

## **6020 Bathurst and 6030 Bathurst Street – Zoning Amendment – Request for Direction Report**

Date: June 28, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 10 – York Centre

**Planning Application Number:** 17 264641 NNY 10 OZ

### **SUMMARY**

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This application proposes to amend the zoning by-laws at 6020 and 6030 Bathurst Street to permit a new 26-storey residential apartment building on the easterly Bathurst Street frontage, between the existing buildings, and 24 townhouse units on the western edge of the site. The two existing rental buildings and units on the site would remain. The two proposed buildings would have a total Gross Floor Area (GFA) of 24,006 square metres and add an additional 314 dwelling units on the site, for a total of 709 units. The existing and proposed buildings would have an overall Floor Space Index (FSI) of 2.8.

This report recommends that the City Solicitor, together with City Planning and any other appropriate staff, attend the Local Planning Appeal Tribunal hearing in opposition to the proposal in its current form. This report also recommends that this site and the surrounding area continue to be evaluated as part of a Block Context Plan to define the appropriate locations for parks and open space, pedestrian connections, and new public or private streets which will then provide a context for appropriate infill on these Apartment Neighbourhood sites.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning staff and other appropriate staff, to attend the Local Planning Appeal Tribunal (LPAT) hearing to oppose the Zoning By-law Amendment (File No. 17 264641 NNY 10 OZ) in its current form.
2. In the event that the LPAT approves the applications in whole or in part, City Council authorize the City Solicitor to request that the LPAT withhold its Order approving the development until such time as:

a. The LPAT has been advised by the City Solicitor that the proposed zoning by-law amendment is in a form satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor that they, amongst other matters, provide for the securing of the rental tenure of the existing rental dwelling units on the site, securing of needed improvements on the site, a construction mitigation plan and tenant assistance, together with other appropriate matters;

b. The City Solicitor confirms the execution of a Section 37 Agreement satisfactory to the Chief Planner and Executive Director, City Planning, the Chief Engineer and Executive Director of Engineering and Construction Services and the City Solicitor, and has been registered against title, to the satisfaction of the City Solicitor, such Agreement to include, without limitation, the following matters as a legal convenience:

- i. securing of the rental tenure of the existing rental dwelling units on the site;
- ii. securing of identified needed improvements on the site and access to new indoor and outdoor amenities for all on-site residents; and
- iii. a tenant communications and construction mitigation plan and tenant assistance;

c. The City Solicitor confirms that the owner has provided a Functional Servicing Report, a Stormwater Management Report, and a Hydrogeological Report, acceptable to the Chief Engineer and Executive Director, Engineering and Construction Services;

d. The City Solicitor confirms that the owner has designed and provided financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report, Stormwater Management Report, and Hydrogeological Report to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements or upgrades are required to support the development, according to the Functional Servicing Report, Stormwater Management Report, and Hydrogeological Study, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services;

e. The City Solicitor confirms that the implementation of the Functional Servicing Report, Stormwater Management Report and Hydrogeological Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services either does not require changes to the proposed amending by-laws or any such required changes have been made to the proposed amending by-laws to the satisfaction of the Chief Planner and Executive Director, City Planning, the City Solicitor and the Chief Engineer and Executive Director, Engineering and Construction Services; and

f. The City Solicitor confirms that the owner has provided a Traffic Impact Study Addendum, acceptable to the General Manager, Transportation Services.

3. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant to address the issues outlined in this report and should the parties arrive at proposed resolution, to report back to City Council on the outcome, including proposed Section 37 contributions to be determined in consultation with the local Councillor relating to any revised proposal, as appropriate.

4. City Council require the Owner of the lands at 6020 and 6030 Bathurst Street to satisfy the parkland dedication requirement through an on-site dedication of 1143.50 square metres. City Council authorize City staff to have discussions with regards to the option of an off-site parkland/cash-in-lieu dedication as per Section 415-26 C of the Toronto Municipal Code, should an on-site dedication not be feasible.

5. City Council direct City Planning staff and any appropriate staff to continue work on the Block Context study, in conjunction with area stakeholders, of the Bathurst – Fisherville area (including the sites municipally known as: 25 Fisherville Road, 5 Fisherville Road and 6040 Bathurst Street, 6030 Bathurst Street, 6020 Bathurst Street, 6010 Bathurst Street and 12 Rockford Road as shown in Attachment 6 - Block Context Plan Study Area) to develop a Block Context Plan that will address built form, new pedestrian and vehicular connections, open space, park land, public realm improvements, community services and facilities and identify potential Section 37 priorities and report back to Council in Q1 2019.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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A pre-application meeting was held on March 23, 2016 and December 20, 2016. The need for a block context plan was discussed at the pre-application meetings. The current application was submitted on November 20, 2017 and deemed complete on December 12, 2017. The applicant filed an appeal to the LPAT on March 28, 2018 prior to a preliminary report going to NYCC.

A Request for Direction report for an application and appeal at 6040 Bathurst Street and 5 Fisherville Road, the site to the north of this application, was adopted at City Council at its April 24, 2018 meeting. This report sets out a study framework for a Block Context Plan and identifies the need to facilitate discussions with all landowners in the block to develop an appropriate Context Plan for the area, including the subject site. This decision and report can be found at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY29.3>

<https://www.toronto.ca/legdocs/mmis/2018/ny/bgrd/backgroundfile-113331.pdf>

## **ISSUE BACKGROUND**

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### **Proposal**

This application proposes to amend the zoning by-laws at 6020 and 6030 Bathurst Street to permit a 26-storey residential rental apartment building on the Bathurst Street frontage, between the two existing buildings, and 24, three-storey townhouse units arranged in three blocks on the western edge of the site and at the base of the proposed building. The existing rental buildings and units on the site would remain. The two buildings would have a total Gross Floor Area (GFA) of 24,006 square metres and add an additional 314 dwelling units on the site, for a total of 709 units. The existing and proposed buildings would have an overall site Floor Space Index (FSI) of 2.8. See Attachment 2- Site Plan and Attachment 7- Application Data Sheet.

The unit types for the proposed 26-storey, 290 unit, infill residential rental building are proposed as follows: 9 studios, 185 one bedroom, and 96 two bedrooms. An additional six townhouse units with three or four bedrooms are proposed at the base of the building. The three blocks of townhouse units proposed at the rear of the site will each have 6 units with either 3 or 4 bedrooms.

The proposal includes a consolidated central open space in the middle of the site with a playground, pet area, and plaza and seating area. The proposed site edges include a landscaped buffer and seating areas on the north and south sides of the existing buildings. New indoor amenity space is proposed in the proposed new apartment building. The 795 square metre space on the first and second floors includes an indoor pool adjacent to a ground floor outdoor amenity space, a gym and a party room. These spaces are proposed to be accessible to all residents.

The proposed development would relocate the northern driveway access for 6030 Bathurst Street and utilize access from the south driveway, for a proposed internal driveway system connecting the areas within the site and remove one of the vehicular entrances from Bathurst Street, reducing the number of curb cuts from three to two. The proposal would also to integrate the separate parking garages to provide a total of 551 spaces underground and 24 surface parking spaces. Currently there are 409 parking spaces on site.

### **Site and Surrounding Area**

The site is located south-west of Bathurst Street and Steeles Avenue West. It is located within a larger block of “tower in the park” style rental buildings, with large open spaces between buildings, and to the east of the low density residential neighbourhood.

The site is 6.28 acres (25,425 square metres) and comprised of two lots, 6020 and 6030 Bathurst. The lot frontage on Bathurst Street is 167.2 m and the lot depth ranges from approximately 166 m at the north to 154 m towards the south end of the site. 6020 Bathurst and 6030 Bathurst are 11 storey and 18 storey rental apartment buildings, respectively. The buildings are oriented in an east-west direction.

6020 Bathurst Street has 149 rental units and 6030 Bathurst has 246 rental units. An existing child care facility and playground are located on the ground floor of 6030 Bathurst Street. There is also indoor amenity space used as a gym located at 6030 Bathurst Street. There are two outdoor swimming pools at the rear of the buildings.

The sites were not originally developed in a comprehensive manner and the buildings currently operate independently for access, parking and servicing. Surface parking is located on the south side of 6020 Bathurst Street and at the rear (west) of 6030 Bathurst Street. Each building has separate, single level, below grade parking garages. Total onsite parking is 409 parking spaces.

