

**2490 and 2500 Bloor Street West (including 2464 and 2474) - Zoning Amendment - Preliminary Report**

<b>Date:</b>	April 28, 2009
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale-High Park
<b>Reference Number:</b>	09 114473 WET 13 OZ

**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

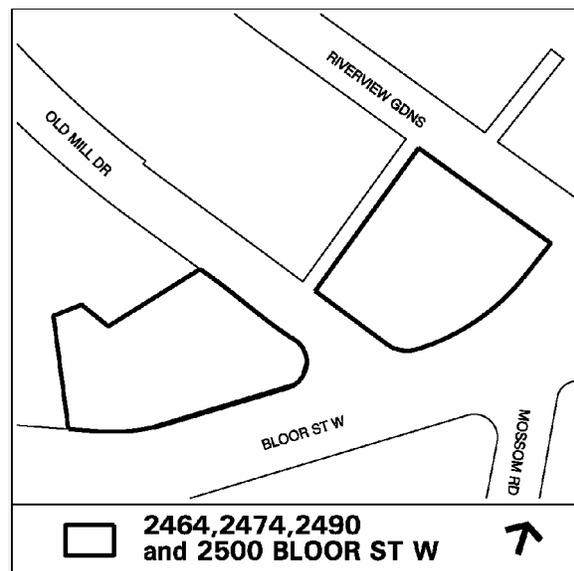
This application proposes the construction of two residential condominium buildings, one at 2500 Bloor Street West (Building A) and one at 2490 Bloor Street West (Building B), that building to include retail uses. The properties are separated by Old Mill Drive.

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

Staff recommend that a community consultation meeting followed by a design charette be held. The target date for the Public Meeting for this application will be in the fourth quarter of this year. That assumes that the 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 and a subsequent design charette together with the Ward Councillor.
2. Notice for the community consultation and design charette be given to landowners and residents within 120 metres of the site, and participants in the previous consultation undertaken by the applicant.
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**

In April 2008, City Council approved Official Plan Amendments 169 and 362 and Zoning By-laws 357–2008 and 355-2008 to permit the redevelopment of the lands at 2442 Bloor Street West, the site of the Humber Odeon Cinema, with a ten storey, mixed use building. That site is located a short distance east of this proposal.

On June 10, 2008, Etobicoke York Community Council received a Planning Information Report regarding the Bloor West Village Urban Design Study. The Study provided an analysis of existing conditions; identified potential redevelopment sites; and, provided suggested design guidelines for future development of properties fronting on Bloor Street West between the Humber River and High Park / Clendenan Avenue. As part of that report, staff indicated that a design charette would be considered in the event that an application came forward on the 2490 -2500 Bloor Street sites.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss preliminary planning issues and application submission requirements.

Prior to submission of this application, the applicant established a Working Group, comprised of representatives from area residents associations and the Bloor West Village BIA. The Working Group had a number of meetings to consider principles and design concepts to assist the applicant in the preparation of this proposal.

### **ISSUE BACKGROUND**

#### **Proposal**

This proposal is to construct a residential condominium building at 2500 Bloor Street West (Building A) and a mixed use, residential and retail, condominium building at 2490 Bloor Street West (Building B). See the attached Application Data Sheet.

Building A consists of 217 units in a two component project. A 13-storey portion with a maximum height of 48.5 metres steps down northwards to 7 storeys, flanked to the east and west with a 10-storey component that steps down westward to 2 storeys. There is a

2-storey podium along the Bloor Street West frontage continuing around the corner to Old Mill Drive. The proposed FSI is about 6.0 times the lot area.

Building B consists of 271 residential units in a 16-storey building with a maximum height of 56.5 metres, stepping down northwards to 10 storeys; eastwards to 12 storeys; and, westwards to 12 storeys. There is a 2-storey podium containing retail uses at grade facing Bloor Street West and Riverview Gardens. The proposed FSI is about 8.0 times lot area.

