

**192, 192A, 194 and 200 Bloor St W
Rezoning and Site Plan - Preliminary Report**

Date:	March 27, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	09 111145 STE 20 OZ and 09 111148 STE 20 SA

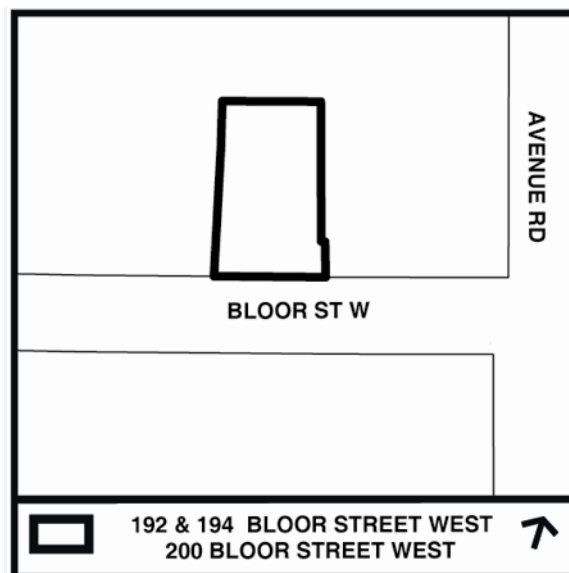
SUMMARY

This application is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to replace four small commercial buildings at 192, 192A, 194 and 200 Bloor St W. with a mixed use development including a 28-storey residential point tower on a 2 storey podium. The project will have six-levels of underground parking, containing 214 parking spaces and 192 resident and 10 visitor bicycle parking spaces.

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

Community information meetings were held on this and several other projects in the Annex on July 28, 2008 and January 12, 2009 to discuss the conceptual drawings and the future use of the private laneway. A statutory public meeting is targeted for the late spring of 2009. The target date assumes that applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting 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 under The Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Council at its meeting of March 3, 4 and 5, 2008, approved the sale of the City owned property at 192A Bloor Street W. to McDonalds Restaurants of Canada Limited to allow the property to be re-sold to Bazis International. The provisions of this sale controlled the maximum height of any new building and allowed for a more cohesive redevelopment of this mid-block development site. Prior to this Council action, discussion between the local Councillor, City Planning and other City staff, and the applicant were held, and studies were undertaken to determine the maximum height to be considered based on shadow impacts on the East Annex low-rise 'Neighbourhood'.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

Two pre-application community information meetings were held by the local City Councillor, one on July 28, 2008 and the second on January 12, 2009. At the first one the applicant/architect spoke generally about the project's height and density, and indicated that he was looking at two options in terms of the above or below grade parking garages for the project and considering vehicular access from the rear laneway as opposed to using the existing private laneway off Bloor Street W. Issues raised at the first meeting included making the private laneway a landscaped pedestrian walkway, ensuring no substantial shadow impact on the residential neighbourhood to the north and keeping the building lower than the recently approved project at 1 Bedford Road.

At the second meeting the architect provided more detailed plans in addition to showing a number of projects that he had successfully designed to fit into the local Bloor-Yorkville context. The architect indicated that the project would include underground parking, eliminating the previously proposed eight storey above-grade parking structure. The applicant/architect also indicated they would be working with the City and adjacent landowners to create a pedestrian passage on a portion of the private laneway to the west of the building site.

ISSUE BACKGROUND

Proposal

On March 18, 2009, Exhibit Residence Inc. (a subsidiary of Bazis International Inc.) applied for Zoning By-law Amendment and Site Plan Approval for 192, 192A, 194 and 200 Bloor Street West to replace the four existing commercial buildings with a residential condominium tower positioned on a 2 storey retail podium. The building would be accessed on an interim basis by a private laneway running north off Bloor Street with parking access, servicing and loading access occurring at the rear of the proposed building. The site plan accommodates rear access and the eventual closure of the private lane running north from Bloor Street. The proposal provides for 196 residential units and has a proposed density of 13.16 times the site area.

