



THE ANNEX RESIDENTS' ASSOCIATION

Development Projects in the Annex – Spring 2022

A Report Prepared for the *Annex Gleaner*

Compiled by members of the ARA Planning and Development Committee

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1. 1109 Bathurst Street

The development application by Talus is for a nine-storey self-storage facility on the northern part of the block between Dupont Street and the CPR Line and Bathurst Street and Albany Avenue. The application is for a Zoning Bylaw Amendment and Site Plan Approval. Talus took the project to the Ontario Land Tribunal. There was a Case Management Conference as part of that process and current discussions are underway involving Talus, the city, the ARA and the Casa Loma Residents Association to address such issues as massing, facade articulation, noise abatement and building height.

2. 210 Bloor West (Tribute Communities, former Remenyi site)

This application on a long narrow property is for a 29-storey, 107.6-metre tall residential tower, higher than One Bedford and Exhibit at 200 Bloor West, with mainly blank walls facing its east and west property lines. City Council refused the application in 2020. Tribute appealed to LPAT (Local Planning Appeal Tribunal, formerly the OMB). The community and City staff fought this application at a two-week hearing in February 2021. In July 2021, a disappointing LPAT Decision overruled City Council and approved this proposal without changes.

The Decision contemplates 42 two-bedroom units ranging from approximately 2,300 to 5,000 sq ft. with 81 parking spaces using two car elevators with some commercial space at grade.

3. 208 Bloor West (Plazacorp, former medical offices site)

This proposal at 105 metres is similar to 210 Bloor West in height (5 metres higher than Exhibit at 200 Bloor West). 208 Bloor adjoins 210 Bloor and has also a narrow frontage on Bloor but is not nearly as deep. The proposal is still in the City's approvals process. The application is for a 28-storey mixed-use building containing 46 dwelling units, some commercial space and 12 parking spaces in one level of underground parking.

4. **420 Dupont**

The Bianca, the nine-storey mixed-use condo located between Howland and Albany, is nearing completion with occupancy scheduled for Spring 2022. The developer's (Tridel) website shows that only six of the 216 residential units remain unsold.

5. **342-346 Davenport Road**

Called 346 Davenport, construction of this nine-storey mixed-use condo is well underway though no occupancy date has been announced. The developer's website advertises 35 "contemporary homes" though it shows 25 of 32 residential units as having been sold.

6. **300 Bloor Street West**

Called the Cielo, this 30-storey 284-unit mixed-use condo being developed by CollecDev and Northrop Developments in collaboration with the United Church of Canada is in the pre-construction phase. Occupancy is scheduled for 2026. Located at the north-west corner of Bloor and Huron, the project will preserve Pidgeon House located on Huron and most of the Bloor Street United Church. The project will incorporate worship space, community event space and offices for the Church. While affordable housing will not be included in this development \$2.3 million is being provided towards capital improvements for new or existing Toronto Community Housing and/or affordable housing over a 15-year period.

7. **306-326 Davenport**

Called Designers Walk, this 22-storey 92-unit mixed-use condo being developed by Cityzen and Greybrook Realty Partners is in the pre-construction phase. No occupancy date has been announced. It is located at the north-east corner of Davenport and Bedford on the Just Desserts/Designers Walk site. Demolition of some of the buildings on the site has commenced. The project intends to feature 450 trees planted in precast waterproof, irrigated and insulated planters on its exterior terraces. No affordable housing is being provided. Designers Walk intends to relocate to the first floor of the building with showrooms and retail space.

8. **224-234 Davenport Road**

Tribute Communities is proposing a 35-storey mixed use building with 355 residential suites and 375 sm of grade related retail space. An existing heritage building is being retained as part of a 3 storey podium below the residential tower. Several community meetings have been held, including with the developer and City planners.

