

# **TORONTO** STAFF REPORT

March 21, 2006

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Subject: Final Report  
OPA and Rezoning Application 03 198594 WHY 13 0Z  
Owner: Wynn Bitton Inc., Architect: Hariri Pontarini  
2442 Bloor Street West  
File Number: 03 198594 WHY 13 0Z  
Parkdale-High Park (Ward 13)

## Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law for a mixed use residential/commercial development at 2442 Bloor Street West, on the north side of Bloor Street West, just west of the Jane Street intersection.

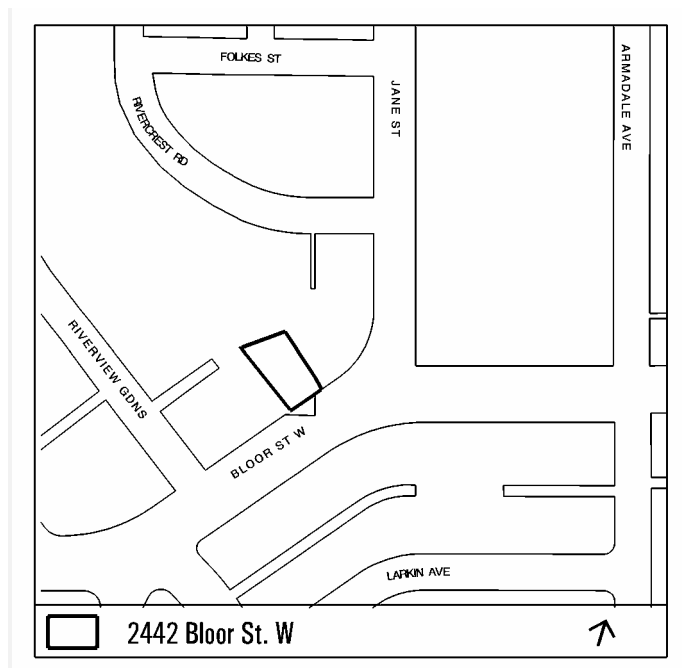
## Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

## Recommendations:

It is recommended that City Council:

- (1) amend the Official Plans for the former Cities of York and Toronto substantially in accordance with the draft Official Plan Amendments attached as Attachment Nos. 5a and 5b;
- (2) amend the Zoning By-law for the former Cities of York and Toronto substantially in accordance with the draft Zoning By-law Amendments attached as Attachment Nos. 6a and 6b;



- (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 7;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendments as may be required;
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to:
  - (a) enter a Section 37 agreement securing the facilities, services and matters as outlined in this report;
  - (b) enter into a Site Plan Agreement under Section 41 of The Planning Act;
  - (c) enter into a cash-in-lieu of parking agreement for 20 parking spaces; and
  - (d) secure a right-of-way easement for vehicular access over the private lane at the rear of 2444 and 2446 Bloor Street West;
- (6) advise the owner of the following requirements:
  - (a) that prior to starting any demolition or construction, or the issuance of the first or any building permit, the owner shall complete a Toronto Transit Commission (TTC) technical review of the proposed development as applicable to the particular permit under application, and obtain the TTC's written acknowledgement that the owner has satisfied all of the conditions arising out of the review. As part of the review process, the owner shall provide the requisite information, and pay the associated review fee to the TTC;
  - (b) that the owner agrees that warning clauses regarding the TTC right-of-way shall be inserted in all offers to purchase, agreements of purchase and sale or agreements to lease, and condominium declaration document(s) for each affected residential unit, lot, and /or lot and/or block within the proposed development. Such warning clauses shall advise of the potential for noise, vibration, electromagnetic interference and stray current impacts on the proposed development, and that the TTC accepts no responsibility for such effects; and
  - (c) that the owner be advised that the residential component of this development is subject to a five percent cash-in-lieu of parkland dedication payment and the commercial component subject to a two percent cash-in-lieu payment.

Background:

This location is the site of the former Humber Odeon Cinema. Most of the site is located in the former City of York while a small portion is located in the former City of Toronto.

## Proposal

This application proposes amendments to the Official Plan and Zoning By-law to permit the development of a 7 373 square metre, 10-storey, mixed-use, residential/commercial building. The proposed density is 6.3 times the lot area. Given the numerous revisions to the project and the importance of the project's built form, the following is a detailed description of the final proposal.

The application proposes 960 square metres of retail space on the ground floor (Bloor Street) level along with lobby entrances for the 2 030 square metre health club on floors 2 and 3, and for the 49 condominium apartment units on floors 4 through 10. Floor 4 is to contain 7 units ranging in size from 61 square metres to 68 square metres; a 173 square metre interior amenity space which opens to a 57 square metre exterior landscaped amenity space at the northwest corner of the building. Each unit accesses a terrace on the roof of level 3. Planter box landscaping is proposed along the rear terrace edge. Floors 5 through 9 each contain 8 units ranging in size from 58 square metres to 66 square metres. The rear units on floor 5 access a terrace on the roof of level 4. Planter box landscaping is also proposed along the rear edge of that terrace. Floor 10 contains 2 penthouse units, 181 square metres and 198 square metres respectively. Due to this level being stepped back on all sides, the individual units access terraces on three sides. This top level will incorporate significant expanses of glazing on all sides resulting in a lighter appearance to the top of the building.

A total of 37 parking spaces are to be provided in three levels under the building with access via a rear public laneway from Riverview Gardens and continuing via an easement over driveway lands owned by the Toronto Parking Authority. A pedestrian walkway and elevator is proposed through the building to allow people from the public parking lot, behind the site, access through the building to Bloor Street without having to walk around the block.

The building is presented as a landmark building in terms of design and materials (See elevation drawings.) At the Bloor Street frontage, the ground floor is set back 1 metre in order to provide a better relationship with the sidewalk. Levels 2 and 3 above extend to the front property line and, along with the ground floor, provide a three floor podium or base on top of which will be 7 levels of residential apartments. The front of the podium levels is a combination of glass and stone. The residential levels are set back 3 metres from the property line with individual unit balconies encroaching into that setback. The balcony front and side material will be glass in order to give the building a lighter appearance.

At the rear, the podium levels are set back 2 metres from the property line. Level 5 is stepped back an additional 5 metres; levels 6 through 9 are stepped back another 9 metres and level 10 another 5 metres in order to provide additional separation from the low density residential area to the northwest. The rear wall is a combination of stone, precast concrete and glazing. Individual unit balconies encroach into the setbacks. The front and side material on the balconies will be glass.

The side walls, being party walls, are mainly precast concrete. However there is a substantial area of stone proposed from the front of the 3<sup>rd</sup> level of the podium, above the roof of the

adjacent building, and back 5 metres to the line of the residential units above. Similarly at the rear, there is a vertical element approximately 2 metres in width of stone proposed on the facade of the podium levels.

Another notable feature of the sidewalls are the light wells which were introduced to provide articulation on the side elevations. They also allow natural light into the apartments and the elevator lobbys. On the south side, there is a 4.5 metre wide by 5.9 metre deep light well extending vertically from floor 5 through floor 9. On the north side, because the top of the adjoining building is near the base of level 8, there is a 2.4 metre wide by 2.7 metre deep light well extending vertically through levels 9 and 10. Level 10, the two unit penthouse level, is set back about 4 metres on the south side and 2.7 metres on the north side and has terraces on each building elevation. On top of the penthouse level is a copper canopy that will be treated so that it does not change colour over time. A mechanical room will be located on top. That room is setback on all sides and is faced in pre-cast concrete with substantial areas of architectural louvres.

Refer to Attachment No. 4 for project data.

#### Site and Surrounding Area

This 1 170 square metre site is almost rectangular with small irregularities in the north and south side boundaries towards the rear of the site. It has 24.2 metres frontage on Bloor Street West and a lot depth of about 46 metres. The site slopes from street level at Bloor Street West down about 5.5 metres to its rear. The former Humber Cinema building, now vacated, occupies the majority of the site leaving only a small open area at the rear.

The uses on the abutting properties are:

North: an adjoining 5-storey commercial/office building and low density residential.

South: an adjoining 2-storey commercial/retail building.

East: Bloor Street West and 2 storey commercial/retail buildings along the street frontage.

West: a municipal parking lot and low density residential.

#### Provincial Policy Statement

The 2005 Provincial Policy Statement sets out policies to promote the efficient use of land and development patterns to support strong, livable and healthy communities; protect the environment, public health and safety; and, facilitate economic growth over the long term. This proposal is consistent with the intent of the Provincial Policy Statement.

#### Official Plan Policies

##### Metropolitan Toronto Official Plan

The former Metropolitan Toronto Official Plan locates this site on a Metropolitan Corridor. The Plan contains policies for re-urbanization and intensification of mixed use development,

including residential uses, along corridors and promotes intensification within 500 meters of rapid transit stations at a scale and density of development appropriate to both the adjacent existing development and the rapid transit station. This proposal is consistent with the intent of the Metro Official Plan.

#### Former City of York Official Plan

Most of the site is located within the former City of York. The former York Official Plan designates these lands 'Low Density Residential'. This designation permits low density housing forms as well as public uses, institutional uses and restricted minor commercial uses serving local residents. This proposal requires that the Plan designation be amended.

The Plan provides strong policy direction to provide housing by encouraging a full range of housing types in a diversity of form and tenure. This proposal complies with that direction.

The Plan addresses possible higher density residential development on the periphery of low density neighborhoods subject to criteria including: adequacy of supporting services; relationship to adjacent low density housing; capability of the site to support the project; suitability of building density, safety and security of residents and the public and environmental concerns; suitability of the proposed location for the proposed use; land use compatibility with existing and planned uses of surrounding lands; and, changes in designations must result in new logical boundaries.

The site, previously used for a cinema, is located in an area with a fully developed infrastructure and supporting services. It is separated from a low density residential area to the rear by a municipal parking lot and a wooded slope and is capable of supporting the project. The site is suitable for the use in that it is in a mixed use, commercial/residential strip fronting Bloor Street West, a major arterial street, and the site is a very short distance from the Jane Street subway station addressing objectives of the Plan with respect to the environment, transit use, safety and amenity. It is compatible with existing and planned uses. The redesignation results in a new logical boundary between designations in that the site will be identified as part of the mixed use strip fronting Bloor Street West, in which it is located, and the 'Low Density Residential' designation will accurately apply to the area of low density housing behind this site.

The Plan contains mixed use area policies to encourage the growth and vitality of pedestrian oriented and transit supportive uses; encourage an increase in residential activity by providing a high quality residential environment in terms of light, privacy, view and adequate residential amenity space; and, improve the appearance, operation and safety of the street environment. This proposal complies with these policy directions.

