

Authority: Toronto and East York Community Council Item 34.8,
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 1060-2014

To adopt Amendment No. 246 to the Official Plan of the City of Toronto with respect to the lands along Bathurst Street generally bounded by Queen Street West to the south and Dupont Street to the north, municipally known in 2014 as 194 to 1100 Bathurst Street; 179 to 1095 Bathurst Street; 449 to 451 Dupont Street, 1A Vermont Avenue, 1A and 2A Olive Avenue, 2, 2A, 2B and 3 Follis Avenue and 10 to 18 Barton Avenue; 15 to 33 Barton Avenue; 2 to 10 London Street; 1 to 9 London Street; 520 to 566 Bloor Street West; 559 to 605 Bloor Street West; 25 and 28 Lennox Street, 203 to 215 Harbord Street, 89 and 104 Ulster Street and 440 to 460 College Street; 429 to 455 College Street; 750 to 752 Dundas Street West; 707 to 757 Dundas Street West; 2 Robinson Street, 107 and 109 Wolseley Street and 576 to 592 Queen Street West and 649 to 657 Queen Street West.

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 enacts:

1. The attached Amendment No. 246 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 246 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS 1100 TO 194 BATHURST STREET on the west side; 1095 to 179 BATHURST STREET on the east side; 451 to 449 DUPONT STREET, 1A VERMONT AVE, 1A and 2A OLIVE AVE, 2, 2A, 2B and 3 FOLLIS AVE, and 10 to 18 BARTON AVE on the north side; 15 to 33 BARTON AVE on the south side; 2 to 10 LONDON STREET on the north side; 1 to 9 LONDON STREET on the south side; 520 to 566 BLOOR STREET WEST on the north side; 559 to 605 BLOOR STREET WEST on the south side; 25 and 28 LENNOX STREET, 203 to 215 HARBORD STREET, 89 and 104 ULSTER STREET, and 440 to 460 COLLEGE STREET on the north side; 429 to 455 COLLEGE STREET on the south side; 750 to 752 DUNDAS STREET WEST on the north side; 707 to 757 DUNDAS STREET WEST on the south side; 2 ROBINSON STREET, 107 and 109 WOLSELEY STREET, and 576 to 592 QUEEN STREET WEST on the north side; and 649 to 657 QUEEN STREET WEST on the south side as detailed in Schedule A attached to this By-law

The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally as 720-736 Bathurst Street on the west side of Bathurst from *Neighbourhood Areas* to *Mixed Use Areas* as shown on the attached Schedule B.
2. Map 2, Urban Structure, is amended by deleting the Avenue overlay along the west side of Bathurst Street from Bloor Street to Dupont Street.
3. Chapter 7, Site and Area Specific Policies, is amended by deleting the portion of Site and Area Specific Policy 334 as shown below and replacing it with the following:

334 (c) (v) Bathurst Node

Development will be consistent with the policies in Site and Area Specific No. 465. Proposals for buildings with heights that are greater than the width of the right-of-way will only be assessed after an area-specific study to determine whether increased height is appropriate. The area specific study will include, but not be limited to, recommendations for public realm improvements, pedestrian and bicycle connections, heritage conservation, location of a new park and/or open spaces in the southwest portion of the study area, relationship of the transit station with its surrounding context, built form and land use.

4. Chapter 7, Site and Area Specific Policies, and Map No. 29 are amended by adding Site and Area Specific Policy No. 465 for the lands along Bathurst Street between Queen Street West and Dupont Street as follows:

465. Bathurst Street between Queen Street West and Dupont Street

- (a) 1100 to 194 Bathurst Street on the west side;
- (b) 1095 to 179 Bathurst Street on the east side;

- (c) 451 to 449 Dupont Street, 1A Vermont Ave, 1A and 2A Olive Ave, 2, 2A, 2B and 3 Follis Ave, and 10 to 18 Barton Ave on the north side;
- (d) 15 to 33 Barton Ave on the south side;
- (e) 2 to 10 London Street on the north side;
- (f) 1 to 9 London Street on the south side;
- (g) 520 to 566 Bloor Street West on the north side;
- (h) 559 to 605 Bloor Street West on the south side;
- (i) 25 and 28 Lennox Street, 203 to 215 Harbord Street, 89 and 104 Ulster Street, and 440 to 460 College Street on the north side;
- (j) 429 to 455 College Street on the south side;
- (k) 750 to 752 Dundas Street West on the north side;
- (l) 707 to 757 Dundas Street West on the south side;
- (m) 2 Robinson Street, 107 and 109 Wolseley Street, and 576 to 592 Queen Street West on the north side; and
- (n) 649 to 657 Queen Street West on the south side.

1. Vision

The following policies are intended to reinforce the existing character and function of Bathurst Street, respect and conserve the cultural heritage, ensure an appropriate transition between new development and existing dwellings and uses in adjacent *Neighbourhood Areas* and to support pedestrian oriented retail in *Pedestrian Shopping Areas*. This area-specific policy establishes a planned context for each Character Area on Bathurst Street by recognizing and providing for its distinct residential and/or *Pedestrian Shopping Area* character and allowing for a generally modest built form that is in keeping with the prevailing local, fine grain, low scale character of Bathurst Street.

