

# TORONTO STAFF REPORT

---

December 20, 2005

To: North York Community Council

From: Director, Community Planning, North York District

Subject: Preliminary Report  
Application to Amend the Official Plan and Zoning By-law  
4588 and 4600 Bathurst Street  
4588 Bathurst and United Jewish Welfare Fund of Toronto (Page + Steele  
Architect Planners)  
05 199221 NNY 10 0Z  
Ward 10 - York Centre

Purpose:

To provide preliminary information on the above-noted application for a new community centre with related uses and to seek Community Council's directions on further processing of the application and on the community consultation process.

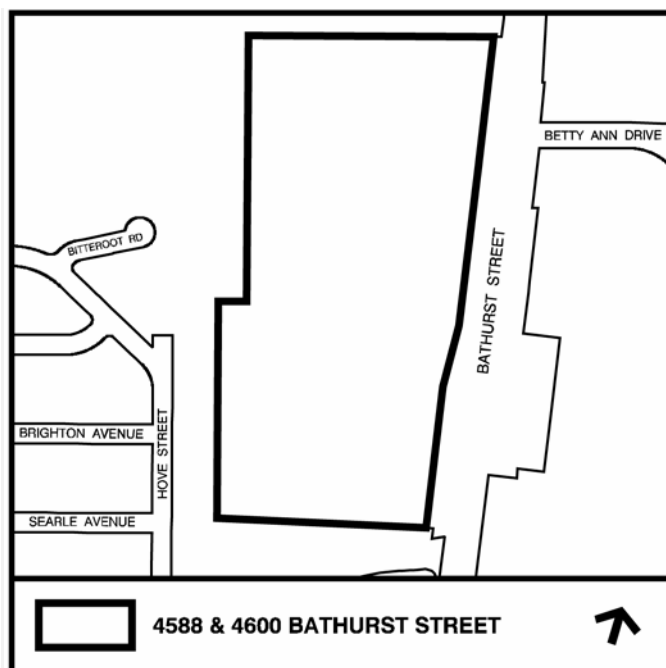
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
- (3) Notice for the Public Meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.



## Background:

### Proposal

An application to amend the Official Plan and Zoning By-law has been made by 4588 Bathurst and the United Jewish Welfare Fund of Toronto to permit the redevelopment of the site at 4588 and 4600 Bathurst Street consisting of an expansion to the existing Lipa Green office building and the replacement of the existing theatre, arts centre and community centre with new expanded facilities.

The proposal includes the following uses: community centre; theatre; offices; private school; daycare; art gallery; artist studio; museum; library; fitness centre; restaurant; and tennis courts.

The applicant proposes a total combined gross floor area of 30,790 m<sup>2</sup>, an overall increase of 5,700 m<sup>2</sup> above the existing development. The redevelopment of the site will result in a total of 4 buildings linked together to create an integrated complex as follows:

- a new 3-storey 18,048 m<sup>2</sup> community centre building that includes a new Koffler Centre of the Arts, a Children's Centre, a Senior's Centre, the Centre for Health, Wellness and Recreation, a Centre for Celebration and a Community Services Centre;
- a new 3-storey 3,025 m<sup>2</sup> Centre for Jewish Knowledge and Heritage that includes a Centre for Collective Memory and Understanding, which will link the new community centre and Koffler Centre to the existing Lipa Green Building via enclosed passageways;
- the Lipa Green Building, containing office uses, which will be expanded by adding two new floors at the base of the building, between grade and the existing raised floors for a total of 8 storeys, resulting in a gross floor area of 8,113 m<sup>2</sup>; and
- the 1,614 m<sup>2</sup> 2-storey library building, connected to the Lipa Green Building, which will remain in its current form.

No new driveway or intersection improvements are proposed. A total of 938 parking spaces are proposed to serve the development, consisting of 508 surface parking spaces and 430 below-grade parking spaces.

The applicant has consulted extensively with the Toronto and Region Conservation Authority (T.R.C.A.) in the site and building design. The redevelopment proposal reduces the amount of asphalt on the west side of the Don River by replacing the majority of an existing surface parking lot with greenspace. The applicant indicates the redevelopment proposal does not affect the river itself and is designed to meet the conditions and requirements of the T.R.C.A. regarding the regional floodline.