### **Site and Surrounding Area**

2500 Bloor Street West is a 0.40 hectare site at the northwest corner of Bloor and Old Mill Drive with about 89 metres frontage on Bloor Street West and a depth of about 47.5 metres. 2490 Bloor Street West is a 0.41 hectare site at the northwest corner of Bloor and Riverview Gardens with about 69 metres frontage on Bloor Street West, and a depth of about 61 metres. The properties contain an automotive dealership and include a single-storey commercial building at 2500 Bloor Street West and a 4-storey office building at 2490 Bloor Street West. On each property the land slopes down, from east to west and from north to south. The grade difference is about 5 metres.

Surrounding land uses are as follows:

North of 2490 Bloor Street West: municipal laneway adjacent to a 2-storey commercial building and a municipal parking lot, followed by a low density residential area.

North of 2500 Bloor Street West: Traymore Park followed by the low density residential area.

South opposite 2490 Bloor Street West: 3-storey mixed retail/office building, and opposite 2500 Bloor Street West is a 5-storey residential building.

West: 2 and 3-storey apartment buildings lining Bloor Street West.

East: Riverview Gardens, then 2 to 5-storey commercial / residential buildings.

### **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**

Chapter 2 of the Official Plan outlines the growth management strategy for the City and addresses the integration of land use and transit policies. The urban structure Map 2 shows these properties with an "Avenues" overlay. The land use map designates the sites *Mixed Use Areas*.

Policies for development of *Mixed Use Areas* on *Avenues* are applicable. *Mixed Use Areas* combine a broad array of commercial, residential and institutional uses, at a scale that is appropriate to the neighbourhood context. New buildings should be located and massed to frame the street while limiting shadow impacts on adjacent residential *Neighbourhoods*, parks and public spaces among other development criteria. Policy 2.2.3(b)(i) requires an assessment of the impact of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity to the proposal. The applicant has therefore submitted a segment study in support of this proposal. The site is also partially within the Swansea Secondary Plan area.

## **Zoning**

Zoning By-law 438-86 as amended, of the former Toronto, applies to the vast majority of these two properties. It zones the lands CR T2.5, C2.0, R1.5 and permits a combination of residential and commercial uses with a maximum combined density of 2.5 and a maximum height of 14 metres. Residential density is limited to 1.5 times the lot area.

Zoning By-law 1-83, as amended, of the former York, applies to a small area at the northeast corner of 2490 Bloor Street West. That area is zoned R1 Residential District which permits detached residences to a maximum height of 11 metres (3 storeys) and public/institutional uses to a maximum height of 14 metres (3 storeys).

## **Site Plan Control**

Site plan control is applicable but a site plan control application has not yet been submitted.

## **Ravine By-law**

A portion along the west and north lot lines of 2500 Bloor Street West and along the north boundary of 2490 Bloor Street West is subject to the Ravine By-Law. A small number of mature trees may be impacted.

## **Reasons for the Application**

This proposal does not comply with the maximum density and height provisions of Toronto By-law 438-86 as amended. It also requires relief, for the part of the properties

zoned CR T2.5, C2.0, R1.5, from the definition of grade and from setback and bicycle space requirements. The proposal is also not permitted by the former City of York Zoning By-law 1-83 as amended. For these reasons, this zoning amendment application is required.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

Planning Rationale Report; including a Sun/Shadow Study and a Community Services and Facilities Report;  
Avenue Segment Study;  
Traffic Impact Study;  
Arborist Report;  
Site Servicing Assessment and Stage 1 Stormwater Management Report;  
Report on Phase 1 Environmental Site Assessment, 2500 Bloor Street West; and  
Report on Geotechnical Investigation, 2464, 2474, 2490 and 2500 Bloor Street West.

Subsequent to the application submission, a Phase 1 Archeological Report and a Pedestrian Wind Assessment Report were submitted.

A Notification of Complete Application was issued on April 21, 2009.

### **Community Consultation**

As noted earlier in this report, the applicant had a series of Working Group meetings prior to the submission of this proposal. The Working Group was comprised of invited representatives of the Bloor Jane Humber Resident's Group; Old Millside Residents Association; Swansea Area Ratepayers Association; Bloor West Village Residents Association; World 19 and the Bloor West BIA.

Prior to the formation of the Working Group, staff had suggested a wider community consultation approach through a broader design charette. This approach is consistent with the staff comments to Council in 2008, on the use of the Bloor West Village Urban Design Guidelines (2005) to review development proposals in the area.