#### New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board.

The new Toronto Official Plan designates most of this site, (the area in the former City of York), 'Neighbourhood'. This designation permits a range of residential uses within low scale buildings along with parks, schools and local institutions. This proposal is not permitted and an amendment or modification would be required. Though the planning feasibility report submitted in support of these applications suggests that the infill policies for atypical sites in 'Neighbourhoods' would apply to this site without requiring an amendment, that report also acknowledges that a change in designation from 'Neighbourhoods' to 'Mixed-Use Area' will result if the existing official plans are amended.

A small triangle at the Bloor/Jane corner of the site (the area in the former City of Toronto) is designated 'Mixed-Use Area' and this proposal meets the intent of that designation, which is to achieve planning objectives by combining a mix of uses.

Bloor Street West is identified as an 'Avenue' and, through an Avenue Study, could possibly be identified as suitable for intensification. As yet, an Avenue Study has not been done for Bloor Street West. The Plan provides policies to evaluate redevelopment proposals prior to an Avenue Study being available. In July 2004, Council, by resolution, modified the analysis required prior to permitting development to occur in advance of an Avenue Study. The application is to include an assessment of the impact of development of the entire Avenue segment at a similar form, scale and intensity; consider if that development would negatively impact any adjacent Neighbourhoods or Apartment Neighbourhoods; consider if the proposed development is supportable by available infrastructure; and, be considered together with the Official Plan and Zoning Amendment at the statutory public meeting.

The planning analysis report submitted in support of this proposal by the applicant's planning consultant, addressed the various applicable policy sections of the new Plan, including Council's resolution to modify the Avenue policies. It notes that, due to the nature of existing uses and the existing lotting pattern, "the potential for development at a similar form, scale and intensity" to this proposal is limited because other sites do not have the same "combination of attributes", visual prominence, proximity to the subway, and separation from low density residential by the municipal parking lot and the treed slope. It also notes that the proposal meets the policy requirements of the Plan for development prior to an Avenue Study being completed. Staff agree with the analysis and accept that this proposal and the submitted supporting planning feasibility report have adequately addressed those policies.

## Zoning

The former City of York By-law zones most of this site Residential R1. That zoning category permits single detached dwellings and related public uses but does not permit an apartment building, therefore an amendment is required. That amendment will address the mixed use development, the height and the density.

The former City of Toronto zoned a small area of this site CR T2.5 C2.0 R1.5 within a height of 14 metres. That category permits a range of residential and non residential uses including apartment buildings to a maximum combined floor area of 2.5 times the lot area and a maximum

residential floor area of 1.5 times the lot area. An amendment is required to address the height and density of this proposal.

#### Site Plan Control

On January 20, 2006, the applicant filed an application for site plan control approval. Staff are processing that application. In accordance with City procedure, site plan approval will be required prior to the enactment of an official plan and a zoning by-law amendment.

#### Reasons for the Application

The applications for official plan and zoning amendments are required as the proposal is not permitted under the official plan and zoning by-law of the former City of York and the proposed height and density is greater than that permitted by the former City of Toronto Zoning By-law. A modification to the new City of Toronto Official Plan is also required.

#### Community Consultation

There was extensive community consultation on this proposal. At its meeting of April 15 and 16, 2004, Council authorized an extended notification area for the first community consultation meeting on May 20, 2004. There were over 5,000 households notified of the meeting and over 200 people attended. A second community consultation meeting was held on October 18, 2004 with about 160 people in attendance. A third community consultation meeting was held on June 28, 2005 and a fourth was held on September 20, 2005 with about 60 people in attendance. A number of meetings also took place with representatives of the newly formed Bloor West Village Residents Association (BWVRA). Staff also met with the consultants hired by the Bloor West Village BIA and local community groups to conduct a design study of the Bloor West Village including this site. That study, 'The Bloor West Village Urban Design Study', also referred to as the Visioning Study, provided assistance to the BWVRA in reviewing this proposal for redevelopment of this highly visible site at the western end of the Bloor Street West view corridor. At its meeting of September 19, 2005, Community Council asked staff to provide a preliminary response to that Study when reporting on this development proposal. Staff have incorporated comments on that Study into this report.

Questions and discussion at the community meetings were wide ranging with regard to planning in the City and the Bloor West Village area. However key issues emerged in response to the proposal and the specific impacts resulting from this development, and have continued as issues throughout the lengthy and beneficial consultation process. To assist in reporting, staff have attempted to categorize the issues. These include: poor building design on such a landmark site; too high density, too much height; shadow impact; negative impact on area schools and recreational facilities; aggravate existing traffic and parking problems; rear lane access a concern; incompatible with adjacent buildings; signage; and, precedent setting for future similar proposals resulting in negative impact on the atmosphere of Bloor West Village.

Prior to the second community meeting, the applicant changed architects and submitted a revised proposal reducing the height from 13 to 10 storeys; reduced the number of apartment units from

92 to 49; added to the building setbacks; and, provided more detailing in the design of the building with respect to articulation and materials. The applicant also submitted shadow drawings showing no adverse impact on nearby residential dwellings.

Between the second and third community meetings, the BWVRA was formed. Subsequently the Bloor West Village Urban Design Study was released. The BWVRA has referred to that study in commenting on this proposal and has therefore requested that the height and density of the proposal be further reduced to 8 storeys and increased setbacks on the residential levels. Through community input and planning staff comments, the applicant made further design modifications, including a small setback at level 10 on the north side, to better articulate the building, but declined to further reduce height or density.

#### Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

#### Comments:

The initial question of whether or not this site should redevelop is, staff believe, not at issue. Through the community consultation process, the concept of mixed use redevelopment appears to be generally acceptable to the area residents, but concerns continue about the amount and appearance of the proposed redevelopment as well as its potential impact.

Everyone agrees that this site, uniquely located at the western end of the Bloor West Village view corridor, is highly visible and therefore any new building on it should be seen as a gateway feature and be as pleasing to the eye as possible. That unique location and its context suggests it will be difficult to use the development of this site as a precedent for future proposals. The existing cinema building with a large advertising sign on top, is not particularly pleasing. Obtaining complete consensus on the appearance of any building is difficult, but staff consider the revised proposal for a mixed use building, combining a 3 storey podium for commercial uses with a 7 storey residential top, with significant stepping at the rear where it faces a low density residential area, and incorporating a mix of glazing materials, with pre-cast concrete and stone, a significant improvement on the existing situation. This proposal responds positively to the City's policy direction for mixed use development on Avenues. Staff note that the applicant has responded positively to all design changes staff requested through the development review process, and also has responded to various suggestions from the community.

The Bloor West Village Urban Design Study recognizes this site as a gateway site at the terminus of a critical view thereby requiring architectural excellence. It recommends a mixed use ground floor; a maximum 4 storey street wall with additional storeys stepping back and public access to parking at the rear. It recommends 5 storey maximum heights with setbacks from the street edge and suggests that a maximum height of 8 storeys could be considered on the north side of Bloor Street on locations "where adequate buffering from adjacent low-rise residential areas exist".



The Study is a very useful guide in reviewing development applications in the Bloor West Village area. Staff feel that this proposal addresses the vision and design principles of the Study. The building is mixed use; presents a three storey podium with step back above; and, provides public access to parking at the rear. The additional two storeys, one of which is stepped back, do not result in negative impact on the low density residential area which is separated from the site by a public parking lot and a treed slope, and the proposed building combines a number of building materials and is designed with a number of terraces on the side facing the existing residential area.

Existing zoning along much of Bloor Street West permits mixed use development at a density of 2.5 times. Given its location in a mixed use strip, the existing low density residential zoning on most of the site does not reflect the existing buildings or context. This development proposes a combined density of 6.3 times lot area. The development review process has not identified concerns about the proposed density. As noted above, the submitted shadow study indicates that this building will not result in shadow impact on nearby residences. It results in little additional shadow over the shadow from the existing cinema building. In addition, the site is located across Jane Street from the Jane subway station and higher density of development is warranted provided built form objectives are achieved. Due to the separation distance from the low density residences on Riverview Gardens and the treed slope between this site and the rear yards of the residential properties along Rivercrest Road, which appear to be used mainly for parking, there is not an overview or privacy issue. In addition, the applicant has stepped back the rear of the building at the 4<sup>th</sup>, 5<sup>th</sup> and 10<sup>th</sup> floors and has agreed to greening the terraces through planting along the edges.

The development review process has not identified specific concerns about the impact of this proposal on schools or recreational facilities. It may not be possible to accommodate any students from this development in nearby schools. A contribution of \$50,000.00 for upgrading area recreational facilities, such as Traymore Park, is requested as part of a Section 37 Agreement. This is separate from cash-in-lieu of parkland payments which are required for all development.

This part of the City is noted to be busy from a traffic perspective. However replacing a cinema with this proposed building is not anticipated to cause additional problems with regard to traffic volumes or movements. Technical Services has evaluated the parking requirements that will apply to each use and require 37 spaces for the residences; 20 spaces for the health club; and 0 spaces for the retail, as retail is considered an accessory use to the residential. The applicant proposes to provide 37 spaces for the residences. Technical Services is willing to accept this shortfall in spaces, subject to the applicant paying a cash-in-lieu of providing parking amount equivalent to 20 spaces. The applicant has agreed to enter into an agreement with the City to pay that amount, \$199,522.00, as cash-in-lieu of parking pursuant to the City's existing procedures. This condition is to be satisfied prior to the amendments being enacted.

Vehicular access via the rear lane from Riverview Gardens is the most appropriate access for this development and is in compliance with the City's policy direction on rear lane access. That lane

ends in a right-of-way owned by the Toronto Parking Authority which is in the process of negotiating an access agreement with the applicant. That negotiation has resulted in the applicant adding a pedestrian walkway through the building. The applicant would like the cost of that walkway, including an elevator, to be considered as a community benefit to satisfy any requirement for Section 37 contributions. Though staff agree this walkway provides a measure of public benefit, it is also beneficial to the uses proposed in the building, therefore should not be accepted as satisfying the entire Section 37 requirements. Staff suggest that 50 percent of the applicants estimated \$300,000.00 cost of the walkway be credited to the Section 37 agreement.

The proposed building, given its modern architecture, has a number of surface areas which, the community fears, could be used for advertising signs. Given sign approval processes, this is a reasonable fear. At the ground floor retail façade on Bloor Street, a standard channel sign bar is proposed. The City is asked by the community to take steps to limit signage on this building to that sign bar. In general, the City does not permit third party commercial signage on residential buildings, however there are examples in the City where applications for such signs have been approved by City Council. The applicant has agreed that such signage is not appropriate and staff will include a statement on that in the Section 37 agreement.

