

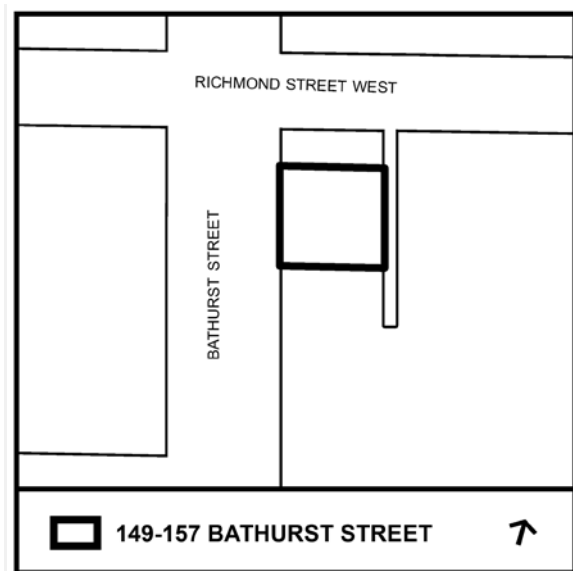
149 – 157 Bathurst Street - Zoning Amendment and Rental Housing Demolition Applications - Preliminary Report

Date:	February 6, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	16 191733 STE 20 OZ and 16 250035 STE 20 RH

SUMMARY

This application proposes a 19-storey (62m including mechanical) residential tower with 155 units, 24 parking spaces, and retail at the ground floor at 149 to 157 Bathurst Street. The subject site is comprised of 5 residential structures containing a total of 8 dwelling units (3 rental dwelling units and 5 owner-occupied dwelling units) and a licensed rooming house with 6 dwelling rooms, all of which are proposed to be demolished. An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been submitted and will be reviewed concurrently with the Zoning By-law application. The subject site is located within the King Spadina Secondary Plan Area and King Spadina Heritage Conservation District study area.

This report provides preliminary information on the above-noted application and seeks Community Council’s directions on further processing of the application. A community consultation meeting was held on December 5, 2016. Staff anticipate submitting a final report on the application to Community Council in the second quarter of 2017, provided the applicant provides all required information in a



timely manner and issues identified in this report are addressed satisfactorily.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to continue processing this application at 149-157 Bathurst Street and to resolve outstanding issues with the applicant identified in this report dated February 6, 2017.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

No previous applications have been received on this site.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

On April 22, 2016, planning staff undertook a site visit with the applicant to determine the number of dwelling units located on the site. Staff observed a total of 8 dwelling units and a licensed rooming house with 6 dwelling rooms.

A pre-application community consultation meeting was held by the Councillor with planning staff in attendance on June 27, 2016. At that meeting participants identified a number of issues to be resolved with the proposal including the height and density proposed, coverage of the whole lot, and use of the laneway.

ISSUE BACKGROUND

Proposal

The proposal is for a 19 storey (57.8 metres high plus 3.8 metre mechanical penthouse) residential tower with 155 units, 24 parking spaces, and 172 metres of retail at the ground floor at 149 to 157 Bathurst. The total combined gross floor area is 9,363 square metres, the development density or floor space index (FSI) is 12.5 times the lot area, and the lot coverage is 98.5%. The unit mix consists of 10 bachelor units, 120 one-bedroom units, 16 two-bedroom units and 9 three-bedroom units. Twenty-four parking spaces are proposed at-grade at the rear laneway in 8 parking stackers. One small retail unit fronts onto Bathurst Street. The proposal would require the demolition of the 5 residential structures existing on the lands.

The base building height is three storeys (11.5 metres). The ground floor is setback from the front property line for the first three storeys. The building extends to the north and south property lines without setbacks or stepbacks. The proposed setbacks are listed below.

The building stepbacks fronting Bathurst Street vary from floor to floor as follows:

- 3.0 – 3.4 metres at the ground floor, second storey and third storey
- 0.0 metres at the fourth, fifth and sixth storeys
- 4.0 metres at the seventh and eighth storeys
- 1.0 metre at the ninth to fifteenth storeys
- 4.0 metre at the sixteenth to eighteenth storeys
- 7.0 metres at the nineteenth storey

The rear laneway is proposed to be widened to 6.0 metres. The proposed setbacks from the proposed new rear property line are:

- 0.0 metres at the ground floor, second storey and third storey (3.0 metres from centreline of laneway)
- 2.5 metres at the fourth to tenth storeys
- 4.5 metres at the eleventh to eighteenth storeys
- 5.5 metres at the nineteenth storey

The proposed indoor and outdoor amenity space is 269 square metres and 193 square metres respectively. The Zoning By-law requires 2.0 metres of indoor and outdoor space for each unit. The proposal is for 1.74 square meters of indoor amenity space and 1.24 square metres of outdoor amenity space per unit.