When reporting on the Design Guidelines, staff advised that a design charette would be held if there was an application on these lands. Staff is also aware that the owner of 2442 Bloor Street West (Odeon Cinema), recently approved for redevelopment, has assembled the properties west of the cinema lands to Riverview Gardens and is considering redevelopment of those properties.

Though it may be argued that the Working Group meetings provided guidance for those properties, staff opinion is that the wider approach to community consultation offered by a design charette would still be of benefit to the residents of this area. Staff therefore recommend the design charette to consider the broader implications of this development

as well as a community consultation meeting. Staff have discussed potential cost-sharing of the charette process with the respective property owners.

**Issues to be Resolved:**

Issues raised by this application include:

- 1) conformity with Official Plan policies;
- 2) consideration of the site in the context of the Bloor Street Avenue segment, its potential precedent and related accommodation of growth; and
- 3) particular regard for impact on and transition to adjacent and nearby residential (e.g. shadow) and commercial properties including consideration of urban design, built form, angular planes, scale, massing and resulting heights and density;
- 4) traffic impact, parking and access;
- 5) considerations for a Section 37 agreement.

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**

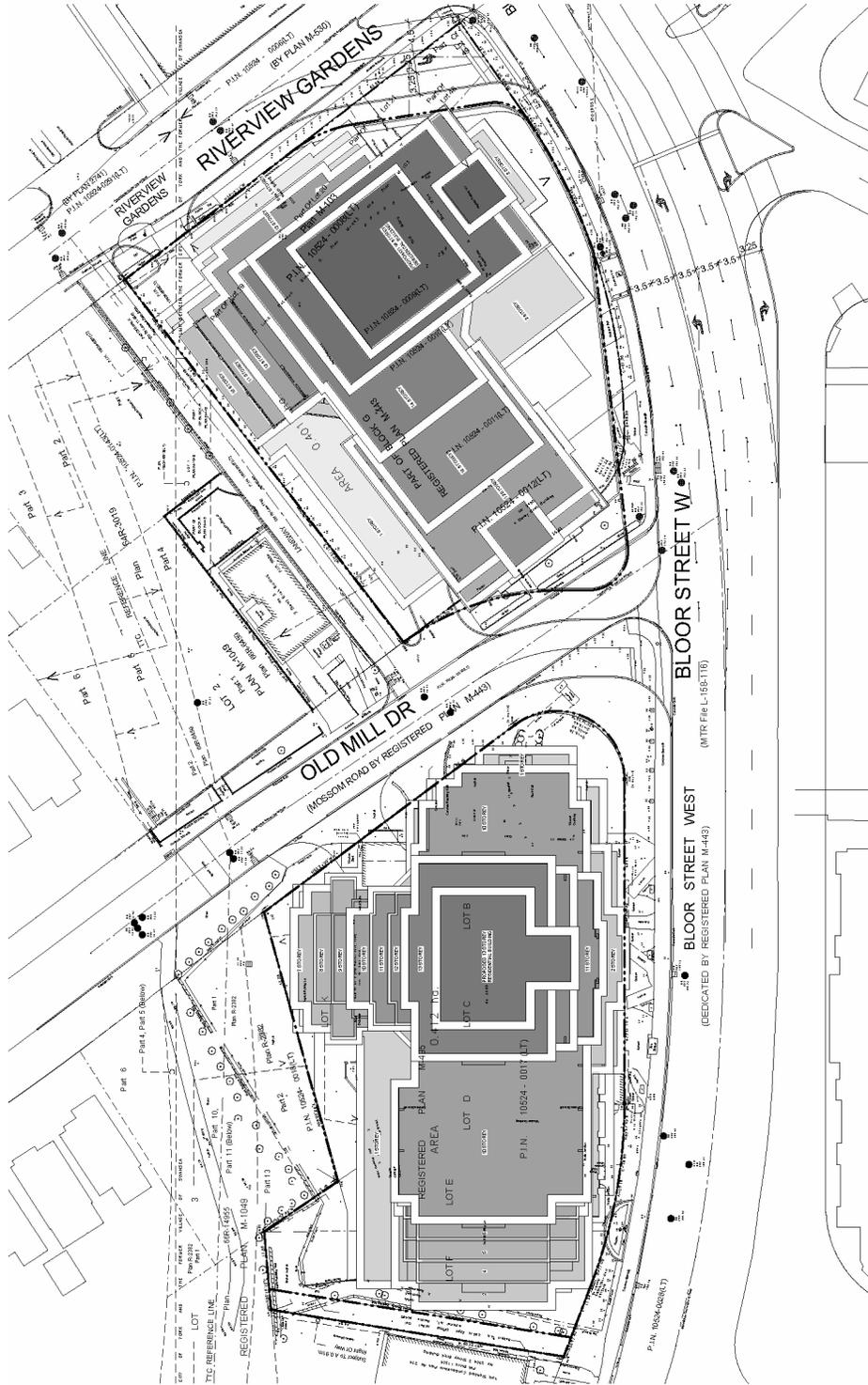
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

**ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Zoning
- Attachment 4: Application Data Sheet

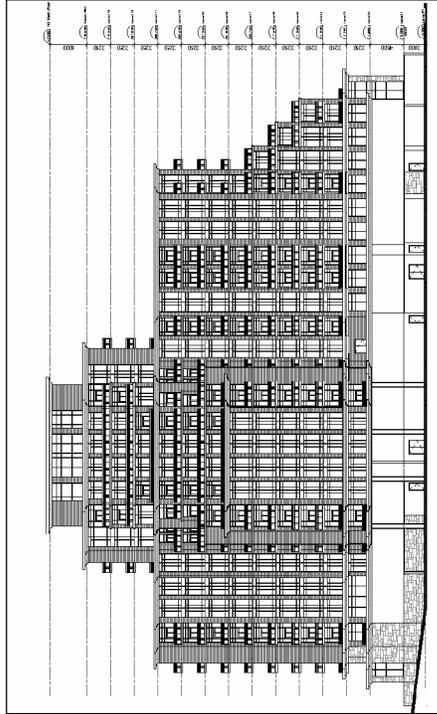
# Attachment 1: Site Plan



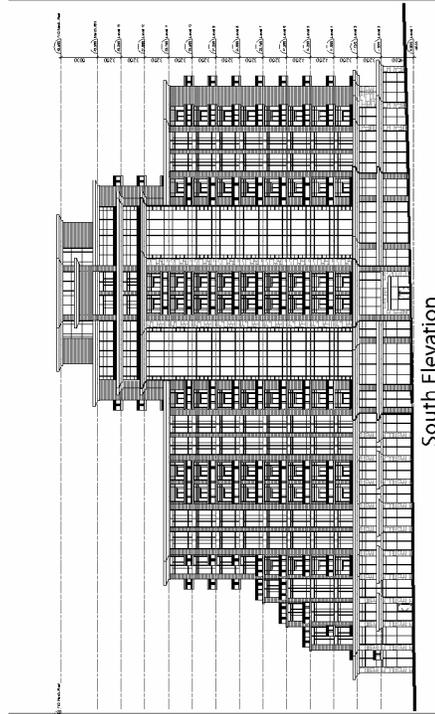
**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/04/2009