### Section 37

This proposal is at a higher density than permitted by the existing zoning and therefore qualifies for consideration under Section 37 of The Planning Act. Staff are discussing the contents of such an agreement with the applicant. In addition to the community benefit provided by the walkway from the Riverview parking lot through the building to Bloor Street, upgrading of local recreational facilities may be required. Also, since the important matters of ensuring that the proposed building materials will actually be used in construction and control of signage is achieved, staff feel it would be appropriate to address them in the Section 37 agreement. This would also provide added assurance to the community.

### Toronto Parking Authority

As noted above, vehicular access to this development is proposed via a rear lane and then over lands owned by the Toronto Parking Authority. The Authority will enter into a separate agreement with the applicant to secure the access and requests this be a condition to approval of the proposal.

### Development Charges

It is estimated that the Development Charges for this project will be \$272,296.20. This is an estimate. The actual charge is assessed and collected upon issuance of the Building Permit.

### Conclusions:

This proposal to replace a vacant cinema building with a 10-storey mixed use building is consistent with the goals of the Provincial Policy Statement and with the objectives and policy

direction of the Metro Plan, the new City of Toronto Official Plan, the former City of Toronto Official Plan and the former City of York Official Plan.

Staff recommend approval of the required Official Plan and Zoning Amendments.

Contact:

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Community Planning, Etobicoke York District  
Tel: (416) 394-8234; Fax: (416) 394-6063  
E-mail: [ebmurphy@toronto.ca](mailto:ebmurphy@toronto.ca)

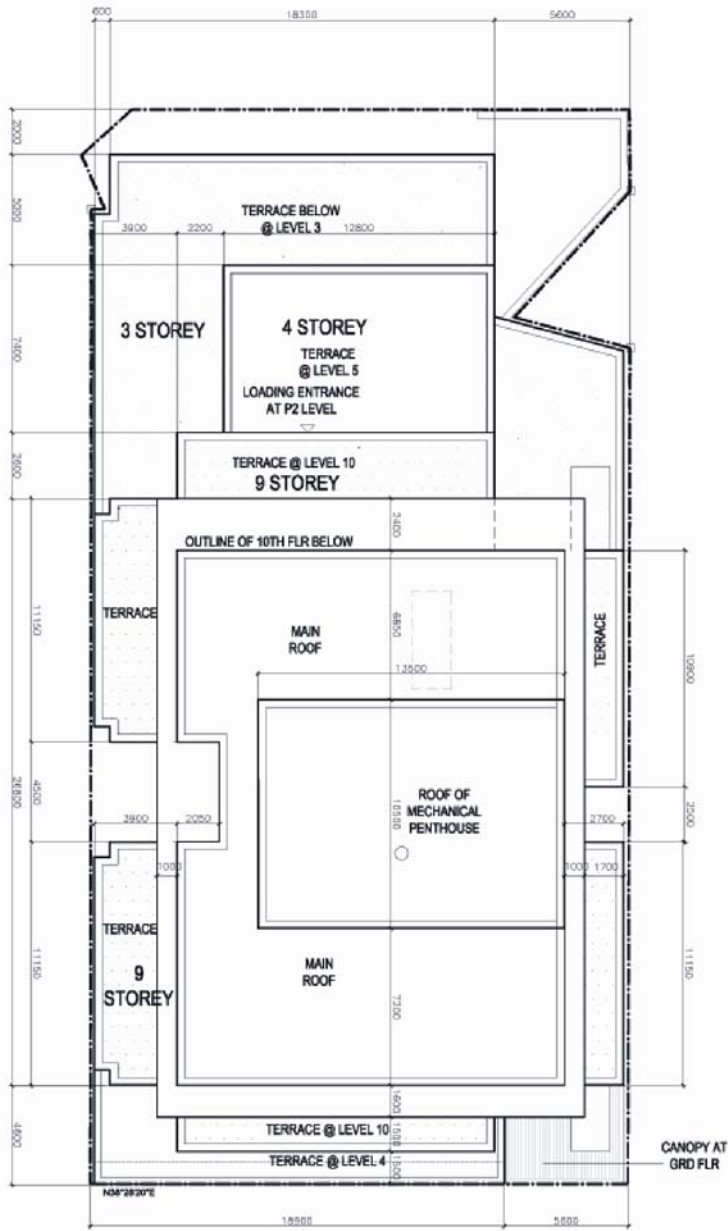
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

List of Attachments:

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet  
Attachment 5a: Draft Official Plan Amendment (York)  
Attachment 5b: Draft Official Plan Amendment (Toronto)  
Attachment 6a: Draft Zoning Amendment (York)  
Attachment 6b: Draft Zoning Amendment (Toronto)  
Attachment 7: Draft Official Plan Modification (new Toronto Plan)