2. General

- 2.1 This Policy area is not intended to experience significant intensification.
- 2.2 This Policy will be used to provide direction for the future built form, land use, heritage conservation, private and public realm investment opportunities and priorities.
- 2.3 The intent of this Policy is to reinforce the existing character and function of the street, respect the cultural and built form heritage, and ensure an appropriate transition between new development and existing dwellings in adjacent *Neighbourhood Areas*.
- 2.4 This Policy refers to Pedestrian Shopping Areas. These areas front onto Bathurst Street and are designated *Mixed Use Areas*. Pedestrian Shopping Areas have a typical built form comprised of a fine grain of pedestrian-oriented commercial, retail or service uses on the ground floor at the street edge with residential, retail, office or service uses above.

- 2.5 The existing sidewalks are relatively narrow in much of the Policy area and provide few amenities for pedestrians. It is a priority to improve the pedestrian experience along Bathurst Street, to widen the sidewalks and to plant trees in the private and public realm.
- 2.6 The existing public and private spaces that abut Bathurst Street should be conserved and improved and new open spaces that are accessible to the public should be created.
- 2.7 The Character Areas are shown in Schedule C of this Policy.
- 2.8 The Pedestrian Improvements Map, showing the required new minimum sidewalk widths, the required front setbacks, the proposed laneway extensions and proposed mid-block connections comprises Schedule D of this Policy.

3. Neighbourhood Areas

- 3.1 In addition to Official Plan Policies 4.1.5 to 4.1.10, all new development in *Neighbourhood Areas* along the Bathurst Street will:
 - 3.1.1 include building articulation, windows and entrances that are generally consistent with the prevailing building characteristics;
 - 3.1.2 include building materials that are complementary to the materials used on existing buildings along Bathurst Street; and
 - 3.1.3 respect and reinforce the existing character of the area.
- 3.2 The house form buildings that front onto Bathurst Street are an important defining character that will be maintained.
- 3.3 Each residential unit on the ground floor will have a pedestrian entrance from Bathurst Street.

4. Mixed Use Areas

- 4.1 Mixed Use Areas are intended to be Pedestrian Shopping Areas and new development will support this objective.
- 4.2 Pedestrian Shopping Areas will be vital and viable pedestrian shopping areas that are centres of community activity that are safe and comfortable for pedestrians and provide local opportunities for small businesses.
- 4.3 New non-residential uses in the portion of the lands designated as *Mixed Use Areas* will be compatible with the existing residential uses in the surrounding *Neighbourhood Areas*.

- 4.4 Offices uses are encouraged on Bathurst Street. Office uses are encouraged to be located on the upper floors of buildings to preserve the ground floor for active pedestrian-oriented uses.
- 4.5 In addition to Official Plan Policy 4.5.2, all new development in *Mixed Use Areas* along Bathurst Street will:
- 4.5.1 include building articulation, windows and entrances that are generally consistent with the prevailing building characteristics;
 - 4.5.2 include building materials that are complementary to the materials used on existing buildings along Bathurst Street; and
 - 4.5.3 respect and reinforce the existing character of the area including providing a transition in scale to adjacent *Neighbourhood Areas*.
- 4.6 The footprint of any uses on the ground floor should maintain the scale and rhythm of lot sizes within each Character Area.
- 4.7 Individual pedestrian entrances from Bathurst Street will be provided to each ground floor unit.
- 4.8 Dwelling units fronting onto Bathurst Street may not be permitted on the ground floor of new buildings in some Character Areas as set out in this Policy.

5. Built Form

- 5.1 To respect the existing character of Bathurst Street, vertical additions to existing buildings will be encouraged, rather than replacing an entire building. Applications for vertical additions may be considered for relief from other built form criteria on a site by site basis, provided the development demonstrates that the intent of the policies in this Site and Area Specific policy is met.
- 5.2 Where Bathurst Street intersects with Dupont Street, Bloor Street, College Street, Dundas Street West or Queen Street West, buildings will be designed to create two building frontages and will address both streets with entrances and design features which reflect each street.

6. Public Realm/Open Space/Parkland

- 6.1 Given the confined and narrow character of the public realm on Bathurst Street, opportunities to create open spaces on adjacent side streets to Bathurst Street will be pursued and the greening of areas which flank onto Bathurst Street is encouraged.

- 6.2** Improvements to transit stops including weather protection and seating will be encouraged and required as part of any redevelopment adjacent to a stop.
- 6.3** The priority for money secured by the City through cash payments in lieu of parkland dedication, include improvements to Alexandra Park and Ed and Anne Mirvish Parkette.
- 6.4** Opportunities to make better use of the significant open space frontages at Central Technical School and King Edward Public School, will be pursued. In particular, emphasis will be placed on the intersection of Harbord and Bathurst Streets as a community space.
- 6.5** The priority areas for new parks and public spaces are:
- 6.5.1** the southwest corner of Bathurst and College Streets;
- 6.5.2** the TTC turning loop on the east side of Bathurst Street at Wolseley north of Queen Street West; and
- 6.5.3** within the Bloor-Bathurst Character Area.

