

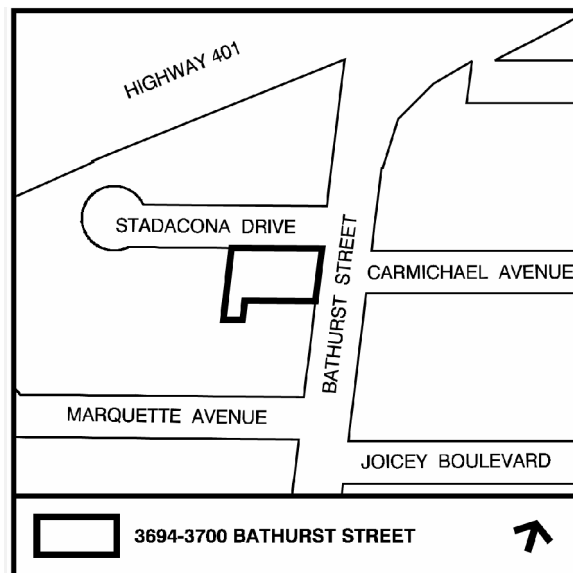
3694-3700 Bathurst Street - Rezoning Application - Preliminary Report

Date:	January 25, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 15 – Eglinton-Lawrence
Reference Number:	Rezoning Application 06 196044 NNY 15 OZ

SUMMARY

An application has been submitted to amend the site specific zoning for 3694-3700 Bathurst Street to permit the full range of uses generally permitted in the General Commercial (C1) Zone. This report provides preliminary information on the application and seeks Community Council's direction on further processing of the application and on the community consultation process.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for summer 2007, provided that any required information is submitted in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends 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; and
3. notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

An application under Section 45 of the *Planning Act* was submitted to vary the provisions of the North York Zoning By-law to permit an orthodontist/dental office use within the existing building on the subject property. This application was refused by the Committee of Adjustment on November 2, 2006 as it was deemed to not meet the four tests of the *Planning Act* for a minor variance application.

ISSUE BACKGROUND

Proposal

The proposal is to amend the existing site specific zoning, which only permits the fitting and installation of automobile glass and mobile telephones in motor vehicles, to permit the full range of uses generally permitted in the General Commercial (C1) Zone.

Site and Surrounding Area

The site is located at the southwest corner of Stadacona Drive and Bathurst Street. The site has an overall area of 1115.7 square meters. The site currently contains a vacant one-storey commercial building with 10 parking spaces provided at the rear of the site. The existing building will be maintained.

Development in the vicinity of the site can be described as follows:

North: vacant site and Highway 401;

South: apartment buildings;

East: retirement home, religious institution and commercial uses; and

West: low-density residential (double duplex dwelling units).

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 establishes the policy foundation for regulating the development and use of land. Municipal planning decisions are required to be “consistent with” the PPS.

The PPS includes policies which promote intensification, redevelopment and compact urban form, as well as encourages transit and pedestrian supportive land uses. The new Toronto Official Plan compliments the policies of the PPS and the two documents are mutually supportive.

Official Plan

The Official Plan designates the subject site *Mixed Use Areas*. This designation provides for a broad range of commercial, residential and institutional uses, as well as parks and open space.

The site is also located on an *Avenue* as shown on Map 2, Urban Structure of the Official Plan. *Avenues* are important corridors along major streets where reurbanization can create new housing and jobs while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service to community residents. The *Avenues* policies primarily address the development of lands on an *Avenue*.

Zoning

The zoning for the site was amended in 1988 by By-law 30747. The By-law rezoned the lands from RM5 to C1 but restricted the permitted uses to “the fitting and installation of automobile glass and mobile telephones in motor vehicles”.

Site Plan Control

An application for site plan control approval is not required at this time since the applicant is not proposing any alterations or improvements to the existing building.

Reasons for the Application

The applicant would like to expand the list of permitted uses to improve the marketability of the vacant building and provide for a similar range of commercial uses found elsewhere on Bathurst Street south of Highway 401.

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Are the uses of the C1 zone appropriate for the site?
- Is there sufficient parking on site to accommodate the range of uses in the C1 zone?

