting at Swansea Town Hall, which was also attended by the Ward Councillor and Planning staff. The proponent then initiated a working group process with members from the community and area resident associations. Staff did not participate in the process.

ISSUE BACKGROUND

Proposal

The proposed development would result in the demolition of the existing buildings at 2115 Bloor Street West and 19 Harcroft Road. The lands would be redeveloped with an 8-storey mixed-use building having a height of approximately 28.8 m (subject to establishing grade), with 43 residential units (26 one-bedroom, 11 two-bedroom and 6 three bedroom units) on floors 3 through 7, amenity and mechanical areas on the 8th floor and 1,747 m² of retail and office space on the first and second floors fronting Bloor Street West.

The building would have 44 vehicle parking spaces in 2 underground levels to serve the development, and a total of 42 bicycle parking spaces. Access to the vehicle parking would be via a driveway ramp off Harcroft Road, while the service area would be accessed via Hush Lane into the second floor of the building (see Attachment 1 – Site Plan and Attachments 2a-2d - Elevations).

The total floor area of the building would be approximately 5,643 m², representing a floor space index of approximately 3.76 times the area of the lot (see Attachment 4 - Application Data Sheet).

Site and Surrounding Area

The lands are located on the southeast corner of Bloor Street West and Harcroft Road. The lands are generally rectangular in shape and are affected by a convergence of grades that increase in elevation east to west, and also increase from south to north. Currently, the lands are occupied with a triplex building on 2115 Bloor Street West, vacant lands at 2117 Bloor Street West and a detached dwelling on 19 Harcroft Road. Staff visited the site and confirm that the number of residential dwelling units that have existed on the site is four, with two being converted to office space, and one occupied and one owner-occupied unit.

The lands have approximately 43.5 m of frontage on Bloor Street West, 32.9 m of frontage along Harcroft Road and a lot area of approximately 1,500 m².

Land uses surrounding the subject site are as follows:

- North: commercial and residential buildings fronting the north side of Bloor Street West, ranging in height from 2 to 3 storeys and a retirement residence having a height of 5 to 8 storeys.
- South: a detached house followed by Hush Lane, and a neighbourhood (Swansea) predominately consisting of two and three-storey detached houses.
- East: three and four-storey mixed use buildings and walk-up apartment houses, with a six-storey mixed use building at Ellis Park Road.
- West: three and four-storey mixed-use and residential buildings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems

and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The lands fronting Bloor Street West are located within an *Avenues* area on Map 2 - Urban Structure of the Official Plan. *Avenues* are corridors along major streets where reurbanization is anticipated and encouraged in order to accommodate growth.

All the subject lands are also designated *Mixed Use Areas* on Map 14 - Land Use Plan. The *Mixed Use Areas* designation provides for a range of residential, commercial and institutional uses, and provides criteria to direct the form and quality of development. It is one of four designations identified in the Official Plan providing opportunities for increased jobs and/or population. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing." However, not all *Mixed Use Areas* will experience the same scale or intensity of development. The policies of *Mixed Use Areas* require new development to provide a transition between areas of different development intensity and scale.

Official Plan Policy 2.2.3.3(b) states that "Development in *Mixed Use Areas* located on *Avenues*, prior to the completion of an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenues*. In addition to the policies of the Plan for *Mixed Use Areas*, proponents of such proposals will also address the larger context and examine the implications for the segment of the Avenue in which the proposed development is located.

This review will:

- include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods*;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development."

Further, "development in *Mixed Use Areas* on *Avenues* that precedes the completion of an Avenue Study will:

- support and promote the use of transit;
- contribute to the creation of a range of housing options in the community;

- contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- provide universal physical access to all publicly accessible spaces and buildings;
- conserve heritage properties;
- be served by adequate parks, community services, water and sewers, and transportation facilities; and
- be encouraged to incorporate environmentally sustainable building design and construction practices.”

Development requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless a review is undertaken that demonstrates to Council’s satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review.

An Avenue Segment Study for Bloor Street West from Keele Street/Parkside Drive in the east to Windermere Avenue in the west was prepared and submitted in support of this 8-storey mixed-use proposal, to address Official Plan Policy 2.2.3.3 (b).