A summary of the pertinent data is provided in Attachment 5. Copies of the proposed site and elevation plans are included as Attachments 1 and 2.

## Site Description

The 11.1-hectare site is located on the west side of Bathurst Street, north of Sheppard Avenue West. The west branch of the Don River bisects the site, with valley lands and a surface parking lot on the west side of the river and existing buildings on the east side of the river.

The site contains four buildings with a total combined gross floor area of 25,090 m<sup>2</sup>, as follows:

- the main community centre building;
- Koffler Centre of the Arts containing an arts centre and Leah Posluns Theatre; and
- Lipa Green Building for Jewish Community Services, which is comprised of an office building and a library building connected by an enclosed walkway.

The site contains one driveway access to Bathurst Street with a signalized “T” intersection. Three existing surface parking lots with a combined total of 796 parking spaces are located on-site.

Abutting uses are as follows:

<b>North:</b>	apartment buildings and semi-detached dwellings on Carscadden Drive and the Carscadden Greenbelt, containing trails along the West Don River;
<b>South:</b>	single-detached and townhouse dwellings on Waterloo Avenue;
<b>East:</b>	single-detached dwellings on Christie Crescent and Betty Ann Drive and a park; and
<b>West:</b>	single-detached dwellings on Bitterroot Road and Hove Street and the Carscadden Greenbelt.

## Site History

In 1974, a Consent application was approved to permit an easement over the westerly portion of the lands in favour of the Toronto Regional Conservation Authority for erosion control.

In 1980, a Zoning By-law Amendment application was approved to permit a business office building in addition to the community centre and to provide other site-specific exceptions to the Zoning By-law.

In 1983, a Consent application was approved to permit the division of the site into two parts for conveyance purposes, consisting of a conveyed parcel containing the existing six-storey office building and the library, which was under construction and the retained parcel containing the community centre. This Consent also permits an easement in favour of the Hydro Electric Power Commission and right-of-way in favour of the conveyed parcel for purposes of vehicular access.

In 1995, an Official Plan Amendment application was approved to establish institutional policies and land use districts throughout the former City of North York. Specific development policies were also approved to recognize certain institutions, including the subject site.

## Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Issued under Section 3 of the *Planning Act*, the PPS sets the policy foundation for regulating the development and use of land.

Municipal planning decisions are required to be “consistent with” the PPS. The new Toronto Official Plan compliments the policies found in the PPS and the two documents are mutually supportive.

The PPS includes policies which promote intensification, redevelopment and compact form; encourage transit and pedestrian supportive land uses; provide for a full range of publicly-accessible built and natural settings for recreation; and protect natural features and areas for the long term.

## North York Official Plan

The portion of the site abutting Bathurst Street is designated General Institutional (G-INS) in the North York Official Plan as shown on Attachment 3. Permitted uses include schools, major health care facilities, places of worship, museums, art galleries and other major cultural and social facilities. Ancillary uses at an appropriate scale intended to serve the needs of the primary institutional facility may also be permitted.

When considering applications for amendments to the Official Plan or Zoning By-law to permit new institutional uses or the expansion or redevelopment of existing institutional uses, Council shall be guided by development criteria for institutions set out in Part C.6, Section 3.0. Such criteria include: transportation (facilities, traffic generation, pedestrian safety, site circulation and parking supply); acceptable noise, dust, fumes and vibrations; impact on surrounding development (built form and density, shadow, privacy, buffering); safety; and pedestrian access.

The majority of the southern and western portion of the site is designated Valley Open Space.

Part C.2 of the Plan provides the Parks and Open Space policies. It is the intent of Council to maintain major and designated minor river valleys in a primarily natural state except for compatible outdoor recreational uses, conservation land management and essential public works. Any lands designated Valley Open Space are excluded from the land area for any density calculations.

A Valley Land Impact Zone (VIZ) is also shown along the western portion of the property. The VIZ is defined to include all lands located below the crest of the valley slope and lands within the first ten metres above and beyond the crest of a stable valley slope in the major valleys and the designated minor valleys.

A small portion of land within the southwest corner of the site is designated Residential Density One (RD-1). This designation provides for single detached and semi-detached dwellings.

Specific Development Policy C.9.153 recognizes the existing Jewish Community Centre and also provides for a community services office building, subject to those conditions Council may impose to ensure that the open space nature of the site is maintained.