The applicant's proposal is shown in Attachment 1 to 4 and detailed development statistics are included in Attachment (6: Application Data Sheet)

Site and Surrounding Area

The application site is located on the north side of Bloor Street West, two properties west of Avenue Road. The site is generally rectangular in shape with an area of 1,999 square metres and frontages of 28.5 metres along Bloor Street (not including their private 6.0 metre wide laneway.)

The properties are currently occupied by four buildings, including a two storey building at 192 Bloor St., (Lobby Bar) on main level and basement with its offices on the second floor, a two storey and basement building at 192A Bloor St. (MacDonald's restaurant on all three levels), a 3 storey building at 194 Bloor St., (Gabby's Bar/Grill) with Stretch Fitness on the second floor and Gabby's offices on the third floor and a 2 storey building at 200 Bloor St. (China Gardens/ Booster Juice), with a lower level containing Specs on Bloor (Opticians shop) and a Subway sandwich shop.

Uses and structures near the site include:

North: Toronto Parking Authority laneway and Toronto Parking Authority Surface Parking

East: 15 storey office building, located at 180 Bloor Street

South: directly across the street is the Royal Ontario Museum on the south side of Bloor Street West,

West: the site of the approved "Museum House", 19 storey residential condominium, the site is currently being excavated for the new building

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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 site is designated a *Mixed Use Area* in the Official Plan's Land Use Plan (Map 18). Within the City's Urban Structure (Map 2), the site is within the *Downtown and Central Waterfront Area*.

The policies in Chapter 3 of the Plan complement and support the City's growth strategy by integrating social, economic and environmental perspectives in decision-making to create an attractive City, with a strong economy and liveable communities.

The application will be considered with a particular view to the built form policies of Section 3.1 of the Plan which address how the development improves the public realm, is organized to provide joint access and underground parking, and is massed to fit harmoniously into the planned context. The development will also be considered in light of the "Tall Buildings" policies in Section 3.1.3 of the Plan.

The *Mixed Use Area* designation applied to this site provides for a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and park and open spaces.

The Development Criteria in *Mixed Use Areas* specify that new development will:

- a) create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community;
- b) provide for new jobs and homes for Toronto's growing population on underutilized land in the *Downtown and Central Waterfront, Centres, Avenues* and other lands designed *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during spring and fall equinoxes;
- e) locate and mass 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;

- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries, and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- k) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Provided that the development criteria set out in the Plan are met, no amendment to the Official Plan will be required.

Area Specific Policy 211 – Bloor Yorkville / North Midtown Area

Policy 211 applies to the entire Bloor-Yorkville/North Midtown Area, bounded by Avenue Road, Bloor, Sherbourne Street, Rosedale Valley Road, Yonge Street and CPR rail line to the north and sets out area specific policies that vary from the general provisions of the OP. The policies speak to the overall built form, context, the character of specific areas, the public realm and urban design.

The key component of this Area Specific policy as it relates to the subject site is height transition, as the subject site is just outside the Bloor/Yorkville/Midtown area, but still within the height ridge in the Map 2 of Area-specific Policy 211.

With respect to height transition the tallest buildings in the Bloor-Yorkville/North Midtown Area will be located in the “Height Peak” area in the vicinity of the intersection of Bloor/Yonge Streets. Building heights will step down from the Bloor/Yonge intersection within the *Mixed Use Areas* in descending “ridges” of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church.

Development on the subject site should be at a lower height and physical scale than at the Bloor/Yonge Height Peak, and in a form compatible with adjacent areas.

Bloor Corridor Vision Study (Avenue Road to Bathurst Street)

In the spring of 2007 the City initiated Phase I of the Bloor Corridor Visioning Study (Avenue Road to Bathurst Street). The goal of the Bloor Corridor Visioning Study is to develop a shared vision for Bloor Street West, and to create a development strategy that would protect the existing stable residential neighbourhoods adjacent to the corridor while accommodating planned intensification.

The consultant's Final Report was submitted in May 2008 to City Planning staff. The study forms the basis for City staff recommendations that are being developed in the form of an Official Plan Amendment and Urban Design Guidelines in consultation with the community, which are anticipated to be presented to Toronto and East York Community Council by mid-2009.