Official Plan Policy 4.5.2 cites Development Criteria for *Mixed Use Areas*, which include, but are not necessarily limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto’s growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- providing an attractive, comfortable and safe pedestrian environment;
- taking advantage of nearby transit services;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;

- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Other Official Plan policies will provide guidance in the review, assessment and evaluation of this proposal, including the Healthy Neighbourhoods Policy 2.3.1.3 related to intensification on lands adjacent to a neighbourhood. Further guidance will be provided through policies in Chapter 3 of the Official Plan related to the Public Realm and Built Form.

Zoning

The lands are zoned "CR 2.5 (C2.0; R2.0) SS2 (x1978)" by Zoning By-law No. 569-2013. The CR zone permits a mix of commercial and residential uses up to a maximum density of 2.5 times the area of the lot, of which a maximum of 2.0 times the area of the lot is permitted to be commercial uses only or solely residential use. The maximum permitted height for the site is 14 m. Building setbacks, angular planes and other performance standards affecting the lands are outlined in the Development Standards Set No. 2 (SS2) of the Zoning By-law. Zoning By-law No. 569-2013 is currently under appeal to the Ontario Municipal Board (see Attachment 3- Zoning).

The lands are also zoned "MCR C2.0 R2.0" by Zoning By-law No. 438-86. This zone also permits a maximum building height of 14 m and the same mix of uses and density, while citing similar development standards as the CR zone.

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan application for this development has yet to be filed.

Mid-Rise Buildings Design Guidelines

City Council on July 6, 7 and 8, 2010, adopted the recommendations of the *Avenues* and Mid-Rise Buildings Study. The report can be viewed at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9>.

The study developed guiding performance standards for mid-rise buildings to encourage the development of better designed mid-rise buildings in *Mixed Use Areas* on the *Avenues*. Many of these performance standards have been incorporated into the Development Standards Sets of Zoning By-law 569-2013.

The Mid-Rise Buildings Performance Standards will be applied in the evaluation of the proposal. The current proposal has portions of the building encroaching into the angular plane performance standards.

Tree Preservation

There are six regulated trees that are affected by the proposed development, comprised of three private trees and three City-owned boulevard trees. The Arborist Report and Tree Preservation Plan are being reviewed.

Reasons for the Application

The Zoning By-law Amendment application is required to address the proposed height and density of the proposed building, as well as other areas of non-compliance with the current zoning of the lands.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Avenue Segment Study
- Toronto Green Standard Checklist
- Arborist Report
- Urban Transportation Considerations Study
- Sun/Shadow Analysis
- Functional Servicing
- Landscape Plan
- Archeological Assessment
- Community Services and Facilities Study
- Pedestrian Level Wind Study
- Scoped Environmental Impact Study
- Geotechnical Study
- Draft Zoning By-law

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

A Notification of Complete Application was issued, citing the submission date of February 27, 2015.

Issues to be Resolved

City Planning staff have circulated the application, plans and studies to other City divisions and appropriate agencies for review and comment. Staff will review the issues below that have been identified on a preliminary basis:

- Conformity with Official Plan policies.
- Height, scale and density of the proposed development and associated impacts.
- Compatibility and fit with the physical character of the area.
- Conformity with the Avenues and Mid-Rise Buildings Performance Standards.