### Attachment 1: Site Plan



BLOOR STREET WEST

## Site Plan

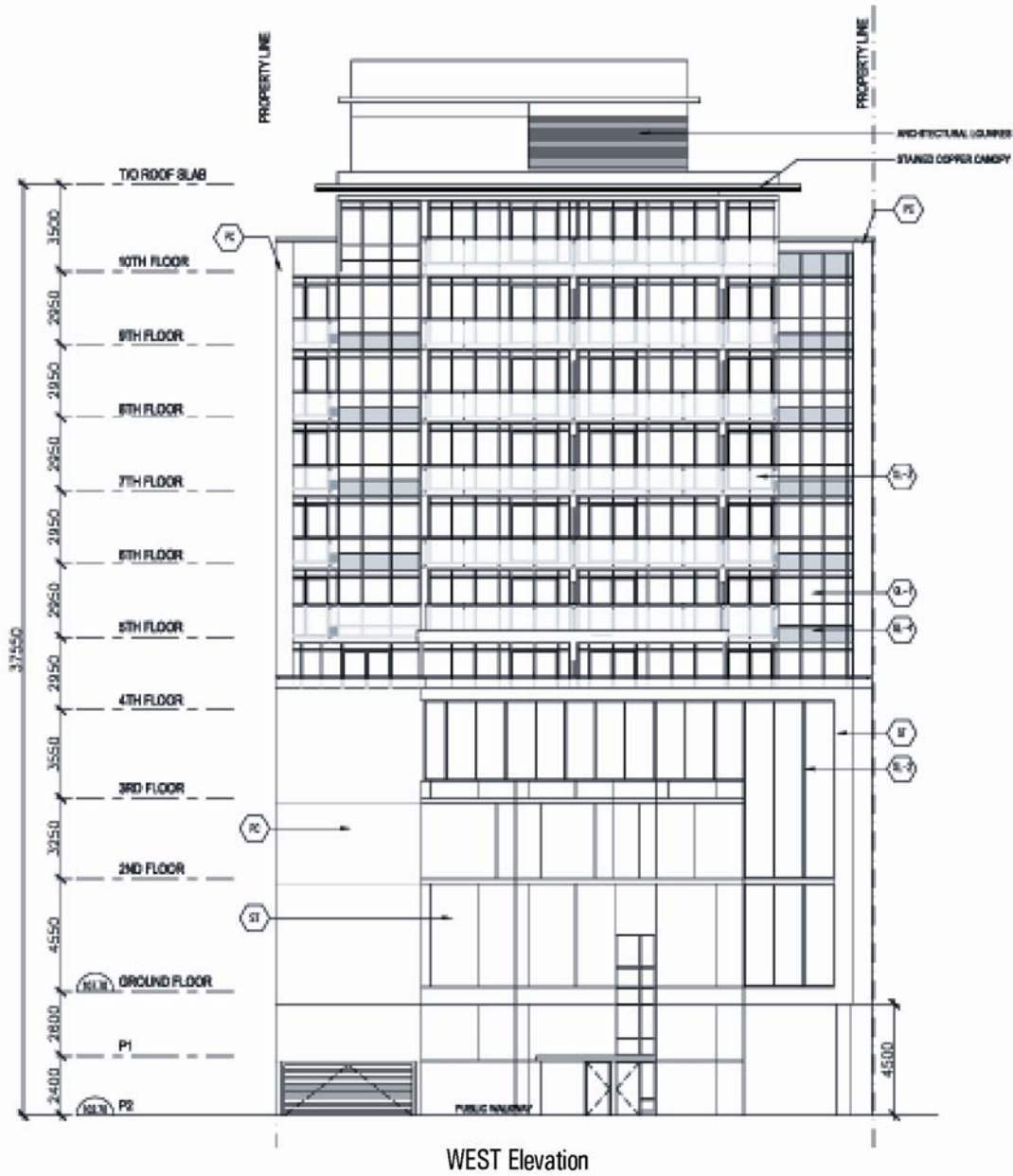
Applicants Submitted Drawing

Not to Scale →  
03/13/06

2442 Bloor Street West

File # 03\_198594

### Attachment 2: Elevation 1



## Elevations

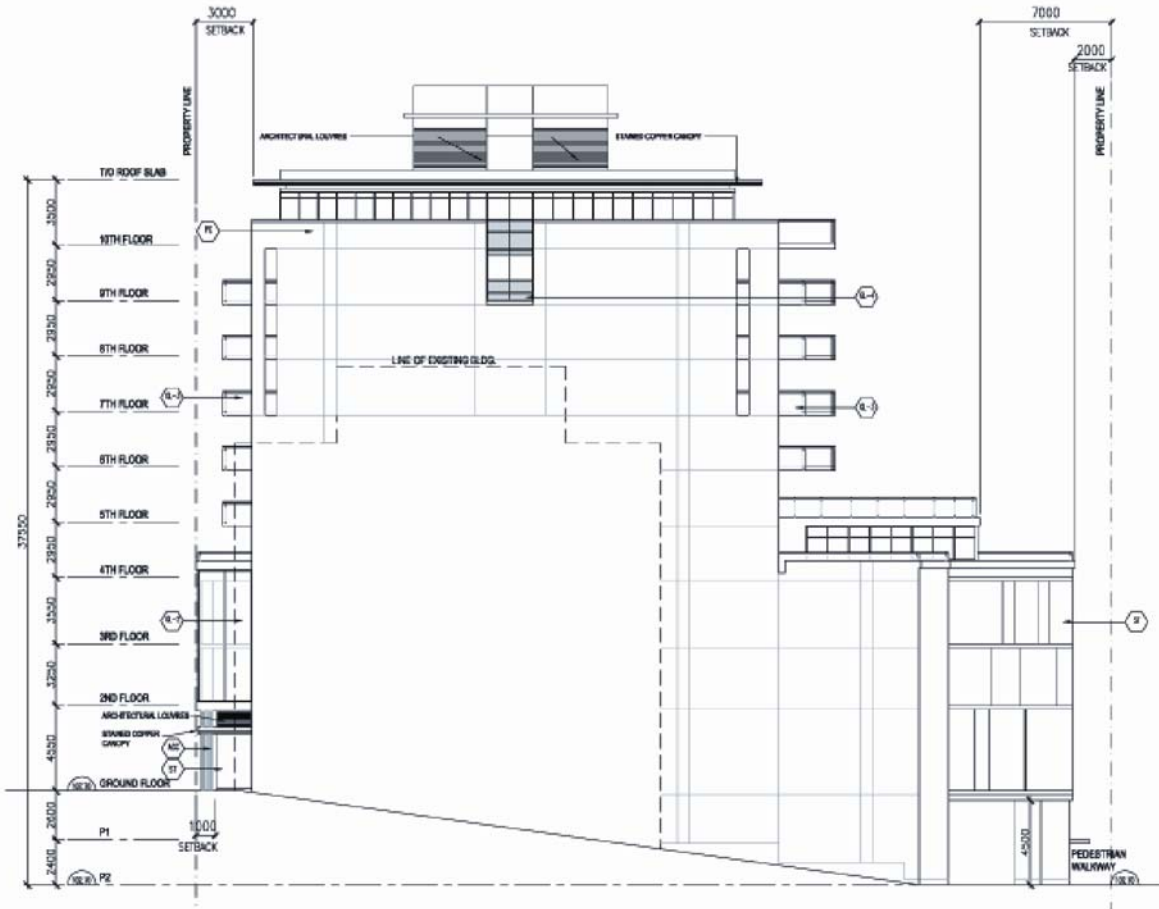
2442 Bloor Street West

Applicants Submitted Drawing

Not to Scale  
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File # 03\_198594