The subject site is located in a section of study area that City Planning staff is referring to as the Institutional Corridor, which the consultants had referred to in the Final Report as the Cultural Corridor. This segment of Bloor Street West contains significant cultural and institutional uses on the south side, and mixed use buildings with no setbacks on the north side. The Visioning Study proposes that new buildings on the north side should create a consistent street wall with active at-grade uses, and provide visual cohesion through the use of massing and architectural elements including high ground floor heights, consistent podium heights and quality materials. This site is seen as one which can accommodate more intensive development than currently exists.

Zoning

The site is zoned under By-law 438-86 (refer to Attachment No. 5) as CR T3.0 C2.0 R2.5. This zoning permits a mix of commercial and residential uses to a total of 3.0 times the area of the lot. The density limits are 2.0 times the lot area for commercial uses and 2.5 times the lot area for the residential uses. The maximum permitted height is 24.0 metres. The redevelopment of this site would also be subject to various development standards established by the Zoning By-law respecting setbacks, parking, loading and amenity space.

Site Plan Control

The proposal is subject to site plan control. A site plan approval application has been submitted and will be processed concurrently with the applicants' Zoning By-law Amendment application.

Reasons for the Application

An amendment to the Zoning By-law is necessary because the proposed development exceeds the permitted maximum density and height limits. The proposed density of 13.47 times the area of the lot significantly exceeds the maximum permitted density of 3.0 times the area.

The proposal is for a one tower development on a two storey podium having a maximum height of 100 m (including mechanical penthouse), whereas the Zoning By-law limits building height to a maximum height of 24 m. Additional areas of non-compliance with the Zoning By-Law may be identified through review of the applications.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Traffic Study
- Services and Stormwater Management
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Green Development Standards Checklist
- Tree Declaration Standards Checklist
- Geotechnical Study

City staff have circulated the plans and studies and are reviewing the application for completeness.

Issues to be Resolved

The proposal raises some planning issues, including but not limited to:

Rear Access to the Site

There are currently two options for access to the site that the applicant has submitted. Option 1 access is from Bloor St. crossing the City sidewalk traveling north up a private laneway to the rear of the site. Option 2 is vehicular access by way of rear east/west laneway from Prince Arthur Avenue. (See Attachment 1)

The Option 1 private laneway is owned by the subject property owner, but is encumbered by shared easement agreements to allow access to the rear of three properties to the west. The Option 2 east/west bound laneway at the rear of the site is owned by the Toronto Parking Authority, it has an easement agreement with the Intercontinental Hotel for vehicular access to Prince Arthur Avenue, located to the northwest. (See Attachment 5)

The Toronto Parking Authority is in discussions with the owner of the hotel to determine if they are willing to share their access through the rear laneway with the current and future property owners at 200, 204, 208 and 210 Bloor Street. If this can be arranged, then the southern portion of the private laneway north from Bloor Street West could be converted to strictly pedestrian use access and be landscaped and illuminated appropriately. City staff, are actively pursuing the creation of a suitable rear laneway access as an alternative to the laneway running north from Bloor Street, in order to create a safer and more attractive pedestrian environment.

Loading Space

The proposed type “G” loading space is shown located on the existing rear east/west laneway. This laneway is owned by the City and cannot be used for this purpose. The applicant has been advised and is working on an alternative location.

Built Form Issues

A more detailed review of the building design drawings is required to determine what architectural and/or massing changes maybe requested of the applicant.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