File # 08\_231836

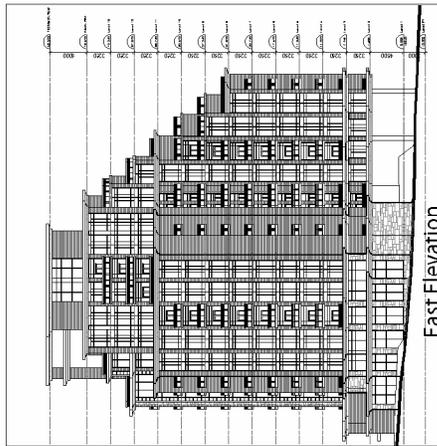
## Attachment 2: Elevations



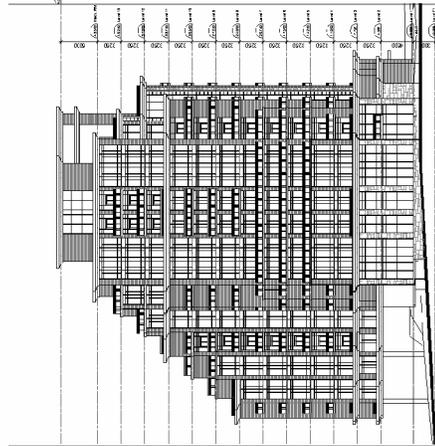
North Elevation



South Elevation



East Elevation



West Elevation

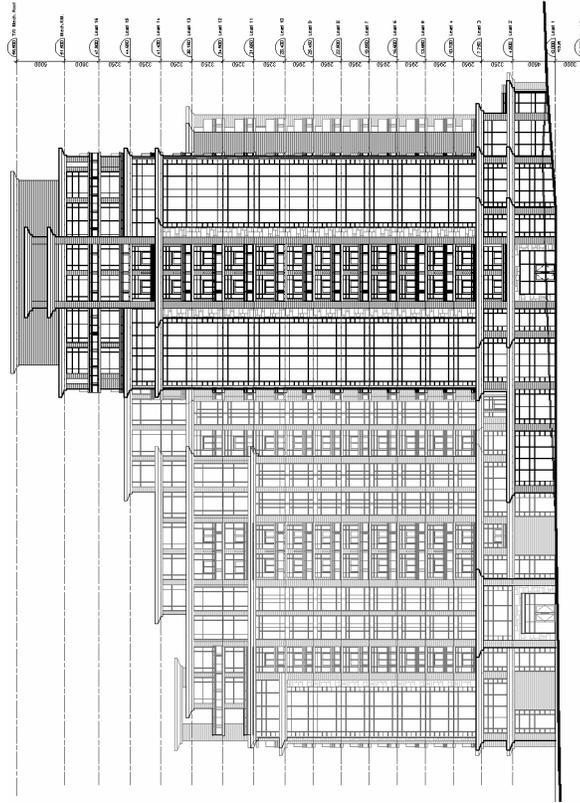
**Elevations**  
2464,2474,2490 and 2500 Bloor Street W

