SUMMARY

In July 2012, City Council directed staff to initiate a planning study focussing on built form and land use on both sides of Bathurst Street from Dupont to Queen Street. The study is now complete and this report recommends the adoption of a new Official Plan Site and Area Specific Policy (SASP) to guide development in the study area.

The recommended SASP defines the existing elements of the street that should be reinforced and enhanced, along with direction for areas of the street than can accommodate change. The draft policy reinforces the prevailing fine grain character of the street while providing more emphasis on public realm and streetscape, heritage, character of the street, intersections with Avenues and with Dupont Street, and transition to adjacent residential uses.

The initial Final Report on the study, which was approved by City Council at its meeting on July 8, 2014, recommended an amendment to former City of Toronto Zoning By-law 438-86, Section 12(2)270 to limit the total amount of non-residential gross floor area of any one retail establishment in the study area to 3,500
square metres, and limit the width of any single retail or service use on the ground floor to 12 metres. In addition, the report contained the draft Official Plan direction which forms the basis of this report. Lastly, the report recommended that the Director, Community Planning, Toronto and East York District initiate a study of the properties around the Bathurst/Bloor intersection and that City Council authorize a Heritage Conservation District Study for the area on Markham Street known as Mirvish Village.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment for Bathurst Street - Queen Street West to Dupont Street, attached as Attachment 1 to the report (July 8, 2014) from the Director, Community Planning, Toronto and East York District.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

3. City Council direct the Manager, Heritage Preservation Services, to report to the Toronto and East York Community Council on the heritage attributes, and options for inclusion on the City’s heritage inventory, of the properties identified in Section 4.2 of the "Better Bathurst" Final Report by DTAH.

4. City Council direct City Planning staff to complete Urban Design Guidelines and a Public Realm Plan for the Bathurst Street Study Area.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY
The Final Report that outlined the Official Plan Amendment direction, requested the initiation of the Bathurst/Bloor Area Study and a Heritage Conservation District Study for Mirvish Village, and brought forward zoning by-law amendments to limit the size of any one retail establishment in the study area was approved by City Council at its meeting on July 8, 2014. The link to that report can be found here: http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-70047.pdf

The Bathurst Study was initiated at the request of City Council. At its meeting on July 11, 12 and 13, 2012, City Council directed staff to initiate a planning study focussing on built form and land use on both sides of Bathurst Street from Dupont Street to Queen Street West. The motion can be found at the following link: http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE17.57
ISSUE BACKGROUND

Study Website
The study website contains detailed background information about the Bathurst Street Study including: background documents, the consultant reports, presentations, information panels, meeting summaries and survey results. The study website is: www.toronto.ca/planning/bathurst.htm

Background
The Reasons for the Study and the Description of the Study Area (including the Building Typologies, Blocks and Parcels, the Height, the Public Realm and the Land Use, and a description of the areas to the north, west, east and south of the study area) are all described in the previous Final Report on the study which can be found here: http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-70047.pdf

Official Plan
Bathurst Street is a boundary line between the Official Plan’s Downtown and Central Waterfront area and the rest of the city to the west. The Official Plan policies pertaining to the Downtown strive to strengthen and improve the livability and investment opportunities in the city’s core, while respecting and reinforcing its quality features. In particular, priority is placed on maintaining and upgrading public amenities and infrastructure, including streets, parks and open spaces, preserving architectural and cultural heritage, and improving transit and the pedestrian environment. Residential intensification is generally encouraged in Mixed Use Areas and Regeneration Areas within the Downtown, with sensitive residential infill within Downtown Neighbourhoods.

Apart from where Bathurst Street intersects with the Avenues of Bloor Street West, College Street, Dundas Street West and Queen Street West, the only portion of Bathurst that is an Avenue is located on the west side, between Bloor Street West and Dupont Street.

The study area is designated Mixed Use Areas and Neighbourhoods, with the exception of properties north of Dupont Street which are Employment and Toronto Western Hospital and Central Technical School which are Institutional Areas.

Chapter 2 – Shaping the City recognizes that Neighbourhoods and open spaces are to be protected from development pressures. Policy 2.2(2) directs growth to the Centres, Avenues, Employment Districts and the Downtown in order to efficiently use municipal infrastructure while protecting Neighbourhoods. Section 4.1 of the Plan contains general policies regarding permitted uses in Neighbourhoods, as well as development criteria policies.

