

OZ/OPA 20-03 W3

OFFICIAL PLAN AMENDMENT AND REZONING

1840, 1850 Bloor Street

1840-1850 BLOOR E (MISS) LIMITED

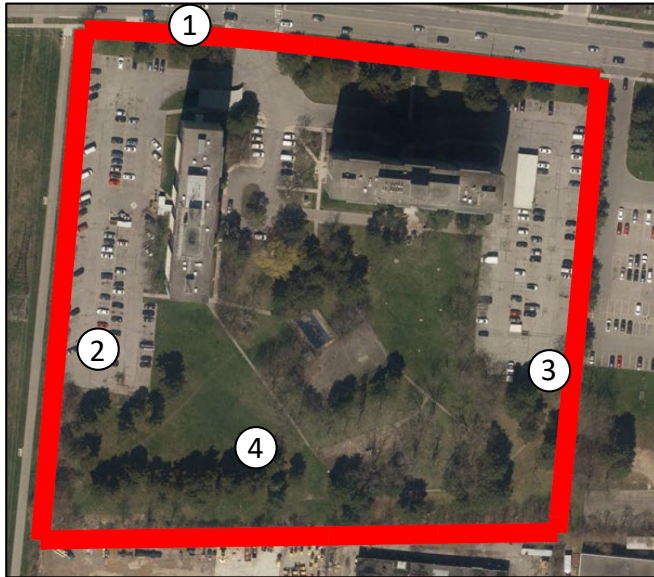
RECOMMENDATION REPORT

Planning and Development Committee

March 24, 2025



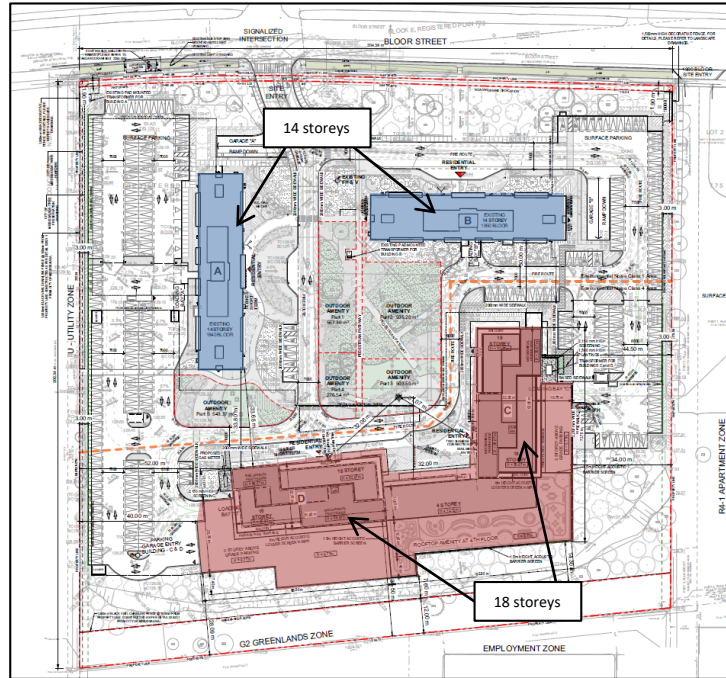
Subject Lands



Site Context



Proposed Concept Plan



Proposal: Retain the two 14 storey apartments and add two 18 storey apartments connected by a 4 storey podium

Rezoning: Rezone from RA4-1 to RA4-Exception

Official Plan Amendment: Add a special site to Applewood Neighbourhood Character Area

Noise Class: Reclassify a portion of the site to Environmental Noise Class 4 Area

■ Existing
■ Proposed

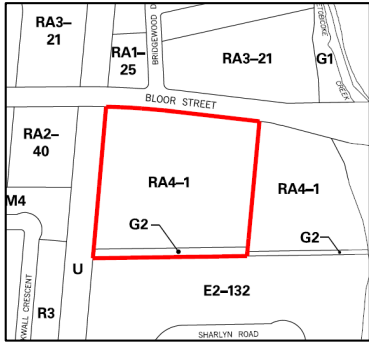
Proposal



Statistics (Proposal)