The buildings and building entrances do not front Bathurst Street. The main building entrances are located deep within the sites on driveways without direct pedestrian connections to Bathurst Street. As well, the pedestrian circulation between the two buildings is not fully integrated. The building entrances and servicing areas, including outdoor garbage bins do not reflect coordinated site organization. The entrance to 6030 Bathurst, set back from Bathurst Street, faces south to a landscaped courtyard and the servicing is located at the north end of the building. The servicing area for 6020 Bathurst Street is at the north side of the building, facing the entrance to 6030 Bathurst Street. The primary entrance to 6020 Bathurst Street is on the south side of the building, with less generous landscaping and less pedestrian amenity than 6030 Bathurst Street.

The vehicular site access is from three driveways off of Bathurst Street, a five-lane, 36 metre wide, public street. There are not other connections to the larger street network or other streets to provide access to the site. Torresdale Road, to the west, is the next north-south through street which connects Fisherville Road to Rockford Road.

All 395 existing rental dwelling units in the residential complex have either affordable or mid-range rents.

The surrounding sites and land uses are as follows:

- North: 6040 Bathurst Street and 5 Fisherville Road with two 17-storey rental apartment buildings (subject to further development as proposed by File No 16 252547 NNY 10 OZ). To the northwest is 25 Fisherville Rd with an eighteen-storey rental apartment building. To the northeast of the site is Carpenter Road, which splits from Bathurst Street, and forms a triangular block with commercial uses and surface parking.
- South: 6010 Bathurst Street and 12 Rockford Road with 12-storey and 13-storey apartment buildings.
- East: On the east side of Bathurst Street are apartment buildings ranging in heights of ten to thirteen storeys.
- West: Low-rise residential neighbourhood comprised of detached dwellings.

The site is part of a larger block with sites with similar characteristics of older, slab-type, tall buildings within large amounts of landscaped open space, known as 'tower in the park' developments. The larger block has an area of approximately 8.0 hectares. The block is generally bounded by Fisherville Road, Carpenter Road, Bathurst Street, Rockford Road and existing detached dwellings on Stonedene Boulevard. Including this

site, there are seven existing rental apartment buildings on six properties, including 25 Fisherville Road, 6010 Bathurst Street and 12 Rockford Road, 6040 Bathurst Street/5 Fisherville (application under appeal) and the commercial site at Bathurst/Fisherville. Some other property representatives have attended pre-application meetings with City Planning staff. The larger 8.0-hectare block currently lacks street connections, pedestrian connections and City-owned park land. See Attachment 6 – Block Context Study Area.

The tower heights within the block range from 11 to 18 storeys. Outside of the block there are two 17-storey condominiums on the north side of Fisherville Road. Existing rental apartment buildings on the east side of Bathurst Street range from 6 to 13 storeys. South of Rockford Road, a similar built form pattern continues with 12 and 13 storey buildings.

### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction on matters of provincial interest province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

The Growth Plan sets out a vision for complete communities. *Complete communities* support quality of life and human health by encouraging the use of *active transportation* and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food. The policies of the Growth Plan will support the achievement of *complete communities* that:

a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*;

b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

c) provide a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

d) expand convenient access to:

- i. a range of transportation options, including options for the safe, comfortable and convenient use of *active transportation*;
- ii. *public service facilities*, co-located and integrated in community hubs;
- iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
- iv. healthy, local, and affordable food options, including through urban agriculture;

e) ensure the development of high quality *compact built form*, an attractive and vibrant *public realm*, including public open spaces, through site design and urban design standards;

f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and

g) integrate *green infrastructure and low impact development*. (2.2.1.4)

The Growth Plan requires all municipalities to develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- b. identify the appropriate type and scale of development and transition of built form to adjacent areas;
- d. prioritize planning and investment in infrastructure and public service facilities that will support intensification; and
- e. be implemented through official plan policies and designations, updated zoning and other supporting documents. (2.2.2.4)

The Growth Plan's housing policies also advance the framework for complete communities through providing diverse range and mix of housing options and densities and options for affordable ownership and rental housing (2.2.6).

The Growth Plan policies also direct that implementation of the plan requires coordination of land use planning and infrastructure planning (3.2.1). Infrastructure includes transportation (3.2.2), servicing (3.2.6) and stormwater management (3.2.7).

The coordinated approach to land use planning and transportation in the Growth Plan is supported through multimodal access (3.2.2.2.d), active transportation networks (3.2.3.4) and transportation demand management measures (3.2.2.4). Policy 3.2.2.2.b addresses balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation. The Growth Plan also promotes a complete streets approach to ensure the needs and safety of all road users are considered and appropriately accommodated (3.3.2.3).



Provision of public service facilities are part of achieving complete communities. Public service facilities are defined in the Growth Plan and PPS as "lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services." The Growth Plan policies direct coordination for the planning of public service facilities and emphasize co-location (3.2.8).

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation. Delineated built up areas and other growth areas in Growth Plan are still subject to the relevant municipal land use planning policies and approval processes (5.2.5.8).

Both the PPS and the Growth Plan are issued under Section 3 of the *Planning Act* and all decisions of Council that affect planning matters shall be consistent with the PPS shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

## **Toronto Official Plan**

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

### **Chapter 2 - Shaping the City**

The Official Plan states that future growth within Toronto will be steered to areas which are well served by transit, the existing road network and which have a number of properties with redevelopment potential. Growth areas in the City are locations where good transit access can be provided along bus and rapid transit routes. Areas that can best accommodate this growth, such as Avenues and Centres, are shown on Map 2 of the Official Plan. This site is not identified as an area for growth on Map 2.

Chapter 2 of the Official Plan includes policies to develop the City's transportation network. Bathurst Street is identified as a major street on Map 3 of the Official Plan with a planned right-of-way width of thirty-six metres. Bathurst Street is also identified as a transit priority segment on Map 5.

Section 2.3.1 Healthy Neighbourhoods sets out a framework that considers Neighbourhoods and Apartment Neighbourhoods to be physically stable areas, development criteria and improvements to the street network in these areas. As well

these policies address environmental sustainability, enhancement of community and neighbourhood amenities and revitalization strategies for priority neighbourhoods.

The policies in Section 2.4 advance the integration of transportation and land use planning. The City encourages active forms of transportation by integrating and giving full consideration to pedestrian and cycling infrastructure in the design of all streets, neighbourhoods, major destinations, transit facilities, and mobility hubs (2.4.1). Strategies to improve to the pedestrian network include dedicated crossings (2.4.14.c); maximizing connections within the street network, as well as to other public or private pedestrian walkways, such as those found within parks, open spaces, between buildings (2.4.14.b); improvements to connections and conditions in areas of high need including areas travelled frequently by vulnerable users, including people with disabilities, youth and seniors (2.4.14.e); and developing policies, plans and guidelines to implement pedestrian priorities and Complete Streets (2.4.14.f).

### **Chapter 3 - Building a Successful City**

Section 3.1.1 The Public Realm sets the framework and structure for streets, parks and open spaces. Quality architectural, landscape and urban design and construction will be promoted by high quality public buildings, structures, streetscapes and parks that reflect the broad objectives of this Plan. New streets will be designed to promote a connected grid of streets that offers safe and convenient travel options, divide larger sites into smaller blocks, provide access and addresses for new development and implement the Complete Streets approach to develop a street network that balances the needs and priorities of the various users and uses within the right-of-way. New streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets. New city blocks and development lots within them will be designed to have an appropriate size and configuration for the proposed land use, scale of development and intended form of buildings and open space; promote street-oriented development with buildings fronting onto street and park edges; provide adequate room within the block for parking and servicing needs; and allow for incremental, phased development.

New parks and open spaces will be located and designed to connect and extend, wherever possible, to existing parks, natural areas, and other open spaces such as school yards; provide a comfortable setting for community events as well as individual use; provide appropriate space and layout for recreational needs, including forms of productive recreation such as community gardening; and emphasize and improve unique aspects of the community's natural and human-made heritage. New parks and other public open spaces such as schoolyards should front onto a street for good visibility, access and safety.