Section 4.5 of the Official Plan contains policies on Mixed-Use Areas in the Official Plan. The Mixed Use Area designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development.
and its transition between areas of different development intensity and scale. Not all Mixed Use Areas will experience the same scale or intensity of development.

Parts of Bathurst are traditional pedestrian shopping streets. Policy 3.5.3(2) on the Future of Retailing states that such streets "will be improved as centres of community activity by encouraging quality development of a type, density and form that is compatible with the character of the area and with adjacent uses", by "improving public amenities such as transit, parking facilities, street furniture and landscaping", and by "encouraging and supporting effective business associations in these areas". Policy 3.5.3(3) states that retail development along the Avenues is encouraged and will suit the local context of built form and support the establishment of a high quality pedestrian environment." Policy 3.5.3(4) states that: "in order to provide local opportunities for small businesses and maintain the safety, comfort and amenity of shopping areas, zoning regulations for ground floor commercial retail uses in new buildings in new Neighbourhoods or in Mixed Use Areas along pedestrian shopping strips where most storefronts are located at the streetline, may provide for a maximum store or commercial unit size... ".

Consultant Reports
The city hired two consultants to provide specific services for the study. DTAH, with Taylor Hazel, Swerhun and R.E. Millward, were hired to focus on built form, land use planning, heritage and public realm. JC Williams Group was hired to conduct a retail study to review the existing zoning permissions for retail and service uses on Bathurst Street, as well as these same provisions which apply to the former City of Toronto, and to advise on any changes to the retail and service provisions. The consultant reports are available on the study website at: www.toronto.ca/planning/bathurst.htm

Community Consultation
The local community provided substantial input and feedback into the study, with up to 200 people at community meetings. Consultation has been a major contributor in shaping the proposed area-specific Official Plan policy. In addition, Economic Development and Legal Services have provided comments that have informed the proposed policy.

The following key messages emerged from the community discussions:

1. Bathurst is eclectic and maintaining this eclecticism is important to the vision for the street. Bathurst Street contains many different communities, places of interest, and destinations, and many participants felt that this was one of the street’s most valuable assets. Most participants expressed a vision for Bathurst Street as a collection of villages or nodes, while others felt that each individual property and place expressed a distinct character.

2. Most participants felt that new development should respect the low-scale, fine-grained context of Bathurst Street. Citing concerns about the proposed heights, scale of uses, and urban design of recent development proposals for Bathurst Street, participants felt that the vision for the street should respect and take cues from the
existing context. Many participants also identified the small-scale and independent retail as an important part of the street’s character and were concerned with the as-of-right gross floor area permitted for single retail use.

3. Most participants identified an increase in green spaces, wider sidewalks, greenery and landscaping as priority public realm improvements.

4. Most participants identified the heritage character of the streets as important, character-defining elements of the Street.

5. The most contentious issue was the proposed height of 20 metres on the west side of Bathurst Street, between College Street and Dundas Street. This issue stemmed largely from the size of retail (12,000 square metres) originally proposed in the application for 410-446 Bathurst Street (the former Kromer Radio site) and the proximity of this portion of the street to Kensington Market.

These community comments have been considered in the preparation of the draft Site and Area Specific Policy.

COMMENTS

The City Council direction for the planning study called for the review of the existing planning framework and, if necessary, recommendations for changes to that framework. This section describes the content of the new Site and Area Specific Policy (SASP) for the study area. The draft SASP is based on the Bathurst Built Form and Land Use Study, existing policy framework, the physical characteristics and context of the study area, comments from the community and feedback from other City departments.

The policy reflects community comments to preserve the character of street, including existing uses, heritage, and built-form (in terms of architecture, size, height, and articulation). Any new development will build upon and be compatible with the existing residential and pedestrian shopping areas character. This will allow the continued organic evolution of the street in accordance with the area-specific policy.

Removal of the Avenue Overlay north of Bloor Street

North of Bloor Street West, where the west side of the street is an Avenue and the east side is a Neighbourhood in the Downtown, the Urban Structure framework has the potential to result in built form and land uses which are inconsistent on opposite sides of the street. It is therefore recommended that the Avenue overlay north of Bloor Street, shown on Map 2 of the Official Plan be removed in order to make it clear that Bathurst Street is not an area of significant intensification.