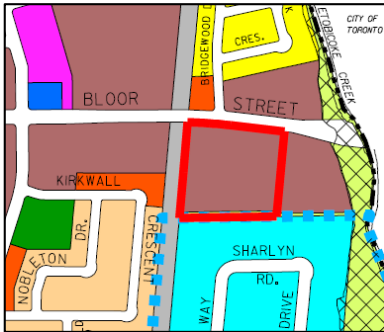
1 Bedroom Units	181 (42%)
2 Bedroom Units	209 (48%)
3 Bedroom Units	43 (10%)
Total Units	433
Total Units (Including existing)	767
Amenity Area per Unit	5.6 m ²
Parking per Unit	Resident: 1.15 Visitor: 0.2

Zoning By-law and Official Plan Amendment



Official Plan

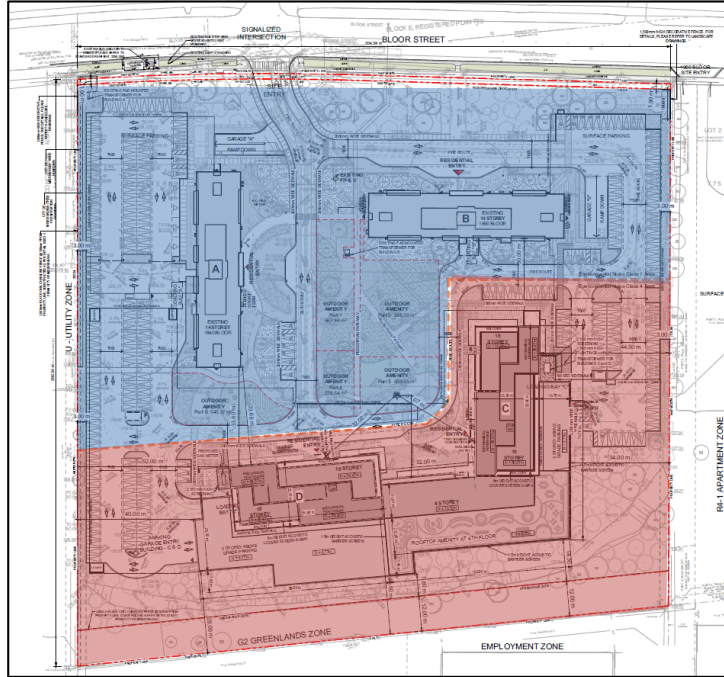
- Current: Designated **Residential High Density**
- Proposal: Designated **Residential High Density**, adding special site area to allow two additional 18-storey apartment buildings and a max FSI of 1.7 for the subject lands



Zoning

- Current: RA4-1 (Apartments – Exception) permits apartments
- Proposal: RA4-Exception (Apartments – Exception) permits apartments with site specific standards

Class 4 Noise Area Designation



- Ministry of Environment, Conservation and Parks permits the reclassification of lands to a **Environmental Noise Class 4 Area** where noise from adjacent lands exceeds 50 dBa
- Source of noise is the industrial lands south of the subject lands
- The applicant submitted a noise study to assess the viability for a Class 4 redesignation

- Environmental Noise Class 1 Area
- Proposed Environmental Noise Class 4 Area

Conclusion

- Staff recommend approving amendments to the Official Plan and Zoning by-law as the proposal will:
 - The proposal will conform to the relevant provincial, regional and city policies for appropriate use of the lands
 - The proposal is compatible with adjacent uses, providing appropriate transition
 - The proposal is a built form that supports a mix of rental housing options including family sized units
- Staff recommend approving the Class 4 Noise Area designation:
 - Mitigation measures will be implemented to ensure noise impacts are minimal
- If approved, next steps:
 - Executing by-law will be passed when technical matters have been resolved
 - Site Plan Approval application is currently under review

Thank You