7. Bathurst Dupont Character Area

- 7.1** New buildings will have a maximum building height of 5-storeys and will have a stepback above the 3rd storey.
- 7.2** Dwelling units are not permitted on the ground level of any new building.

8. Seaton Village / West Annex Character Area

- 8.1** The building at the northwest corner of Bathurst and Barton Streets does not reflect the prevailing character of this Character Area and should not be considered a precedent for new development.
- 8.2** New buildings on properties designated as *Mixed Use Areas* will have a maximum height of 4-storeys and will have a stepback above the 3rd storey.
- 8.3** New buildings on properties designated as *Neighbourhoods* will have a maximum height of 4-storeys.

9. Bathurst-Bloor Character Area

- 9.1** The building located at 783 Bathurst Street does not reflect the prevailing character of this Character Area and should not be considered a precedent for new development.

9.2 Dwelling units are not permitted on the ground level of any new building.

9.3 The area illustrated in Schedule E of this Policy is a Special Study Area.

9.3.1 The area-specific study will include, but not be limited to, recommendations for achieving public realm improvements, pedestrian and cycling connections, heritage conservation, open space, new parks, the relationship of the transit stations with its surroundings, built form, a full range of residential unit sizes and affordability and land use.

9.3.2 Proposals for buildings taller than 6-storeys, or buildings with a street wall height that is greater than 5-storeys will only be assessed after the area-specific study is complete in order to determine whether increased height is appropriate.

10. Palmerston-Harbord Character Area

10.1 Any development in proximity to the buildings in this Character Area built between 1880 and 1919 will be compatible with the architectural styles of these historic buildings.

10.2 The properties at 720-736 Bathurst Street do not reflect the prevailing character of Bathurst Street and should not be considered as precedents for new development in this Character Area.

10.3 New buildings on properties designated as *Neighbourhoods* will have a maximum height of 4-storeys.

11. Bathurst-College Character Area

11.1 New buildings will have a maximum height of 9-storeys with a strong street wall height of 5-storeys.

11.2 Dwelling units are not permitted on the ground level of any new building.

12. Palmerston-Nassau Character Area

12.1 The desired character of this Character Area will be a new and revitalized *Pedestrian Shopping Area* with a generous pedestrian realm that connects College Street and Dundas Street West.

12.2 New buildings on properties designated as *Neighbourhoods* will have a maximum height of 4-storeys.

12.3 New buildings on properties designated as *Mixed Use Areas* will have a maximum height of 4-storeys.

- 12.4 The area on the southeast corner of the Bathurst Street and Dundas Street West intersection of this Policy is a Special Study Area.
- 12.5 New development in *Mixed Use Areas* is encouraged to have multiple uses in the same building.
- 12.6 Dwelling units are not permitted on the ground level of any new building within *Mixed Use Areas*.

13. Alexandra Park West Character Area

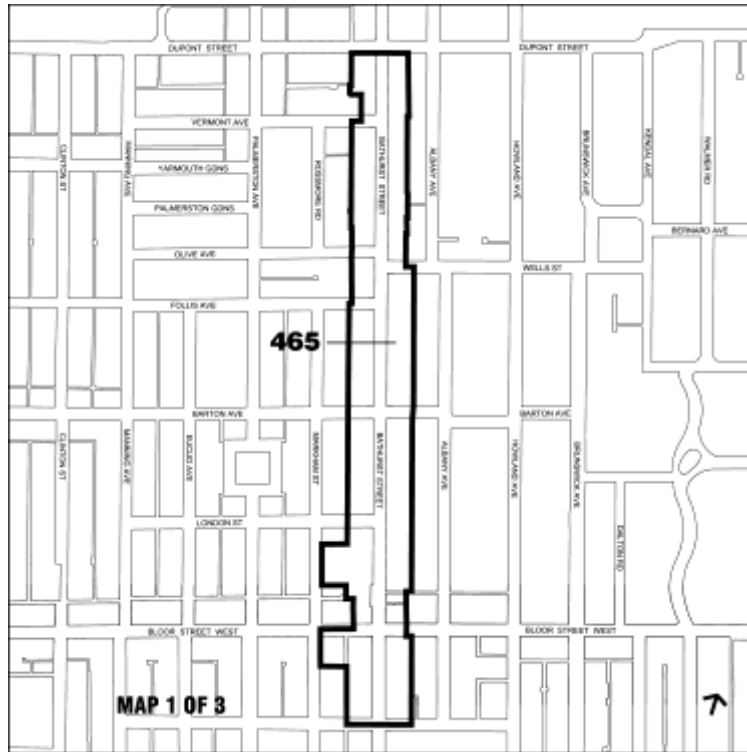
- 13.1 New development will respect and respond to Alexandra Park as a significant green space and cultural resource in the City.
- 13.2 The townhouse development at Carr and Bathurst Streets does not reflect the prevailing character of this Character Area and should not be considered as a precedent for new development in this Character Area.
- 13.3 New buildings on properties designated as *Neighbourhoods* will have a maximum height of 4-storeys.
- 13.4 The Scadding Court Community Centre and library at the southeast corner of Bathurst and Dundas Street West will be the subject of a further study based on the set of principles outlined in the Final Report for the Scadding Court Community Centre Revitalization as adopted by City Council on November 27, 2012.