**Elevations**

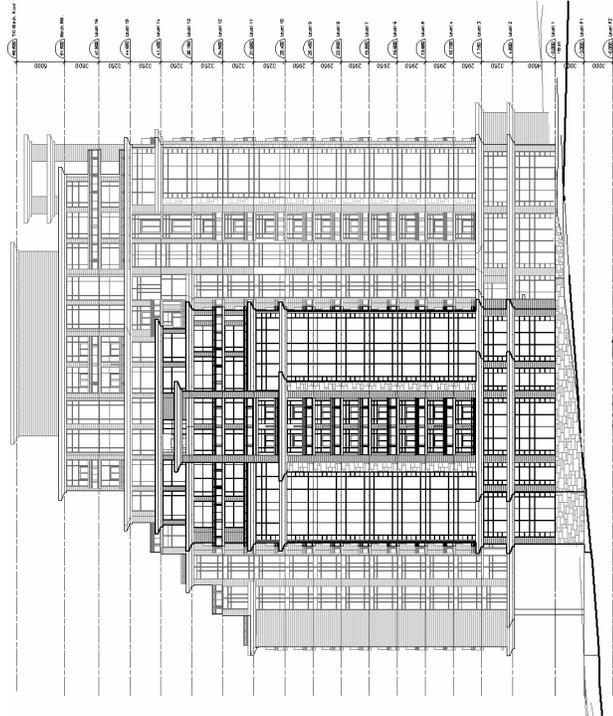
Applicant's Submitted Drawing

Not to Scale  
04/20/2009

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South Elevation



West Elevation

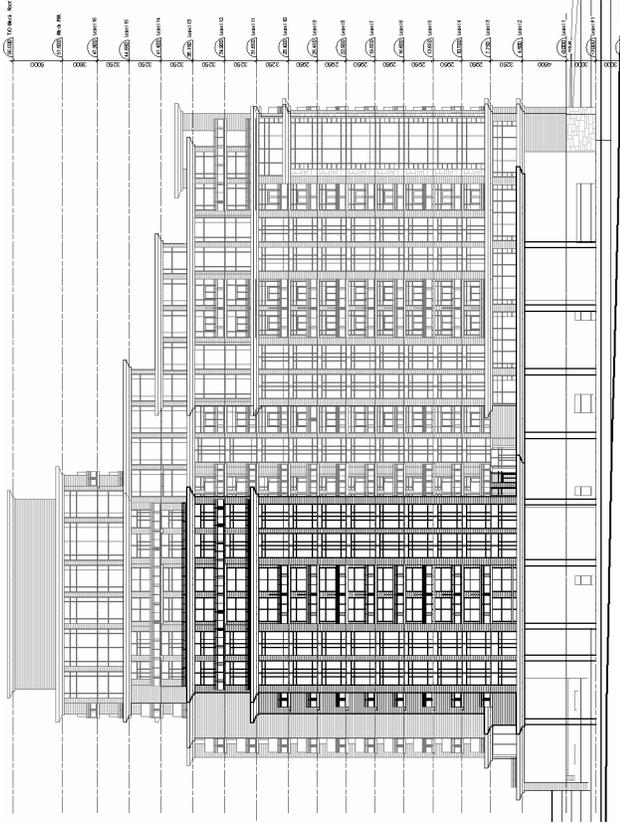
**2464, 2474, 2490 and 2500 Bloor Street W**

