



## Inside this Issue!

[Stonegate Update](#)

[Swiss Chalet Site 2955 Bloor West Meeting](#)

[New\\* Medical Building - 2915 Bloor West](#)

[RONA Lands - 4208 Dundas West](#)

[New\\* Application 30 and 44 Zorra Street](#)

[Greywood Application – 1040 Islington Avenue](#)

[The Kingsway Development](#)

[New\\* Application 1001-1037 The Queensway](#)

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## **Stonegate Plaza/Van Dyke Development**

The Final Staff Report has been delayed therefore the report will now be on the agenda for February 23, 2016. An evening meeting of Community Council is scheduled for deputations commencing at 7:00 pm.

**Of note:** Not a single "for profit" grocery operator has confirmed any interest in opening at this location. This includes Starsky Foods. Councillor Di Ciano, Planning and Van Dyke continue to work diligently with West End Food Co-op (not for profit).

Councillor Di Ciano, Planning and the applicant are finalising the Section 37 agreement. It is not official at this time. Details will be in the Staff Final Report.

The Van Dyke web site is up to date and current:

<http://vandyk.com/perfecting-the-vision-recommencing-site-works/>

The preliminary Report has been available for some time, written December 16th, 2014:  
<http://www.toronto.ca/legdocs/mmis/2015/ey/bgrd/backgroundfile-74435.pdf>

Please note that the Stonegate Community Meeting is not intended to specifically address this application, those meetings have taken place. The Stonegate Community meeting is to address a wide range of resident concerns with City Staff in attendance.

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### **Swiss Chalet site application ~2955 Bloor Street West**

A community meeting has been scheduled for January 25<sup>th</sup>, 6:30 – 8:30 pm at the Etobicoke Civic Centre (399 The West Mall), Council Chambers.

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### **Medical Building site application ~ 2915 Bloor Street West**

Councillor Di Ciano has met with the applicant. Once a Public meeting is scheduled details will be advised in the E-Newsletter. This is for an eight storey building.

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### **RONA Lands application (4208, 4210, 4214 Dundas West)**

A community meeting was held as advised on December 7<sup>th</sup>, 2015. The meeting was well attended by local residents. Approximately 4,000 residents in wards 4 and 5 were advised of the meeting particulars by email and Planning widened the distribution area for notices.

The main concerns were: Height, density, traffic and schools.

Councillor John Campbell confirmed his desire for a day-care facility at this location.

Councillor Justin Di Ciano confirmed his desire to hear from residents in order to address their concerns. Noting that he would never have agreed to such a flexible planning policy for this site.

The applicant presented the application advising an 18 % reduction in density, a reduction of 3 storeys in height and a reduction in unit count from 628 to 391 units.

There was an extensive question and answer period.

Planning Staff confirmed the zoning and the fact that these lands are governed by Policy 277 which is site specific, requiring an independent review by staff. As such the Official Plan and Provincial policies support more height to the rear of the lands.

The applicant confirmed the development conforms to the 45 degree angular plane requirement. Shadow studies were explained in detail. It was confirmed by Planning Staff, the applicant and Councillor John Campbell that there was never a proposal to

complete the new public road to the rear with an exit through The Bruno's Plaza which are private lands. At this time, as presently, the exit will have a STOP sign at the exit of the development. In the future a traffic light control may be explored. The retail parking will be free and exceeds city requirements.

The applicant will now submit a revised application and traffic study. The intention is to market the development in 2016 with construction possibly commencing in the Spring of 2017.

Planning Staff will prepare a Final Staff Report which will be placed on the agenda of Community Council for approval. We will of course advise when this is confirmed.

It is important to note that whilst the Dundas West Avenue Study stipulated 6 storeys (8 have been built) these lands are site specific and while there may be disagreement on what is appropriate the policies of the Official Plan and the Provincial Growth Plan support greater heights at the back/north of these lands as they are on an Avenue. The OMB would place great weight on these policies at a Hearing.

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### **30 and 44 Zorra Street – New application/36 storeys**

A new application has been received. The preliminary report is targeted for the February EYCC. The first community meeting is likely to happen in March, 2016.

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### **Greywood Development – 1040 Islington Avenue**

Planning Staff are preparing the Staff Final Report.

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### **The Kingsway "Development along The Avenues"**

Many of you may have noticed the development along Bloor Street in Bloor West Village. 8, 10 and 12 storeys have been approved with final endorsement at the Ontario Municipal Board.

Inevitably applications were going to come to The Kingsway. And indeed they have with 6 storey and 8 storey applications before us now: 2915 and 2955 Bloor West, as above

Below is a LINK which will clarify some of the policies for you, noting "On the wider arterial streets outside of the Downtown, a mid-rise may be taller up to a maximum of 11 storeys on the widest Avenues" / MID RISE GUIDELINES:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=7238036318061410VgnVCM10000071d60f89RCRD>

Due to the immense work undertaken by The Kingsway Park Ratepayers Inc., the Planning Department and concerned businesses, The Kingsway section of Bloor Street does enjoy an Avenue Study:

[http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/home/files/pdf/6bloorkingsway.pdf](http://www1.toronto.ca/city_of_toronto/city_planning/home/files/pdf/6bloorkingsway.pdf)

...which is in the Official Plan. However, since that study there are new Mid Rise Guidelines in place which complicates any argument at the OMB level.

Planning to date in Ward 5 could have been better, however the planning policy framework established in the last 12 years are the policies that govern our 2 Avenues, Bloor and Dundas Streets.

Councillor Justin Di Ciano is committed to securing the best possible outcomes for all applications.

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### **New Application 1001,1007,1011,1025 & 1037 The Queensway**

Mhbc Planning, Urban Design & Landscape Architecture have submitted an application for a zoning by-law amendment. The application proposes to permit a mixed use development on the northern portion of the site with 4 residential apartments (three 12 storey and one 20 storey building for a total of 588 units) with commercial at grade, an open space area and underground parking.

A preliminary report will be submitted to Community Council in the near future. We will keep you updated on the file.