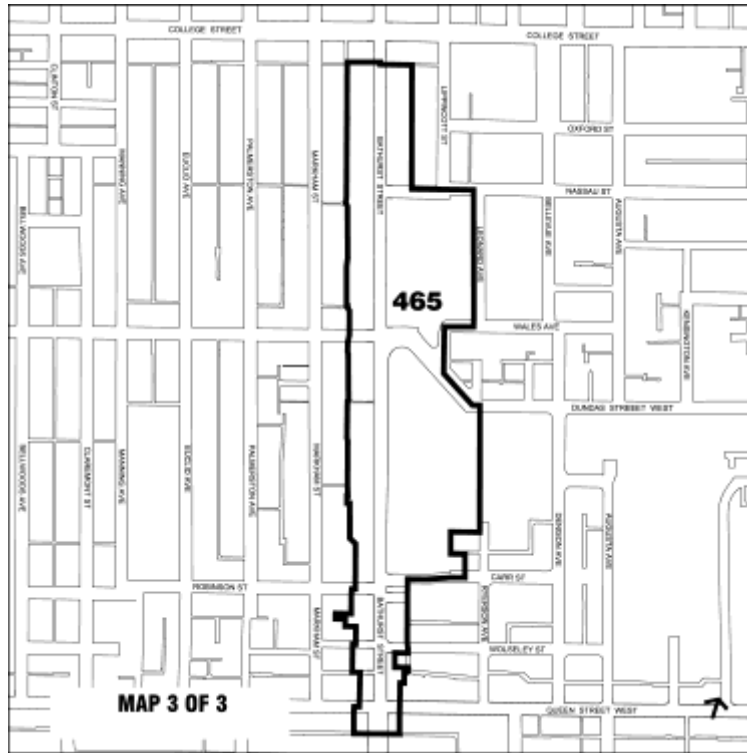
14. Bathurst-Queen Character Area

- 14.1 New development will consider the heritage resources in this Character Area, including the Queen Street West Heritage Conservation District.
- 14.2 Any development at the corner of Bathurst Street and Queen Street West will conform to the Queen Street West Heritage Conservation District.
- 14.3 Dwelling units are not permitted on the ground level of any new building.
- 14.4 New buildings on properties designated as *Neighbourhoods* will have a maximum height of 4 storeys.
- 14.5 New buildings on properties designated as *Mixed Use Areas* will have a maximum height of 5 storeys with a street wall height of 4-storeys.