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Cassidy Ritz, Planner
Ph: (416) 395-7053
Fax: (416) 395-7155
Email:critz@toronto.ca

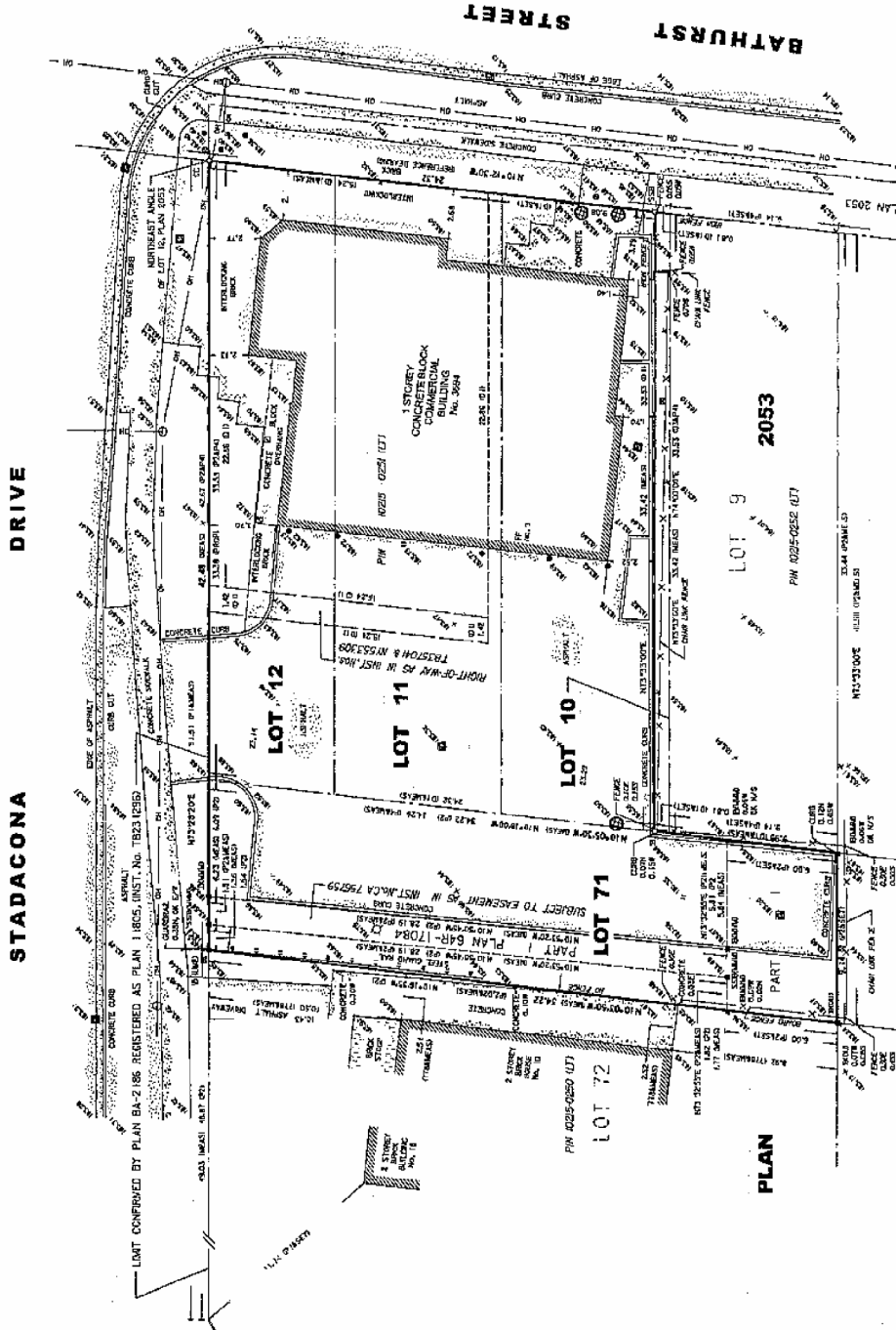
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet

Attachment 1: Site Plan



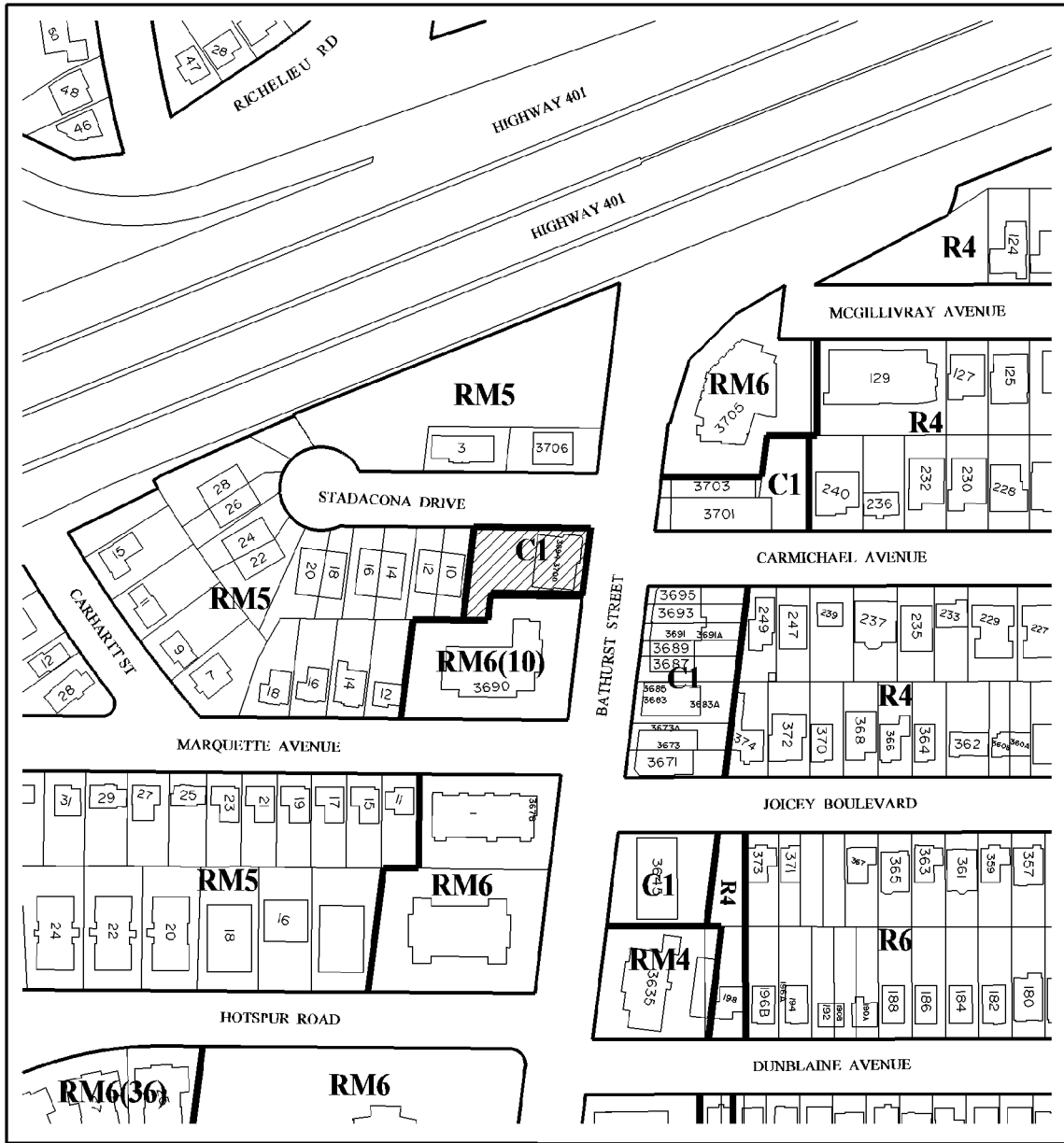
3694-3700 Bathurst Street

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 01/12/07

File # 06_196044

Attachment 2: Zoning



TORONTO City Planning Division
Zoning

3694-3700 Bathurst Street
 File # 06_196044

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
 Not to Scale
 Zoning By-law 7625
 Extracted 01/15/07

Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	06 196044 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	December 5, 2006

Municipal Address: 3694-3700 BATHURST ST, TORONTO ON
 Location Description: PLAN 2053 LOTS 10,11,12,71 **GRID N1502
 Project Description:

Applicant:	Agent:	Architect:	Owner:
HERBERTCO PROJECTS LTD.			HERBERTCO PROJECTS LTD.

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision: BL: 30747
Zoning: C1	Historical Status:
Height Limit (m):	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1115.7	Height:	Storeys:	0	
Frontage (m):	24.32		Metres:	0	
Depth (m):	42.48				
Total Ground Floor Area (sq. m):	297.4				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	10	
Total Non-Residential GFA (sq. m):	297.4		Loading Docks	0	
Total GFA (sq. m):	297.4				
Lot Coverage Ratio (%):	26.6				
Floor Space Index:	0.27				

DWELLING UNITS

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT: PLANNER NAME: Cassidy Ritz, Planner
TELEPHONE: (416) 395-7053