### New 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 hearing commenced on June 13, 2005.

Once the Plan comes into full force and effect, it will designate the portion of the site abutting Bathurst Street as *Mixed Use Areas*. This designation provides for a broad range of commercial, residential and institutional uses, as well as parks and open space.

The southern and western portion of the site will be designated *Natural Areas*. Areas shown as *Natural Areas* will be maintained primarily in a natural state while allowing for compatible recreational, cultural and educational uses and facilities, conservation projects, public transit and public works that minimize adverse impacts on natural features and functions.

The portion of the site that will be designated *Natural Areas* also falls within the *Green Space System* as shown on Map 2 in the Plan. Actions will be taken to improve, preserve and enhance the *Green Space System* by maintaining and improving public access to privately owned lands and restoring, creating and protecting a variety of landscapes.

### Zoning

The majority of the site is zoned Greenbelt Zone (G) as shown on Attachment 4. This zone permits detached dwellings and recreational uses such as parks, playgrounds, tennis courts, bowling greens, stadia, swimming pools and golf courses.

A small portion of land within the southwest corner of the site is zoned Residential Fourth Density Zone (R4). This zone permits detached dwellings, selected home occupations and institutional uses such as schools and places of worship.

Site-specific By-law No. 27652 permits a business office building in addition to the community centre. This By-law also includes provisions regarding maximum gross floor area for all buildings on the site, as well as maximum gross floor area, parking requirements and maximum height for the business office.

### Site Plan Control

A Site Plan Control Application has not yet been submitted to implement the proposal.

#### Tree Preservation

City Council has enacted By-laws that require the protection and preservation of trees on City and private property in order to retain as much crown cover as possible, particularly during the development process. All trees on City property are protected, as well as trees on private property having a diameter of 30 cm or greater.

An Arborist Report has not yet been submitted by the applicant to support this application.

#### Ravine Protection By-law

The western portion of the site in the valleylands is subject to the provisions of the City Ravine Protection By-law and the TRCA Fill, Construction and Alteration Regulation.

#### Reasons for the Application

An amendment to the North York Official Plan is required to provide for the full range of uses being sought by the applicant; to clarify and to establish the extent of the Valley Open Space (VOS) designation and Valley Land Impact Zone (VIZ) areas.

An amendment to the Zoning By-law is required to permit the full range of proposed uses and to establish site-specific provisions to implement the redevelopment proposal, including minimum building setbacks, maximum gross floor area, maximum lot coverage and minimum parking supply.

#### Issues to be Resolved

On a preliminary basis, the following issues have been identified. Further issues may be identified through community consultation and the processing of the application.

- Evaluation with respect to development criteria in the North York Official Plan for institutions;
- Evaluation with respect to development criteria in the new Official Plan for *Mixed Use Areas, Natural Areas and Green Space System*;
- Appropriate public / private open space and amenity;
- Appropriate relationship and public accessibility to the ravine open space system;
- Evaluation of traffic impact, public and private access and adequacy of parking supply and its organization;

- Tree preservation;
- Ravine protection;
- Parkland dedication; and
- Review of appropriate development standards.

Conclusions:

The application has been circulated to relevant divisions and agencies for comment. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor, and upon the completion of the evaluation of the proposal that a Final Report be prepared with notice provided for a Public Meeting when appropriate.

Contact:

Colin Ramdial, Senior Planner  
Tel: (416) 395-7150  
Fax: (416) 395-7155  
E-Mail: cramdial@toronto.ca

---

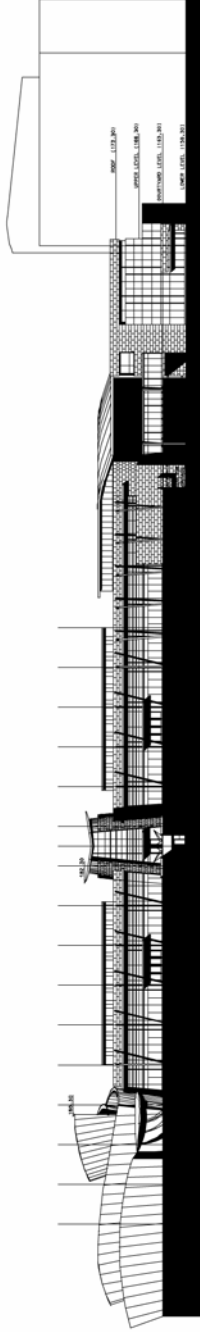
Thomas C. Keefe  
Director, Community Planning, North York District