Schedule A

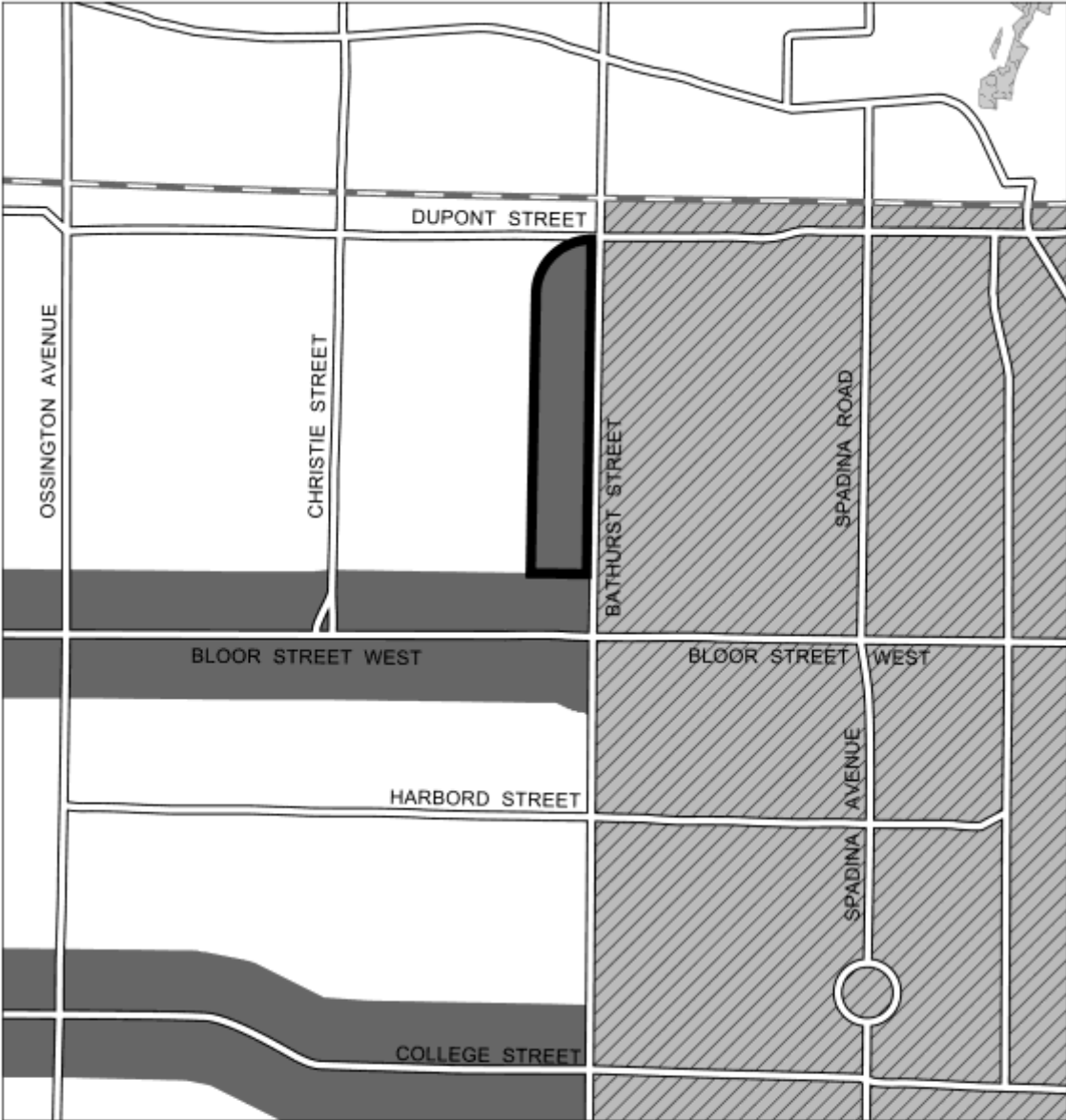
Site and Area Specific Policy 465





Schedule B

Redesignation Map - 720-736 Bathurst Street



720-736 Bathurst Street

Toronto City Planning
Official Plan Amendment #246
Revisions to Map 2 Urban Structure to remove Avenues designation