The site, at the north-west corner of Avenue Road and Davenport Road presently includes several two and three storey buildings, some of which may have heritage status. They are built to the lot line on Avenue Road, which dangerously restricts the sidewalk width at the busy intersection. Improving this situation will require the demolition of the buildings. An existing laneway services several buildings on Davenport and the existing 20 storey, 170 Avenue Road

condominium tower. The proposal continues to use a widened lane for vehicle access and waste collection. Two other high rise residential towers up to 21 storeys in height are located on this block east of Bedford Road. A small POPS is proposed off Davenport Road.

The proposal as designed violates several of the City's Tall Building guidelines as well as casting shadows on Ramsden Park to the north-east. Neighbourhood concerns include these violations, the excessive height and density compared to the existing towers, diminution of light, air and privacy for the neighbours to the north, increased traffic too close to the major intersection and an overbearing architectural character on the streets, without step backs above the podium.

9. 110-116 Avenue Road

Located in the East Annex Heritage Conservation District, the development proposal extends from the north corner of Tranby to just south of Bernard to the lot of the historic house that was lost in the Christmas fire of 2014. The neighbouring house at 114 Avenue Road was demolished because of its deteriorated and dangerous condition.

The application seeks to permit a 9-storey mixed-use building containing 44 dwelling units, including two south facing townhouses fronting onto Tranby Avenue, and 215.3 square metres of non-residential gross floor area. A portion of the heritage structures at 110-112 Avenue Road are proposed to be conserved. A total of 64 vehicular parking spaces are proposed within a 2-level underground parking stacker system, accessed by Tranby Avenue, and a total of 45 internal bicycle parking spaces are proposed. Developers at Sierra met with the Annex Residents Association and local residents before submitting their application. Five issues raised by the ARA are outstanding: massing which overwhelms the surrounding buildings, poor transition to the side street architecture, no credible approach to the increased traffic and vehicular access to the building or safe pedestrian movement. The design is incompatible with the Avenue Road streetscape through lack of setback and cantilevering and misses the opportunity to animate the area. The retention of only portions of the two fully intact remaining heritage buildings represents poor heritage conservation practice.

10. 287 Davenport Rd.

Construction has yet to break ground on this approved redevelopment site. A report of action was filed by City staff in July 2020 regarding the initial proposal (filed in November 2019), requesting that it not be approved due to the planned height, massing, scale, and transition of the building. Local residents also objected to the demolition of 141-5 Bedford Road, homes within the East Annex Heritage District. Developers at Burnac Corporation filed an appeal with the Ontario Land Tribunal and submitted a revised application in April 2021 which included reducing the total gross floor area and overall height by decreasing the planned storeys from 15 to 13. At the same time, the re-design pushed the building envelope even further towards the abutting properties in the Heritage Conservation District on Bernard Avenue. The Bedford

Neighbourhood Coalition, Annex Residents' Association and the City challenged the development in the resulting OLT hearings. But the revised proposal was ultimately approved in September 2021. It's now planned to have 96 residential units in a mixture of one-, two-, and three bedrooms, but their designation (as rentals or condos) is still unknown. No price point or completion date has yet been announced.

11. 361 Davenport

City council's decision is pending on a 7-storey "irregularly" shaped residential building at the southwest corner of Davenport Road and Dupont Street. A surface parking lot that was severed in 2008 from the adjoining Beaufort apartment building at 359 Davenport, the site has twice been approved by the Committee of Adjustment in the intervening years for the building of freehold townhouses. Now new owner and developer Bianca Pollack with KFA Architects + Planners and ElasticoSPA proposes a mixed-use development to take its place. The building would contain 16 dwelling units and office space on the ground level. There would also be one below-grade parking level. The building design features trapezoidal-shaped residential units on floors two to six, with a three-bedroom unit on the seventh level. Application for the necessary zoning change is still pending. No completion date or prices have been listed for this development.

12. 334-348 Bloor St. W.