The Built Form policies in Section 3.1.2 of the Official Plan relate to ensuring that new development in the city can fit harmoniously within the existing area. This includes providing appropriate transition to the existing surrounding area to ensure that the new development will fit within the existing and/or planned context. Development should be massed with good proportions to fit within the existing and planned context and to ensure sunlight and skyview from adjacent streets. Transition in scale may be achieved with many "geometric relationships and design methods in different combinations"

including angular planes, stepping of heights, location and orientation of the buildings and the use of setbacks and stepbacks of building mass. These policies also speak to the exterior façade of buildings to fit harmoniously into the existing and planned context, by incorporating design elements, their form, scale, proportion, pattern and materials that fit with the existing or emerging character of the area.

The policies in Section 3.1.2 Built Form also provide direction regarding site organization and relationships to the public realm, parks and open space. New development will locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility. New development will also be massed to define the edge of streets, parks and open spaces to ensure adequate access to sky views for the proposed and future uses. New development will provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

The Tall Buildings policies in Official Plan set the direction for how these proposed buildings will address key urban design considerations (3.1.3). These considerations include demonstrating how the proposed tall building and site design will contribute to and reinforce the overall City structure; demonstrating how the proposed building and site design relate to the existing and/or planned context; and providing high quality, comfortable and usable publicly accessible open space areas.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.5 states that, significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
- may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of this plan, without pass-through of such costs in rents to tenants. Staff will review this application for compliance with these and all other relevant policies of the Official Plan.

Section 3.2.2 of the Official Plan addresses the role of social infrastructure and community services to support people and neighbourhoods. These policies also highlight the need for access to community services and facilities such as community recreation centres, arenas, community health clinics, community gardens and publicly funded schools and libraries for delivery of services. The strategies will ensure adequate and equitable access to community services and facilities including improving and expanding local community service facilities and local institutions in established neighbourhoods that are under or poorly served; and ensuring that an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth (3.2.2.1.b and c). Strategies for providing new social infrastructure or improving existing community services and facilities will be developed

for areas that are inadequately serviced or experiencing major growth or change and will be informed through the preparation of a community services strategy (3.2.2.5).

## **Chapter 4- Land Use Designations**

The Official Plan, on Map 16, designates the site as Apartment Neighbourhoods. Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

These areas are stable areas of the City and significant growth is generally not anticipated, however there may be opportunities for additional townhouses or apartments on underutilized sites. Where there are opportunities for infill development on underutilized sites, policy 4.2.3 of the Plan sets out criteria to evaluate those situations which includes the need to provide good quality of life for both new and existing residents. The development criteria for Apartment Neighbourhoods (4.2.2) includes direction for new buildings to be located and massed to provide transition between areas of different intensity and scale; limiting shadow impacts on adjacent Neighbourhoods; and locating and massing new buildings to frame the edge of streets and maintain sunlight and comfortable wind conditions on adjacent streets, parks and open spaces.

Apartment Neighbourhoods policies look to a more comprehensive pedestrian network through improving the functioning of the local network of streets in Neighbourhoods and Apartment Neighbourhoods by providing new streets that extend the local street network into larger sites. As well, owners of existing apartment buildings are encouraged to improve safety and security, improve indoor and outdoor facilities and improve pedestrian access to the buildings. Small-scale commercial, community and institutional uses at grade in apartment buildings and on apartment building properties are encouraged on major streets shown on Map 3.

## **Section 5 - Implementation**

Section 5.1.1 allows the City to approve height and/or density greater than permitted by the zoning by-law pursuant to Section 37 of the Planning Act for developments which exceed 10,000 square metres and increase the permitted density by at least 1500 square metres and/or significantly increase the permitted height. The application proposes an additional 46,000 square metres on the site and overall heights of sixty-two and ninety two metres.

Section 5.3.2.1 provides direction on the use of strategies and guidelines, adopted by Council, to advance the vision, objectives and policies of this Plan. Guidelines are not Official Plan policy, however these implementation plans, strategies and guidelines are an expression of Council policy.

The Toronto Official Plan is available on the City's website at:  
[http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Official Plan Amendment 320**

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized Apartment Neighbourhood sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. On December 13, 2017 the former Ontario Municipal Board (OMB) issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found here: [www.toronto.ca/OPreview/neighbourhoods](http://www.toronto.ca/OPreview/neighbourhoods).

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 in order to improve the compatibility of new developments located adjacent and close to Neighbourhoods and in Mixed Use Areas, Apartment Neighbourhoods and Regeneration Areas. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

OPA 320 helps to implement the City's Tower Renewal Program by promoting the renewal and retrofitting of older apartment buildings, and by encouraging fruit and vegetable gardens on underutilized portions of Apartment Neighbourhood sites.

On larger sites, determining an infill building site may require planning for new and extended public realm including new streets or shared driveways, and preserving significant existing landscape and recreation features as part of integrating older apartments with new development in a manner that improves the quality of life for all.

These policies also address providing new streets that extend the local street network into larger sites, to provide access and frontage for existing and future development, improve pedestrian and bicycle circulation and improve the prominence, visibility and safe access to parks, open spaces, transit, schools and pedestrian destinations

## **Draft Public Realm Policies**

On January 15, 2018, the Planning and Growth Management Committee directed that the draft Official Plan Amendment containing Public Realm policies and draft Terms of Reference for the Block Context Plan be endorsed as the basis for public consultation. The Block Context Plan is a study prepared in cooperation with landowners that shows how the physical form of the proposed development fits within the existing and planned context and conforms to the policies of the Official Plan and implementation tools including site specific and other guidelines. The Block Context Plan may be required for sites with multiple landowners, large sites over 1 hectare, sites with two or more buildings, on-site park dedication, and/or a new public street(s), and sites with a context

of large open spaces and few public streets and parks including "Tower in the Park" Apartment Neighbourhoods sites. More details about the draft terms of reference can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG25.7>

## **Zoning**

The site is currently zoned Multiple-Family Dwellings Sixth Density Zone (RM6) by former City of North York Zoning By-law 7625. The RM6 zone allows for a number of residential building types including apartment house, converted dwellings, detached dwellings, multiple attached dwellings and double duplexes. All uses permitted in the R4 zone are also permitted. A maximum lot coverage of thirty-five percent and a maximum gross floor area of 150 percent of the lot area is permitted. The RM6 zone also requires a minimum distance between buildings or portions of buildings equal to the height of the highest building or portion thereof. See Attachment 3 – Zoning By-law 7625.

The site is also zoned RAC (f30.0; a1375; d1.5) by City of Toronto Zoning By-law 569-2013. City of Toronto Zoning By-law 569-2013 is currently under appeal. RAC is the Residential Apartment Zone Commercial Zone which permits dwelling units in an apartment building and certain commercial uses, generally on the ground floor of existing apartment buildings. A maximum FSI of 1.5 is permitted. As the site is not included in the height overlay map, the maximum permitted height is twenty-four metres. Bathurst Street, which abuts the southern portion of the site, is identified as a Major Street. See Attachment 4 – Zoning By-law 569-2013.

City of Toronto Zoning By-law 569-2013 was amended by By-law 572-2014 (Exception 37), which maintained the RAC (f30.0; a1375; d1.5) zone, but requires a minimum 3.0-metre setback from the street, a minimum amount of amenity space of 1.0 square metres per unit and a minimum parking rate of 1.4 spaces per unit.

The Tower Renewal Program is supporting property owners, community groups, residents and others interested in implementing projects using the new RAC zone. Elements of this initiative, such as more active ground floor uses, could support and enhance parks and public realm improvements in the larger block context. Residential Apartment Commercial (RAC) zoning allows small-scale non-residential uses, such as food markets, shops, small business, classes, community facilities and other initiatives, on more than 400 apartment buildings sites that were previously residential-only. [Toronto City Council adopted the bylaw](#) in 2013 and the Ontario Municipal Board approved the new zone in 2016.

By-law 569-2013 is available at: <http://www.toronto.ca/zoning>. By-law 572-2014 is available at: <https://www.toronto.ca/legdocs/bylaws/2014/law0572.pdf>

## **City-Wide Tall Building Design Guidelines**

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize

their local impacts. The link to the guidelines is here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>

### **Avenues and Mid-rise Buildings Study and Performance Standards**

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and stepbacks, sunlight and skyview, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. The link to the decision is here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

A midrise building is not currently proposed for this site, however, modified plans for this site or other sites in the larger block context may look to midrise buildings and the standards for appropriate development in the area.