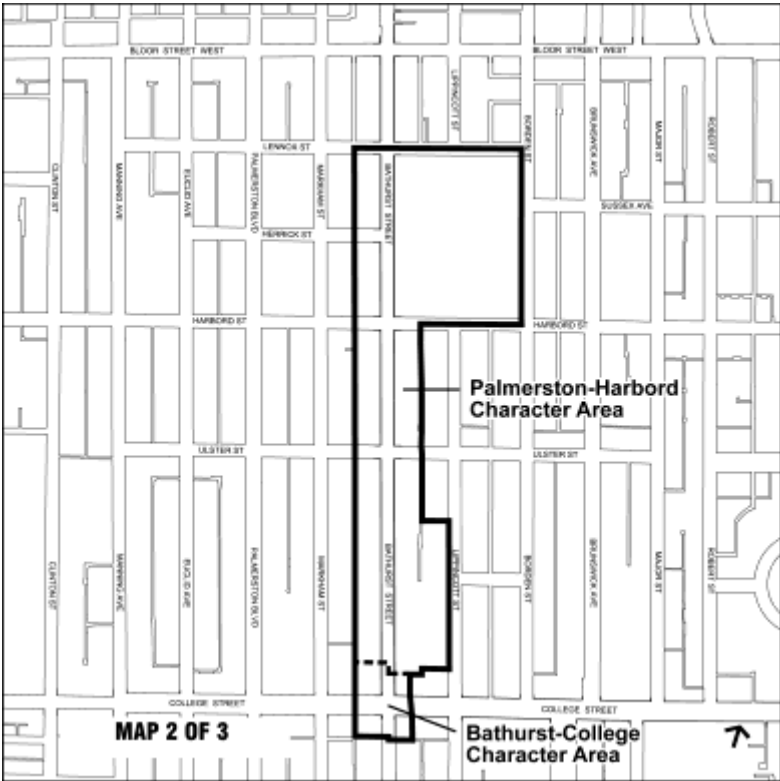
File # 12 235201

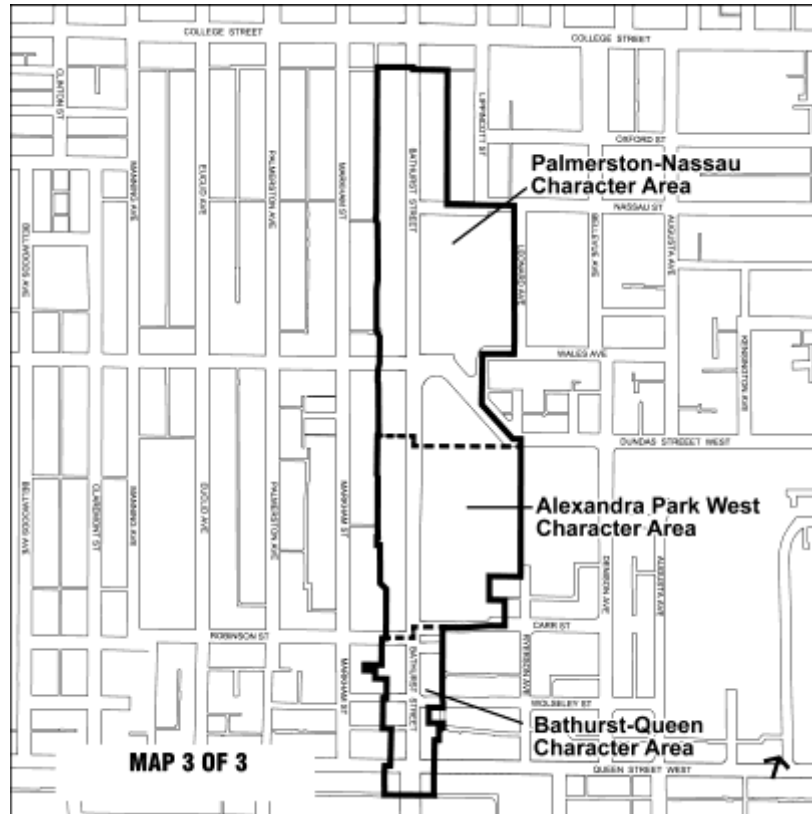
- Area where Avenues designation is to be removed
- Avenues
- Downtown and Central Waterfront