This proposed 35-storey mixed-use building that would replace the 7-Eleven, Tim Horton's and office spaces that currently sit on the northwest corner of Spadina Avenue and Bloor Street is also still under review. It comprises some retail and office space in its lower levels, and 380 residential units and 24 rental units in the tower above. 41 per cent of the units are proposed to be "family sized" with either two or three bedrooms. Street-level public amenities include widened and landscaped sidewalks and entrance plaza, and a large publicly accessible indoor open space (named by the developer "the urban living room") that incorporates a new, expanded entrance to the TTC's Spadina Station. The main points of discussion with our community representatives have been the building's relationship to the adjacent Annex Lane townhomes, particularly its service facilities; the use and configuration of the retail space and Urban Living Room; and the ways in which the project might contribute toward the lives of the nearby-situated Indigenous Community.

13. 320-322 Bloor St.

Another tall tower is proposed across the street at 320 to 322 Bloor Street West, and directly south of the main entrance to Spadina station, The proposal is for a 37-storey mixed-use, primarily residential building which would replace the existing Pizza Pizza, Fresh, Second Cup, Noah's, Wine Rack. Developed by First Capital and designed by BDP Quadrangle the building is proposed to be 115 metres tall and to feature a geometric exterior pattern which would give it a distinct presence in the neighbourhood's skyline. Proposed new public spaces include a 91

square-metre space at the corner of Bloor and Spadina that would be sheltered by the building's overhanging third floor. Also, a 450 square-metre publicly accessible open space is planned for the east side which would in turn connect via a walkway/driveway that links Bloor Street with Paul Martel Park to the north. The proposal includes 366 as-yet unspecified residential units. Thirty-nine per cent of the units will be two- or three-bedroom, or "family-sized." No pricing or completion date has been released. The main points of discussion with the community have included improving the relationship between the building and the adjacent Spadina station, potential circulation conflicts on the path between Bloor Street and Paul Martel Park, and the scale and landscaping of the sidewalks along Bloor Street, and Spadina Road.

14. 145 St George Street

This project submitted by TenBlock proposes to demolish a viable 12-storey mid-century mid-rise building displacing all residents in 130 rental units currently residing in the building. A proposed Zoning By-law Amendment is to facilitate the development of the site for a 29-storey residential apartment building that is 98 meters to top of mechanical penthouse, comparable to 1 Bedford having a gross floor area of 23,000 sm. A total of 341 residential dwelling units are proposed, of which are 130 rental replacement dwelling units. It is not clear what length of time the 130 rental replacement units are required to remain affordable before they change status to market rents. The developer also has not indicated whether the additional units will be rental or condominiums.

Demolition of a viable building is a growing concern across Toronto; Policy # 9 in Chapter Two of the Official Plan specifically states that: "The owners of existing apartment buildings will be encouraged to renovate and retrofit older apartment buildings in order to: achieve greater conservation of energy and reduce greenhouse gas emissions;"

The rationale for demolishing a viable building has not been provided by the developer. Implicit in the application is that replacement of the existing building with an incompatible 29-storey structure is warranted because it is economically a 'higher and best use' that will generate profits for the developer but give back nothing to the community and our commons.

There is concern about precedent that this proposal will establish across the city in apartment neighbourhood areas because of the proposed massing, scale, incompatibility to the immediate area.

15. 19 Spadina Road

Local Residents Associations have supported the City's proposal to convert the existing "Green P" parking lot at 19 Spadina Road into much needed Indigenous housing. Working alongside Indigenous service agencies which have shown support for the idea, there is strong potential to

secure this site from the Province for Indigenous-specific housing needs and is important because it is proximate to other agencies and services and on the Taddle Creek watershed.

Before substantial work can begin by the City of Toronto and Indigenous partners to build housing on site, we need the Province to provide this land to the City to rezone and utilize.

16. University of Toronto: Site 1 – University of Toronto Schools block

The University of Toronto proposes to develop the southern portion of the UTS site as part of the University of Toronto Area Secondary Plan. The mixed-use development will include 600-700 residential units in two towers, approximately 57,000 gsf ancillary and commercial space and 160,000 gsf academic space and a central electrical distribution plant.

Community concern is focused on displacement of existing long-term tenants, impact on the heritage and preservation of the house form buildings in this unique area, green space amenity, and public realm.