List of Attachments:

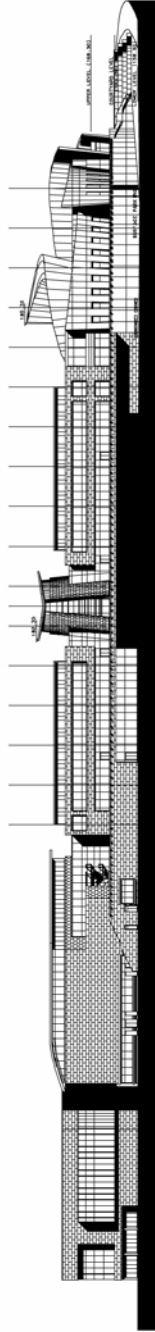
Attachment 1: Site Plan  
Attachment 2: Elevation Plan  
Attachment 3: Official Plan  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet







East Elevation



West Elevation

**Elevations**

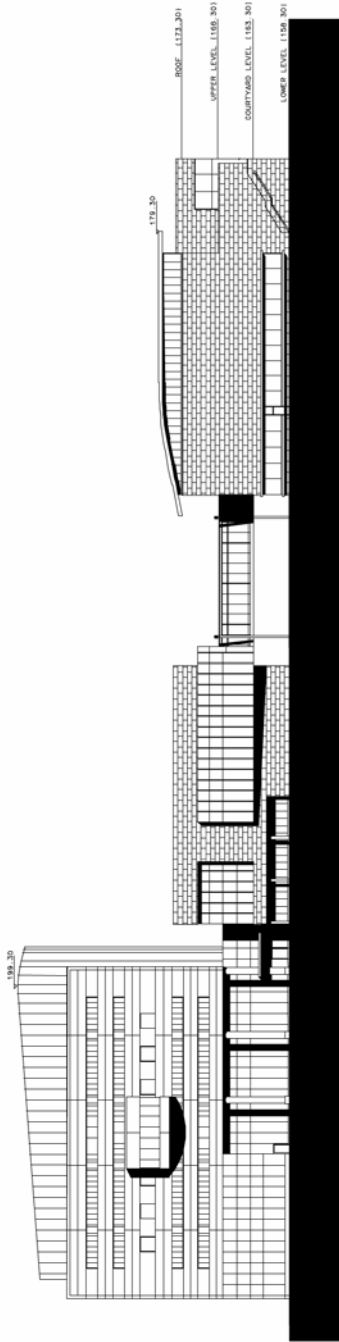
**4588 and 4600 Bathurst Street**

File # 05\_199221

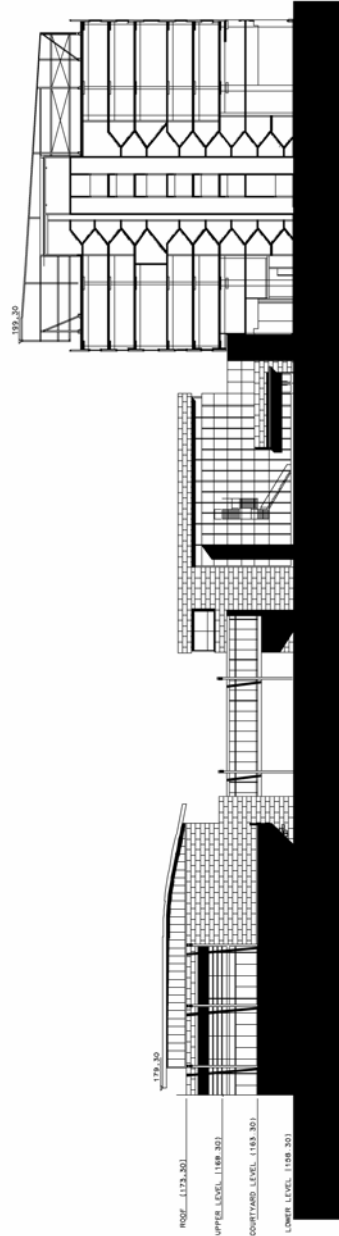
Applicant's Submitted Drawing

Not to Scale  
1/2"=1'-0"