### Attachment 2: Elevation 2



NORTH Elevation

## Elevations

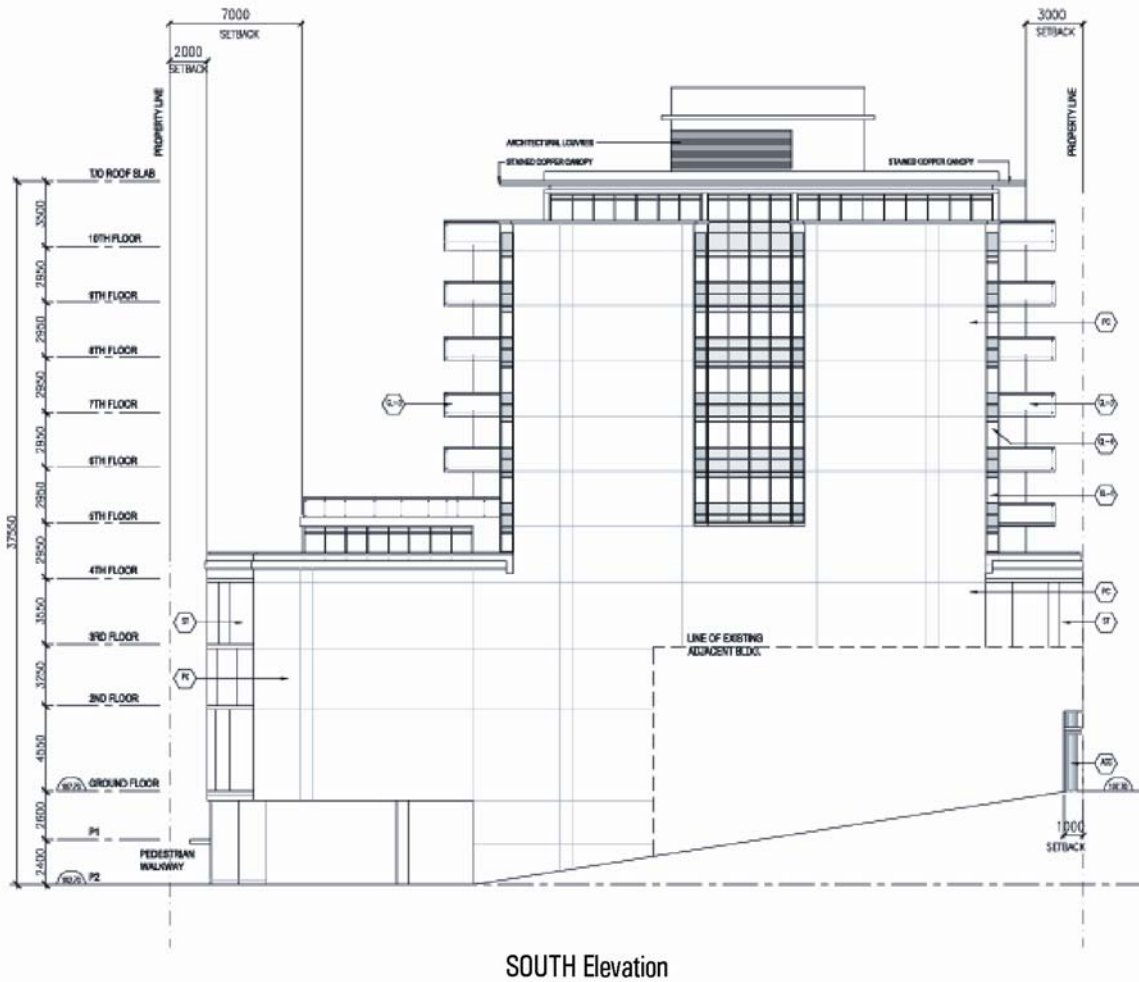
## 2442 Bloor Street West

Applicants Submitted Drawing

Not to Scale  
03/13/06

File # 03\_198594

### Attachment 2: Elevation 3



## Elevations

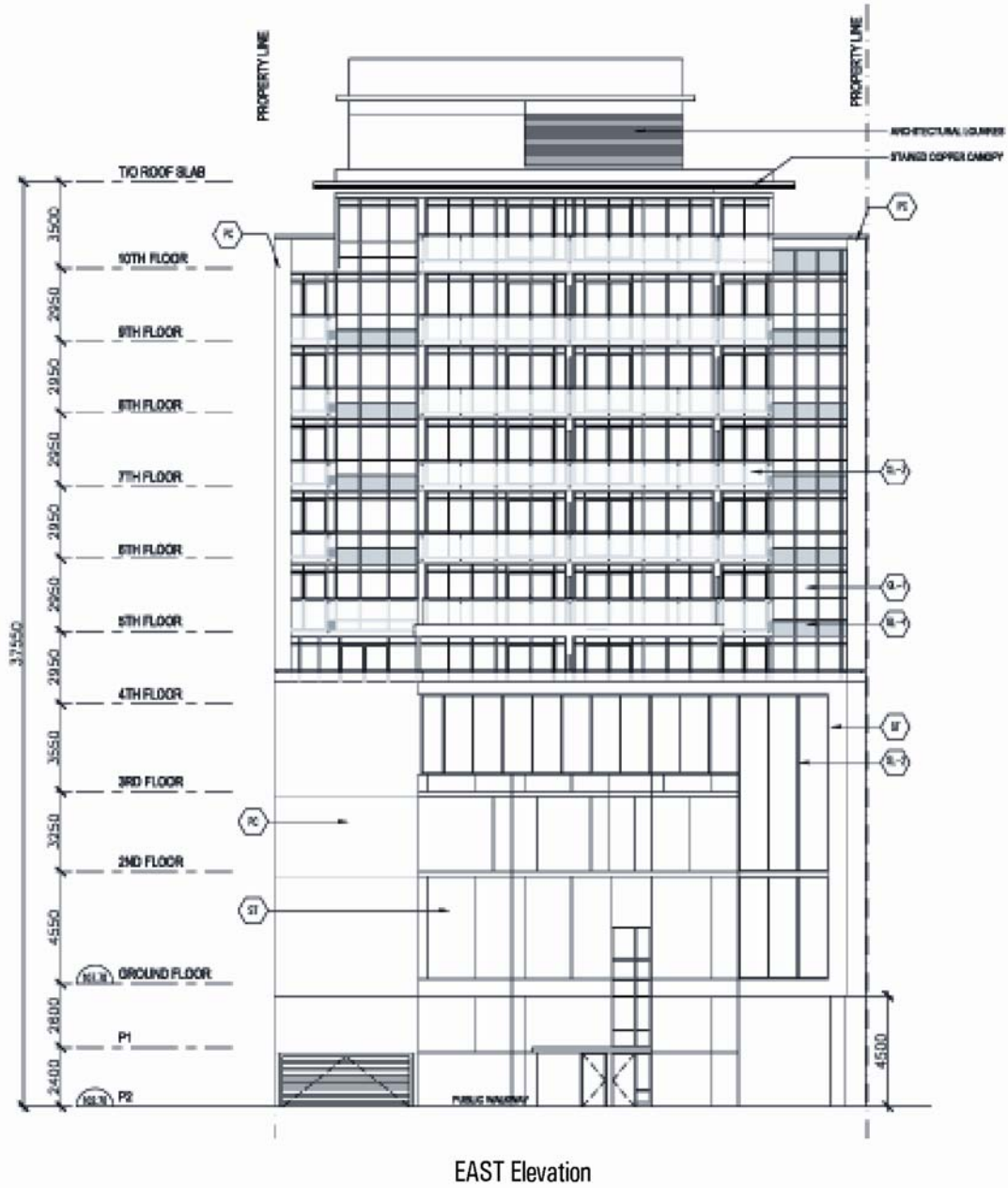
## 2442 Bloor Street West

Applicants Submitted Drawing

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File # 03\_198594

Attachment 2: Elevation 4



Elevations

2442 Bloor Street West

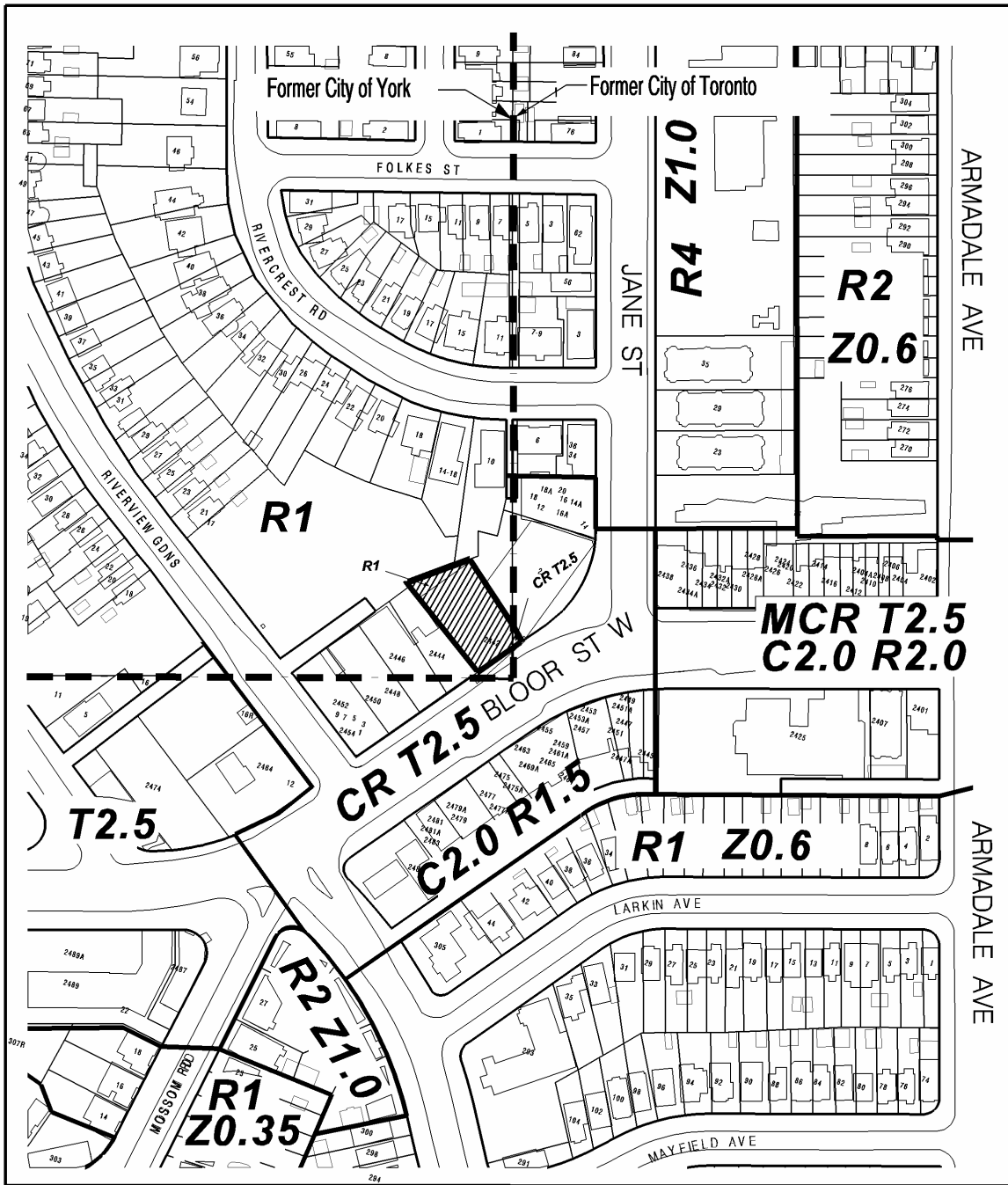
Applicants Submitted Drawing

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03/13/06

File # 03\_198594



Attachment 3: Zoning (Map)



**Toronto** City Planning  
Zoning

**2442 Bloor St. W**  
File # 03 198594

**Former York Zoning**

R1 Residential

**Former Toronto Zoning**

R1 Residential District  
R2 Residential District  
R4 Residential District  
MCR Mixed-Use District  
CR Mixed-Use District  
T Industrial District



Not to Scale  
Zoning By-law (former Toronto) 438-86 as amended  
Zoning By-law (former York) 1-83 as amended  
Extracted 02/28/06 - MH

**Attachment 4: Application Data Sheet**

**APPLICATION DATA SHEET**

Application Type	Official Plan Amendment & Rezoning	Application Number:	03 198594 WHY 13 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 5, 2003
Municipal Address:	2442 BLOOR ST W, TORONTO ON		
Location Description:	PL 2293 PT BLK F PL 2011 PT BLK B PL 2802 PT LTS 26 TO 28 **GRID W1306		
Project Description:	Amendments to the OPA and Zoning Code to permit the development of a 10 storey residential apartment building with ancillary retail and a health club (7570m2)		

**PLANNING CONTROLS**

Official Plan Designation:	LD Residential	Site Specific Provision:
Zoning:	R1	Historical Status:
Height Limit (m):	31.05	Site Plan Control Area:

**PROJECT INFORMATION**

Site Area (sq. m):	1170	Height:	Storeys:	10
Frontage (m):	24.18		Metres:	31
Depth (m):	45.957			
Total Ground Floor Area (sq. m):	1035			<b>Total</b>
Total Residential GFA (sq. m):	4383		Parking Spaces:	37
Total Non-Residential GFA (sq. m):	2990		Loading Docks	1
Total GFA (sq. m):	7373			
Lot Coverage Ratio (%):	88			
Floor Space Index:	6.3			

**DWELLING UNITS**

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	47
2 Bedroom:	3
3 + Bedroom:	0
Total Units:	49

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

	<b>Above Grade</b>	<b>Below Grade</b>
Residential GFA (sq. m):	4383	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	2990	0

**CONTACT: PLANNER NAME: Ed Murphy, Senior Planner**  
**TELEPHONE: (416) 394-8234**

**Attachment 5a: Draft Official Plan Amendment (York)**

Authority: Etobicoke York Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006  
Enacted by Council: ~, 2006

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2006**

**To adopt an amendment to the Official Plan for the former City of York  
respecting the lands municipally known as 2442 Bloor St W**

WHEREAS authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** That the attached Amendment No. 169 to the Official Plan for the former City of York, consisting of Part Two of the accompanying amendment, is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c.P.13, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## PART ONE - PREAMBLE

### 1.1 Purpose/Location

Official Plan Amendment No. 169 applies to lands municipally known as 2442 Bloor Street West.

The purpose of this Amendment is to re-designate the lands from Low Density Residential to Mixed Use, to permit a 10-storey, mixed use, commercial/residential building with a maximum gross floor area of 7373m<sup>2</sup>.

### 1.2 Basis

In December 2003, the owner submitted an application to amend the former City of York and former City of Toronto Official Plans and Zoning By-laws to permit the proposed development.

## PART TWO - THE AMENDMENT

### 2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following map and text changes, constitutes Amendment No 169 to the Official Plan for the City of York Planning Area. The Official Plan is hereby amended as follows:

### 2.2 MAP CHANGES

Map, Schedule D-1, is amended from Low Density Residential to Mixed Use for the lands at 2442 Bloor Street West, shown on the attached Schedule 'A'.

### 2.3 TEXT CHANGES

Specific Area Policy 21.1 (n) is added to Section 21, Specific Area Policies, to read as follows:

“ 21.1 (n) Notwithstanding the provisions of Section 11.4 and 11.5, and any other provisions of this Plan, the lands known municipally as 2442 Bloor Street West may be used for the purposes of a 10-storey, mixed use, commercial/residential building with a maximum gross floor area of 7373m<sup>2</sup>.”

#### Bonusing:

Council may pass by-laws applicable to the lands at 2442 Bloor Street West to permit increases in the density of development in excess of the density of development otherwise permitted by this Plan and Zoning By-law 1-83, in return for the provision of facilities, services and matters as are set out in such by-laws. Such bonusing shall be secured through the means of an agreement

or agreements with the owners, to be registered on title, under the provisions of Section 37 of the Planning Act, R.S.O. 1990.

Such bonusing may be permitted in return for the following facilities, services and matters or cash-in-lieu of provision of the same:

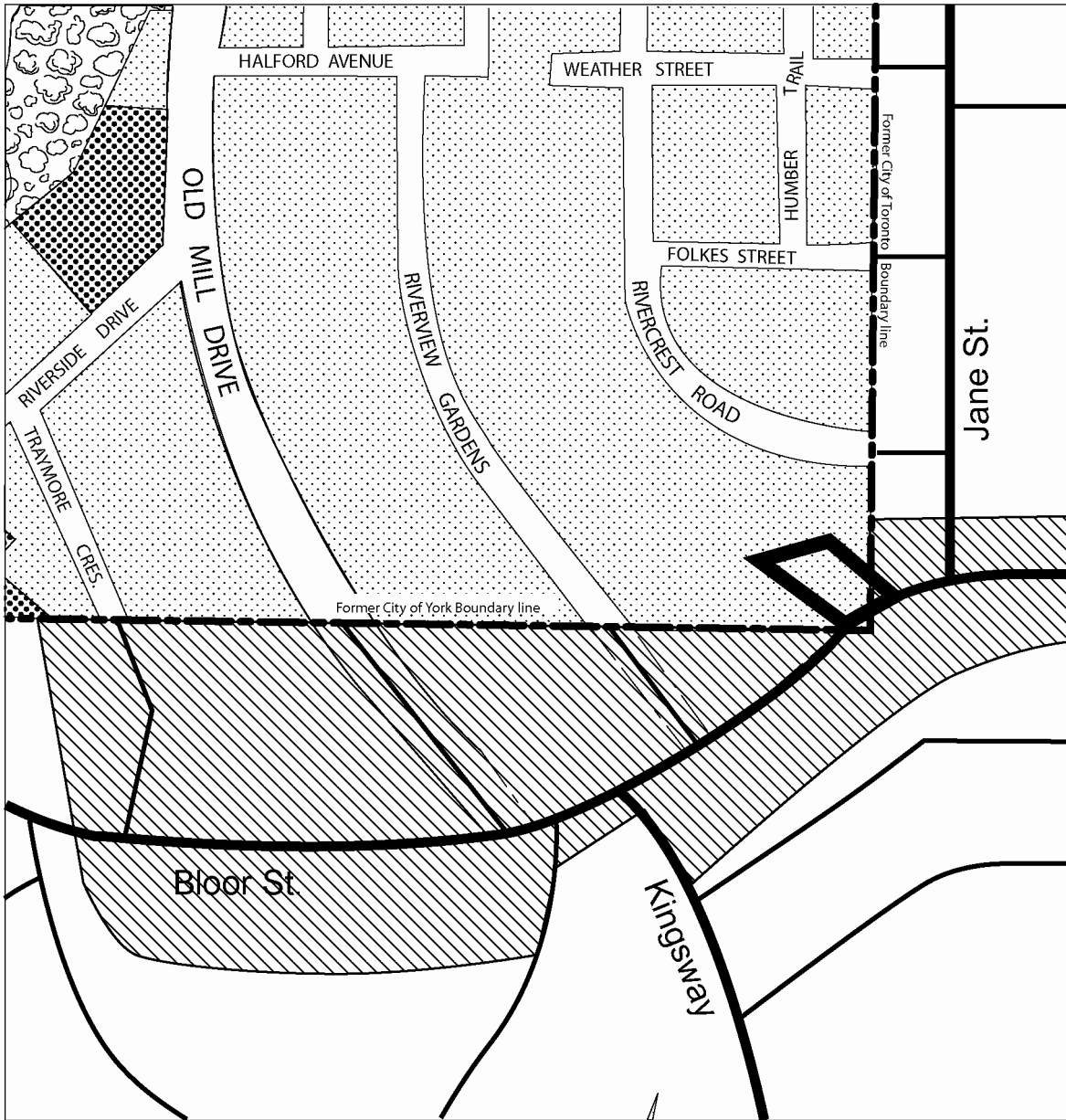
- a) APPROPRIATE WORDING TO BE INSERTED HERE WHEN AGREEMENT REACHED.”