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

CONTACT

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SIGNATURE

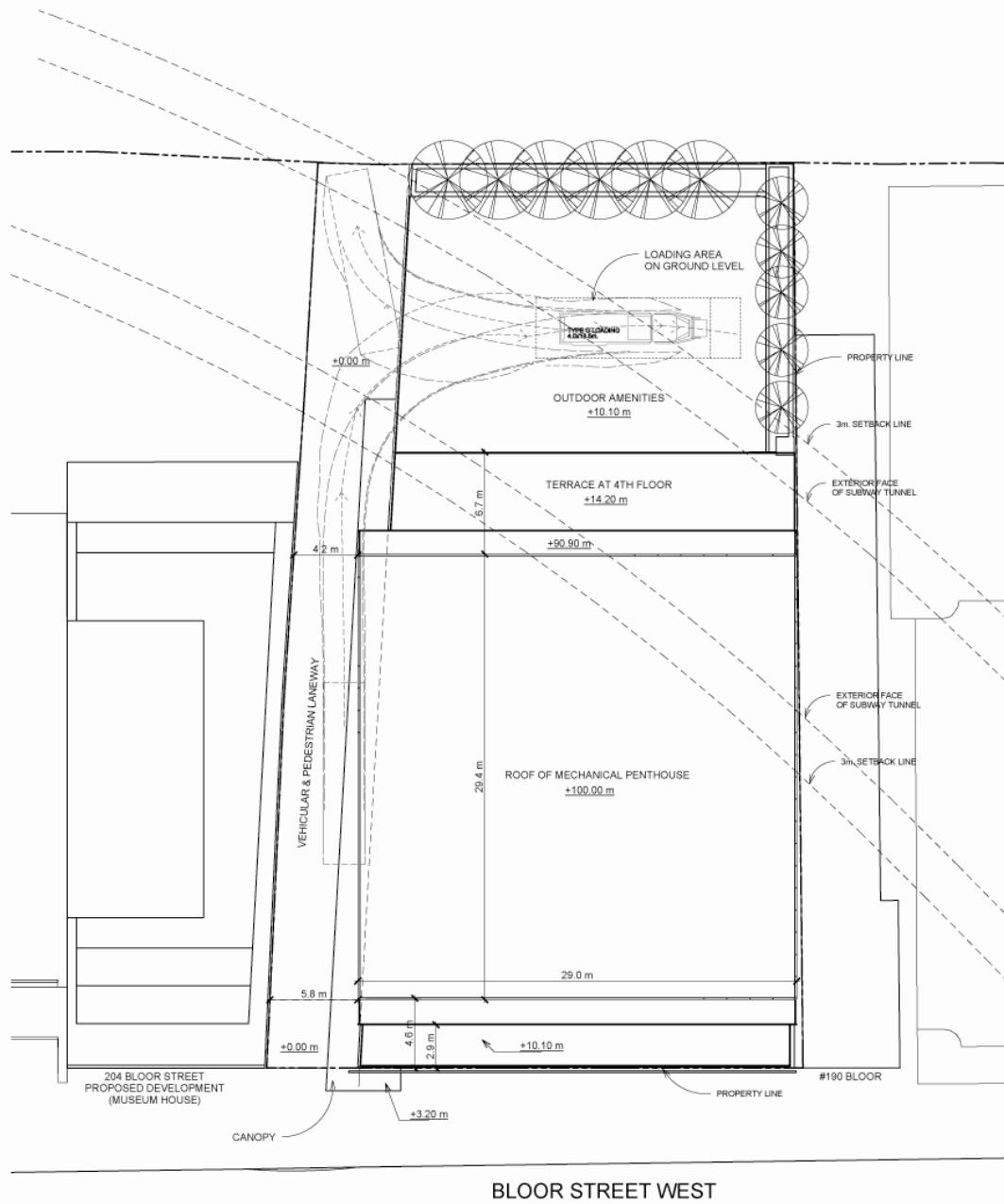
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Cross Section
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