**Attachment 2a**



West Elevation



East Elevation

**Elevations**

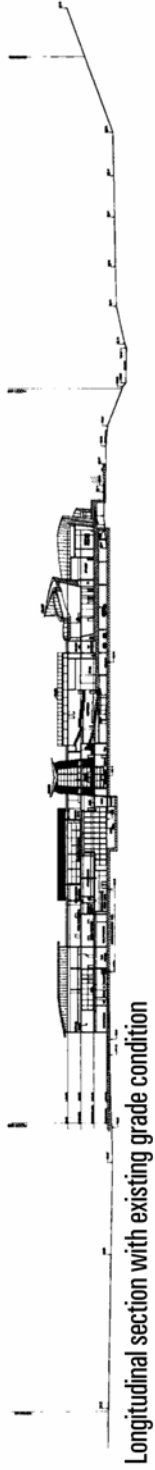
Applicant's Submitted Drawing

Not to Scale  
TZ/105

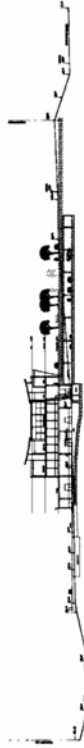
Attachment 2b

4588 and 4600 Bathurst Street

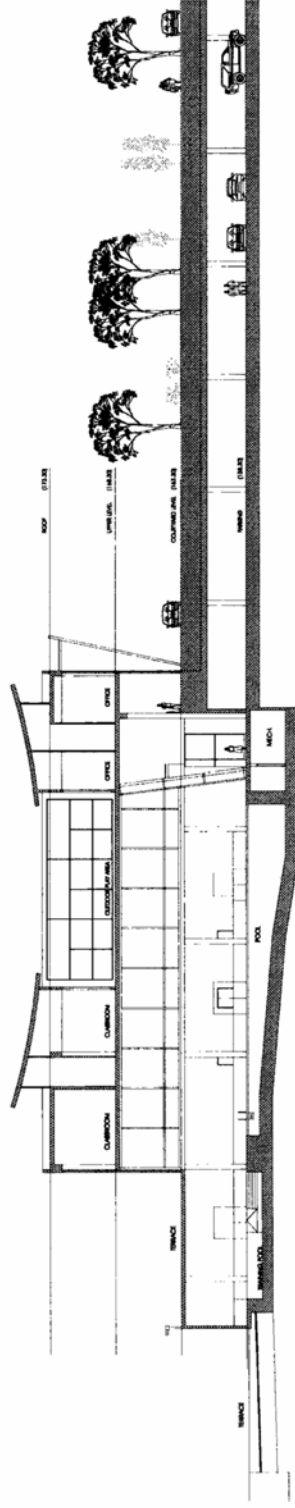
File # 05\_199221



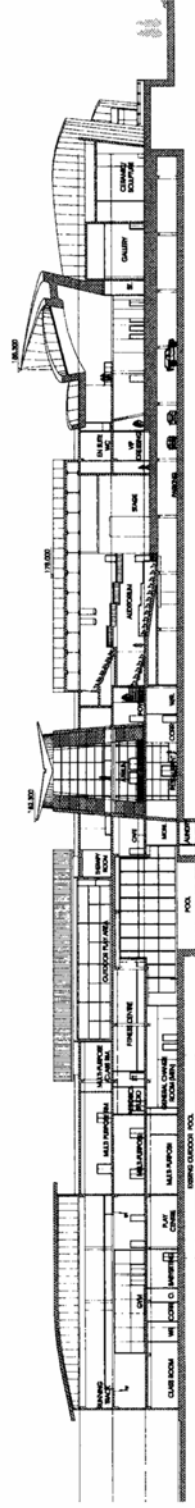
Longitudinal section with existing grade condition