Vehicular access is proposed from the laneway via Richmond Street. No loading space is proposed for the site. Instead, all loading, garbage collection and servicing will be accommodated along the rear laneway and the retail garbage bins are proposed to be placed at the curb on Richmond Street West. Bicycle parking is provided at grade in the front yard and on the P1 underground level. A total of 160 bicycle parking spaces are provided, including 12 spaces at grade and 148 spaces below grade (8 short-term, 140 long-term).

Site and Surrounding Area

The site is located on the east side of Bathurst Street in the first block south of Richmond Street West. The site has a frontage of approximately 26.5 metres on Bathurst Street, a depth of 28.5 metres and a site area of approximately 750 square metres.

The site is comprised of 5 residential structures located at 149, 151, 153, 155 and 157 Bathurst Street containing 8 residential dwelling units (3 rental dwelling units and 5 owner-occupied dwelling units) and a rooming house with 6 dwelling rooms. The 3 rental dwelling units are comprised of one bachelor unit and 2 one-bedroom units. At the time of application, the 3 rental dwelling units and 6 rental dwelling rooms within the rooming house were vacant. Based on the information provided by the applicant, all rental dwelling units had affordable rents when last occupied by tenants.

The five assembled properties at 149-157 Bathurst Street are occupied by 2-storey row houses which share party walls and are set back approximately 1.75 metres to 2.8 metres from the front property line. A 3.15 metre wide public lane runs along the rear of the site, and provides vehicular access to each property. The properties at 149-157 Bathurst Street have been identified as not contributing to the heritage character of the King-Spadina Heritage Conservation District and are adjacent to the contributing properties at 141, 159, 162, 164 Bathurst Street and 579 Richmond Street West.

The site is surrounded by the following uses:

- North: To the immediate north, adjacent to the site, are two 2-storey row houses at the southeast corner of Bathurst Street and Richmond Street West (159 and 161 Bathurst Street). The rowhouse at 159 Bathurst Street shares a party wall with 157 Bathurst Street, which is a part of the subject site. Both properties have recently been identified as potential contributing properties in the proposed King-Spadina Heritage Conservation District (HCD) Plan.
- South: South of the subject site is a 2-storey rowhouse at 147 Bathurst Street, which shares a party wall with 149 Bathurst Street, and a 2-storey semi-detached dwelling at 143-145 Bathurst Street. South of the driveway and surface parking at 141 Bathurst Street are three pairs of semi-detached dwellings (129-139 Bathurst Street) which are contributing properties in the draft Heritage Conservation District Plan. At the northeast corner of Adelaide Street West and Bathurst Street is a 3-storey heritage property. Together with an attached 3-storey building fronting on Adelaide Street, the two buildings are currently operated as the Factory Theatre (125 Bathurst Street).

West: To the west, on the opposite side of Bathurst Street, south of Richmond Street, are a number of 2-3 storey row houses (154-164 Bathurst Street), which include a mix of retail, commercial and residential space. The row houses at the corner of Richmond Street West, 162 and 164 Bathurst Street, have been identified as contributing properties in the draft HCD Plan. Continuing south, at the northwest corner of Bathurst Street and Portugal Square, is a development including a 9-storey residential building (140 Bathurst Street) and two 2-storey semi-detached units (146-148 Bathurst Street), known as Adelaide Square. Across Portugal Square is St. Mary's Roman Catholic Church at 130 Bathurst Street, located at the westerly view terminus from Adelaide Street. To the south, at the southwest corner of Bathurst Street and Adelaide Street West, is an 11-storey apartment building (575 Adelaide Street West).

East: A public laneway is located east of the site with access from Richmond Street West. On Richmond Street West, on the west side of the laneway, is a 2-storey semi-detached dwelling (589-591 Richmond Street West). South of the semi-detached dwelling, on the east side of the public lane, to the east of the properties at 143-149 Bathurst Street, is a 2-storey commercial warehouse, which currently operates as commercial office space. This building was constructed in 1905, has a Bathurst Street address (141 Bathurst) and is accessed via a private driveway from Bathurst Street located to the south of the subject site. The property is identified as a contributing property in the draft King-Spadina HCD Plan. East of 589-591 Richmond Street West is a 5-storey brick commercial warehouse building at 579 Richmond Street West, which is currently used for office purposes is identified as a contributing property in the draft King-Spadina HCD Plan.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use

and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; providing housing options to meet the needs of people at any age; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan locates the subject site within the *Downtown*. Chapter Two – Shaping the City identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings.