- Impacts on the *Neighbourhoods* areas to the south.
- Appropriate development performance standards.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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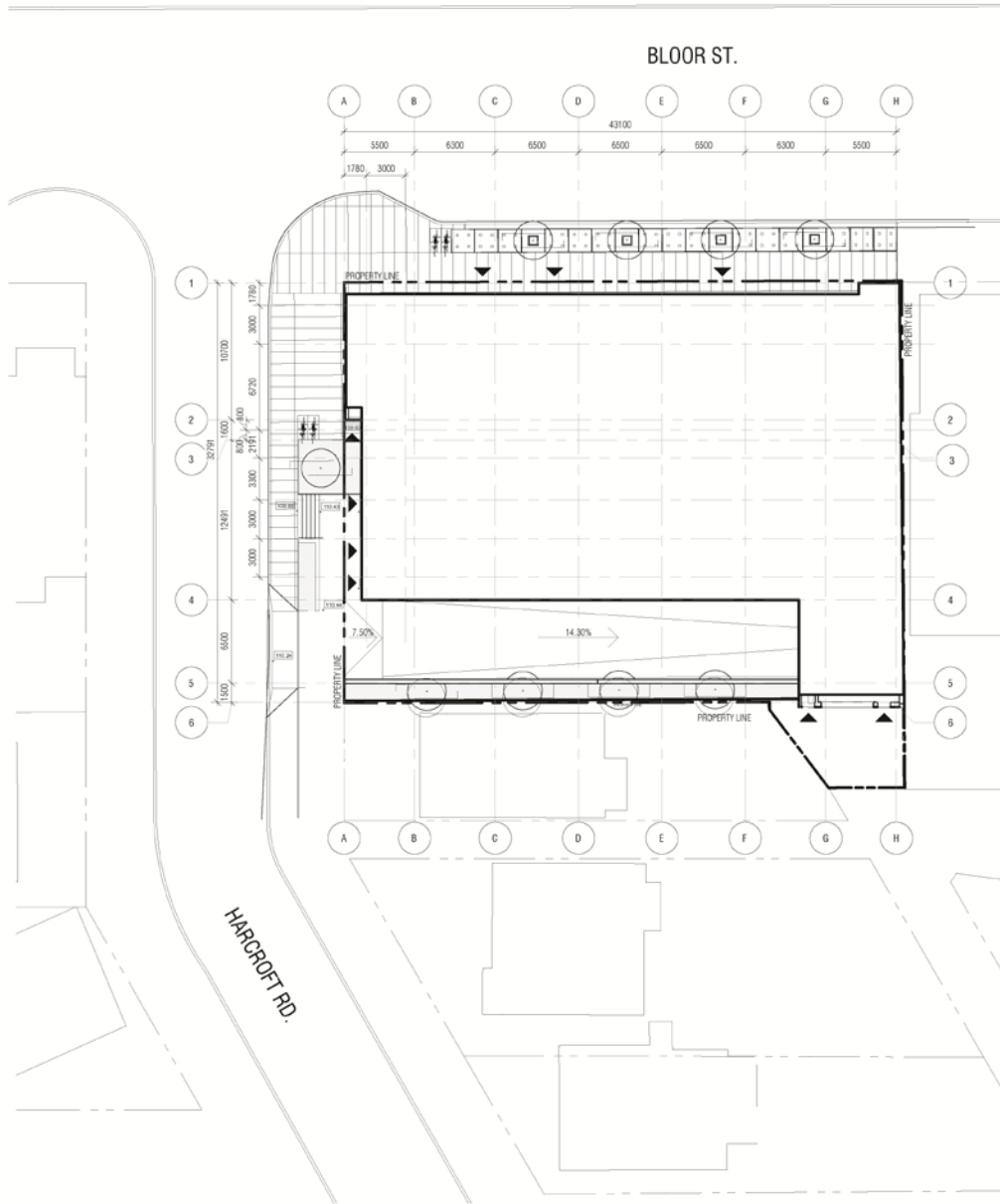
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2a: West Elevation
- Attachment 2b: South Elevation
- Attachment 2c: North Elevation
- Attachment 2d: East Elevation
- Attachment 3: Zoning
- Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