Section through pool looking southeast with existing grade condition



Section through pool looking southeast



Longitudinal section

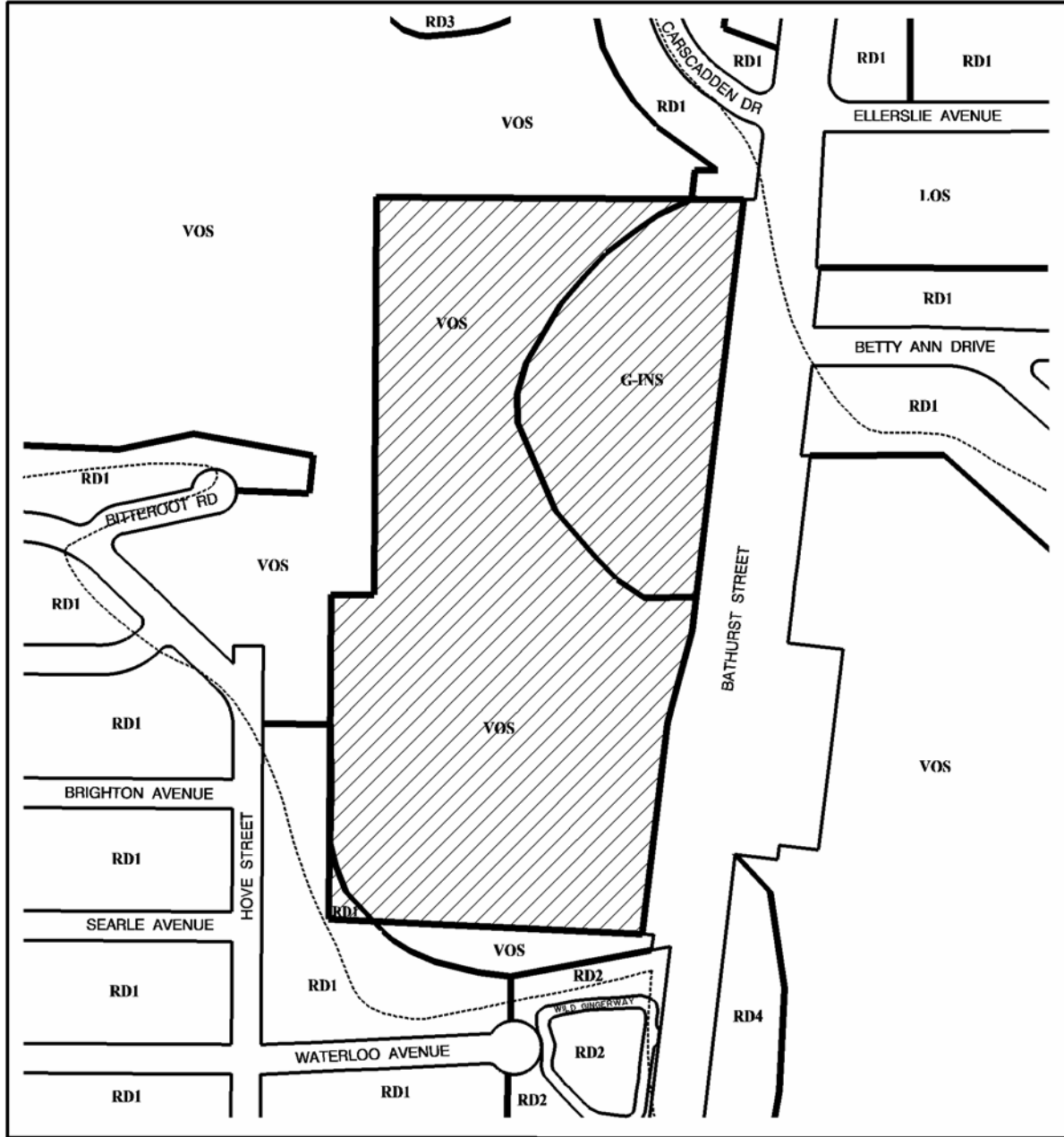
## Sections

Applicant's Submitted Drawing

Not to Scale  
12/21/05

4588 & 4600 Bathurst Street

File # 05\_199221



RD1 Residential Density One  
 RD2 Residential Density Two  
 RD3 Residential Density Three  
 RD4 Residential Density Four  
 G-INS General Institutional

COM Commercial  
 LOS Local Open Space  
 VOS Valley Open Space  
 ----- V.I.Z. Boundary

↑  
 Not to Scale  
 North York Official Plan  
 Extracted 12/21/05



**4588 & 4600 Bathurst Street**

File # 05\_199221

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- G Greenbelt Zone
- O1 Open Space Zone



Not to Scale  
Zoning By-law 7625  
Extracted 12/21/05