Heritage

The study area contains buildings that are designated and listed, as well as many buildings which add to the historic character of Bathurst Street. A recommendation to initiate a Heritage Conservation District Study for Mirvish Village was contained within
the previous Final Report on this study and recommendations on further additions to the City's inventory of heritage properties will take place over time and on a site by site basis.

The in-force heritage policies in the Official Plan apply to the study area, as do the provisions in the *Ontario Heritage Act*. These policies include, but are not limited to:

a. development and alterations will respect, conserve and maintain the integrity of the existing and potential cultural heritage properties and be of a scale, form, material and character that supports and complements these resources;

b. Heritage Impact Assessments will be required for development applications that affect existing and potential heritage properties within this policy area; and

c. properties identified as having the potential to contain cultural heritage value or interest will be evaluated and conserved as appropriate, either by the City or through the planning process.

The Final Report by DTAH contains a whole section (Section 4.2) that provides background and recommendations on properties within the study area which may be appropriate to include on the City's inventory of heritage properties.

**Site and Area Specific Policy (SASP) for Bathurst Street**

**General Policies and Principles**
The policies in the SASP implement a vision for Bathurst Street according to the following principles: area-appropriate built form and use; reinforcing of existing scale and character, heritage conservation and improving the public realm.

This area is not intended to experience significant intensification. The policies establish a vision for Bathurst Street that generally maintains the existing fine-grained and low-scale character of the street and identifies heritage conservation and public realm improvements as priorities. New development is directed to appropriate locations at the intersections with Dupont Street and with the *Avenues* of Bloor Street, College Street, and Dundas Street West and to a portion of the west side of the street between College Street and Dundas Street West where the lot size is generally larger than other parts of Bathurst Street.

Pedestrian shopping areas are identified that front onto Bathurst Street and are designated as *Mixed Use Areas*. These have a fine grain of pedestrian-oriented commercial, retail or service uses on the ground floor with residential, retail, office or service uses above.

**Neighbourhood Areas Policies**
Development on properties designated *Neighbourhood Areas* will reinforce the existing fine grain character of low scale buildings and narrow frontages at the street edge and will be compatible with the low scale character and form of existing buildings in the surrounding *Neighbourhood Areas*. While the prevailing house form character is an important defining feature that will be maintained, the Official Plan policy for
Neighbourhood Areas permits interspersed walk-up apartments of up to four storeys. The prevailing character within each Character Area will determine the appropriate built form of new residential development. The intent of the policy is to maintain the existing residential character within Neighbourhood Areas.

Mixed Use Areas Policies
The intent of the policies that apply to properties designated as Mixed Use Areas is to support and reinforce these areas as places for people to live, work and shop, all in one place. This will allow residents to depend less on their cars and create attractive and Community-based neighbourhoods that become gathering places. The emphasis is on maintaining small, grade related retail uses on the ground floor of any new building, with a mix of uses in the remainder. Any development should not negatively impact the surrounding Neighbourhoods.

Built Form
The intent of the built form policies is to respect the existing fine grain rhythm of architectural treatment and articulation that reflects the historic lot pattern characterized generally by narrow frontages and the built form and characterized generally by a pedestrian-oriented, human scale. Special attention is given to properties which are located at the corners of Bathurst Street and other major streets, to ensure that new buildings address and reflect the character of both intersecting streets.

Public Realm/Open Space/Parkland
The emphasis in these policies is on creating a green, comfortable and attractive public realm, exploring opportunities for new public and private (but publicly accessible) open spaces, and improving existing parks. Both Alexandra Park and Ed and Anne Mirvish Parkette require upgrades and therefore money received through cash payments in lieu of parkland dedication should be dedicated to these parks. Through redevelopment, the widening of the sidewalks and the planting of street trees along Bathurst Street is a priority, and the Pedestrian Improvements Map details the new minimum requirements for sidewalk widths for specific sections of the street. Public realm improvements will also address the transit infrastructure on Bathurst, including seating areas and weather protection at transit stops. Where possible, landscape treatments will be added to side streets, such as Harbord Street, which have adequate space for new trees. This "borrowed landscape" will contribute to the greening Bathurst Street.