#### 2.4 IMPLEMENTATION

The policy established by this Amendment will be implemented through a site-specific amendment to the Zoning By-law, Council’s conditions to approval, and the signing of appropriate agreements.

#### 2.5 INTERPRETATION

The provisions of the Official Plan, as they may be amended from time to time with respect to the interpretation of the Plan, shall apply with respect to this Amendment.



- |                               |                         |                             |  |
|-------------------------------|-------------------------|-----------------------------|--|
| Site                          | Low Density Residential | Medium Density Residential  | Low Density Mixed Commercial-Residential Areas |
| Former City of York OP Legend | Public Open Space       | Low Density Residence Areas |  |



# York and Toronto Official Plan - Schedule A

2442 Bloor Street West

Not to Scale  
03/08/06



File # 03\_198594

**Attachment 5b: Draft Official Plan Amendment (Toronto)**

Authority: Etobicoke York Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006

Enacted by Council: ~, 2006

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2006**

**To adopt Amendment No. 362 to the Official Plan for the former City of Toronto with  
respect to lands municipally known as 2442 Bloor St W**

WHEREAS authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the text and map attached hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No.362.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## PART ONE - PREAMBLE

### 1.1 Purpose/Location

Official Plan Amendment No.362 applies to lands municipally known as 2442 Bloor Street West.

The purpose of this Amendment is to permit a 10 storey, mixed use building with a maximum gross floor area of 7373m<sup>2</sup>.

### 1.2 Basis

In December 2003, the owner submitted an application to amend the former City of Toronto and former City of York Official Plans and Zoning By-laws to permit the proposed development.

## PART TWO - THE AMENDMENT

### 2.4 INTRODUCTION

All of this part of the Amendment, consisting of the following text changes, constitutes Amendment No 362 to the Official Plan for the City of Toronto Planning Area. The Official Plan is hereby amended as follows:

### 2.5 TEXT CHANGES

Section 18 of the Official Plan for the former City of Toronto is amended by adding Section 18 - 680 as follows:

“18 – 680      Lands known municipally as 2442 Bloor Street West.

Notwithstanding any of the provisions of this Plan, as amended, Council may pass by-laws for that part of the lands, known municipally as 2442 Bloor Street West, within the former City of Toronto as shown on the attached Schedule “A”, to permit thereon a 10-storey, mixed use building at a maximum gross floor area of 7373m<sup>2</sup>.”

### Bonusing:

In conformity with Section 16.21 of this Plan, Council may pass by-laws applicable to the lands at 2442 Bloor Street West to permit increases in the density of development in excess of the density of development otherwise permitted by this Plan and Zoning By-law, in return for the provision of facilities, services and matters as are set out in such by-laws. Such bonusing shall be secured through the means of an agreement or agreements with the owners, to be registered on title, under the provisions of Section 37 of the Planning Act, R.S.O. 1990.



Such bonusing may be permitted in return for the following facilities, services and matters or cash-in-lieu of provision of the same;

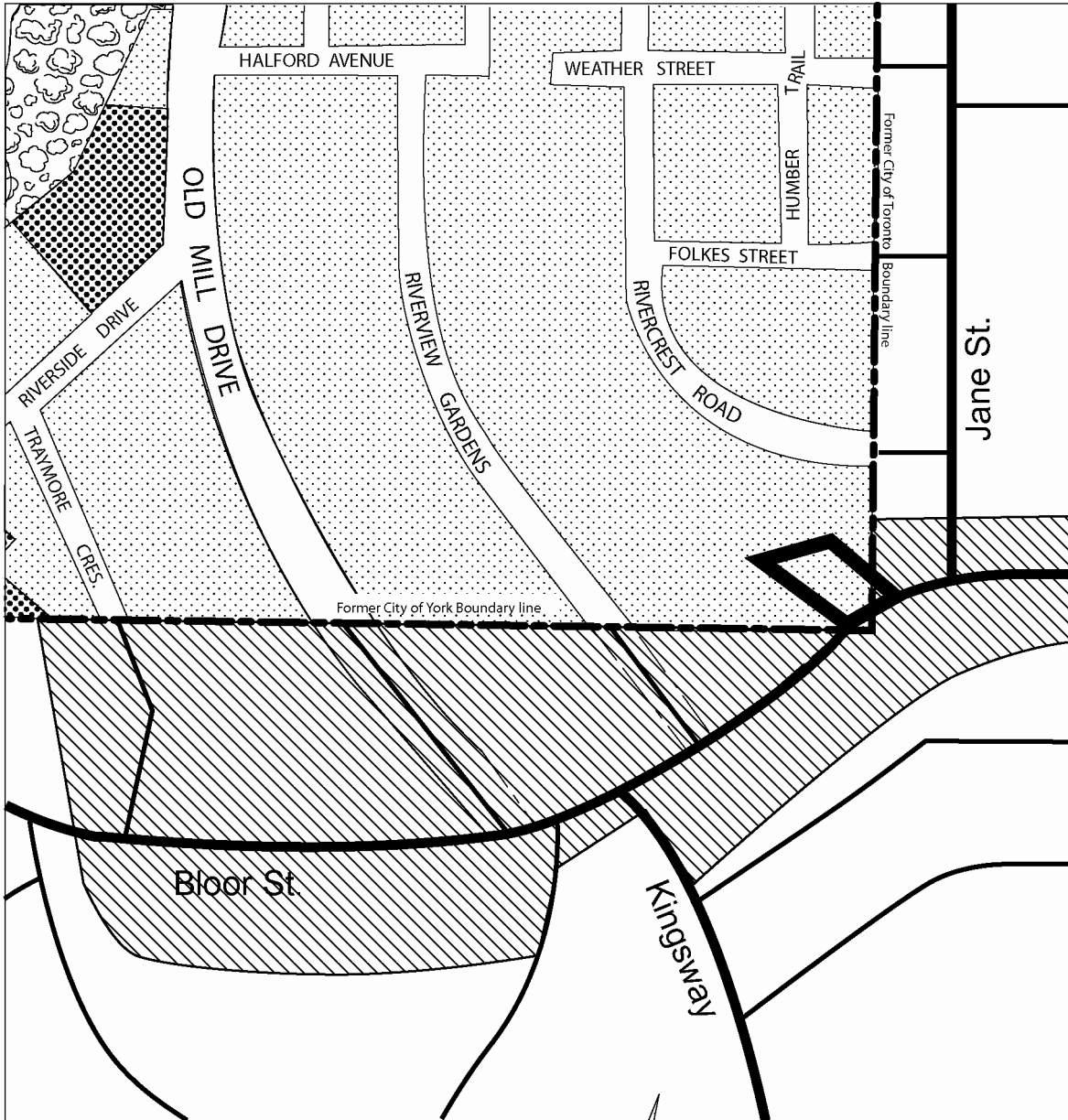
- b) APPROPRIATE WORDING TO BE INSERTED HERE WHEN AGREEMENT REACHED.”

#### 2.4 IMPLEMENTATION

The policy established by this Amendment will be implemented through a site-specific amendment to the Zoning By-law, Council’s conditions to approval, and the signing of appropriate agreements.

#### 2.5 INTERPRETATION

The provisions of the Official Plan, as they may be amended from time to time with respect to the interpretation of the Plan, shall apply with respect to this Amendment.



- |                            |                         |  |
|----------------------------|-------------------------|--|
| Site                       | Low Density Residential | Low Density Residence Areas                    |
| Medium Density Residential | Public Open Space       | Low Density Mixed Commercial-Residential Areas |
| Low Density Residential    |                         |  |



2442 Bloor Street West

York and Toronto Official Plan - Schedule A

Not to Scale  
03/08/06

File # 03\_198594

**Attachment 6a: Draft Zoning Amendment (York)**

Authority: Etobicoke York Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006  
Enacted by Council: ~, 2006

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2006**

**To amend the former City of York Zoning By-law No. 1-83, as amended,  
with respect to the lands municipally known as 2442 Bloor St West**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

**Lands-Number 2442 Bloor Street West**

**1. Map 20**

By changing the area shown within the former City of York on District Map Number 20, which area is more particularly described in the Schedule attached as Schedule "A" to By-law \_\_\_-2006 from an R1 District to an MCR District and by changing District Map 20 accordingly.

- 2.** That Section 16 of Zoning By-law No 1-83, as amended, is hereby further amended by adding the following as a new subsection 16 (424):

**(424) Lands-2442 Bloor Street West**

- (a) Notwithstanding the requirements of Sections 12.3(1) and 12.3(2), the maximum permitted heights at various levels/parts of the building shall be as shown on the attached Schedule 'B'.
- (b) Notwithstanding the requirements of Sections 12.3(3) and 12.3(4), the minimum permitted setbacks shall be as shown on the attached Schedule 'B'.
- (c) Notwithstanding the requirements of Section 12.3(5), the maximum gross floor area shall be 7373m<sup>2</sup>.
- (d). Notwithstanding the requirements of Section 3.2.1, parking requirements shall be as follows:

0.7 stalls per dwelling unit for one-bedroom units;  
1.0 stalls per unit for two-bedroom units; and,  
1.2 stalls per unit for three-bedroom units.  
0.04 stalls per unit for visitors.

3. Bonusing:

APPROPRIATE WORDING TO BE INSERTED WHEN AGREEMENT  
REACHED.

