



STAFF REPORT ACTION REQUIRED

1677-1679 Bathurst Street and 73-75 Elderwood Drive – Official Plan and Zoning Amendment Applications - Preliminary Report

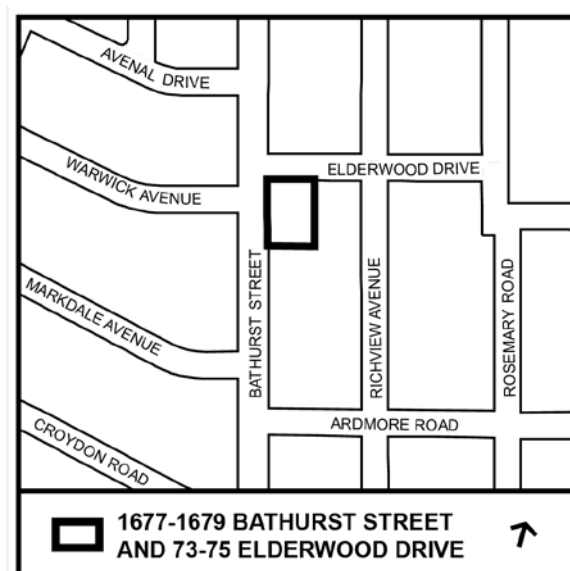
Date:	April 5, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 21 – St. Paul's
Reference Number:	16 270455 STE 21 OZ

SUMMARY

This application proposes a 4-storey apartment building containing 45 dwelling units and 41 vehicular parking spaces at 1677-1679 Bathurst Street and 73-75 Elderwood Drive. The site is subject to the rental housing provisions in Section 111 of the City of Toronto Act. A total of 13 rental units would be replaced.

This report provides preliminary information on the above-noted applications and seeks Community Council's direction on the community consultation process.

A Community Consultation meeting is anticipated to be held in the second quarter of 2017. A final report is targeted for the fourth quarter of 2017, assuming the applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1677-1679 Bathurst Street and 73-75 Elderwood Drive 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.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application consultation meetings were held on April 8 and May 5, 2016 with the applicant to discuss complete application submission requirements and concerns regarding height, rental housing replacement and setbacks, among other matters.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a 4-storey residential building with 45 dwelling units, a gross floor area of 4,693 m² and a density of 2.2 times the lot area. The overall height proposed is 13.7 metres (16.6 metres to the top of the rooftop access). There are currently 13 rental units on the site which would be replaced on-site or within the proposed development at 1996-2000 Bathurst Street, located to the north of the subject site.

To service the development, the applicant proposes 41 parking spaces located in a two level underground garage, with 35 spaces for residents and the remaining 6 spaces for visitors. Access to the garage will be located on Elderwood Drive. There are 48 bicycle parking spaces proposed.

The applicant proposes 130 square metres of indoor amenity space on the ground level, 71 square metres of indoor amenity space in a room located on the P1 level of the underground garage and 43 square metres of outdoor amenity space on the ground floor.

Site and Surrounding Area

The subject site is located on the east side of Bathurst Street, approximately 600 metres south of Eglinton Avenue West. The site has an overall area of 2,136 square metres and frontages of 54.5 metres and 38.8 metres on Bathurst Street and Elderwood Drive, respectively. The site is currently occupied by three 2-storey walk-up apartment buildings.

Uses surrounding the site include:

North: On the east side of Bathurst Street are two and 3-storey walk-up apartment buildings.

South: Two and 3-storey walk up apartment buildings.

East: Two-storey detached dwellings.

West: On the west side of Bathurst Street are walk-up apartment buildings ranging from two to 6-storeys and two synagogues.

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; 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; 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 designates the site as *Neighbourhoods*, which are considered physically stable areas made of up residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Section 4.1 of the Official Plan includes policies and development criteria to ensure physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. A key objective for new development is to respect and reinforce the general physical patterns in a *Neighbourhood*.

Policy 4.1.5 in the Official Plan states: "Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes."

Policy 4.1.7 states that where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

Chapter Three of the Plan identifies that, for the most part, future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Section 3.1.2 outlines that new development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

The City of Toronto Official Plan is available on the City's website at http://www.toronto.ca/planning/official_plan

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs modified and approved OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety.

Design Guidelines for Townhouse and Low-Rise Apartments

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at: http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

A comprehensive update to the Infill Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for a broader range of multi-dwelling developments up to four storeys in height.