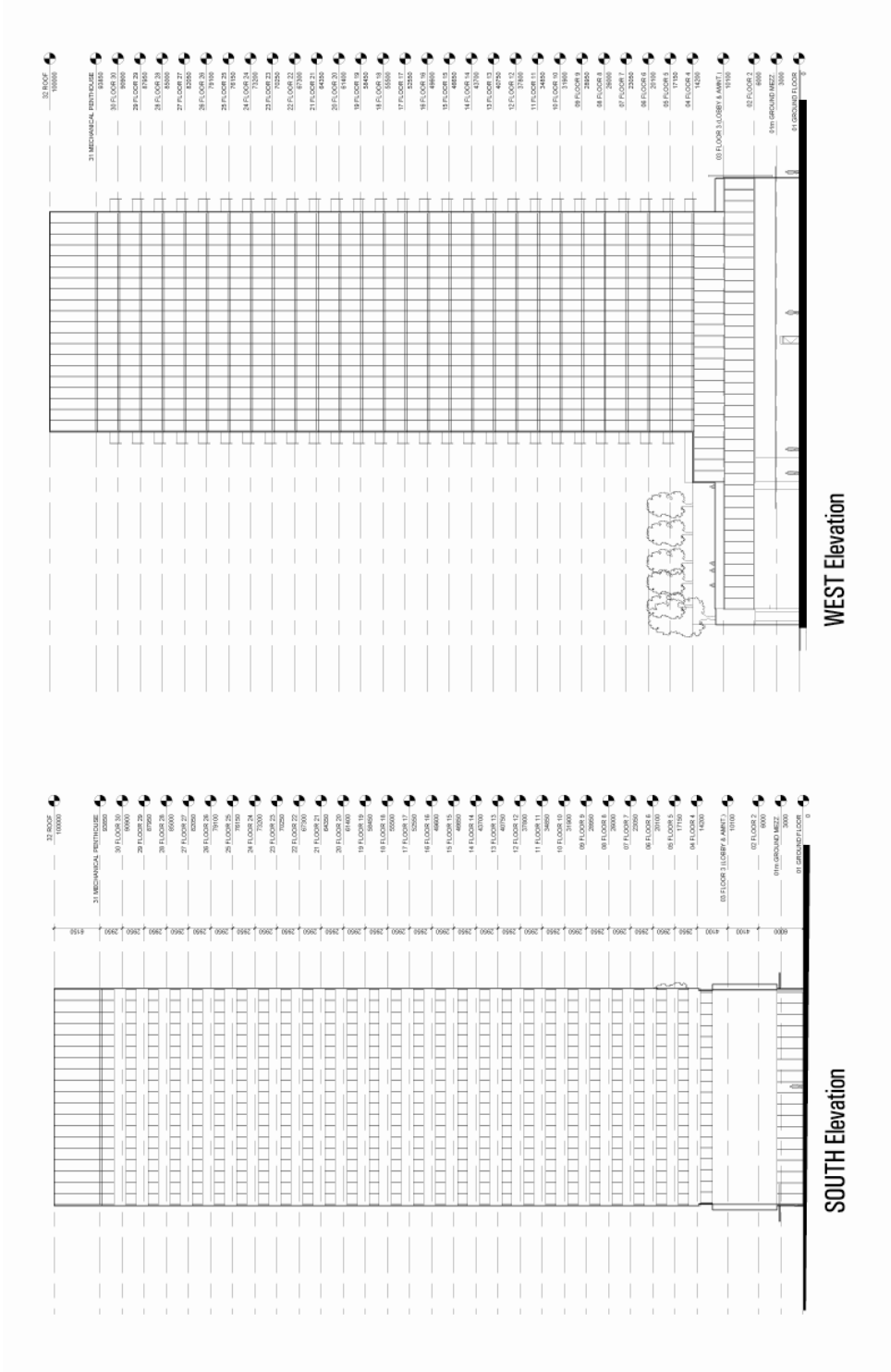
192, 194 and 200 Bloor Street West

Applicant's Submitted Drawing

Not to Scale
03/24/09

File # 09_111145 & 09_111148

Attachment 2: Elevations

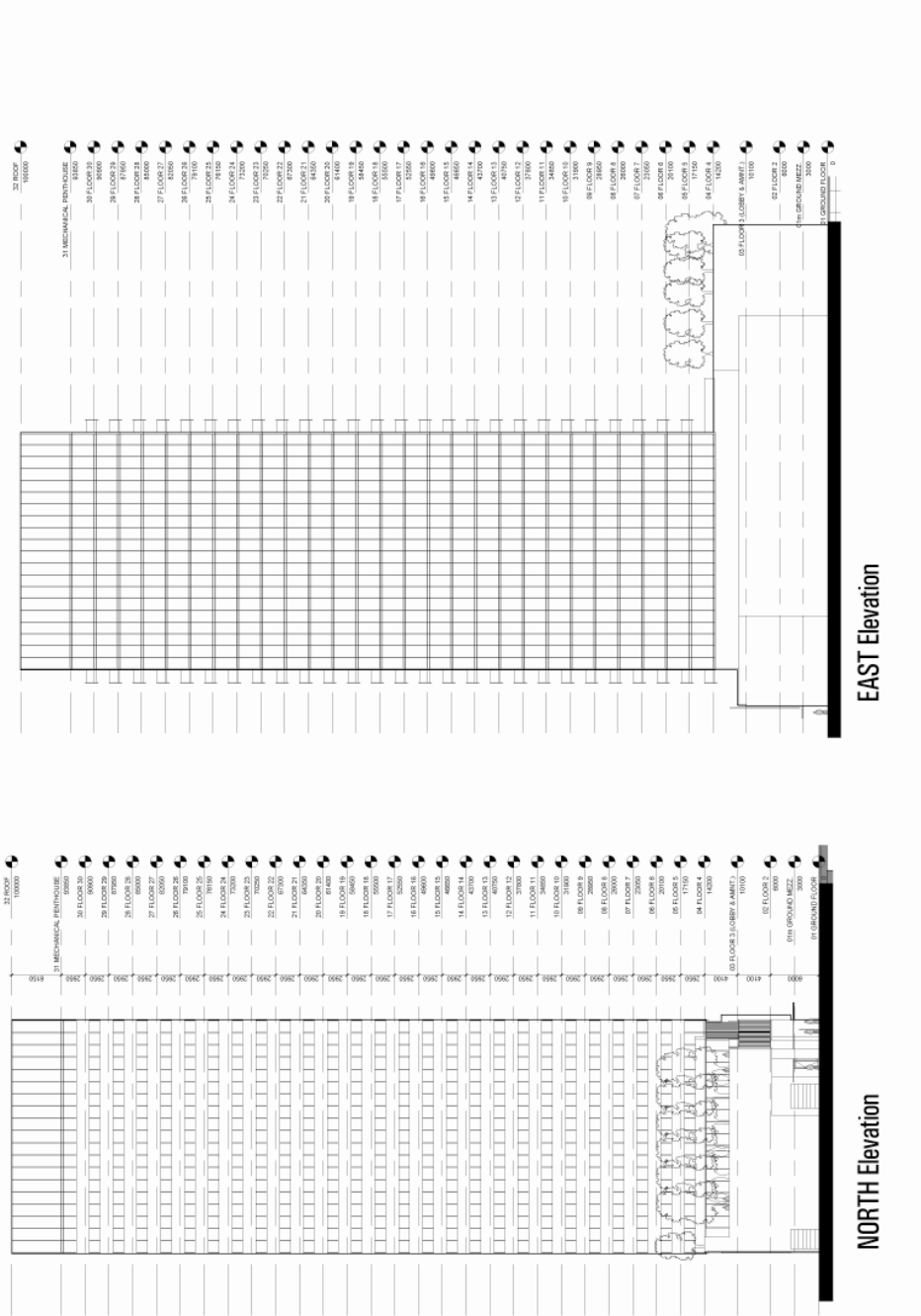


Elevations Applicant's Submitted Drawing

Not to Scale
03/24/09

File # 09_111145 & 09_111148

Attachment 3: Elevations



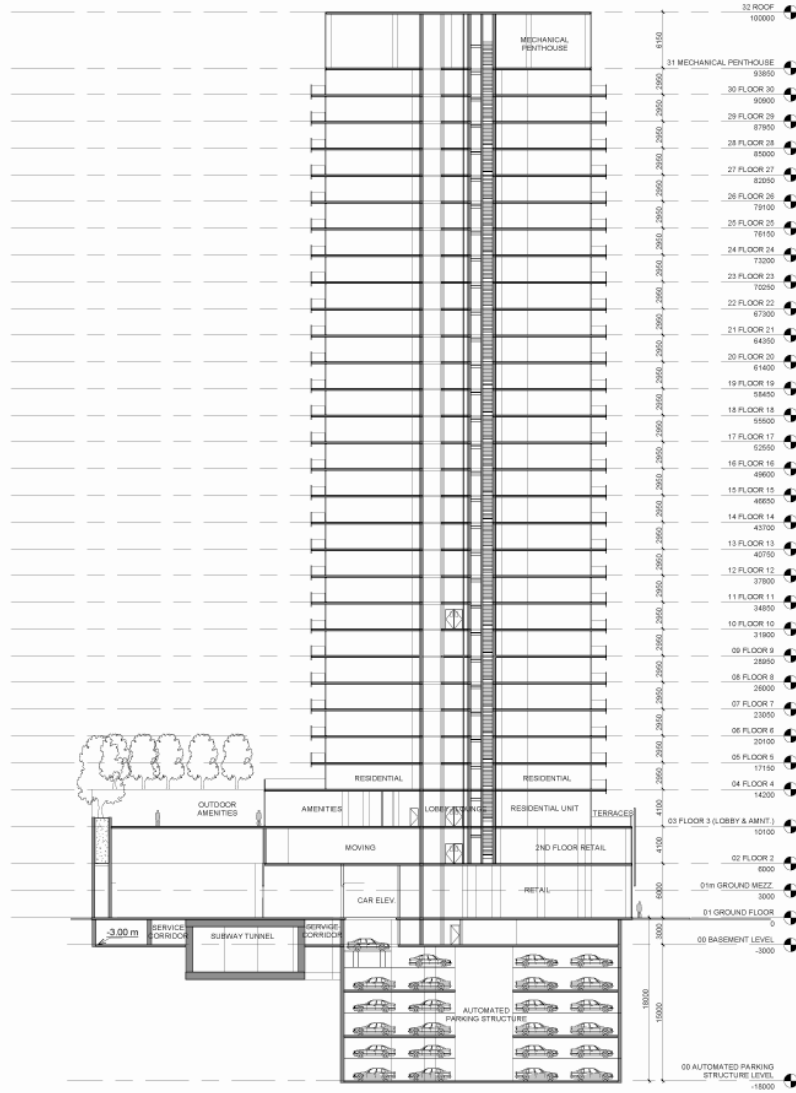
192, 194 and 200 Bloor Street West

Elevations
Applicant's Submitted Drawing

File # 09_111145 & 09_111148

Not to Scale
03/24/09

Attachment 4: Cross Section



CROSS SECTION

Elevation

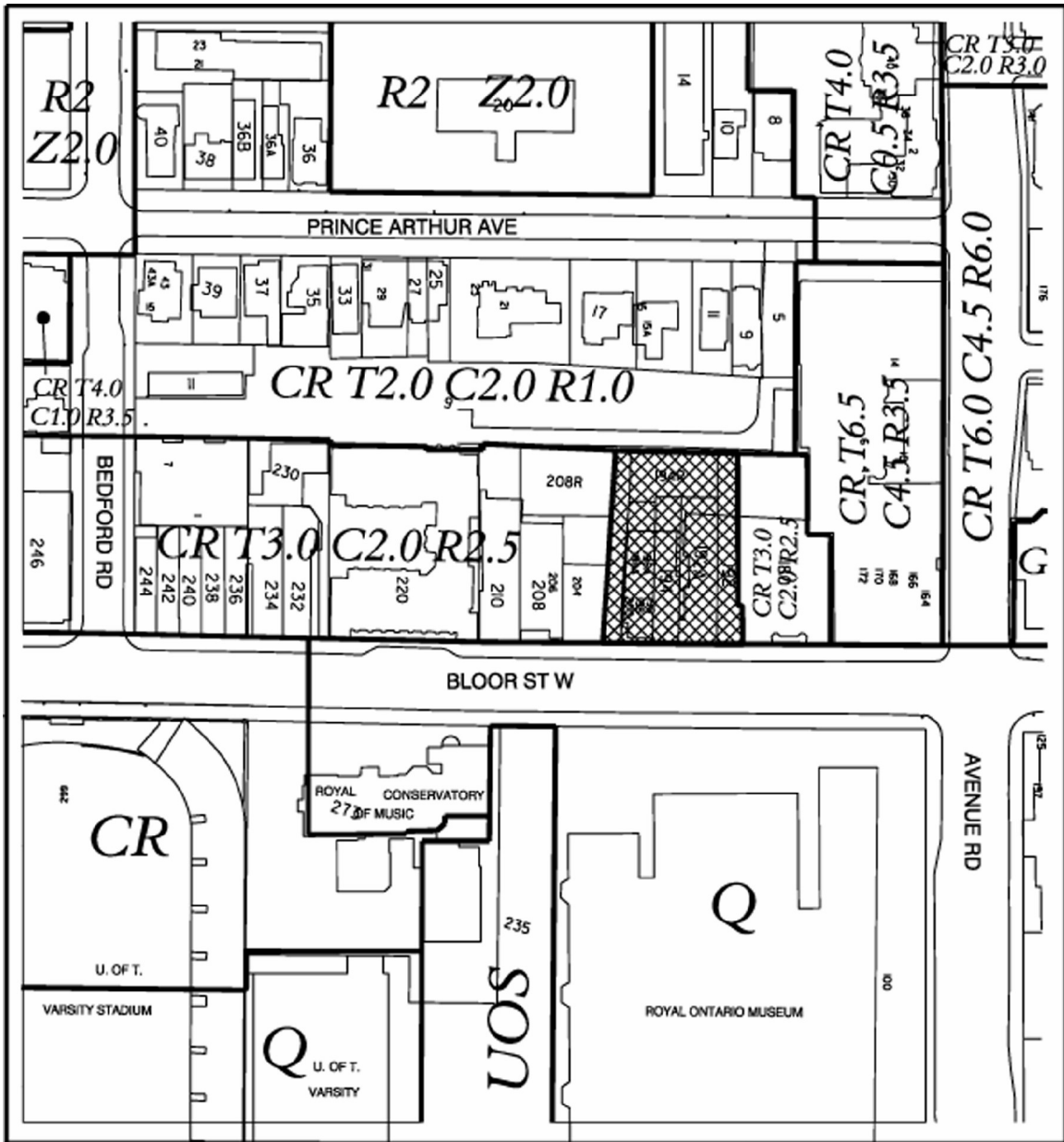