Character Areas
The proposed Official Plan direction for Bathurst Street creates 8 Character Areas, the boundaries of which are based on existing patterns of land use and built form and on the future vision for Bathurst Street. The Character Area policies are to be read and interpreted together with the other policies in the SASP.
The Character Areas from north to south are:

**Bathurst-Dupont**
Dupont Street defines the northern limit of the study area. The north side of Dupont is not included in the Character Area because it is part of the Dupont Study. The Final Report for this study will be presented to the Planning and Growth Management Committee on August 7, 2014.

South of Dupont Street this Character Area is made up of mostly narrow lots and a regular pattern of 2-to-3 storey buildings on both sides of the street which are typical to Bathurst Street. The buildings are predominately narrow, and typically contain residential uses above a commercial ground floor, making them largely consistent in character and scale to Toronto's traditional pedestrian shopping areas. The ground floor building frontage is generally in the order of 6 metres wide. Rear lanes are either absent (east side) or incomplete (west side).

To maintain the fine-grain pedestrian shopping area of Bathurst-Dupont, the maximum building height will generally be 5 storeys and the building will step back at a height of generally 3 storeys to create a street wall height that complements the existing conditions.

**West Annex – Seaton Village**
The east side of the street (West Annex Neighbourhood) is characterized by 2.5 storey residential buildings of brick construction, with small front yards that in many cases serve as driveways. Typical ground floor frontages are between 4.5 and 6 metres. Along with sections of the Bathurst-Dupont Character Area south of Dupont, this is one of the only sections of the study area lacking a rear lane.

The west side of the street (Seaton Village pedestrian shopping area) is similar in built form to the south section of the Bathurst-Dupont Character Area and often contains a mix of residential and commercial uses within buildings. However, the presence of ground floor commercial uses is less consistent than Bathurst-Dupont, the street wall is more varied. Heights are typically between 2 and 3 storeys, and occasional apartment buildings and 2.5 storey house-form buildings intersperse with mixed-use buildings.

On the west side, the eclectic mix of uses and building types are a defining feature and should be maintained. The maximum building height will generally be 4 storeys and the building will step back at a height of generally 3 storeys to create a street wall height that is consistent with a fine grain pedestrian shopping area.

The east side of the street will continue to be a primarily residential Neighbourhood Area which may evolve over time through the incremental addition of local, grade-related retail, service and commercial uses. The maximum building height will generally be 4 storeys which creates a consistency with scale on the east side of the street.
**Bathurst - Bloor**
This area is an eclectic Character Area characterized by a variety of mixed use buildings, medical offices, and the TTC station. Buildings at the intersection of Bathurst Street and Bloor Street West are 2 to 3 storeys in height. The large retail store (Honest Ed's) on the south-west corner has evolved over time to introduce individual storefronts on the Bloor and Bathurst Frontages that reflect in some ways the fine grain traditional pedestrian shopping area character. The signage on the building is considered by many residents to be a landmark. This Character Area is also the site of a new 9-storey condominium south of Bloor Street on the east side.

The opportunity to define this area's full potential requires further study. The proposed area-specific study for the Bathurst-Bloor four corners area will define the vision for the area. Among other key approaches, new development will incorporate active ground floor uses and provide public amenities to animate and enrich the pedestrian realm on Bloor Street and on Bathurst Street. New development will reinforce the existing pedestrian shopping areas.

**Palmerston-Harbord**
This area is a stable Neighbourhood with narrow lots and rear lanes, characterized by 2.5 storey residential properties constructed between 1880 and 1919 and three major institutional facilities – Central Technical School, King Edward School and the former Methodist Church. The strong and consistent residential Neighbourhood character defined by narrow lots of generally between 5 and 8.5 metres wide and residential house-form character are important and defining elements of Palmerston-Harbord.

The residential house-form character is an important and defining element of this Character Area that will be maintained. The lands at 720-736 Bathurst Street will be re-designated from Neighbourhood Area to Mixed Use Area in order to reflect the current land use; however, redevelopment of these properties is not contemplated. The maximum building height will be up to 4 storeys.

**Bathurst - College**
This area is characterized by "Little Italy" and generally reflects the character of College Street. The church on the north-west corner has been converted into residential uses (at a height of 24 metres, which reflects the wider 30 metre right-of-way width on College Street). Low-scale commercial buildings are located on the east side of the intersection. The south-west corner is used as a surface parking lot.