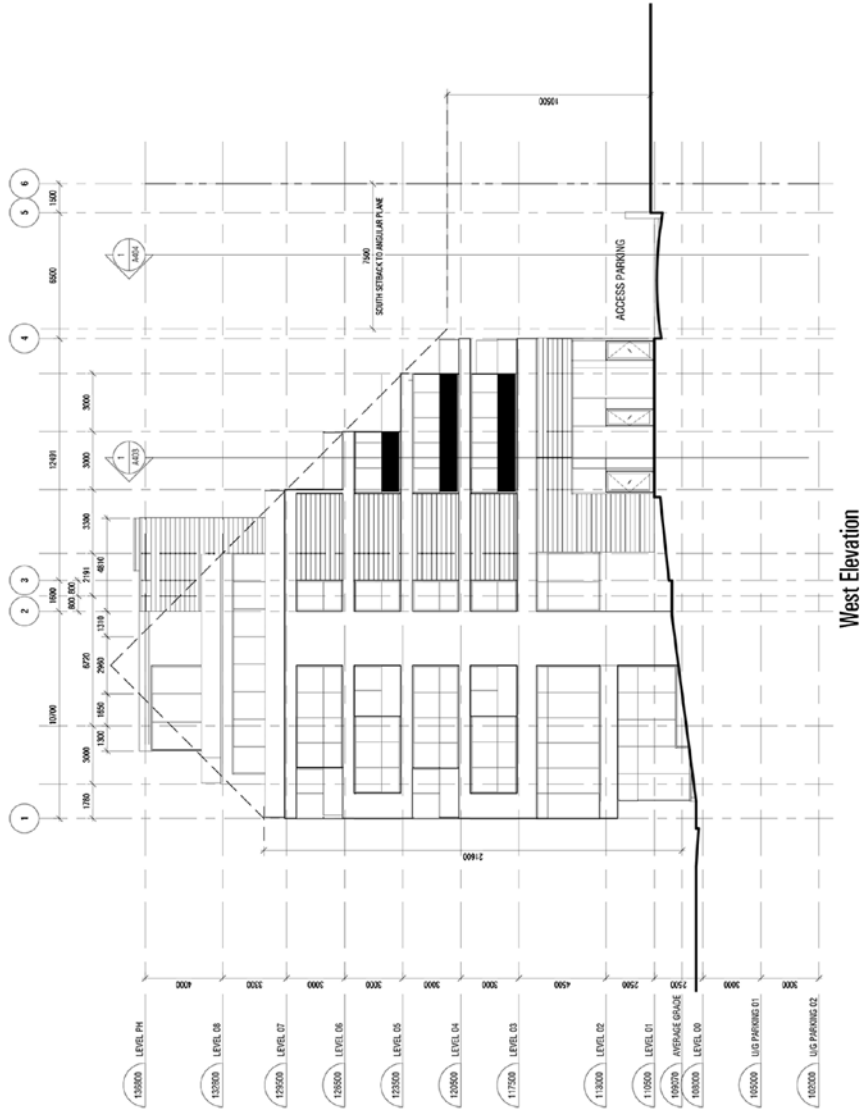
Not to Scale
04/10/2015



2115-2117 Bloor Street West
and 19 Harcroft Road

File # 15 122 324 WET 13 0Z

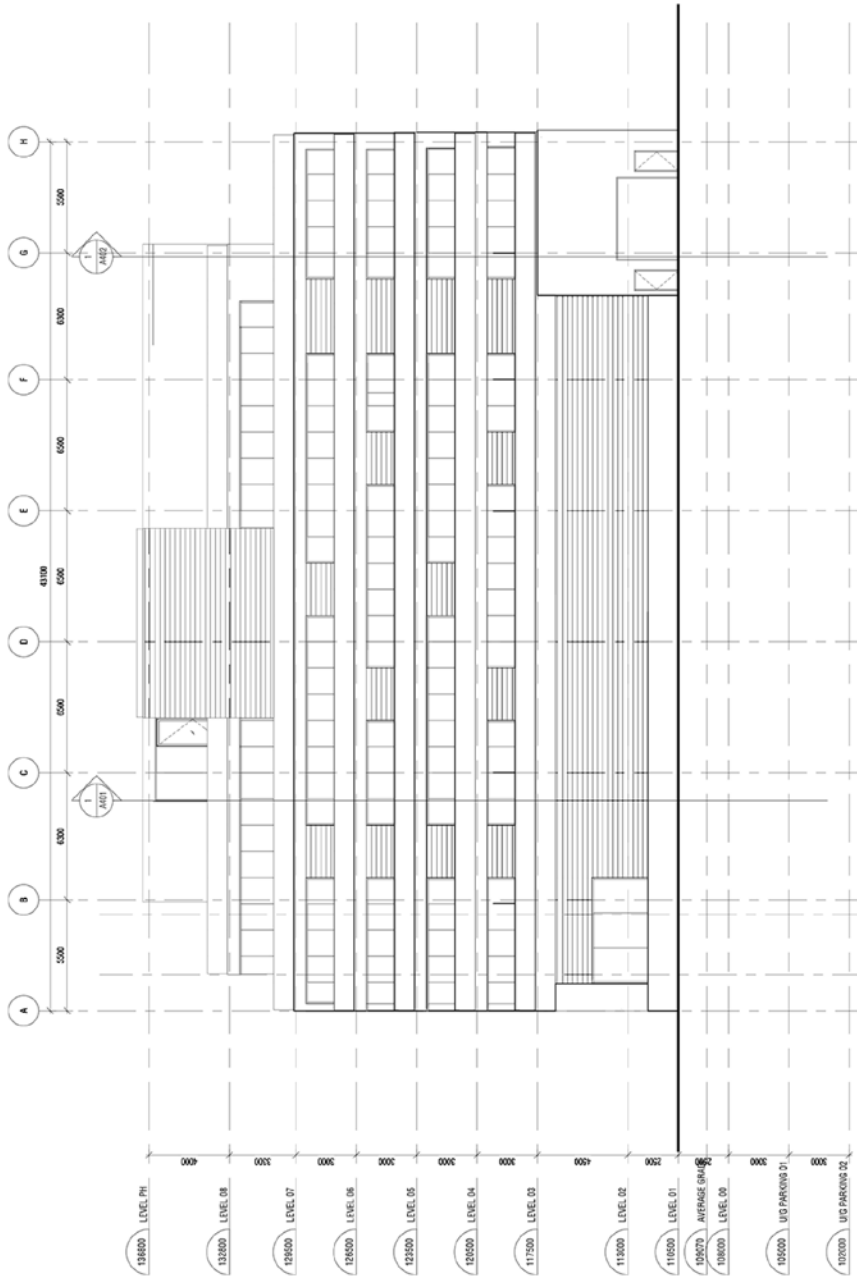
Attachment 2a: West Elevation



2115-2117 Bloor Street West
and 19 Harcroft Road
File # 15 122324 WET 13 02

Elevations
Applicant's Submitted Drawing
Not to Scale
04/10/2015

Attachment 2b: South Elevation

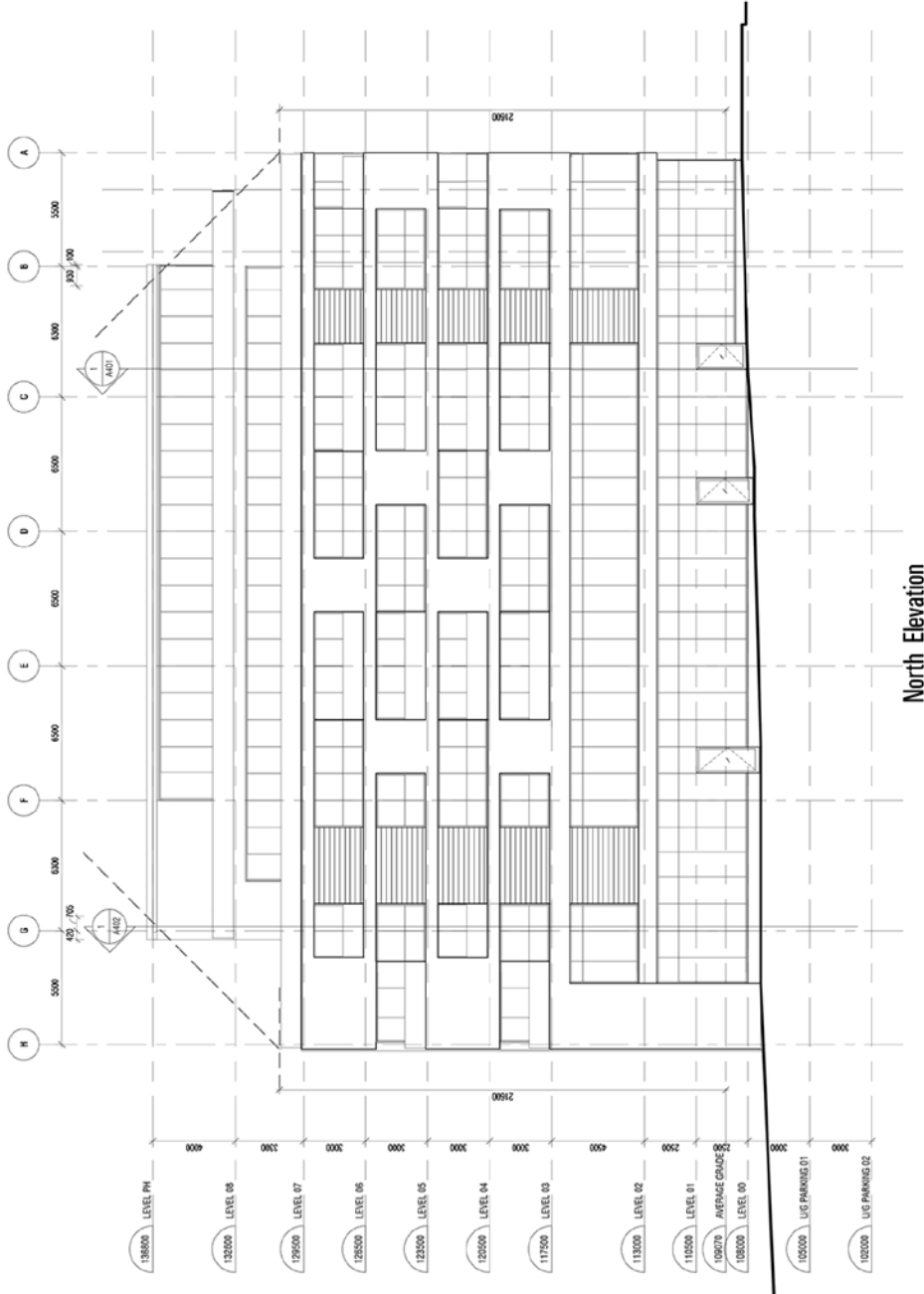


South Elevation

**2115-2117 Bloor Street West
and 19 Harcourt Road**
File # 15 122324 WET 13 0Z

Elevations
Applicant's Submitted Drawing
Not to Scale
04/10/2015

Attachment 2c: North Elevation

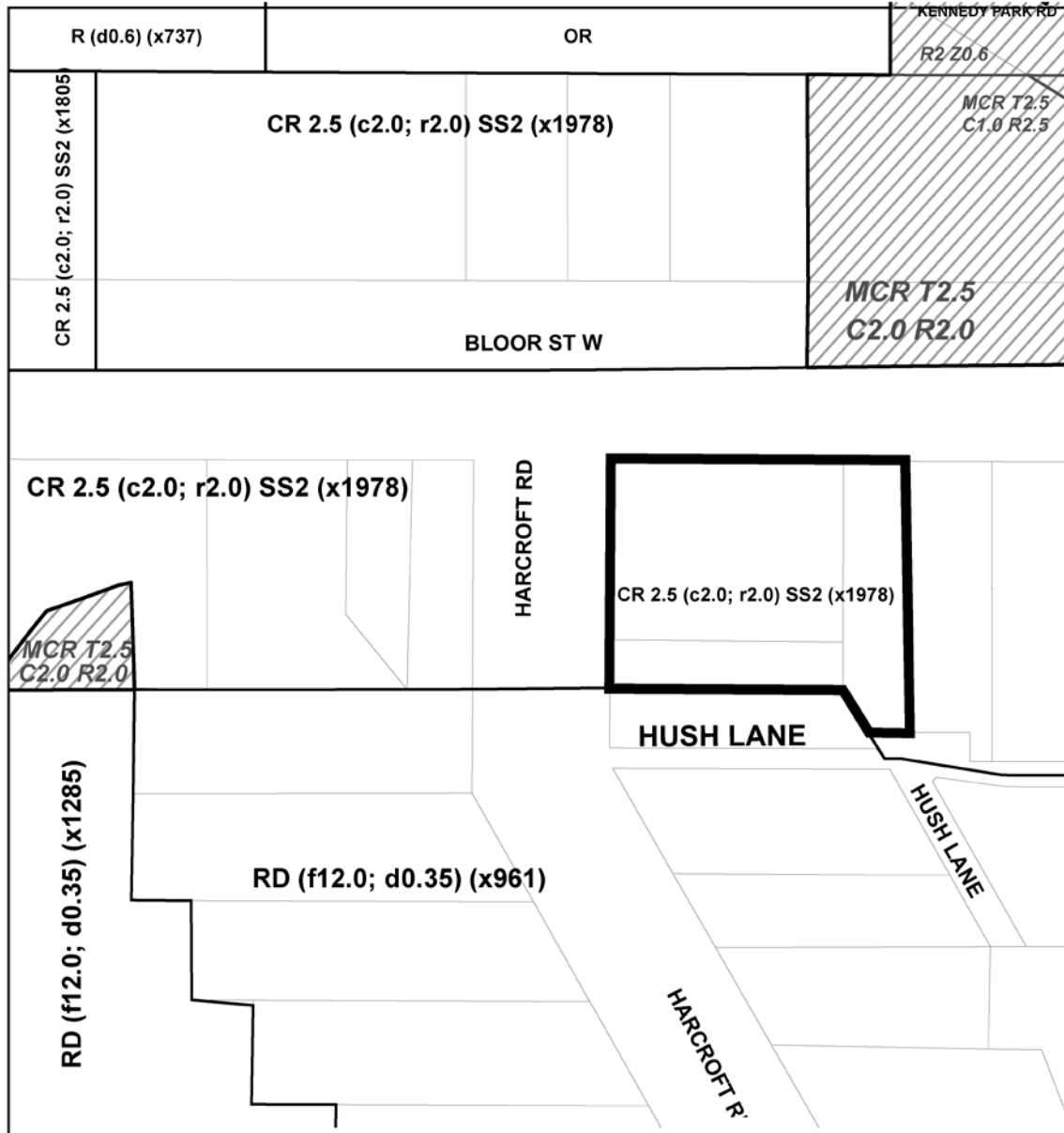


North Elevation