The site is designated *Regeneration Area* in the City of Toronto Official Plan which permits the proposed residential and commercial uses. The Official Plan also contains policies for *Regeneration Areas* requiring the restoration, re-use and retention of existing buildings that are economically adaptable for re-use, in order to achieve a broad mix of commercial, residential, light industrial and live/work uses.

Section 3.2.1 of the Official Plan sets out policies for the provision of a full range of housing, in terms of form, tenure and affordability, including the protection of rental housing units. Policy 3.2.1.6 provides that new development that would result in the loss of six or more rental housing units will not be approved unless:

- a. all of the rental housing units have rents that exceed mid-range rents at the time of application, or
- b. the following are secured:
 - i. at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
 - ii. for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and

- iii. an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship, or
- c. in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents.

King-Spadina Secondary Plan

The proposed development is subject to the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. Major objectives of the King-Spadina Secondary Plan are as follows:

- New investment is to be attracted to the King-Spadina Area;
- The King-Spadina Area will provide for a mixture of compatible land uses with the flexibility to evolve as the neighbourhood matures;
- The King-Spadina Area is an important employment area. Accordingly, the retention and promotion of commercial and light industrial uses including media, design and fashion businesses within the area is a priority;
- Commercial activity, including the retail service industry, which supports the changing demands of the King-Spadina Area will be provided for, to ensure the necessary services for the new residents and businesses of the area; and
- Heritage buildings and other important buildings within the King-Spadina Area, will be retained, restored, and re-used.

The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 3 Built Form and in particular the policies of Section 3.6 – General Built Form Principles and Section 4 Heritage, specify that:

- the lower levels of new buildings will be sited and organized to enhance the public nature of streets, open spaces, and pedestrian routes;
- servicing and parking are encouraged to be accessed from lanes rather than streets;
- new development will be designed to minimize pedestrian/vehicular conflicts;

- new buildings will be sited for adequate light, view, privacy and compatibility with the built form context;
- new buildings will achieve a compatible relationship with their built form context through consideration of such matters as height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- appropriate proportional relationships to streets and open spaces will be achieved and wind and shadow impacts will be minimized on streets and open spaces; and
- streetscape and open space improvements will be coordinated in new development;

Section 4 Heritage policies require the City to seek retention, conservation, rehabilitation, re-use and restoration of heritage buildings.

King-Spadina Secondary Plan Review

King Spadina is one of the highest growth areas in the downtown and it has a strongly influential heritage character. The in-force King-Spadina Secondary Plan emphasizes reinforcement of the area's existing characteristics and qualities through special attention to built form, heritage areas of identity, and the public realm. The Secondary Plan is currently under review and a final report on the whole Secondary Plan area is anticipated in the second quarter of 2017. An estimated 50,000 people will live in King Spadina and the area will accommodate space for an estimated 50,000 jobs. The review recognizes that the Secondary Plan area has evolved from an area of employment (non-residential uses) into an area with a diverse range and mix of employment and residential uses. The updated Secondary Plan will recognize that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, retains a strong employment base, and more carefully responds to the strong heritage and character of the area.

King-Spadina Heritage Conservation District Study

The King-Spadina area is identified as a potential Heritage Conservation District (HCD) in Map 39 – Site and Area Specific Policy 305 in the Official Plan. The subject site is within the boundary of the study area. On August 16, 2012, City Council authorized the King-Spadina HCD Study, encompassing an area generally bounded by Queen Street West to the north, Bathurst Street to the west, Wellington Street and King Street West to the south, and University Avenue to the east. The initial findings of the study were presented and endorsed at the May 23, 2014 meeting of the Toronto Preservation Board.

The study process will result in the preparation of an HCD plan(s) and an HCD by-law to protect the historical and cultural significance of the study area. The project team released a draft version of the HCD plan for public comment in October 2016. Heritage Preservation Services staff will present the final version of the Plan and a recommendation for designation under Part V of the Ontario Heritage Act in the coming months. A copy of the draft Plan can be found at the link below:

https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf

At its December 11, 12 and 13th, 2016 meeting, City Council passed By-law 1186-2016 to prohibit the demolition or removal of any buildings or structures on properties that have the potential to contribute to the cultural heritage value of the King-Spadina Heritage Conservation District for a period of one year pending completion of the study. The By-law affects adjacent properties to the north and west of the subject properties. Links to the staff reports and decision history on the by-law are listed below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.MM23.41>

<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-99282.pdf>

TOcore: Planning Toronto's Downtown

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies.

City Council adopted the TOcore Proposals Report on December 15, 2016, which provides proposed policy directions that will inform the development of a draft Downtown Secondary Plan. The report also provides updates in the Phase 2 public consultations, population growth projections for the Downtown and the status of infrastructure strategies underway that will support the implementation of a new Downtown Secondary Plan.