The latest draft of the Townhouse and Low Rise Apartment Guidelines can be viewed online at: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of these Guidelines for City Council consideration and adoption, City staff are currently refining and consulting about the draft Guidelines, in part through their use during the review of development applications.

The Urban Design Guidelines for Infill Townhouses will be considered together with the draft Townhouse and Low-Rise Apartment Guidelines in the evaluation of the application.

Zoning

The site is zoned R(u2; d1.0)(x946) in the City of Toronto Zoning By-law 569-2013, which permits low density residential uses including apartment buildings up to a density of 1.0 times the lot area, a maximum of two dwelling units and a maximum height of 10 metres.

The site is zoned R1S Z1.0 in the former City of Toronto Zoning By-law 438-86, which permits detached, semi-detached and semi-detached duplex dwellings up to a density of 1.0 times the lot area and a maximum height of 10 metres.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan Control (16 270463 STE 21 SA) has been submitted and is being reviewed concurrently with the subject application.

Rental Housing

The proposed development is subject to Section 111 of the *City of Toronto Act*, which gives the City enhanced authority to protect rental housing in the City. A Rental Housing Demolition & Conversion application has been submitted (16 270465 STE 21 RH) and is under review. There are a total of 13 rental units currently on site and the applicant has proposed to replace them either on-site or on a site to the north of the subject property.

Tree Preservation

The applicant's arborist report identifies 4 trees which are City owned street trees protected under the provisions of the Street Tree By-law. The applicant proposes that 3 of the trees be retained and one be removed.

Reasons for the Application

The proposed apartment building is within a residential zone with a maximum permitted density of 1.0 times the area of the lot and a height limit of 10 metres. The proposed density is 2.2 times the area of the lot and, the proposed height is 13.7 metres (16.6 metres including the rooftop access). The proposed density and height exceed the maximum permitted in both Zoning By-law 438-86 and 569-2013. Therefore a zoning by-law amendment is required. Through the review of the application, staff may identify additional areas of non-compliance with the zoning by-law.

An Official Plan Amendment application was submitted out of an abundance of caution in consideration of OPA 320 and will be reviewed by staff to determine if it is required.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans and Elevations;
- Hydrogeological Assessment;
- Geotechnical Investigation Report;
- Stormwater Management and Servicing Brief;
- Preliminary Geotechnical and Geohydrological Assessment;
- Traffic Impact Assessment;
- Public Consultation Strategy;
- Planning Rationale;
- Housing Issues Report;
- Arborist Report; and
- Shadow Studies.

A Notification of Complete Application was issued on February 24, 2017.

Issues to be Resolved

The proposal will be reviewed with respect to the following issues:

- Conformity with the Official Plan policies and development criteria for *Neighbourhoods* including consideration of OPA 320;
- Compatibility with Urban Design Guidelines for Townhouses and Low-Rise Apartments;
- Height, density and massing;
- Appropriateness of the rental replacement options; and
- Streetscape and pedestrian environment with respect to sidewalk widths, landscaping, building access and safety, and the proposed at-grade outdoor amenity space.