### **Urban Design Guidelines for Infill Townhouses**

The City of Toronto Urban Design Guidelines for Infill Townhouses articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and adjacent properties and integrating new development into existing neighbourhoods. The Guidelines provide a framework for site design and built form to achieve liveable spaces with an appropriate scale and form of development by detailing how new development should be organized to fit within the existing context and minimize local impacts. The Guidelines also speak to the important role of streetscapes in improving the quality and safety of the public street experience for pedestrians, cyclists and motorists. They can be viewed at: <https://web.toronto.ca/city-government/planning-development/official-plan-guidelines/designguidelines/infill-townhouses>.

### **Townhouse and Low-rise Apartment Guidelines**

At its meeting of March 26, 2018, City Council amended and adopted the recommendation in the report providing a comprehensive update to the City's Infill Townhouse Guidelines. The Infill Townhouse Guidelines provided a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The updated Townhouse and Low-Rise Apartment

Guidelines replace, and further clarify and expand upon the previous guidelines to reflect current trends and best practices for a broader range of multi-dwelling development up to four storeys in height.

The City Council decision on the Townhouse and Low-Rise Apartment Guidelines can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.5>

The Townhouse and Low-Rise Apartment Guidelines (2018) can be viewed at:

<https://www.toronto.ca/legdocs/mmis/2018/pg/bgrd/backgroundfile-112536.pdf>

## **Growing Up Draft Urban Design Guidelines**

The Council-adopted Growing Up: Planning for Children in New Vertical Communities urban design guidelines also provide guidance on the proportion and size of larger units recommend in new multi-unit residential developments. The draft guidelines can be [found here](#) and the accompanying staff report is [available here](#). The Growing Up Draft Urban Guidelines help implement the Official Plan's housing policies (Section 3.2.1), and the Growth Plan growth management and housing policies (Policy 2.2.1.4) to accommodate within new development a broad range of households, including families with children.

At the neighbourhood scale, the Draft Growing Up Urban Design Guidelines encourage site organization to be designed to promote safe mobility networks to encourage children's independence and active transportation. There should be a variety of types of parks and open spaces that are easily accessible and meet a range of needs. Small-scale, commercial uses at grade would afford an active street life with a mix of community services and fine-grained retail spaces. At the building scale, a critical mass of larger units should be primarily located in lower portions of the building. In the current proposal, the lower floors would primarily consist of one-bedroom units. Child-specific Privately Owned Publicly-Accessible Spaces (POPS) could expand the network of open spaces within the public realm. At the unit scale, two and three-bedroom units would ideally be 969 square feet and 1140 square feet, respectively, to support families.

## **Toronto Strong Neighbourhoods Strategy**

Between 2005 and 2013, the City of Toronto identified 13 Priority Areas (PAs, also called Priority Neighbourhoods and Priority Improvement Neighbourhoods) through the Neighbourhood Action Plan. In March 2014, the City of Toronto identified 31 Toronto neighbourhoods to be designated as Neighbourhood Improvement Areas (NIAs) under the Toronto Strong Neighbourhoods Strategy 2020 (TSNS2020). The NIAs replaced the original PAs. However, transitional funding and programming was established to support Emerging Neighbourhoods that received investments through the first Strong Neighbourhood strategy, but were not identified for TSNS 2020.

This area is also part of the Westminster-Branson neighbourhood, which was one of the original 13 priority neighbourhoods. However with the re-evaluation of the Toronto Strong Neighbourhoods Strategy, it is now considered an Emerging Neighbourhood. Local agencies are working to support and build community capacity and priority issues for the community. Neighbourhood groups are engaged and there are opportunities to



work with these groups as part of the Block Context Plan process. Background information on the Westminster-Branson neighbourhood can be found at the following link:

<https://www.toronto.ca/wp-content/uploads/2017/11/9756-2011-NIA-WestminsterBranson.pdf>.

### **Site Plan Control**

A Site Plan Control application has not yet been submitted.

### **Tree Preservation**

The arborist report for the applicant's proposal shows the removal and injury of 79 privately-owned trees, having diameters of 30 cm or greater. Under the provision of Section 813-16 (B), of the City of Toronto Municipal Code, Chapter 813, Trees, Article III, the subject trees meet the criteria for protection under the City of Toronto's Private Tree By-law. Urban Forestry will require the submission of a complete Application to Injure or Destroy Trees on Private Property. Urban Forestry will comment further during the site plan control process.

### **Application Submission**

The following reports/studies were submitted in support of the application:

- Architectural Plans;
- Shadow Study;
- 3D Massing Model;
- Landscape Plans;
- Arborist/Tree Preservation Report;
- Functional Servicing Report and Stormwater Management Report;
- Transportation Impact Study;
- Geotechnical Report;
- Pedestrian Level Wind Assessment;
- Toronto Green Standards Checklist;
- Energy Strategy;
- Community Services and Facilities Study;
- Housing Issues Report; and
- Boundary and Topographical Survey.

Links to these materials and current planning information for the application are available at the Application Information Centre (AIC): <https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

### **Agency Circulation**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## Community Consultation

A community consultation on the application has not yet been scheduled. Future consultation on both the application and the Block Study will be scheduled.

Consultation with residents within the subject lands will be undertaken to identify needed improvements to the existing rental buildings and seek feedback on the applicants proposed improvements, including new tenant amenities.

## COMMENTS

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### Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report. Staff have determined that the proposal is not consistent with the PPS and does not conform to the Growth Plan.

The Growth Plan 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. The Growth Plan strives, among other things, to direct growth to areas of urban intensification. It requires municipalities to set clear targets for population and employment growth. Growth is directed to delineated built-up areas, urban growth centres, major transit station areas and other strategic growth areas to achieve minimum intensification and density targets and to provide a key focus for transit and infrastructure investments to support future growth (2.2.1.c). This site is not located in a growth centre or along an intensification corridor as identified by the Growth Plan. In the Official Plan, the site is not located on a Higher Order Transit Corridor (Map 4). However, Bathurst Street is identified as a Surface Transit Priority Network (Map 5).

This site is within the delineated built-up areas, however growth must address provincial policies which require municipalities to develop a strategy in accordance with Policy 2.2.2.4. In areas where growth can be planned to achieve the minimum intensification and density targets in the Growth Plan, municipalities are directed by Policy 5.2.5.6 to develop and implement urban design and site design official plan policies and other supporting documents that direct the development of a high quality public realm and compact built form. The City has implemented this requirement through the adoption of a number of Official Plan policies, and design guidelines including the Tall Building Guidelines. Recognition and demonstration of these urban design and public realm policies are key to accommodate intensification of built-up urban areas. The proposal has not adequately addressed Official Plan policies and design guidelines regarding the public realm (3.1.1) and improvements to the pedestrian network (2.4.14) as discussed in more detail below.

The current application is not consistent with the housing policies of the PPS

(1.4.3.c and 1.4.3.d). The current proposal needs revisions to address how it can enhance the well-being of existing or future residents, demonstrate appropriate levels of infrastructure and public service facilities and support the use of active transportation. The application is proposing two housing types with new units in both townhouses and an apartment building, however a greater mix of unit sizes and types would address Growth Plan objectives for complete communities (2.2.6.3).

There are outstanding issues with respect to the proposal's submissions regarding servicing and stormwater management. These issues and outstanding requirements need to be addressed with respect to Growth Plan policies regarding the coordination of land use planning and infrastructure planning (3.2.1) and stormwater management (3.2.7).

The Growth Plan policies regarding intensification means that development on lands within the boundary of delineated built up areas is still subject to the relevant provincial and municipal land use planning policies and approval processes (5.2.5.8). The Official Plan policies for Apartment Neighbourhoods, Healthy Neighbourhoods, Built Form, Tall Buildings and Public Realm, among others, set out the municipal policy objectives for development of this site and the block context.

## **Land Use**

The proposed development is entirely residential, except for the existing daycare on site. The Apartment Neighbourhoods policies permit small-scale retail, service and office uses that serve the needs of the area residents. A new Healthy Neighbourhoods policy in OPA 320 states, "small-scale commercial, community and institutional uses are encouraged at grade in apartment buildings and on apartment building properties on major streets shown on Map 3 in Neighbourhoods, and in Apartment Neighbourhoods, to better serve area residents, particularly in areas where residents do not have convenient walking access to a wide range of goods, services and community facilities. There are opportunities to provide commercial uses within the larger block study area.