The Proposals Report presents the Vision for the Downtown Secondary Plan, the five Guiding Principles and 128 draft Policy Directions. The draft Policy Directions will be the subject of the next round of public and stakeholder consultations to inform the development of the plan. The consultation will begin in January 2017 and will continue through the first quarter of 2017.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The implementing by-law (no. 1105-2016) was enacted on November 9, 2016. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of a tall building in the Downtown which would be implemented through an area specific Zoning By-law. The intent is that these policies would ensure that future growth positively contributes to the liveability, sustainability and health of Toronto's Downtown. More specifically, policies establish the reasoning for tower setbacks, recognize that not all sites can accommodate tall buildings, and address base building heights.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 5 - Zoning Map, By-law No. 438-86). The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses. As part of the RA zoning controls, density standards were replaced by built form objectives expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 26 metres for this site. An additional 5 metres is permitted for rooftop mechanical elements. A 3-metre stepback above 20 metres on all street frontages is also required. The by-law requires the proposed building to be located underneath a 44 degree angular plan projected over the front lot from an elevation of 22 meters over the street line. The by-law requires a setback of 7.5 metres from side and rear lot lines at a depth of 25 metres from the street.

Site Plan Control

The application is subject to site plan control. A Site Plan Control application has not been submitted.

Tree Preservation

This application proposes the removal of 2 City owned trees and 1 privately owned tree. The owner will be required to submit an application to obtain the necessary permits and submit a replanting plan for staff to review.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. Chapter 667 prohibits the demolition or conversion of rental housing units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

Pursuant to Chapter 667, Council may refuse an application, or approve the demolition and may impose conditions, including conditions that must be satisfied before a demolition permit is issued. These conditions further the intent of the City's Official plan policies protecting rental and affordable housing. Pursuant to the City's demolition control by-law Chapter 363 of the Municipal Code, Council approval of the demolition of residential dwelling units under Section 33 of the *Planning Act* is also required where six or more residential dwelling units are proposed for demolition, before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion and an application under Chapter 363 for residential demolition control, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the OMB.

On November 10, 2016, the applicant made an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code. A Housing Issues Report has been submitted with the required application and is currently under review.

Reasons for the Application

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units as the subject lands contain at least six residential dwelling units, of which at least one dwelling unit is rental.

The applicant has submitted a Zoning By-law Amendment application to permit a building which exceeds the permitted maximum building height of 26 metres by approximately 36 metres, resulting in a proposed height of 62 metres including. There are also deficiencies with the proposed indoor and outdoor amenity space, setbacks, loading, and the number of vehicular parking spaces, among other standards.

Community Consultation

A community consultation meeting was held by City Planning on December 5, 2016. At that meeting participants identified the same issues to be resolved from the pre-application meeting on June 27, 2016 including the height and density proposed, coverage of the whole lot, use of the laneway, as well as concerns about the impacts of development on adjacent houses, and on heritage properties.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans;
- Sun/Shadow Study;
- Heritage Impact Assessment;
- Landscape and Lighting Plans;
- Planning Rationale Report;
- Hydrogeological Investigation
- Transportation Impact Study;
- Heritage Impact Statement;

- Rental Housing and Demolition Screening Form
- Housing Issues Report;
- Archaeological Assessment;
- Geotechnical Study;
- Pedestrian Level Wind Assessment;
- Arborist Report;
- Shadow Study;
- Boundary Plan of Survey;
- Concept Site Plan;
- Underground Garage Plans;
- Building Mass Model;
- Community Services & Facilities Study;
- Environmental Assessment;
- Toronto Green Standards Checklist.

A Notification of Complete Application was issued on August 17, 2016. As the site contains at least 6 dwelling units, of which at least one is rental, a Section 111 permit pursuant to Chapter 667 of the Toronto Municipal Code is required to demolish the existing rental units on this site. The Housing Issues Report provided with the Rental Demolition and Conversion application states that all existing rental dwelling units on the site were vacant at the time of application. As such, a tenant notification letter is not required.