4. All other provisions of this By-law shall continue to apply except in the case  
where provisions of this Subsection are in conflict, in which case the  
provisions of this Subsection shall prevail.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

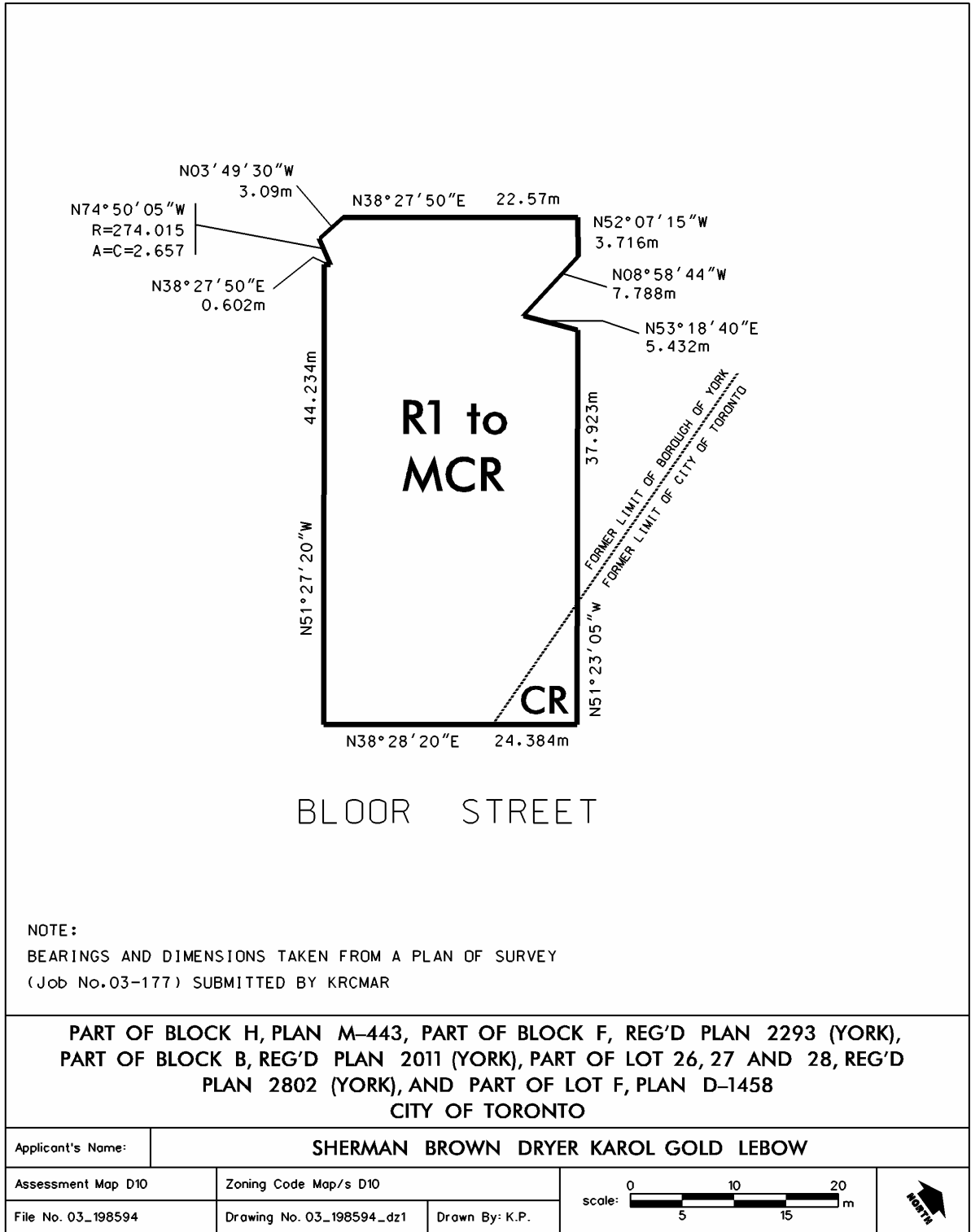
DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

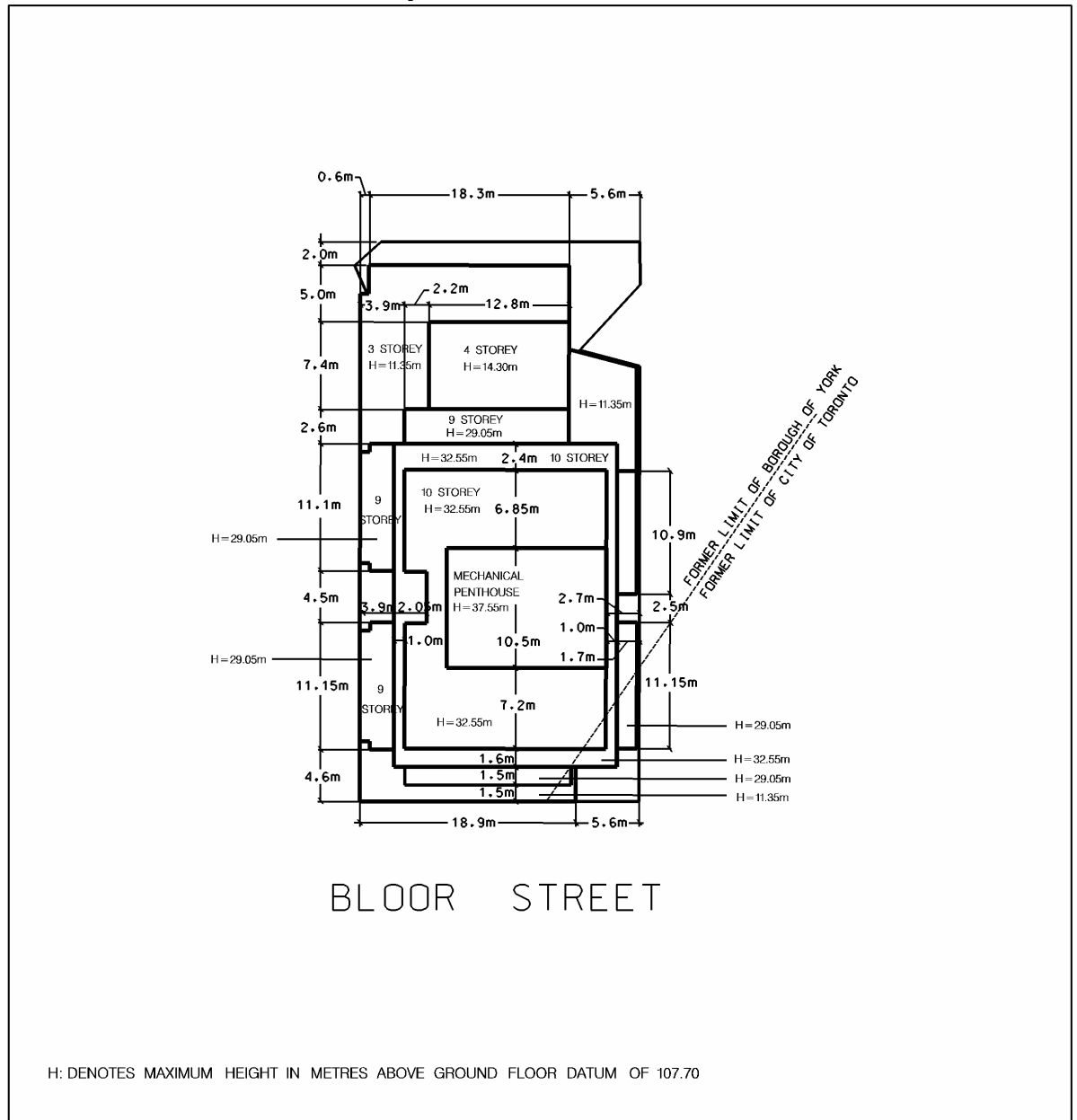


Schedule 'A' to ByLaw Number \_\_\_\_\_ and  
to Section 16(424) of York Zoning ByLaw 1-83  
and to ByLaw 438-86 of Toronto





Schedule 'B' to ByLaw Number \_\_\_\_\_ and  
to Section 16(424) of York Zoning ByLaw 1-83  
and to ByLaw 438-86 of Toronto



**PART OF BLOCK H, PLAN M-443, PART OF BLOCK F, REG'D PLAN 2293 (YORK),  
PART OF BLOCK B, REG'D PLAN 2011 (YORK), PART OF LOT 26, 27 AND 28, REG'D  
PLAN 2802 (YORK), AND PART OF LOT F, PLAN D-1458  
CITY OF TORONTO**

Applicant's Name:	<b>SHERMAN BROWN DRYER KAROL GOLD LEBOW</b>		
Assessment Map D10	Zoning Code Map/s D10		scale:
File No. 03_198594	Drawing No. 03_198594_dz2	Drawn By: K.P.	



**Attachment 6b: Draft Zoning Amendment (Toronto)**

Authority: Etobicoke York Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006  
Enacted by Council: ~, 2006

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2006**

**To amend the General Zoning By-law No. 438-86, as amended,  
with respect to the lands municipally known as 2442 Bloor St West**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Sections 8(3) PART 1; 8(3) PART11; 8(3) PART 3; 8 (3) PART 1(a); 8 (3) PART 11 (1) (a); 8 (3) PART 11 2 (ii); 4 (2); 4 (4) (b); 4 (4) (c); 4 (6) (b); 4 (11)(a); and, 4 (12) of By-law No. 438-86, as amended, shall apply to prevent the erection and use, on that part of the lands shown on the attached Schedule "A" within the former City of Toronto, part of one 10-storey mixed-use building containing a maximum gross floor area of 7373m<sup>2</sup>, provided:
  - (1) the heights and setbacks for the part of this 10 storey building within the former City of Toronto, shall be as shown on Schedule "B" attached.
  - (2) the parking requirements for this building shall be as follows:
    - 0.7 stalls per dwelling unit for one-bedroom units;
    - 1.0 stalls per dwelling unit for two-bedroom units;
    - 1.2 stalls per unit for three bedroom units; and,
    - 0.04 stalls per dwelling unit for visitor parking.
  - (3) the amenity space requirements for this building shall be the total of 146 m<sup>2</sup> interior space and 54m<sup>2</sup> exterior space.