## **Block and Site Organization**

The Official Plan policies in the Healthy Neighbourhoods, Public Realm and Built Form sections address how proposed built form should take into consideration public realm improvements and the built form context along Bathurst Street and in the surrounding area. This consideration should include the full potential build out of properties on the same block. Development on the subject site has the potential for precedent for future developments on the entire block. Therefore, it is important that careful consideration be made with respect to the scale and height of the proposed buildings and their fit within the existing and planned context of the area.

A comprehensive Block Context Plan for the entire block is necessary to address Official Plan and other policy objectives. The study area for the Block Context Plan is shown in Attachment 6, and a larger study area will be considered for the transportation network and community services and facilities catchment.

The Block Context Plan study process and framework for issues and opportunities is being led by City Planning and integrated with analysis prepared by the owners of land, with development applications or imminent applications, located in the study area. The development of the Block Context Plan will be coordinated with other owners of land, residents, community organizations, City staff and the local Councillor, for consideration by City Council. A Proposed Master Plan Pedestrian Network was submitted with the application at 6040 Bathurst Street and 5 Fisherville Road in June 2017. However, it included only three sites and illustrated how each site could develop independently. It did not demonstrate the potential for connectivity across the entire block or a cohesive development strategy that addresses the public realm, parkland and other city-building objectives.

Intensification of land adjacent to Neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impacts (2.3.1.3). Where significant intensification of land adjacent to a Neighbourhood or Apartment Neighbourhood is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study or area based study. City Council adopted OPA 320 which adds a new policy that states, "on larger sites which have the opportunity for more than one new building, a framework of additional public streets, shared driveways, new parkland and shared open space may be required to create infill development that meets the objectives of this Plan." Given the level of proposed intensification on this site and adjacent Apartment Neighbourhoods sites, an area based study is appropriate to develop a Block Context Plan for the study area.

The Council-adopted Tall Buildings Guidelines also promote the coordination of development on larger sites with potential for multiple tall buildings, new internal streets or parks through a Master Plan. A Block Context Plan is a Master Plan for multiple sites and would provide a vision for the comprehensive development of the entire block, including how new buildings, streets, potential new blocks, pedestrian and cycling routes, parks, and publicly accessible and private open spaces will work together to fit within the existing and planned context. A Master Plan for larger sites is required for developments having any one or more of the following characteristics:

- requiring new streets and parks;
- proposing multiple tall buildings;
- containing two or more construction phases;
- using shared servicing; and/or
- covering a site area larger than 2.0 hectares.

Since the application proposes a tall building and townhouse blocks on a site that already includes two tall buildings, uses shared services, and has a site area larger than 2.0 hectares, the establishment of a public realm framework for any future development on this site would be aided by a comprehensive Block Context Plan that takes the surrounding development blocks into consideration.

The Public Realm policies of the Official Plan speak to the importance of new streets to provide connectivity, create appropriately sized building blocks, provide convenient travel options and provide access and addresses to all buildings. The policies also promote parks and open spaces for recreational needs that front onto a street for good

visibility, access and safety. An overall organization and plan for improvements and additions to the public realm should be established first to inform the overall site organization and built form potential within the block. This would help implement Official Plan policies to support maximizing connections within the street network, as well as to other public or private pedestrian walkways, such as those found within parks, open spaces and between buildings (Policy 2.4.14).

The Built Form policies of the Official Plan speak to new development being located and organized to fit with its existing and/or planned context, by locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk. The Official Plan also speaks to locating and organizing vehicle parking, access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces by integrating services and utility functions within buildings.

As well, the objectives of the Draft Growing Up Urban Design Guidelines provide direction on pedestrian networks, parks and open space and street level active uses in a larger context, beyond individual sites. At the neighbourhood scale, the Draft Growing Up Urban Design Guidelines encourage site organization to be designed to promote safe mobility networks to encourage children's independence and active transportation. There should be a variety of types of parks and open spaces that are easily accessible and meet a range of needs. Small-scale, commercial uses at grade would afford an active street life with a mix of community services and fine-grained retail spaces.

A Block Context Plan would provide a conceptual and comprehensive idea of development on the block and establish a framework to evaluate proposed future development. It would illustrate the development proposal in relation to both existing and planned context for an area larger than the development site itself, to allow for analysis of the layout and design of public streets and other pedestrian and cycling connections, parks and open spaces and built form issues such as building type, location, organization and massing.

A Block Context Plan would also help address staff concerns with the overall organization of the site and future connectivity between sites and the adjacent neighbourhood. To facilitate these connections and provide street address, the opportunity for a new public street (or a private street designed to look like a public road, if encumbered by existing underground parking garages) and new pedestrian and cycling connections would be studied. In the current plan, the proposal does not improve street addresses and visibility to entrances of existing buildings. Surface parking should be significantly reduced or eliminated. The creation of a streets and blocks framework along with an open space network first will become the basis of the overall organization of the block.

At present, no on-site park is proposed. Parks staff have indicated that should the scope of the site area and/or proposal change in a subsequent development application, or a City Planning study of the Bathurst – Fisherville area be conducted to develop a Block Context Plan for the block, the applicant may be required to satisfy the parkland dedication requirement through an on-site dedication. Parks staff would be open to exploring the option of an off-site parkland dedication. However, coordination of

parks and open space among the various sites within the block is needed to support off-site dedications to support creation of a connected open space network to and within the block.

The public realm network of streets, parks and open spaces creates a framework for locating and organizing buildings on the site and the block. The Apartment Neighbourhoods policies (4.2.2 and 4.2.3) and Public Realm policies (3.1.1) in the Official Plan provide direction on key elements of site organization to support creation of a legible, accessible and attractive public realm. The public realm policies advance fundamental principles that inform site organization, such as how a public street network relates to the development and the creation of a high quality public realm, amenity spaces and the consideration of view corridors, sky view and sunlight. Views from the public realm to prominent buildings, structures, landscapes and natural features are an important part of the form and image of the City (3.1.9). This policy framework for site organization informs City Planning's review of key elements such as the public street network, parks and open space location and configuration, tower and other building siting, building setbacks, amenity space, block and site organization, ground floor uses and organizing elements of site circulation and access.

The study area of the Proposed Master Plan Pedestrian Network report looked at the 6020 and 6030 Bathurst Street, 25 Fisherville Road and the 6040 Bathurst Street and 5 Fisherville Road sites. The scope of this report is limited to only three sites out of the six properties on the block. It illustrated how each site could develop independently of one another but did not provide connectivity across the block. It did not adequately address parks, public roads, servicing, streetscape, transportation impacts and community services and facilities. Staff will facilitate discussions with all landowners in the block to discuss formulating an appropriate Context Plan for the block. The current applications and potential for additional applications highlight the importance of considering this block comprehensively. City staff have begun background analysis and evaluation of issues and opportunities for the Block Context Plan study and next steps will include meeting and outreach with applicants and other landowners, together with community consultation.

## **Open Space and Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 3.00 + hectares of local parkland per 1,000 people. The site is in the highest quintile of current provision of parkland. The site is not in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

However, with the amount of intensification proposed on this site and within the block context, replacing much of the existing open space and amenities, there is a need for a coordinated approach to creating additional parkland and developing an open space network for the block context area. The amount, location and configuration of additional parkland to support the proposed intensification would be considered as part of a Block Context Plan study.

On this site, the additional buildings are proposed on existing driveways, parking areas and open spaces at the front and rear yards on this tower in the park site. Existing trees and recreation features and facilities including an outdoor swimming pool are proposed to be eliminated to accommodate the proposed new buildings. The reduction in landscaped open space needs to be balanced with improvements and restoration of the recreation, amenity and landscaping on the site. Open space improvements should also include POPs such as squares, midblock connections, forecourts and other open spaces. The integration of the block and this site with the surrounding community can be supported by a connected system of open spaces. This objective is also supported by the Growth Plan policy to expand convenient access to an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities (2.2.1.4.d)(iii)).

Through the block context study of the Bathurst – Fisherville area to develop a master plan for the block, the applicant may be required to satisfy the parkland dedication requirement through an on-site dedication. The parkland dedication requirement based on Chapter 415, Article III of the Toronto Municipal Code is 1,143.50 square metres.

Depending on any future outcomes of a study, the Parks, Forestry and Recreation Division would be open to exploring the option of an off-site parkland dedication as per Section 415-26 C of the Toronto Municipal Code.

Given the current rise in dog population, the applicant is expected to provide on-site dog off-leash amenities with proper disposal facilities for the building residents or dog relief stations within the building. This will help to alleviate some of the pressure on the existing neighbourhood parks.