↑
Not to Scale
05/26/2014

Schedule C

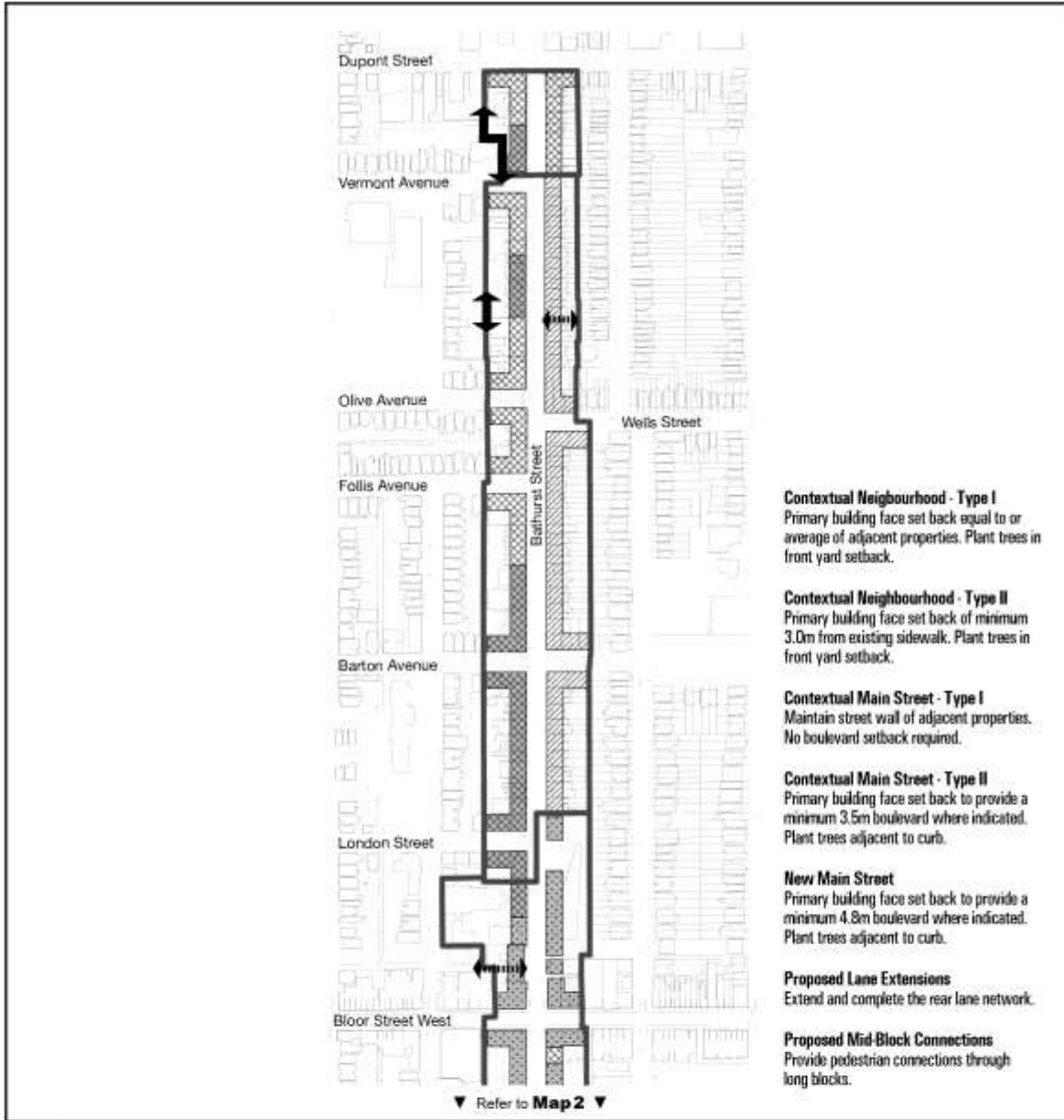
Character Areas





Schedule D

Pedestrian Improvements



Pedestrian Improvements: Map 1

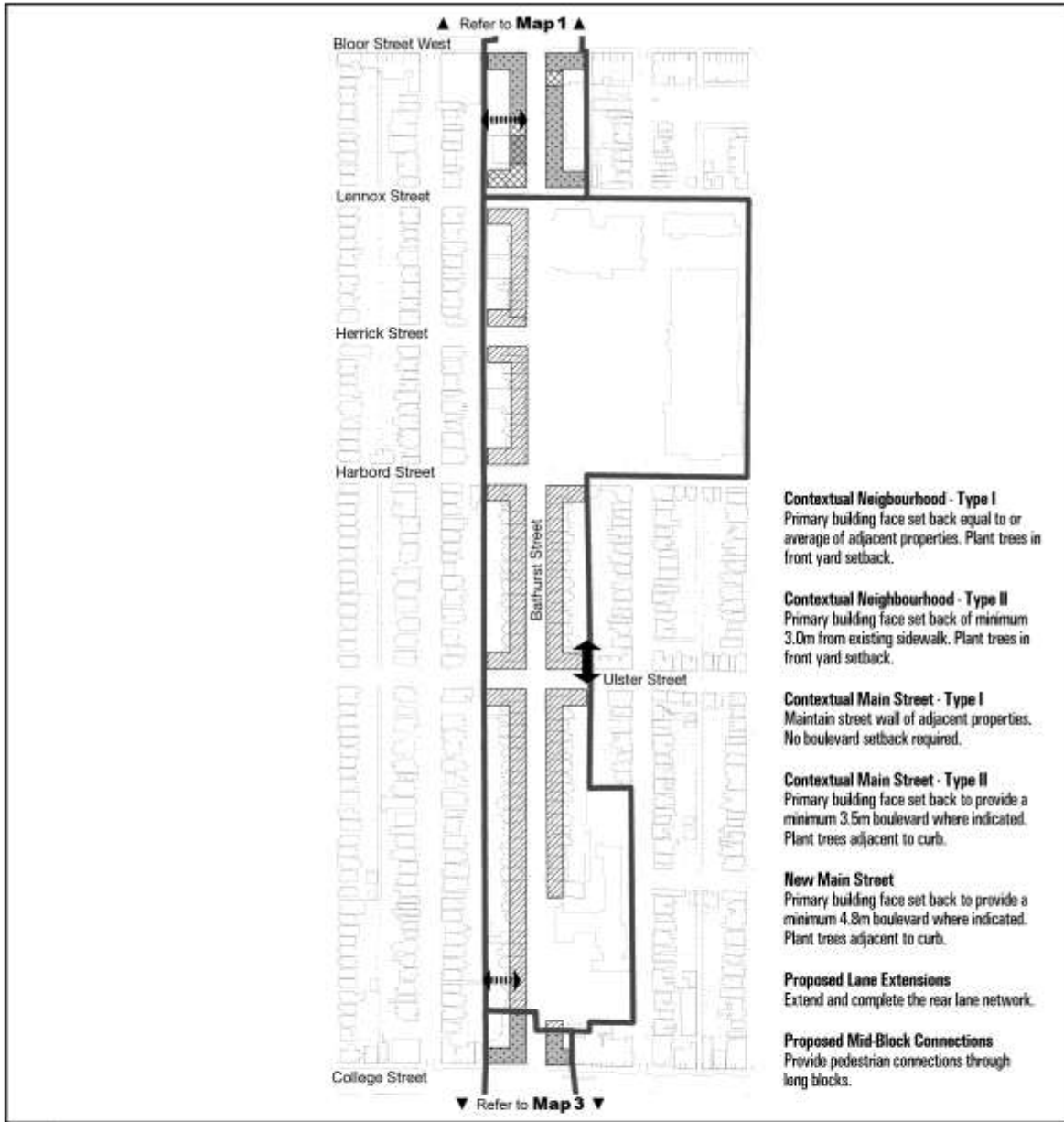
**Bathurst Street:
 Queen Street West to Dupont Street**

File # 14 155462 STE 19 0Z

- Contextual Neighbourhood - Type I
- Contextual Neighbourhood - Type II
- Contextual Main Street - Type I
- Contextual Main Street - Type II
- New Main Street.
- Proposed Lane Extensions
- Proposed Mid-Block Connections
- Character Area Boundary



Not to Scale
 07/24/2014



- Contextual Neighbourhood - Type I**
 Primary building face set back equal to or average of adjacent properties. Plant trees in front yard setback.
- Contextual Neighbourhood - Type II**
 Primary building face set back of minimum 3.0m from existing sidewalk. Plant trees in front yard setback.
- Contextual Main Street - Type I**
 Maintain street wall of adjacent properties. No boulevard setback required.
- Contextual Main Street - Type II**
 Primary building face set back to provide a minimum 3.5m boulevard where indicated. Plant trees adjacent to curb.
- New Main Street**
 Primary building face set back to provide a minimum 4.8m boulevard where indicated. Plant trees adjacent to curb.
- Proposed Lane Extensions**
 Extend and complete the rear lane network.
- Proposed Mid-Block Connections**
 Provide pedestrian connections through long blocks.