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

CONTACT

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SIGNATURE

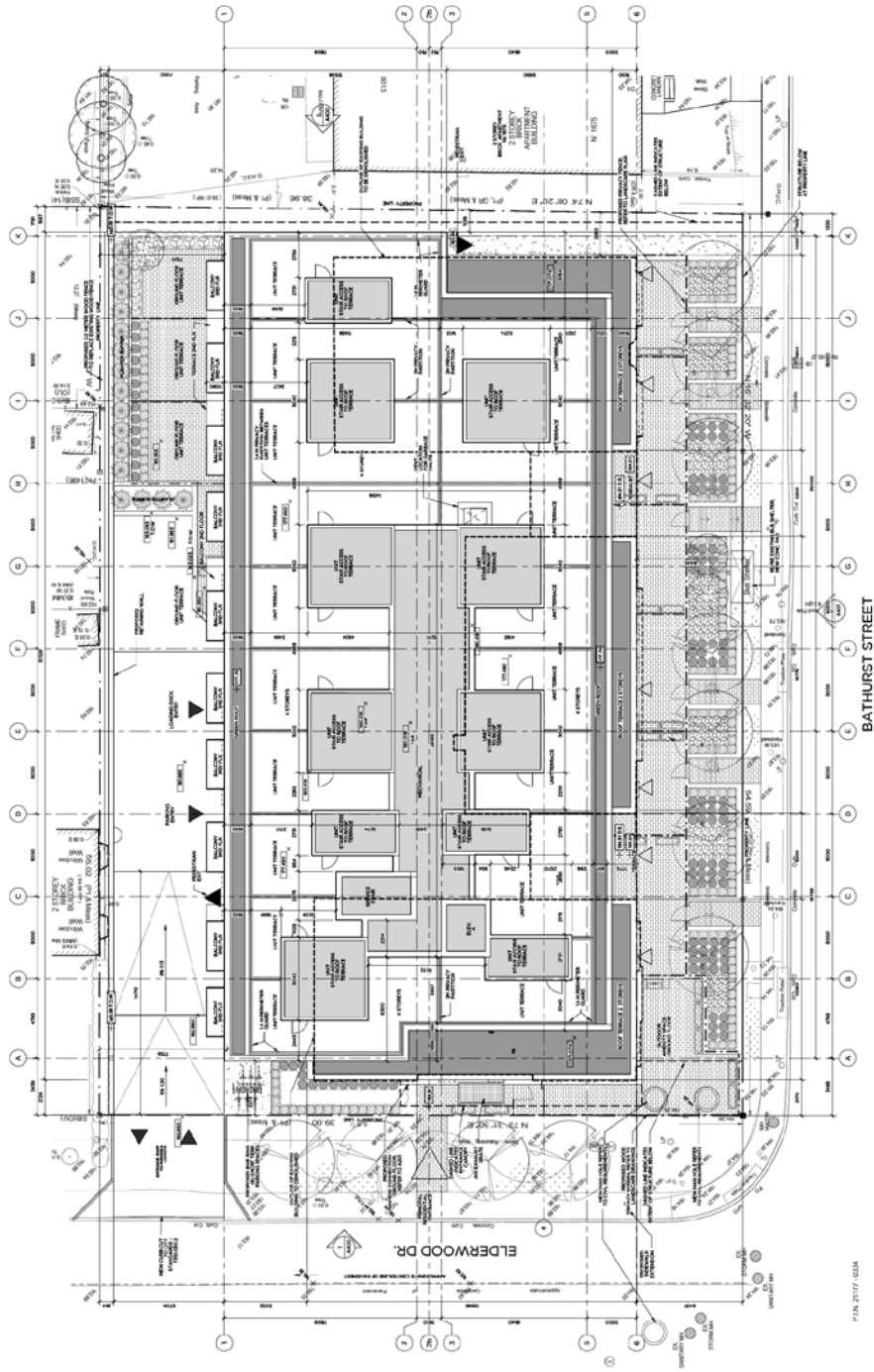
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