From a Block Context planning perspective, there are opportunities to develop a connected network of public parks, open spaces, midblock connections that create internal linkages, connect to the surrounding community and provide a park/open space focus as part of a comprehensive development strategy that maintains the park-like character of these sites and the larger block.

## **Streetscape and Pedestrian Network**

Official Plan policies support prioritizing the inclusion of sidewalks, dedicated crossings where warranted and adequate sidewalk width in the design of all streets (2.4.14.c) and developing policies, plans and guidelines to implement pedestrian priorities and Complete Streets (2.4.14.f).

These transportation policies work with Section 3.1.1 Public Realm policies which promote streets as significant public open spaces through a Complete Streets approach. Where private streets are appropriate, they will be designed to look and feel like public streets. Sidewalks and boulevards will be designed to be safe, attractive and interesting providing pedestrian comfort through the coordination of streetscape improvements. Streets will be designed to balance the needs of all modes of transportation with an emphasis on pedestrian and active transportation, safety and amenity.

Staff have identified concerns with pedestrian circulation routes through this site, including provision of sidewalks, limited connectivity and overall walkway width. A minimum sidewalk width of 2.1 metres is required to accommodate comfortable pedestrian movement. The Tall Building Guidelines recommend that more generous sidewalk widths needs to be considered for pedestrian sidewalks.

Further analysis in the larger Block Context Plan area regarding pedestrian crossings, pedestrian safety and how this site relates to a larger pedestrian network is needed. This will include how the pedestrian network can be improved with dedicated pedestrian crossings (OP Policy 2.4.14.c). As well, the existing median and pedestrian refuge on Bathurst Street will need be reviewed in the larger context of the locations of existing driveways on the east side of the Bathurst Street.

An opportunity for a boulevard trail on this section of Bathurst Street is identified in the Council approved 10 Year Cycling Network Plan (2015-2026), a strategy for expanding the network of new cycling infrastructure. The study of the larger block context would be a way to address the opportunities for improved cycling infrastructure in this area and its integration with the streetscape. The following is a link to the Cycling Network Plan:

<https://www.toronto.ca/wp-content/uploads/2017/10/9626-CyclingNetworkPlan-CouncilApproved.pdf>

## **Built Form**

In section 2.3.1, Healthy Neighbourhoods, in the Official Plan, Policy 1, speaks to Neighbourhoods and Apartment Neighbourhoods and considers these designations to be physically stable areas. Development within Neighbourhoods and Apartment Neighbourhoods will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes, and open space patterns in these areas.

Section 4.2.3 of the Official Plan speaks to permitting compatible infill development on a site with an existing apartment building, while providing a good quality of life for both new and existing residents. The emerging policy direction for Apartment Neighbourhoods in OPA 320 (4.2.4 and 4.2.5) address issues including site organization, provision of grade related units, privacy, areas of landscaped open space, and more detailed provisions to maintain adequate sunlight to units, on outdoor amenity spaces and on open spaces, for both new and existing residents. These policies are currently under appeal.

Policy 4.2.2 directs that new buildings will be located and massed to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods. The Tall Buildings Guidelines policies regarding fit and transition in scale (1.3) also reinforce this policy by ensuring tall buildings fit within the existing and planned context and provide an appropriate transition in scale. Policy 1.3.a. speaks to the application of angular planes, stepping down of height, setbacks and stepbacks to maintain transition to lower scale



buildings and to maintain access to sunlight and skyview for surrounding streets, parks and neighbouring properties.

The Built Form and Tall Buildings policies of the Official Plan (3.1.2 and 3.1.3) state that new development will be massed and its exterior facades will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned context, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, providing for adequate light and privacy and limiting any resulting shadow on neighbouring streets and parks. The proposed tower is located closer to Bathurst Street than other buildings along this street. The townhouse buildings are located at the rear of the site and do not have address or direct connection with a public street. Staff are concerned that the proposed site organization does not contribute to creating a good fit within the existing and planned context in its current form.

## **Height and Density**

The Apartment Neighbourhoods policies support the Built Form policies above and add additional detail with respect to locating and massing new buildings to provide a transition between areas of different development intensity and scale through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods.

The existing context of this proposal is apartment buildings in the Apartment Neighbourhoods designation along Bathurst Street as well as detached dwellings in the Neighbourhoods designation to the west. Within this context, building heights range from 2 to 18 storeys. At 26 -storeys, the proposed tall building is significantly taller than existing buildings.

The proposal includes a 26-storey tower (79.35 metres) with an additional 5.5 metre high mechanical penthouse and a 6-storey base building that is oriented close to and parallel to Bathurst Street. The proposal also includes 3 blocks of 3-storey townhouses located 18.65 to 20 metres from the west boundary abutting the stable low-rise residential Neighbourhood. The townhouses' rear patios and a shared walkway are located within the rear setback area to the Neighbourhood.

The proposed tower is significantly taller than the existing slab buildings in this tower in the park apartment neighbourhood. Tall buildings should fit within the existing or planned context and provide appropriate transition in scale down to lower-scaled buildings, parks and open space. Transition in scale helps to limit shadow and overlook on neighbouring properties that are lower in scale, and limit shadow and loss of sky view on adjacent streets and open spaces.

The form and location of the proposed tower with a base building introduces built form relationships that are not reflective of the existing context of tall slab buildings set into generous landscaped setbacks characteristic of the tower in the park era of development along this portion of Bathurst Street. The proposed built form will need to be carefully integrated to create an appropriate built form relationship within the existing

context. This is best achieved by reviewing the overall built form, public realm and open space objectives for the Block Context Plan study area to inform future development.

All the proposed buildings fall below a 45 degree angular plane taken from the west property line at the Neighbourhood boundary. The proposed tall building's placement close to Bathurst Street provides transition from the Neighbourhoods designation as the proposed building height falls under a 45 degree angular plane projected from the Neighbourhood boundary line. The proposed low-rise townhouses complete the transition in height and scale between this site and the surrounding area.

The current density for the subject lands is 1.72 times the area of the lot. The proposed density is 2.8 times the area of the lot. This could be a precedent for this area and may have implications on available infrastructure.

There is no planned context, either through zoning or through the framework of the Official Plan, for the height and density of the proposed 26-storey building. The current planning framework is governed by the Apartment Neighbourhoods policies of the Official Plan, which are not considered growth areas. The in-force policy directs that infill must be sensitive to the area context. The Block Context Plan analysis will provide a better understanding of the implications and impacts of additional height and density and an appropriate framework will be developed to guide redevelopment and the extension of the public realm in this area.

## **Sun, Shadow, Wind**

The Sun Shadow diagrams submitted in support of this application indicate that the shadow impact of the proposed 26-storey building creates a small amount of additional shadow within the Neighbourhood to the west during the Spring and Fall equinox early in the morning until sometime between 9:18 am and 10:18 am, falling on the north side of Twin Circle Court. In the afternoon, during the equinox, the shadow of the proposed tall building falls on the sidewalk on the east side of Bathurst Street between 1:18 pm and 2:18 pm until sunset. Shadow on public streets should be reduced to maintain a comfortable walkable environment.

## **Housing Issues**

The proposed development would introduce 24,593 square metres of additional residential GFA on the site. Policy 3.2.1.5 (a) requires the securing of existing rental units which have affordable and mid-range rents. Policy 3.2.1.5 (b) requires the identification and securing of needed improvements, without pass through of costs to tenants.

All rental dwelling units in the existing residential complex either have affordable or mid-range rents. The Housing Issues Reports identifies and confirms that all 395 existing rental housing units would have their rental tenure secured.

Improvements to indoor and outdoor amenities are proposed within the new apartment building, and would be accessible to residents in the existing buildings. However, no improvements within the existing rental housing towers have been proposed by the applicant.

The Housing Issues Report has not confirmed that the costs of the improvements would not be passed through to the tenants, such as through rent increases. This would need to be confirmed via an addendum to the Housing Issues Report in order to adequately address Policy 3.2.1.5 (b) of the Official Plan.

A tenant survey will be required to obtain feedback to help identify potential improvements to the existing rental buildings. Tenant feedback should also be used to develop a tenant communications and construction mitigation plan, used to reduce adverse impacts on remaining tenants during construction. Staff will continue to work with the applicant to address the requirements of Policy 3.2.1.5 (b).