**Elevations**

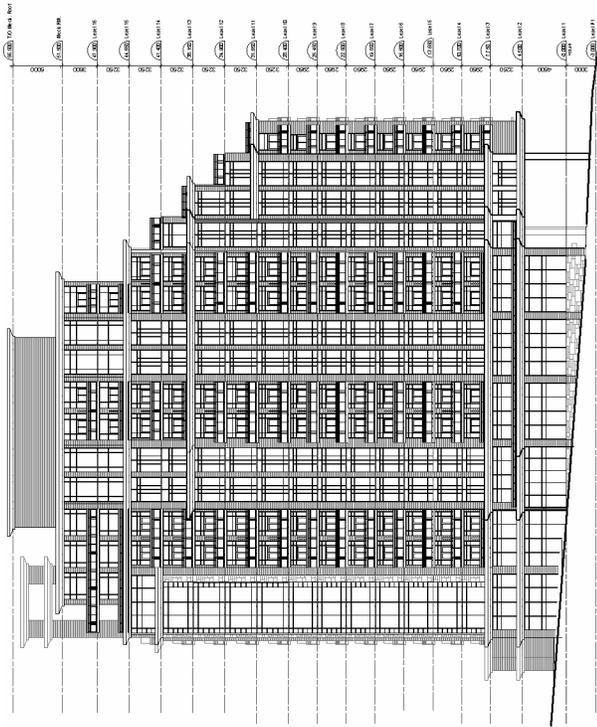
Applicant's Submitted Drawing

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North Elevation



East Elevation

**2464, 2474, 2490 and 2500 Bloor Street W**

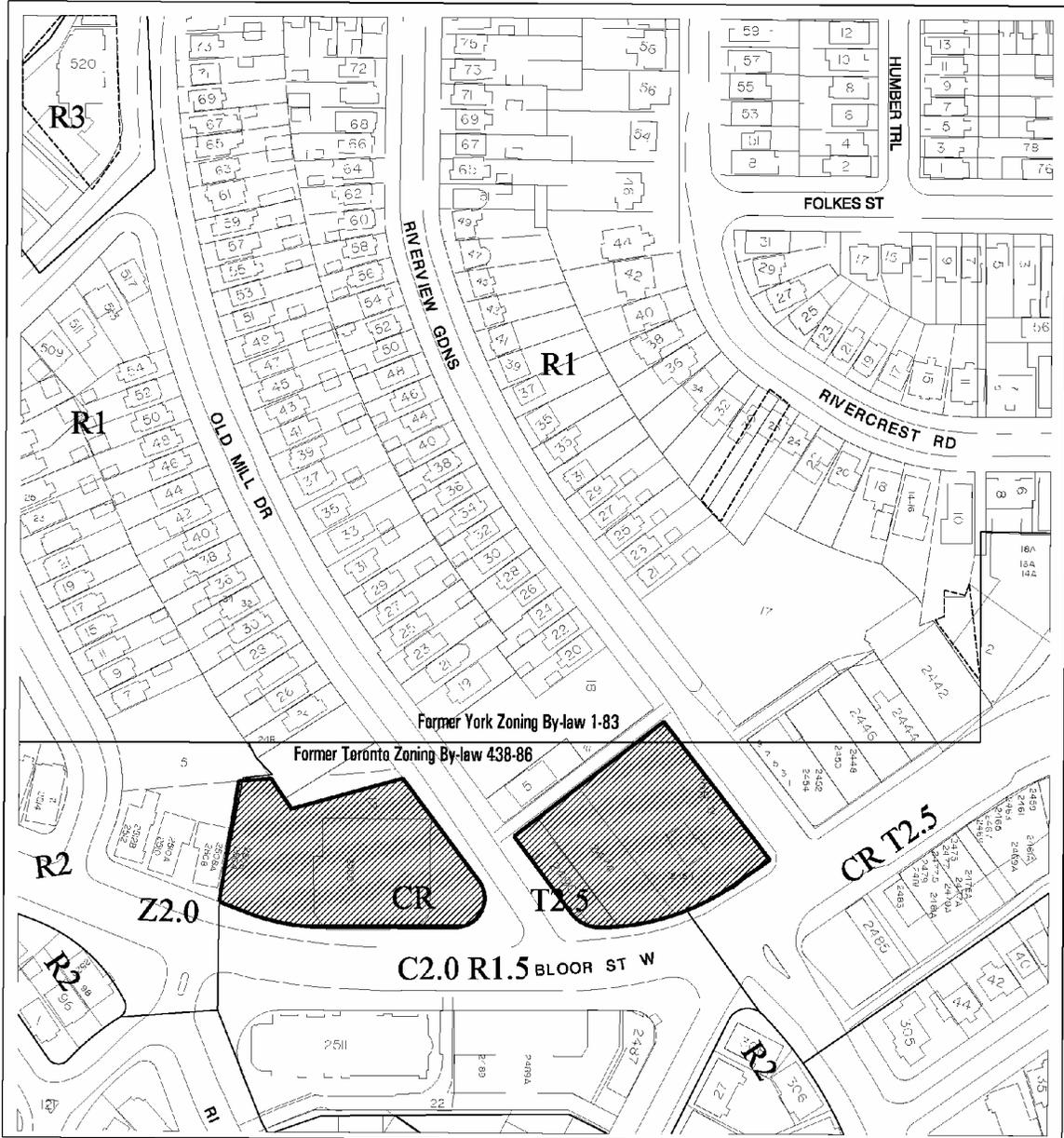
**Elevations**

Applicant's Submitted Drawing

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04/20/2009

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### Attachment 3: Zoning



**2464, 2474, 2490 and 2500 BLOOR ST W**

File # 09\_117675

Former Toronto Zoning By-law 438-86  
 R1 Residential District  
 CR Mixed-Use District  
 MCR Mixed-Use District  
 C.2 Commercial - Local

Former York Zoning By-law 1-83  
 R1 Residential Zone  
 R3 Residential Zone

↑  
 Not to Scale

Extracted 04/17/2009 - JM

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 114473 WET 13 OZ
Details	Rezoning, Standard	Application Date:	March 5, 2009

Municipal Address: 2500 BLOOR ST W  
 Location Description: PL M495 BLK A TO F & K \*\*GRID W1309  
 Project Description: Proposed amendments to the zoning by-law to permit the development of a mixed-use residential condominium building at the 2490 Bloor Street West site, and a residential condominium building at 2500 Bloor Street West site.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
STEVE DANIELS			HUMBERVIEW AUTO CENTRE LTD

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR T2.5 C2.0.R15.	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq. m):	8127.36	Height:	Storeys:	13/16
Frontage (m):	0		Metres:	48.5/56.5
Depth (m):	0			
Total Ground Floor Area (sq. m):	4180.08			<b>Total</b>
Total Residential GFA (sq. m):	56074.88		Parking Spaces:	680
Total Non-Residential GFA (sq. m):	1019.52		Loading Docks	0
Total GFA (sq. m):	57094.4			
Lot Coverage Ratio (%):	51.43			
Floor Space Index:	7.02			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	56074.88
Bachelor:	5	Retail GFA (sq. m):	1019.52
1 Bedroom:	282	Office GFA (sq. m):	0
2 Bedroom:	71	Industrial GFA (sq. m):	0
3 + Bedroom:	130	Institutional/Other GFA (sq. m):	0
Total Units:	488		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Ed Murphy, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-8234</b>