1677-1679 Bathurst Street & 73-75 Elderwood Drive

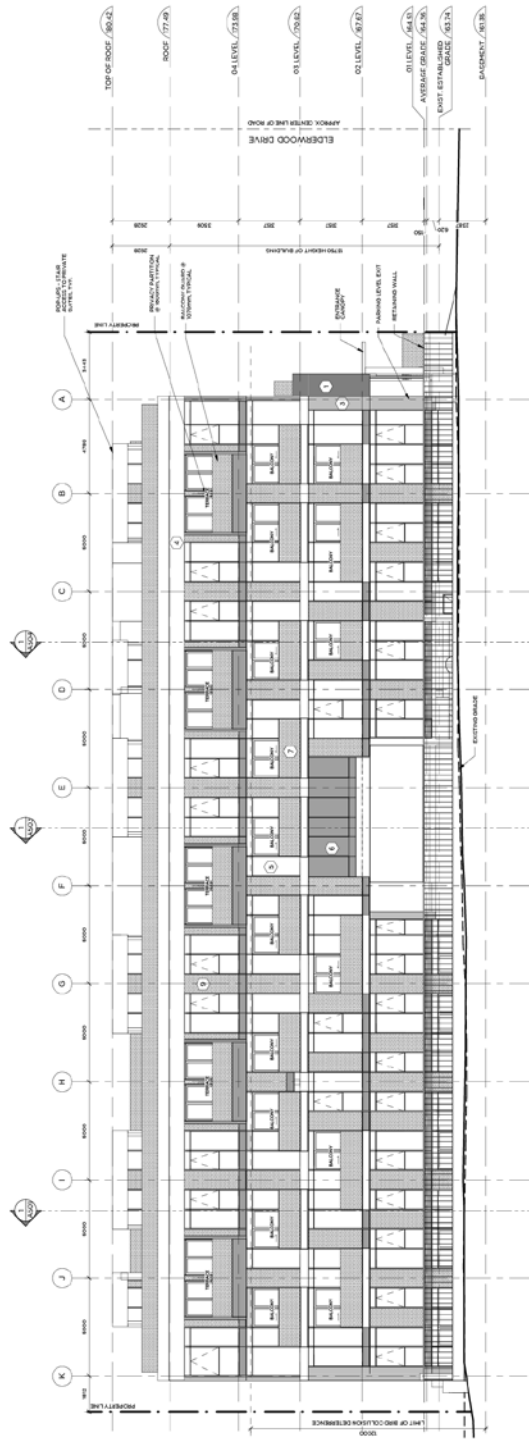
Site Plan

Applicant's Submitted Drawing

Not to Scale
04/07/2017

File # 16 270455 STE 21 0Z

Attachment 2: Elevations

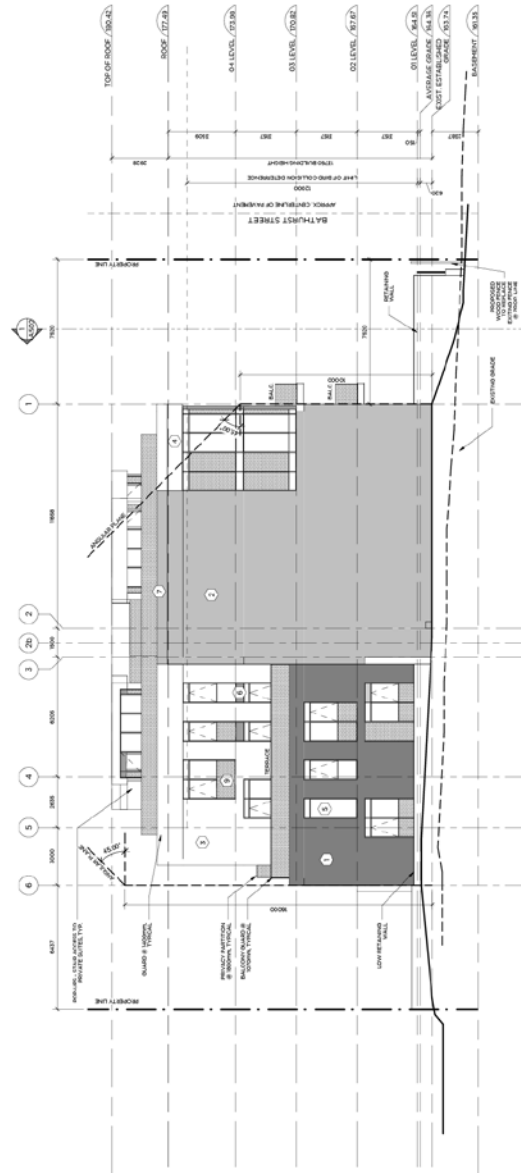


East Elevation
1677-1679 Bathurst Street & 73-75 Elderwood Drive

Applicant's Submitted Drawing

Not to Scale
 04/07/2017

File # 16 270455 STE 21 0Z



South Elevation

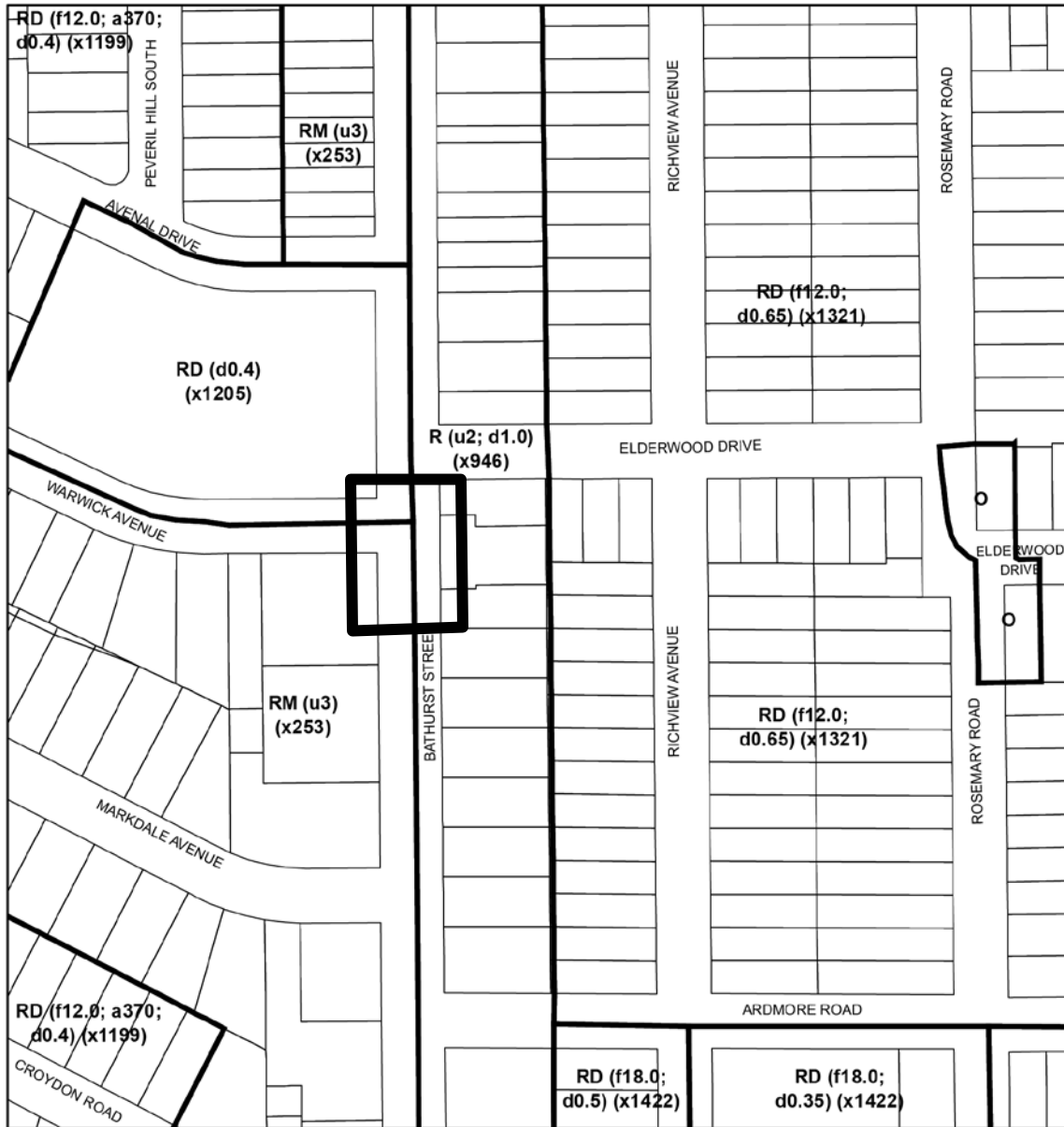
Applicant's Submitted Drawing

Not to Scale
04/07/2017

1677-1679 Bathurst Street & 73-75 Elderwood Drive

File # 16 270455 STE 21 0Z


Attachment 3: Zoning



1677-1679 Bathurst Street & 73-75 Elderwood Drive

Zoning By-Law No. 569-2013

File # 16 270455 STE 21 0Z

 Location of Application

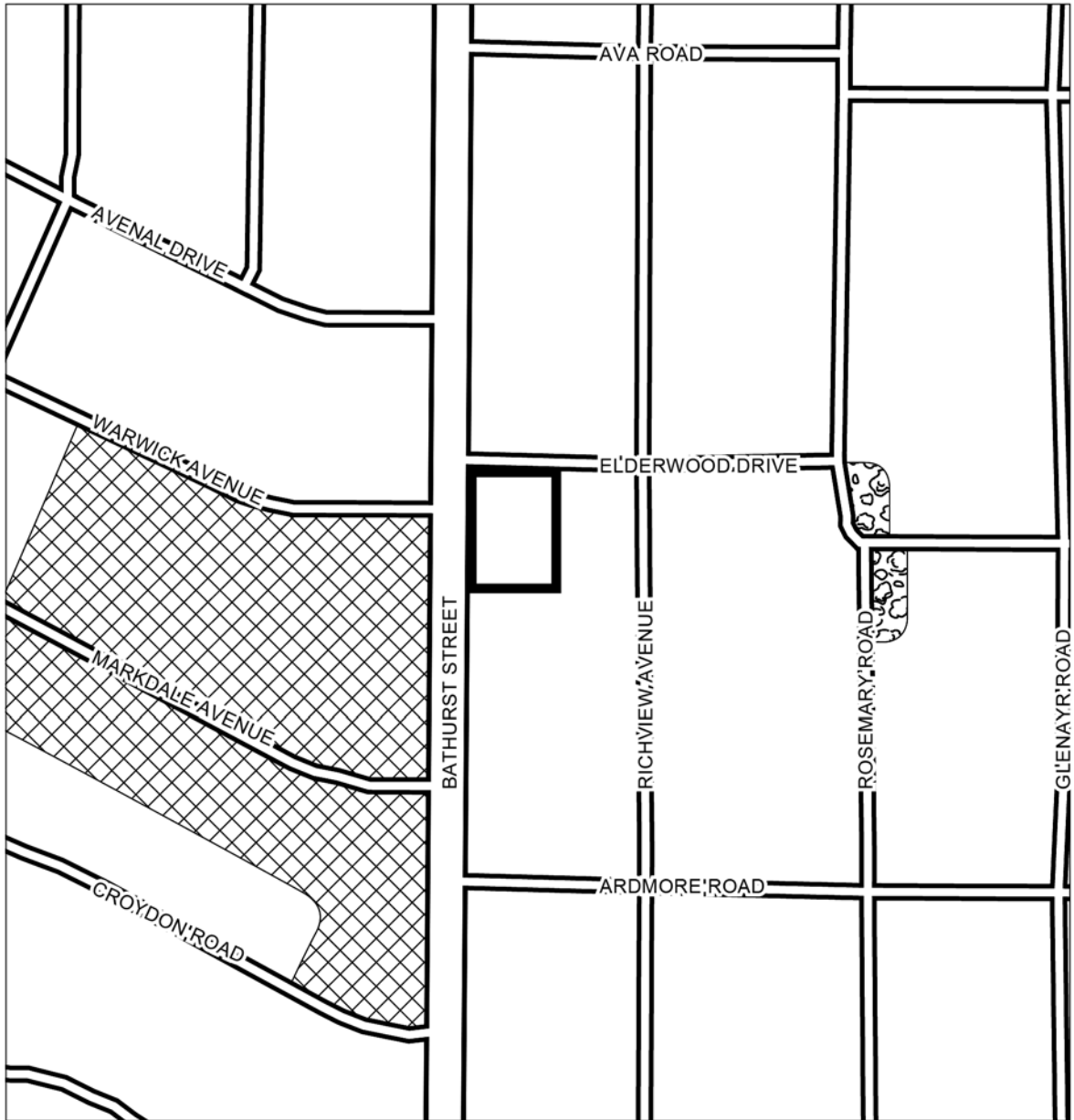