192, 194 and 200 Bloor Street West

Applicant's Submitted Drawing

Not to Scale

File # 09_111145 & 09_111148

Attachment 5: Zoning



TORONTO City Planning
Zoning

192, 194 and 200 Bloor Street West

File # 09_111145 & 09_111148

- G Parks District
- UOS Parks District
- R2 Residential District
- CR Mixed-Use District
- Q Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/25/09 - MH

Attachment 6: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning and Site Plan Approval	Application Number:	09 111145 STE 20 OZ 09 111148 STE 20 SA
Details	Rezoning, Complex	Application Date:	March 18, 2009

Municipal Address: 200 BLOOR ST W
 Location Description: PL 289 PT LT1 RP 63R-1239 PTS 1 & 2 WITH ROW **GRID S2003
 Project Description: Rezoning application for 28 storey mixed use apartment building with commercial at grade and second floor - commercial suites 4 - residential suites 192 - parking spaces 214 - levels below grade 6 levels - 1 type G loading space

Applicant:	Agent:	Architect:	Owner:
ROSARIO VARACALLI		ROSARIO VARACALLI	LUCY YIN HING LAW

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T3.0 C2.0 R2.5	Historical Status:
Height Limit (m):	24	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1999	Height:	Storeys:	28
Frontage (m):	35.4		Metres:	93.85
Depth (m):	59.8			
Total Ground Floor Area (sq. m):	1120			Total
Total Residential GFA (sq. m):	25140		Parking Spaces:	214
Total Non-Residential GFA (sq. m):	1162		Loading Docks	1
Total GFA (sq. m):	26303			
Lot Coverage Ratio (%):	56			
Floor Space Index:	13.16			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	25140	0
Bachelor:	0	Retail GFA (sq. m):	1162	0
1 Bedroom:	111	Office GFA (sq. m):	0	0
2 Bedroom:	81	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	192			

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