Issues to be Resolved

Staff are working with the applicant to resolve the current issues and are continuing to meet with the applicant in this regard. Throughout the course of the application review, staff have indicated to the applicant that at 19-storeys and almost 100% lot coverage, the proposal is not supportable. The proposed height and massing does not respond appropriately in the context of the lot size and depth, current King-Spadina Secondary Plan policy framework, the Secondary Plan Review, and the proposed King-Spadina Heritage Conservation District Plan. In particular, staff have requested that the applicant reduce the scale and height of the development to a mid-rise scale appropriate to the context, including a streetwall height and first stepback at the streetwall which corresponds to the adjacent houses, and side yard and rear yard setbacks. Staff have requested that in order to provide for a broad range of housing types and to encourage families to locate downtown, a minimum of 10% of the residential unit mix be 3 bedroom units that are large enough to accommodate a family and a good proportion of 2 bedroom units be included in the unit mix. Staff have asked the applicant to consider an increase to the amount of non-residential space proposed to accommodate such uses as service uses, retail, and office uses to contribute to the mix of uses and livability of the neighbourhood. Indoor and outdoor amenity space requirements under the Zoning-By law should be met. Requests for reductions in the Zoning By-law parking standards require a clear rationale for staff consideration and the proposed loading and servicing on the public laneway is not acceptable.

The issues identified above and below are preliminary and are among the issues that will be considered through the review of this application:

- Rental Housing Policies and Requirements;
- Proposed height, density, stepbacks, setbacks, streetwall height, and overall massing;
- Transition to the adjacent house-form properties and areas of lower scale on Bathurst Street;
- Proposed scale and form of development in relation to heritage properties and the proposed Heritage Conservation District;
- Evaluation of the shadow impacts created by the proposed development on the site and surrounding area;
- Streetscape and public realm improvements;
- The need for a construction management plan and potential mitigation during construction to protect the foundations and structures of the adjacent houses, particularly those with shared party walls;
- Proposed tree removal and planting of trees;
- Wind mitigation measures;
- Capacity of existing servicing to accommodate the proposed development;
- Identification and securing of public benefits pursuant of Section 37 of the *Planning Act* should the proposal be recommended for approval.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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E-mail: liora.freedman@toronto.ca

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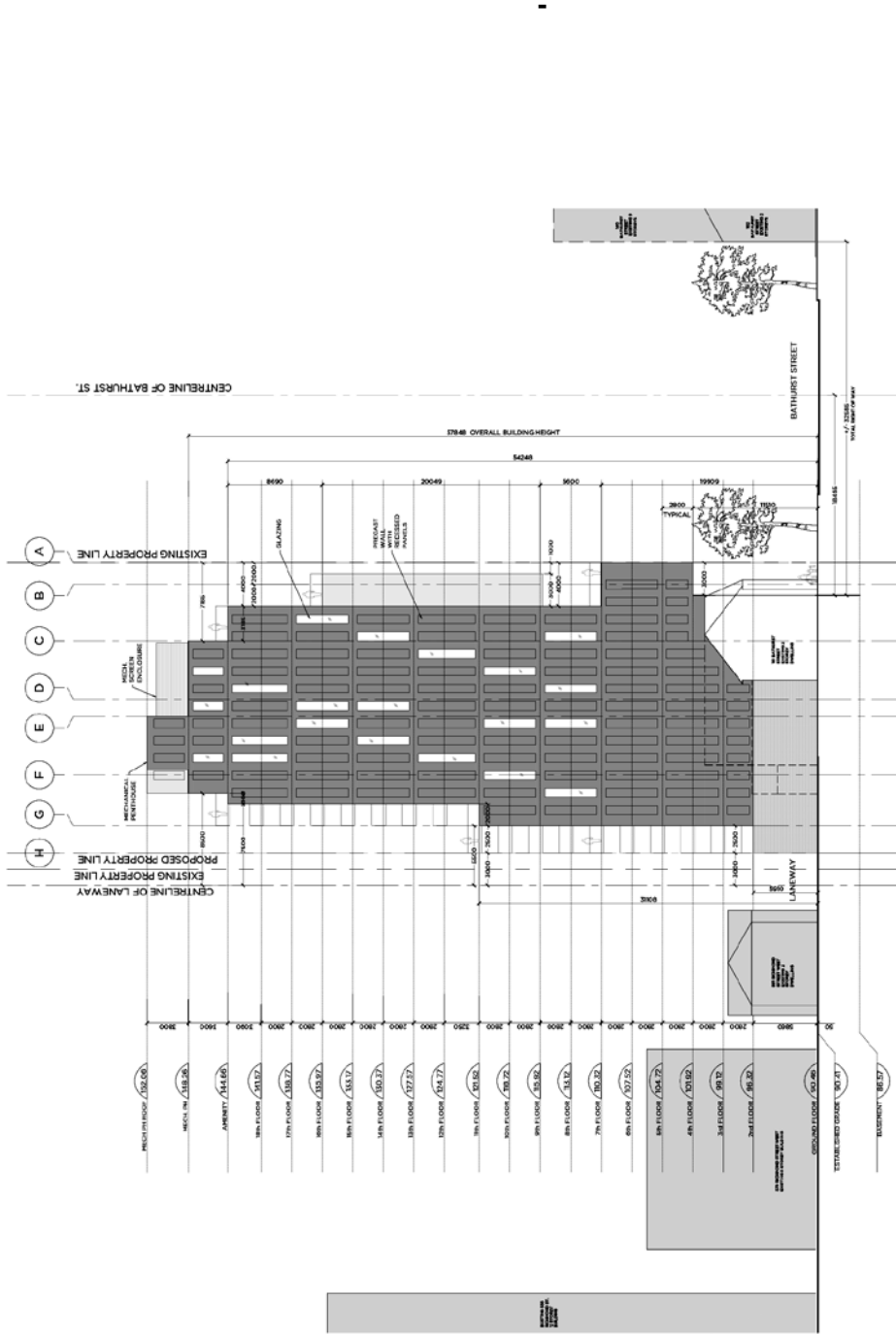
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 2: Elevations