This Character Area is an important mixed-use intersection for both College Street and Bathurst Street corridors. New development will incorporate active ground floor uses, improve the public realm, and enhance public amenities to animate and enrich the pedestrian realm. The south-west corner of College and Bathurst Streets is identified as a priority for a new park or open space. The street wall height of generally 5 storeys and height of generally 9 storeys in this Character Area are different from the rest of the Bathurst Street corridor. These heights reflect the 30 metre width of the right-of-way on College Street, wider than the typical 20 metre street right-of-way in the area.
Palmerston-Nassau
Buildings range widely in height, from 3 metres to the 62 metres at Toronto Western Hospital. On the west side, existing heights are between 10 and 19 metres and the mid-block contains low-scale former industrial-warehouse buildings with lot sizes that are larger than the rest of the Bathurst Study Area. The east side north of Nassau Street contains one block of residential housing defined by narrow lots, a continuous rear lane, and consistent 2 to 3 storey residential-house form buildings including newer townhouses.

The Neighbourhood Area is a transition area between the Mixed Use character of the west side of Bathurst Street and the adjacent Neighbourhood Area to the east. The house form buildings are an important defining character element and will be maintained. The maximum building height will be up to 4 storeys.

The east side is envisioned as a new pedestrian shopping area where the maximum building height will generally be 6 storeys and the building will step back at a height of generally 4 storeys to create a street wall height that is consistent with this vision.

Alexandra Park West
Alexandra Park is located on the east side of this area with 2 to 3 storey residential buildings. The strong and consistent residential Neighbourhood character defined by narrow lots of generally between 4 and 6.5 metres wide and residential house-form character are important and defining elements of Alexandra Park West.

The strong and consistent residential Neighbourhood character will be maintained. New development will respect and respond to Alexandra Park as a significant green space and cultural resource in the City and the maximum building height in will generally be 4 storeys.

The Scadding Court Community Centre and library at the southeast corner of Bathurst and Dundas Street West were subject of a visioning study that led to a set of principles which will guide the development on the site. These principles can be found in the Final Report for the visioning study which can be found here: http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-51253.pdf

This site will be subject to a future study to refine recommendations for the revitalization of the site.

Bathurst -Queen
This area is characterized by a mixture of 2-3 storey residential and commercial properties. The Queen Street West Heritage Conservation District terminates at the intersection of Bathurst Street. This Character Area will respond to and conserve existing heritage resources including the Queen Street West Heritage Conservation District, which terminates at Bathurst Street.
The opportunity to create a new park or open space at the TTC turning loop on the east side of Bathurst Street will be pursued. Residential uses will not be permitted on the ground floor of new development in Mixed Use Areas and new development will be required to contain active ground floor uses in order to animate the ground floor and to create a consistent Pedestrian Shopping Area condition on both sides of the street. The maximum building height in Mixed Use Areas will generally be 5 storeys and the building will step back at a height of generally 4 storeys.

Next Steps
The next steps, as outlined in the recommendations of this report, include the completion of Urban Design Guidelines and a Public Realm Plan for the study area, and consideration of the buildings identified in the "Better Bathurst" Final Report as having the potential for inclusion on the City's inventory of heritage properties.

Conclusion
The proposed Site and Area Specific Policy for Bathurst Street emphasizes that the existing scale, lot pattern, and mix of uses that are currently found along Bathurst Street should be respected and reinforced as part of any new redevelopment on the street. Improvements to the public realm will happen incrementally and will result in wider sidewalks on some parts of the street and a greener community with the inclusion of street trees and new open spaces including those on side streets.

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SIGNATURE

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

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ATTACHMENTS
Attachment 1: Draft Official Plan Amendment
Attachment 1: Draft Site and Area Specific Official Plan

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~~20~

To adopt an amendment to the Official Plan for 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:

- 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
- 648 to 592 Queen Street West on the south side

as detailed in Schedule A attached to this By-law.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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 as follows:

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

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)
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
- 648 to 592 Queen Street West on the south side

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

1. Maps 18, Land Use Plan, is amended by re-designating the lands known municipally as 720-736 Bathurst Street 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

- 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

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 6-storeys with a street wall height of 5-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 a 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.

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
Schedule D

Pedestrian Improvements

[Diagram of Bathurst Street from Queen Street West to Dupont Street]

- 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 4.5m 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.
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 4.0m 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.

Bathurst Street: Queen Street West to Dupont Street
File # 14 155462 STE 19 OZ
Schedule E

Bathurst-Bloor Special Study Area