**2115-2117 Bloor Street West
and 19 Harcourt Road**
File # 15 122324 WET 13 0Z

Elevations
Applicant's Submitted Drawing
Not to Scale
04/10/2015

Attachment 3: Zoning



TORONTO City Planning
Zoning By-law 569-2013

**2115-2117 Bloor Street West
 and 19 Harcroft Road**
 File # 15 122324 WET 13 0Z

-  Location of Application
- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- OG** Open Space Golf Course

-  See Former City of Toronto Bylaw No. 438-86
- R2** Residential District
- MCR** Mixed-Use District



Not to Scale
 Extracted 04/09/2015

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 122324 WET 13 OZ
Details	Rezoning, Standard	Application Date:	February 27, 2015

Municipal Address: 2115-2117 BLOOR ST WEST AND 19 HARCROFT ROAD
 Location Description: PLAN M438 PT LOTS 347 & 349 **GRID W1310
 Project Description: Proposed amendments to the City's Zoning By-laws to permit the development of an 8-storey, 5,643 m² mixed use building. Non-residential uses including office and retail are proposed to occupy the ground floor and second floor totaling 1,747 m² of gross floor area. Residential uses are proposed on floors 3 through 8 totaling 3,896 m² (43 residential units)

Applicant:	Agent:	Architect:	Owner:
MMM GROUP LIMITED			HARCROFT AND MAIN URBAN PROPERTIES INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 2.5 (c2.0, R2.0) SS2 (1978)	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1500	Height:	Storeys:	8	
Frontage (m):	43.5		Metres:	28.8	
Depth (m):	32.9				
Total Ground Floor Area (sq. m):	895				Total
Total Residential GFA (sq. m):	3,896		Parking Spaces:	44	
Total Non-Residential GFA (sq. m):	1,747		Loading Docks	0	
Total GFA (sq. m):	5,643				
Lot Coverage Ratio (%):	60				
Floor Space Index:	3.76				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:		Residential GFA (sq. m):	3896	0
Bachelor:	0	Retail GFA (sq. m):	1747	0
1 Bedroom:	26	Office GFA (sq. m):	0	0
2 Bedroom:	11	Industrial GFA (sq. m):	0	0
3 + Bedroom:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	43			

CONTACT: PLANNER NAME: Philip Carvalino, Senior Planner, 416-394-8233