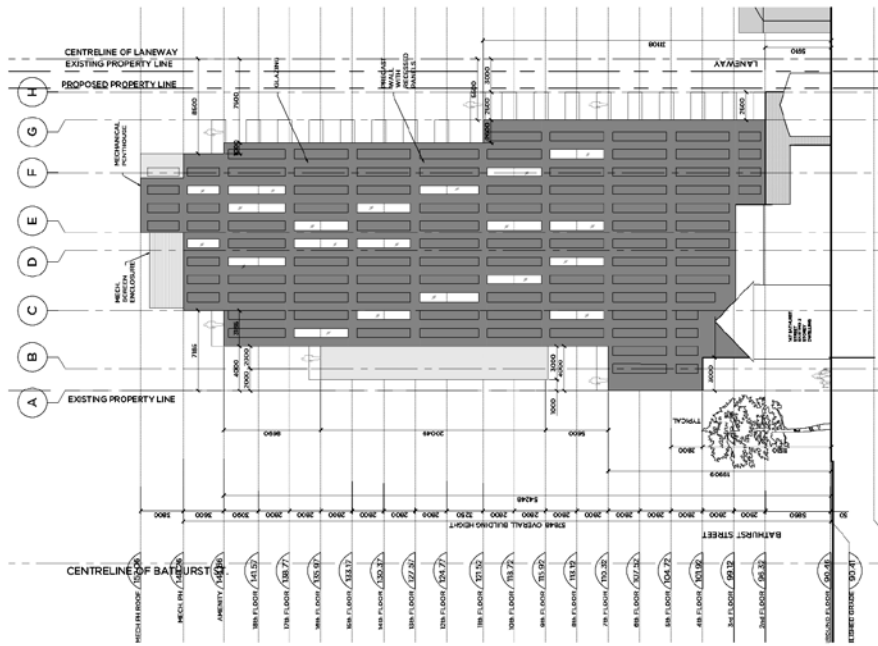


149-157 Bathurst Street

North Elevation
 Applicant's Submitted Drawing

Not to Scale
 02/03/2017

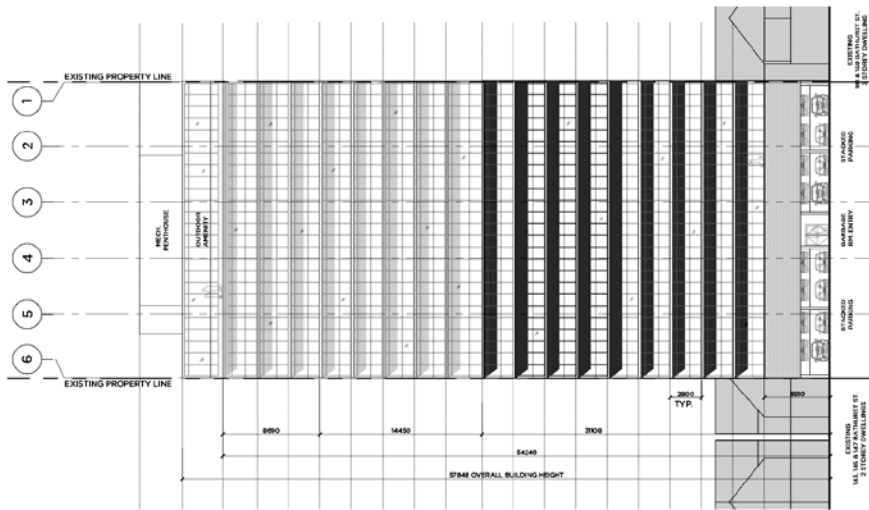