R Residential
RD Residential Detached

RM Residential Multiple
O Open Space



Not to Scale
Extracted: 04/07/2017

Attachment 4: Official



1677-1679 Bathurst Street & 73-75 Elderwood Drive

Extract from Official Plan

File # 16 270455 STE 21 0Z

- | | |
|--------------------------|--------------------------|
| Site Location | Parks & Open Space Areas |
| Neighbourhoods | Parks |
| Apartment Neighbourhoods | |

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Not to Scale
04/07/2017

Plan

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 270455 STE 21 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 23, 2016

Municipal Address: 1677 BATHURST ST
 Location Description: PLAN M347 LOT 24 PT LOT 25 RP 66R24675 PART 6 **GRID S2103
 Project Description: A 4-storey apartment building consisting of 45 residential units.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			ELDERWOOD TOWNHOMES II INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R (u2; d1.0) (x946)	Historical Status:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2127.4	Height:	Storeys:	4
Frontage (m):	54.5		Metres:	12.98
Depth (m):	39			
Total Ground Floor Area (sq. m):	1036			Total
Total Residential GFA (sq. m):	4676		Parking Spaces:	41
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	4676			
Lot Coverage Ratio (%):	0			
Floor Space Index:	2.19			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4283	393
Bachelor:	1	Retail GFA (sq. m):	0	0
1 Bedroom:	10	Office GFA (sq. m):	0	0
2 Bedroom:	34	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	45			

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