In addition to the Growth Plan and Official Plan, policies encouraging a mix of housing types and unit sizes, the Draft Growing Up Urban Design Guidelines address the provision of larger units to better accommodate families through guidelines for 10% three bedroom units and 15% two bedroom units. The proposal does not provide a minimum of 10% three bedroom units. At the unit scale, two and three-bedroom units would ideally be 969 square feet and 1140 square feet, respectively, to support families with children. Detailed unit floor plans have not been submitted. At the building scale, a critical mass of larger units should be primarily located in lower portions of the building, ideally with direct outdoor access. In the current proposal, there are six townhouse units at the base of the proposed 26 storey building, and 18 townhouse units at the rear of the property, but the lower floors primarily consists of one-bedroom units.

## **Amenity Space**

Two outdoor pools are located at the western edge of the site. The applicant estimates one of the existing buildings has 140 square metres of indoor amenity space for the 246 dwelling units in 6030 Bathurst.

Outdoor amenity space for the existing buildings is proposed to be provided by within the remaining existing landscaped open space (approximately 10,450 square metres in size). This would be adjacent to 795 square metres of proposed indoor amenity space, including an indoor pool and gym within the proposed 26 storey building. The applicant's figures indicate that the proposal meets requirements for 2 square metres of indoor and outdoor amenity space per unit. These spaces are proposed to be accessible by all tenants/residents.

Currently the on-site landscaped open space is not defined, programmed, outdoor amenity space, except for the landscape feature in front of 6030 Bathurst Street. Opportunities for the existing buildings to have more defined, programmed, outdoor amenity space and improved indoor amenity space should be explored.

## **Community Services and Facilities (CS&F) Assessment**

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies,

boards and commissions, such as recreation, libraries, child care, schools, public health, human services, cultural services and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in CS&F supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The applicant's CS&F study provides an inventory of existing community services and facilities but does not incorporate sufficient analysis discussion to assess the service and facility/space gaps for area facilities, including child care, libraries, recreation and human services. More detailed analysis has been requested through the submission of a CS&F addendum report.

The applicant's CS&F study does not reference the existing child care facility (Enriched Child Care Learning Centre) located at 6030 Bathurst Street. This facility is a commercial operated centre with a total of 34 spaces (10 toddler, 24 preschool spaces) along with available subsidies. No information has been provided to assess the current capacity for this facility. In order to determine whether the child care facility is currently operating at or near capacity along with the overall demand for child care needs in the area, consultation with staff from the Enriched Child Care Centre and Toronto Children's Services should be undertaken, including obtaining information respecting the current lease arrangement and identification of future plans to relocate and/or expand its programming. In addition, the Study does not provide a child care growth demand methodology to calculate the number of new child care spaces generated by the proposed development.

The applicant's CS&F study should identify the demands and gaps for library services and programs offered, including seniors, newcomer and satellite school programs along with demand for certain library services which may include: use of study spaces; computer stations; and permitting of library program and meeting spaces. The analysis needs to identify facility improvements and/or enhancements to the Centennial Branch, the key library facility that would serve the proposed development. Toronto Public Library staff commented that there is a capital project planned for the Centennial Branch in 2021-22 to bring the Branch to the minimum neighbourhood branch size. The population increase resulting from this development is anticipated to affect the provision of library services in the area. Centennial Branch usage is high, and it is the 16th busiest neighbourhood Branch in the system (2015).

The closest recreation facility serving the proposed development is the Antibes Community Centre located at 140 Antibes Drive. This is a smaller facility operated by Parks, Forestry and Recreation (PFR) that offers free recreation programs to the community. The applicant's Study notes that the facility is currently operating at capacity with its registered programming; however, further analysis is required respecting the types of programs that have wait lists and their respective user groups (e.g. seniors, children and youth). In addition, outreach with PFR staff should be

undertaken to confirm whether any future capital improvements and/or expansions have been identified for the area recreation facilities. PFR are currently undertaking an implementation strategy for the Facilities Master Plan (2019-2038) which will be submitted for Council approval in 2019. The strategy will prioritize and provide timelines for recommended facility projects across the city.

Given the social demographic analysis findings contained in the applicant's study, the study area has a high proportion of seniors and newcomers. As such, access to locally-based services and programs for this diverse community is essential in creating a liveable community. There are a number of non-profit community-based organizations that operate a wide range of human services and programs to area residents. Outreach with the non-profit sector should be carried out to assess the demand for certain programs/services along with the need for community agency space to deliver these programs/services.

The existing community services and facilities would be strained by this amount of new residential units, which reinforces the need for comprehensive planning. The applicant's CS&F study states "development charges, as well as potential Section 37 contributions accumulated from the study area's development activity would be best applied to improvements and/ or expansion of library services and community recreation facilities", but does not propose specific improvements. Additional consideration should be given with respect to improving the existing community services and facilities to respond to both the existing gaps and growth needs for the area.

The analysis of CS&F issues and potential development of a CS&F strategy for the block context can address how CS&F relates to the public realm; partnership opportunities for co-location and shared use of spaces and facilities; and possible improvements for tenants. Development of a strategy and identification of opportunities in the context of the larger block, experiencing growth pressures, implements Official Plan policies (3.2.2.5). More comprehensive analysis is also needed for the Growth Plan directions to implement planning for public service facilities (3.2.8.1) and looking at opportunities for co-location of public service facilities (3.2.8.2).

### **Traffic Impact, Access, Parking**

Issues identified by Transportation Services staff include further review of the proposal to ensure it meets the minimum parking requirements and for the applicant to provide a Traffic Impact Assessment Addendum to address divisional comments. Further review of driveway locations, site access and location of parking and loading is needed with respect to the overall site organization within the context of the block. A transportation demand management (TDM) strategy is expected to be included for the proposed development, outlining initiatives and infrastructure to reduce single occupancy vehicle trips to and from the site and to promote walking, cycling, transit usage, and carpooling. The impacts of the proposed TDM plan should be demonstrated as adjustments to the travel demand identified in the Transportation Impact Study (TIS).

The Block Context Plan is intended to provide direction on the need for improvements to the street network through analysis of the overall block and site organization. This organizing framework will inform the appropriate scale of future development and further

review to determine what transportation infrastructure improvements are needed for the overall block, the phasing of development and strategies to coordinate the timing of appropriate infrastructure.

## **Servicing and Stormwater Management**

The applicant submitted a Functional Servicing Report and Geotechnical and Hydrogeological Study Report. Development Engineering staff identified a number of issues and outstanding requirements, with several revisions required. The subject lands are within Basement Flooding Study Area 28.

Outstanding issues for review include but are not limited to additional sanitary sewer analysis to be completed up to the Trunk Sewer connection point to provide for peak sanitary flows generated by this development, additional wet weather flow, and any other developments which are to be served by the same sanitary sewer system.

The Block Context Plan is intended to provide direction on the need for improvements to the street network through analysis of the overall block and site organization. This organizing framework will inform the appropriate scale of future development and there will need to be further review to determine what servicing infrastructure improvements are needed to address the cumulative impacts of all of the development, the phasing of development and strategies to coordinate the timing of appropriate infrastructure.

## **Tree Preservation**

The arborist report for the applicant's proposal shows the removal and injury of 79 privately-owned trees on the Arborist Report, having diameters of 30 cm or greater. Under the provision of Section 813-16 (B), of the City of Toronto Municipal Code, Chapter 813, Trees, Article III, the subject trees meet the criteria for protection under the City of Toronto's Private Tree By-law. Urban Forestry will require the submission of a complete Application to Injure or Destroy Trees on Private Property. Urban Forestry will comment further during site plan control.

Five (5) healthy large mature trees listed as Trees C, E, F, G and H located on the adjacent property to the north are proposed for removal to accommodate a walkway. Urban Forestry is not in agreement to removal as the trees provide a natural buffer from the proposed development. Opportunities to shift the walkway away from the trees or to eliminate the walkway should be explored.

Additional large growing trees should be planted within the site and along the property boundaries to create a natural buffer, and maintain a well landscaped setting for the development. Tree planting will be located as appropriate to provide for screening and buffering between uses as needed and to provide shade and amenity.

Based on the standard requirement to replace private trees proposed for removal at a replacement ratio of 3:1 at \$583.00 per tree where tree planting to replace trees to be removed is not physically possible on site, the General Manager of Parks, Forestry & Recreation will accept cash in lieu payment in an amount equal to 120 percent of the

cost of replanting and maintaining the trees for a period of two years. Urban Forestry will comment further during site plan control.