2. Bonusing:

APPROPRIATE WORDING TO BE INSERTED HERE WHEN  
AGREEMENT REACHED.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

DAVID R. MILLER,  
Mayor

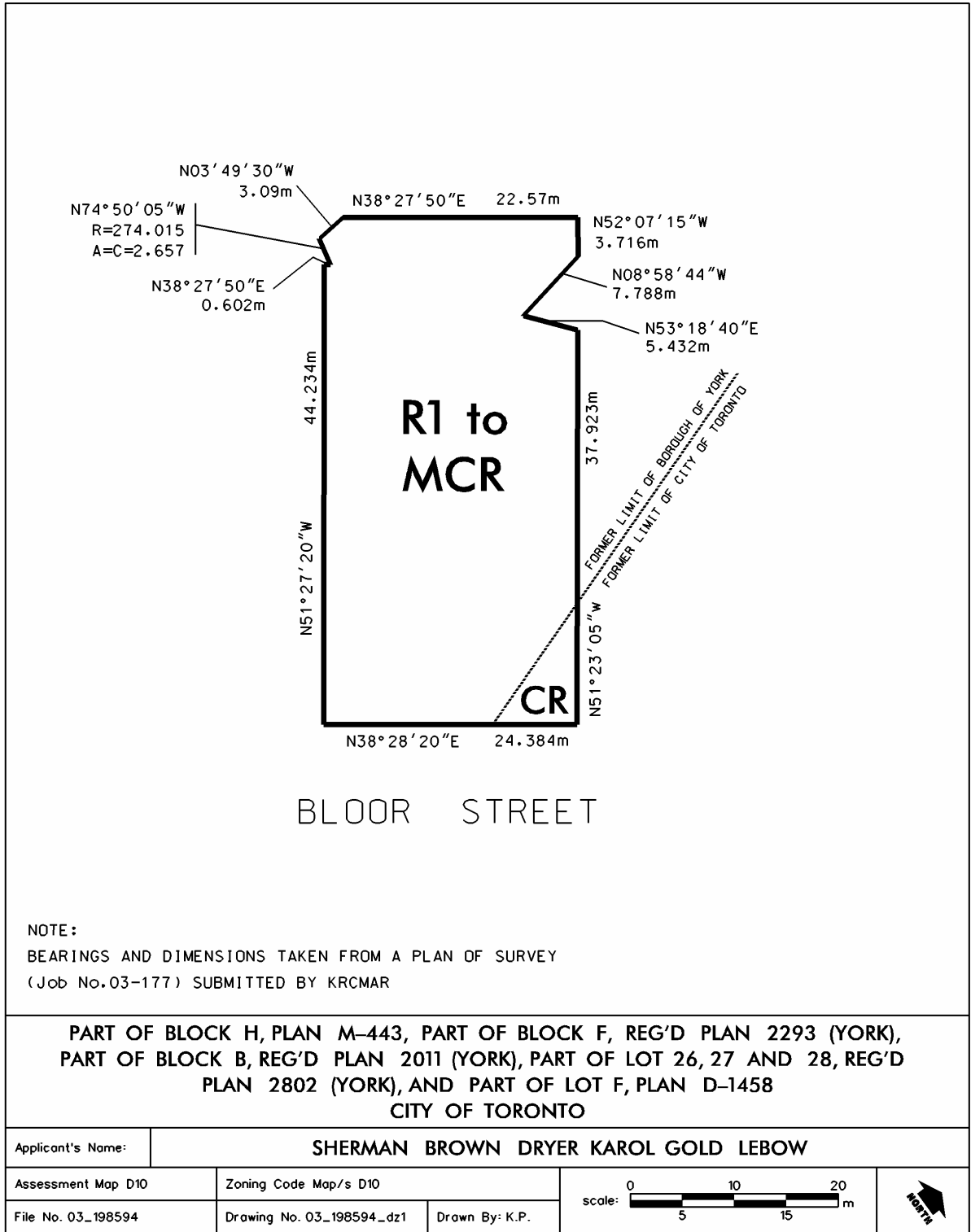
ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



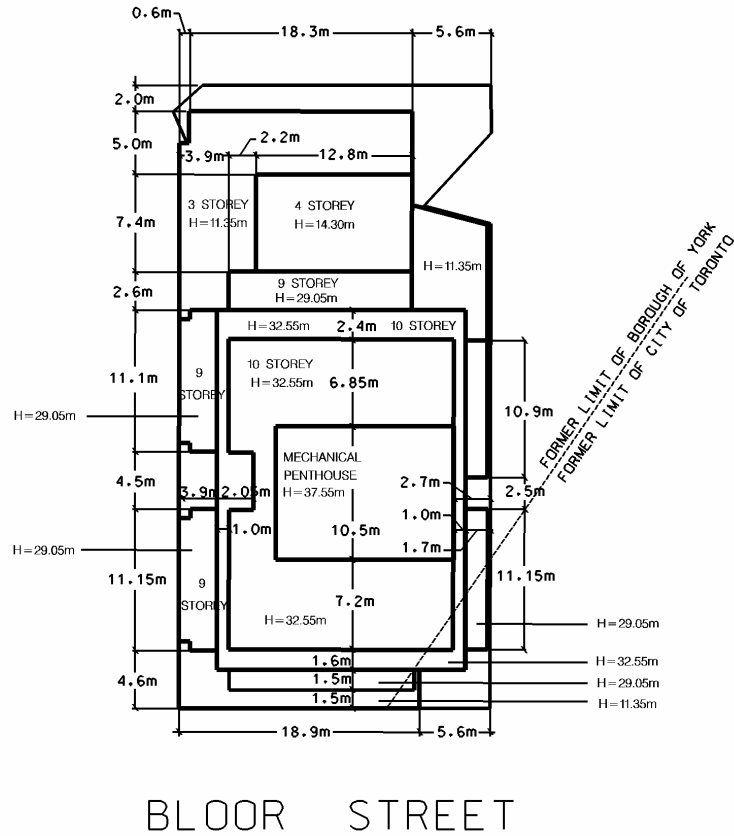


Schedule 'A' to ByLaw Number \_\_\_\_\_ and to Section 16(424) of York Zoning ByLaw 1-83 and to ByLaw 438-86 of Toronto





Schedule 'B' to ByLaw Number \_\_\_\_\_ and  
to Section 16(424) of York Zoning ByLaw 1-83  
and to ByLaw 438-86 of Toronto



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GROUND FLOOR DATUM OF 107.70

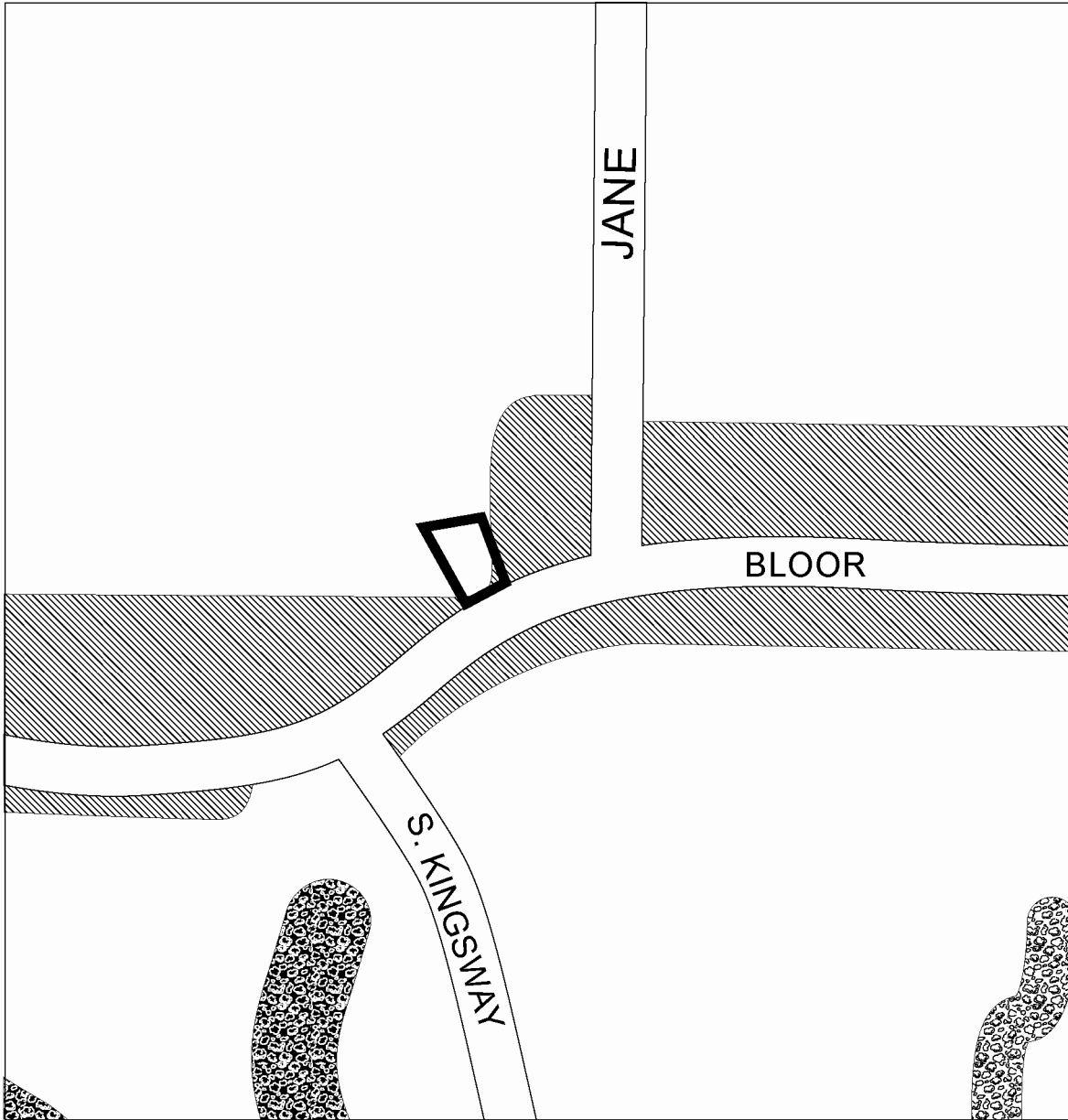
PART OF BLOCK H, PLAN M-443, PART OF BLOCK F, REG'D PLAN 2293 (YORK),  
PART OF BLOCK B, REG'D PLAN 2011 (YORK), PART OF LOT 26, 27 AND 28, REG'D  
PLAN 2802 (YORK), AND PART OF LOT F, PLAN D-1458  
CITY OF TORONTO

Applicant's Name:		SHERMAN BROWN DRYER KAROL GOLD LEBOW	
Assessment Map D10	Zoning Code Map/s D10	scale:  0 10 20 5 15 m	
File No. 03_198594	Drawing No. 03_198594_dz2		

**Attachment 7: Draft Official Plan Modification (New Toronto Plan)**

The official Plan of the City of Toronto is modified as follows:





1. Maps 12 and 14, Land Use Maps, are modified for the lands known municipally as 2442 Bloor Street West, by re-designating the lands from 'Neighbourhoods' to 'Mixed Use Areas', as shown on the attached map.



2442 Bloor Street West

# Official Plan Modification - Schedule A

File # 03\_198594

-  Site Location - from Neighbourhoods to Mixed Use Areas on Map 12 and 14 - Land Use Plan
-  Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks

  
Not to Scale  
03/17/06