Pedestrian Improvements: Map 2

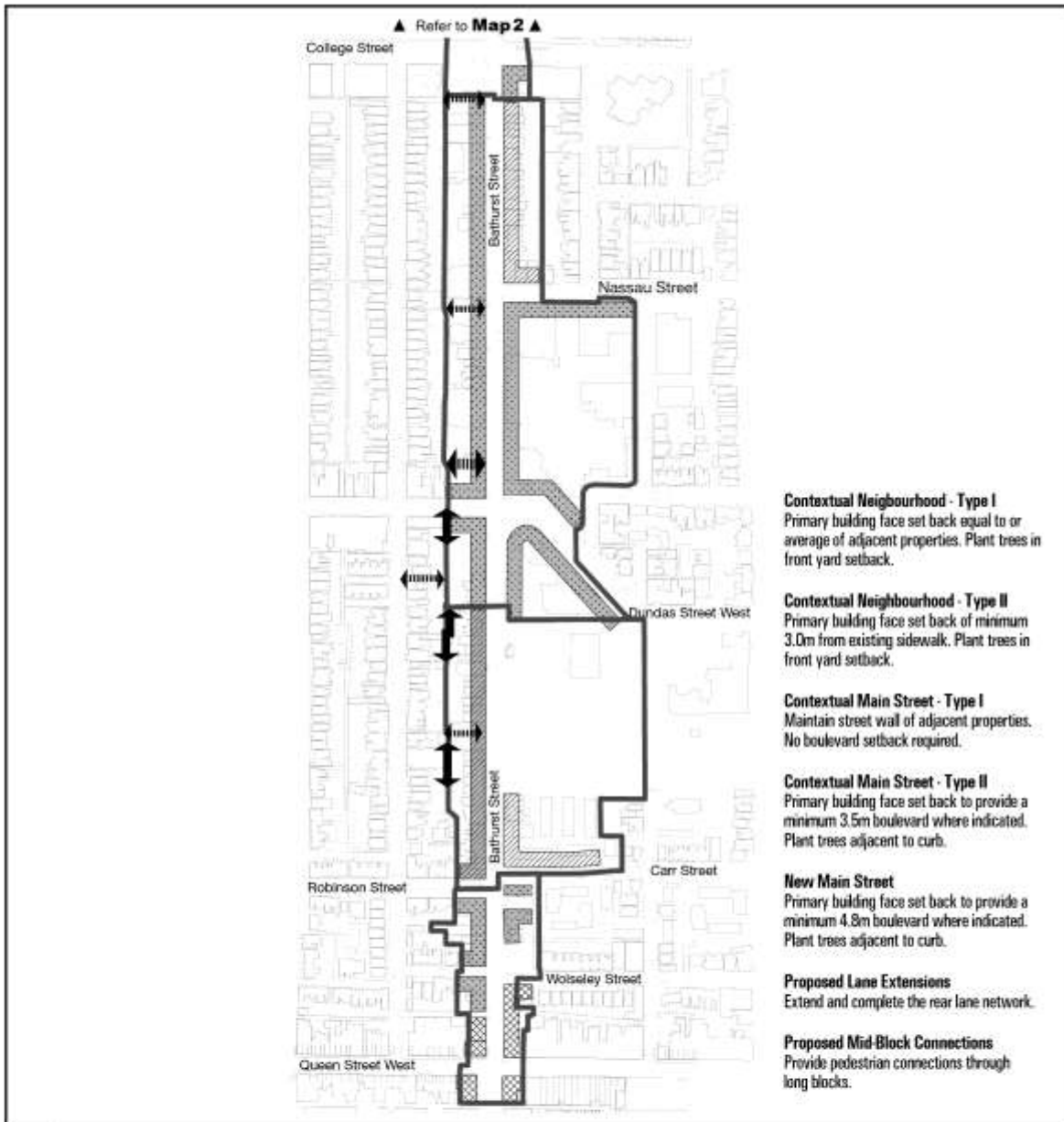
**Bathurst Street:
 Queen Street West to Dupont Street**

File # 14 155462 STE 19 0Z

- | | |
|------------------------------------|--------------------------------|
| Contextual Neighbourhood - Type I | New Main Street. |
| Contextual Neighbourhood - Type II | Proposed Lane Extensions |
| Contextual Main Street - Type I | Proposed Mid-Block Connections |
| Contextual Main Street - Type II | Character Area Boundary |



Not to Scale
 07/24/2014



Pedestrian Improvements: Map 3

**Bathurst Street:
 Queen Street West to Dupont Street**

File # 14 155462 STE 19 02

- Contextual Neighbourhood - Type I
- Contextual Neighbourhood - Type II
- Contextual Main Street - Type I
- Contextual Main Street - Type II
- New Main Street.
- Proposed Lane Extensions
- Proposed Mid-Block Connections
- Character Area Boundary



Not to Scale
 07/24/2014

Schedule E

Bathurst-Bloor Special Study Area

