

Community Council Meeting

1637-1645 Bathurst Street

Zoning By-law Amendment and Rental Housing Demolition Application

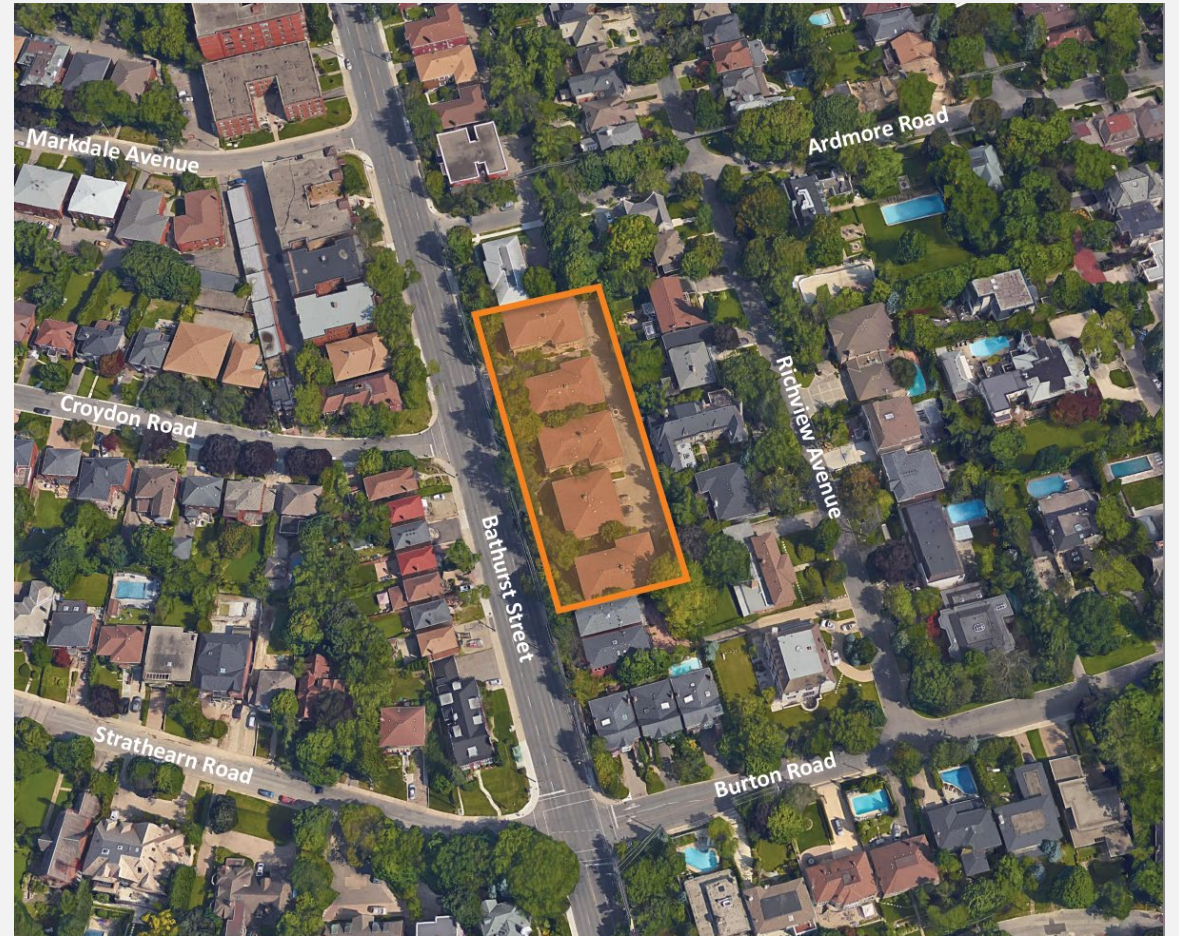
2 December 2020



1637-1645 Bathurst Street

Subject Site

- Forest Hill neighbourhood
- Official Plan designation: *Neighbourhoods*
- Zoning: Residential
- 5 existing apartment buildings containing 25 rental units
- Driveway access from Bathurst Street and rear laneway subject to easement



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Proposed Development



View from Bathurst Street



View from Rear Laneway

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Improvements Based on City Planning and Community Feedback