File # 16 191733 STE 20 0Z



149-157 Bathurst Street

File # 16 191733 STE 20 0Z

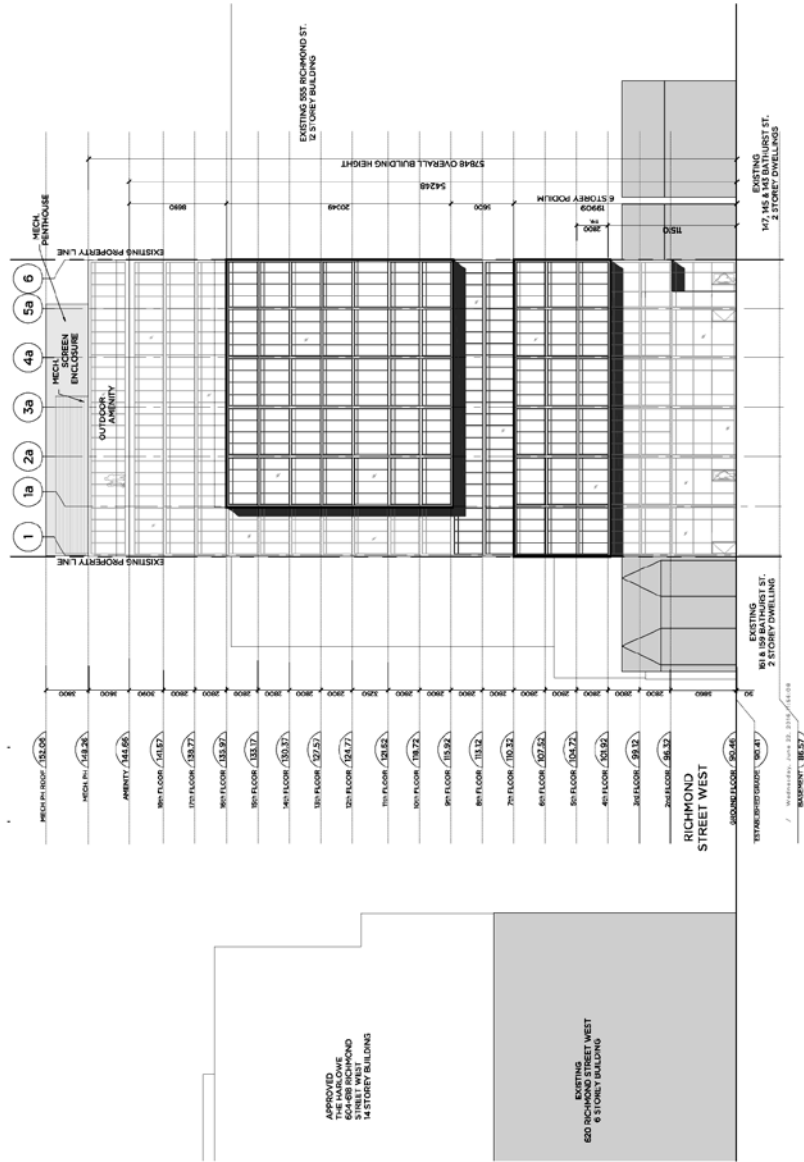
South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 02/03/2017