- Removal of surface parking



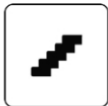
- Reduced height and massing



- Removal of Bathurst Street retaining wall



- Redesigned building facade



- Removal of pop-up stairs and terraces facing Richview



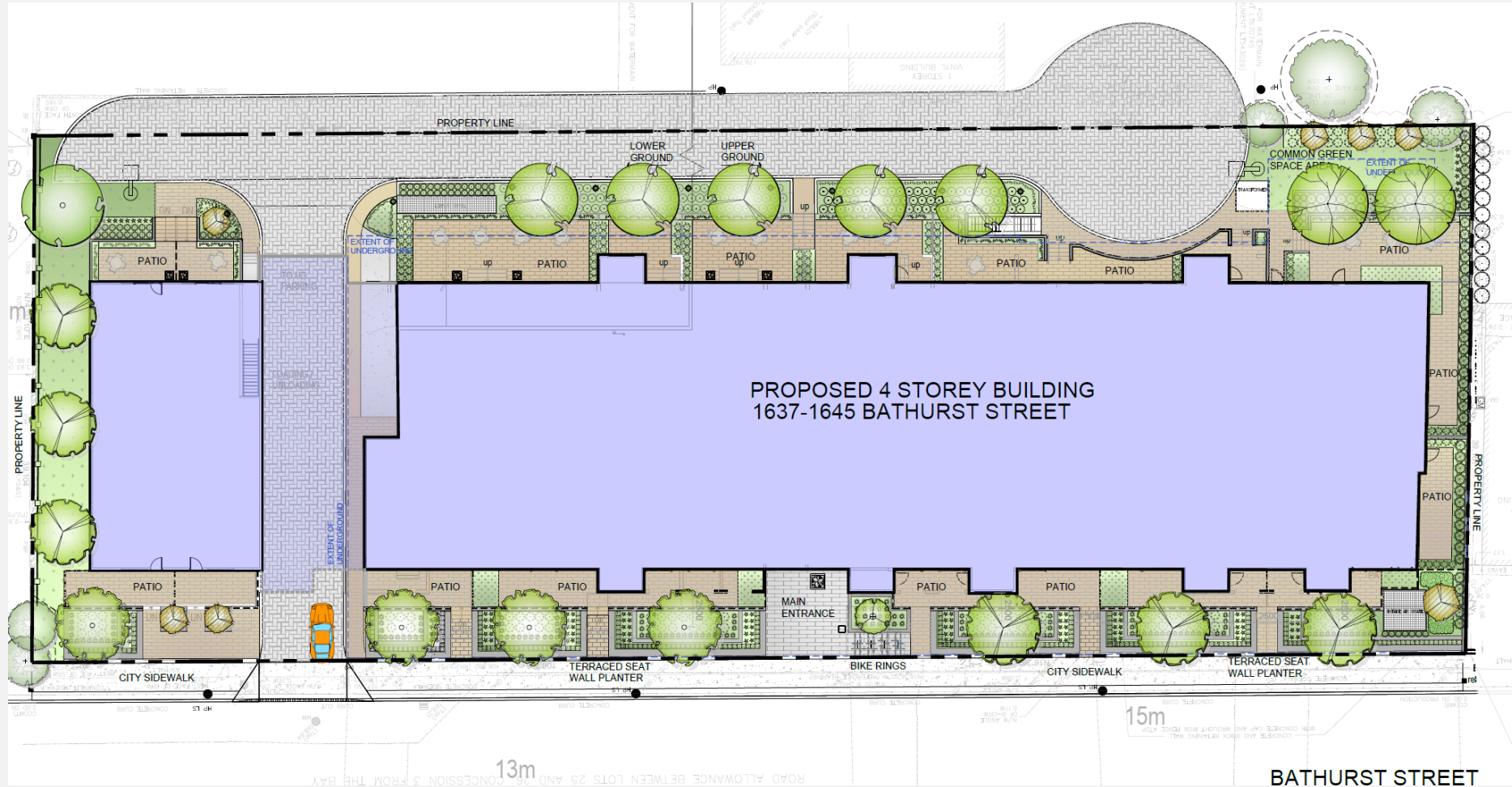
- Increased building setbacks



- Increased landscaping

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Site and Landscape Plan



1637-1645 Bathurst Street

Rental Housing Replacement

- 1 25 rental units replaced as same unit type and at similar size and rent
- 2 2 additional rental units: 1 three-bedroom affordable unit and 1 one-bedroom mid-range unit
- 3 Tenant Relocation and Assistance Plan
- 4 En suite laundry and air conditioning in all units
- 5 Access to amenity spaces for all residents
- 6 48 new market rental units for the neighbourhood, for a total of 75 rental units