149-157 Bathurst Street

East Elevation
 Applicant's Submitted Drawing
 Not to Scale
 02/03/2017

File # 16 191733 STE 20 0Z



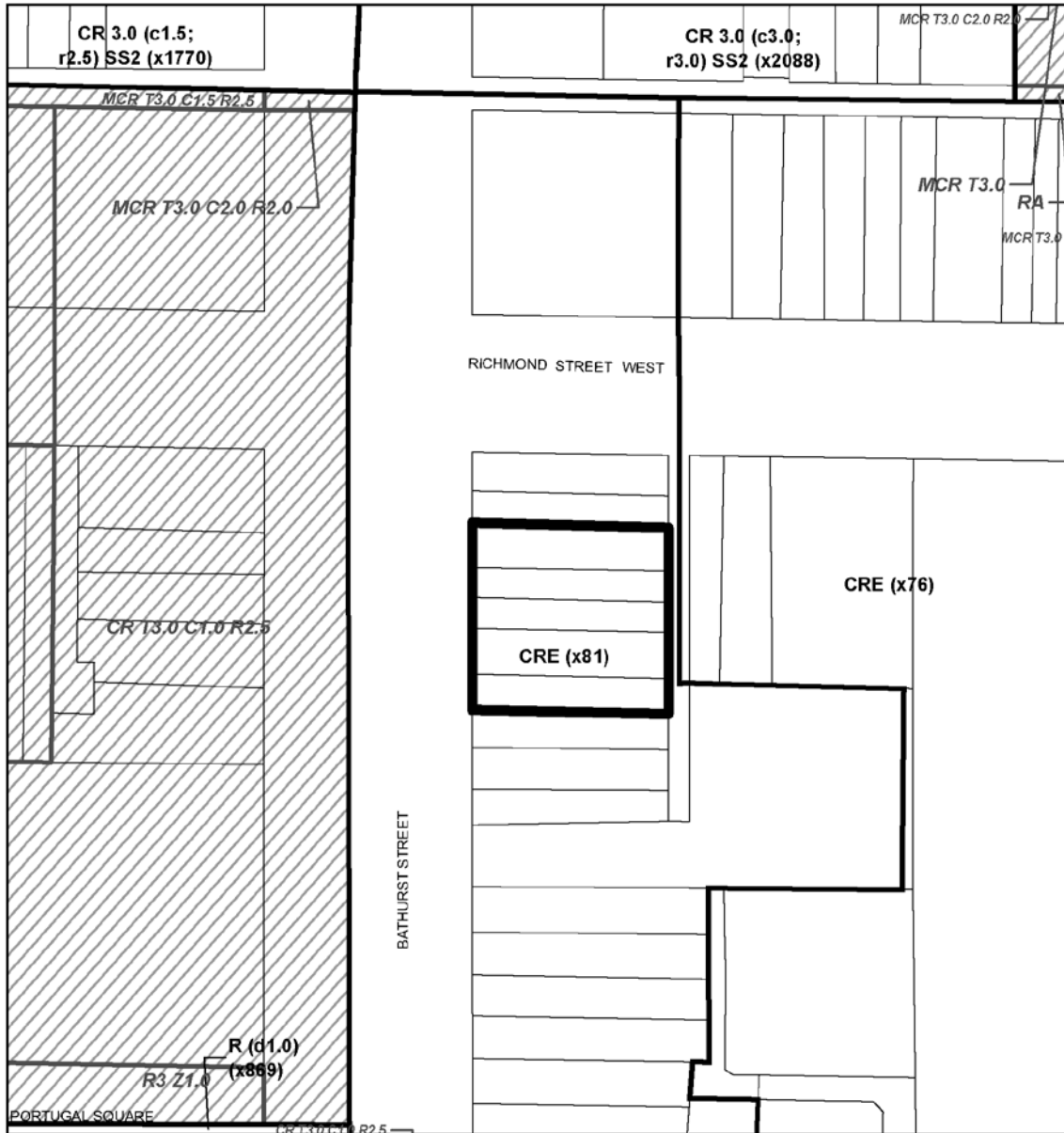
149-157 Bathurst Street

West Elevation Applicant's Submitted Drawing

File # 16 191733 STE 20 02

Not to Scale
02/03/2017

Attachment 3: Zoning



Zoning By-Law No. 569-2013

149-157 Bathurst Street

File # 16 191733 STE 20 0Z

Location of Application

R Residential

CR Commercial Residential
 CRE Commercial Residential Employment

See Former City of Toronto By-Law No. 438-86
 R3 Residential District
 CR Mixed-Use District
 MCR Mixed-Use District
 RA Mixed-Use District
 I1 Industrial District



Not to Scale
 Extracted: 12/02/2016

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	16 191733 STE 20 OZ
Details	Rezoning, Standard	Application Date:	July 15, 2016
Municipal Address:	149 BATHURST ST		
Location Description:	MILITARY RESERVE SEC H PT LOT 15 **GRID S2012		
Project Description:	Proposal for a 19 storey (152m) residential tower with 155 units, 24 parking spaces, and retail at the ground floor at 149 to 157 Bathurst Street in the current location of multiple single, detached and row houses. The subject site is located within the King Spadina Heritage Conservation District study area and King Spadina Secondary Plan Area.		

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC		RAW	CCB BATHURST STREET LIMITED PARTNERSHIP

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	RA	Historical Status:	King Spadina Heritage Conservation Study Area
Height Limit (m):	26	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	749	Height:	Storeys:	19
Frontage (m):	26.65		Metres:	57.85
Depth (m):	28.6			
Total Ground Floor Area (sq. m):	594			Total
Total Residential GFA (sq. m):	9191		Parking Spaces:	24
Total Non-Residential GFA (sq. m):	172		Loading Docks	0
Total GFA (sq. m):	9363			
Lot Coverage Ratio (%):	98.67			
Floor Space Index:	12.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Rental		Above Grade	Below Grade
Tenure Type:		Residential GFA (sq. m):	9191	0
Rooms:	0	Retail GFA (sq. m):	172	0
Bachelor:	10	Office GFA (sq. m):	0	0
1 Bedroom:	120	Industrial GFA (sq. m):	0	0
2 Bedroom:	16	Institutional/Other GFA (sq. m):	0	0
3 + Bedroom:	9			
Total Units:	155			

CONTACT:	PLANNER NAME:	Liora Freedman, Community Planner
	TELEPHONE:	(416) 338-5747