The Block Context Plan will provide an opportunity to explore tree preservation within the larger study area.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Some Tier 1 development features will be secured through the zoning by-law. Other Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. The applicant is required to meet Tier 1 of the TGS.

## **Section 37**

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. The proposed development exceeds the height and density limits of the existing Zoning By-law and will be subject to Section 37 of the Planning Act.

Staff have not had discussions with the applicant regarding Section 37 of the Planning Act. Any Section 37 community benefits discussions would have been premature as an acceptable site organization and built form has not been agreed upon, nor does the current proposal represent good planning.

This report recommends that City Council authorize the City Solicitor to request the LPAT to withhold any final Orders approving the Zoning By-law Amendment until such time as the Owner has entered into and registered a Section 37 Agreement to the satisfaction of the City Solicitor. Appropriate Section 37 benefits would be discussed between City staff, the applicant and the local Councillor, should the outstanding issues be resolved.

Section 37 of the Planning Act would also be employed to secure the housing policy requirements, as a matter of legal convenience, including: any identified improvements and renovations; securing of existing rental tenure for a period of no less than 20 years; and a construction mitigation strategy and a communications plan for tenants.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS, the Growth Plan and the Toronto Official Plan. Provincial Policy Statement Section 4.7 recognizes and acknowledges that the most important method of implementing the policies contained in the PPS is a municipality's Official Plan, which guides the method of intensification and where it should be focused. As well, the Growth Plan also speaks to how intensification

in delineated built up areas and other growth areas in Growth Plan are still subject to the relevant municipal land use planning policies and approval processes (5.2.5.8).

Although the proposal represents intensification of built-up urban areas, this intensification does not implement the directions of the Official Plan including the policies for Apartment Neighbourhoods, Healthy Neighbourhoods, Public Realm, Built Form and Tall Buildings, in particular with respect to public realm relationships, complete streets, pedestrian networks and open space. The Apartment Neighbourhoods policies (4.2.2 and 4.2.3) and Public Realm policies (3.1.1) in the Official Plan provide direction on key elements of site and block organization to support creation of a legible, accessible and attractive public realm.

Complete streets and active transportation objectives are integrated into both the provincial and municipal planning framework. The Growth Plan requires municipalities to plan for active transportation networks to provide safe, comfortable travel for pedestrians, bicyclists and other users of active transportation. The Official Plan also provides direction to develop policies, plans and guidelines to implement pedestrian priorities and Complete Streets (2.4.14.f). The proposal does not adequately address the issues of how the site organization can provide a safe and accessible pedestrian network and connections to the public realm which are integral to achieving complete streets.

Rental housing intensification Policy 3.2.1.5 has not been fully addressed as the application has not confirmed that the costs of improvements to the rental housing buildings would not be passed onto existing tenants. New indoor and outdoor amenities are proposed, which tenants within the existing buildings would have access to. No improvements have been proposed directly to the existing rental towers. There is an opportunity to further improve living conditions for existing tenants that should continue to be explored, as required by the Official Plan policies.

The Urban Transportation Considerations Report is not sufficient in justifying the traffic impacts and further study is required. The Functional Servicing and Stormwater Management Report and Hydrogeological Study have not been accepted. Development Engineering staff identified a number of issues and outstanding requirements, with many revisions required.

City Staff oppose the proposed development in its current form as it does not represent good planning. The block context should be studied comprehensively, pursuant to the Official Plan, Official Plan Amendment 320 and Public Realm policies, to look at the opportunity for new streets, parks, open space, community services and facilities, connectivity and consolidation of services across the entire block. New streets, parks and open spaces could help to give buildings street presence, improve connectivity for pedestrians and provide usable green space for residents. The Block Context Plan study process and framework for issues and opportunities is being led by City Planning and integrated with analysis prepared by the owners of land, with development applications or imminent applications, located in the study area. The development of the Block Context Plan will be coordinated with other owners of land, residents, community organizations, City staff and the local Councillor, for consideration by City Council.



Additional review of the application's proposed height and density will be required as a result of the directions from the block context planning exercise.

This report recommends that the City Solicitor and appropriate City Staff attend the Local Planning Appeal Tribunal hearing in opposition of the current proposal and continue discussions with the applicant to address the issues outlined in this report.

## **CONTACT**

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[Allison.Meistrich@toronto.ca](mailto:Allison.Meistrich@toronto.ca)

## **SIGNATURE**

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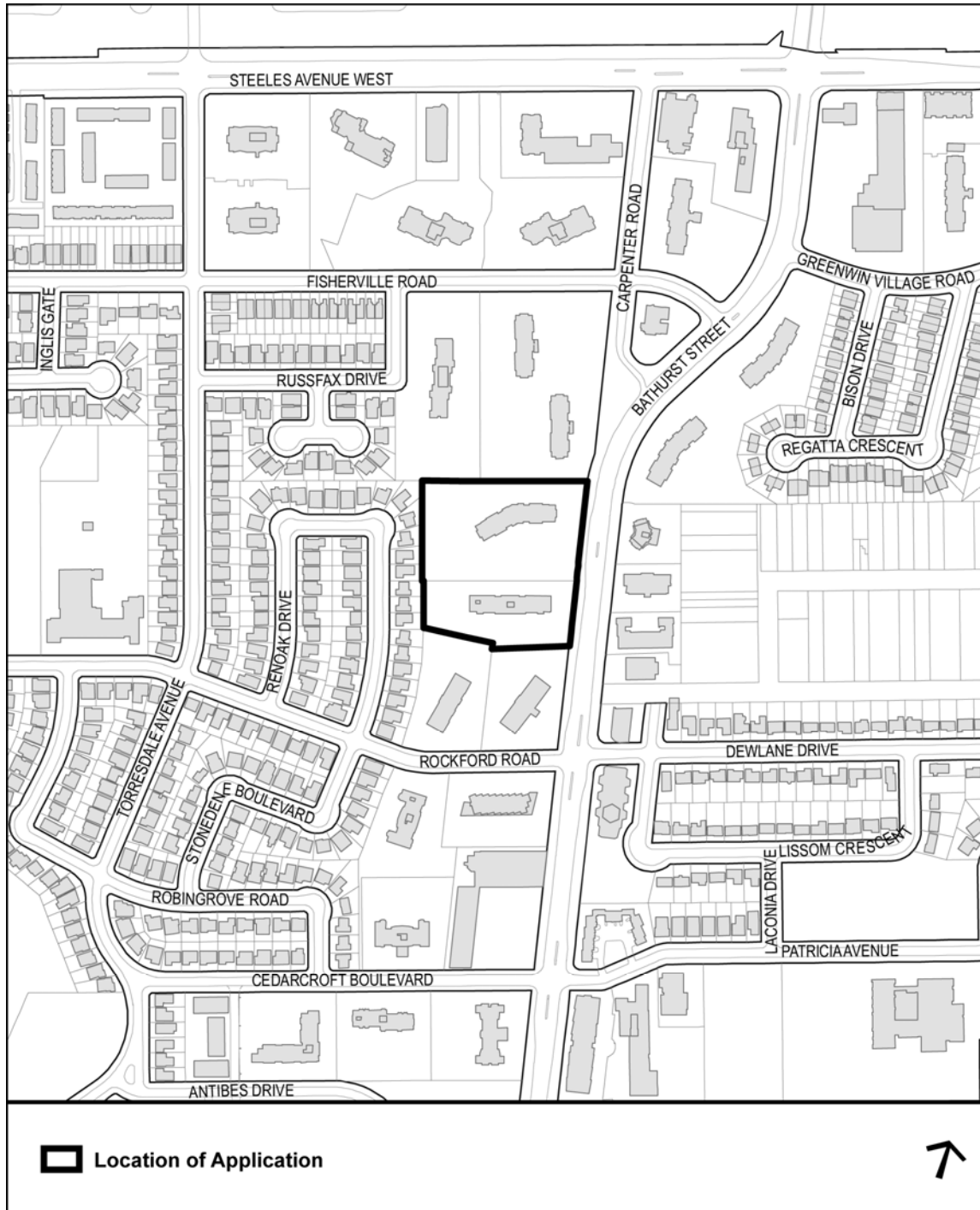
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Joe Nanos, Director  
Community Planning, North York District

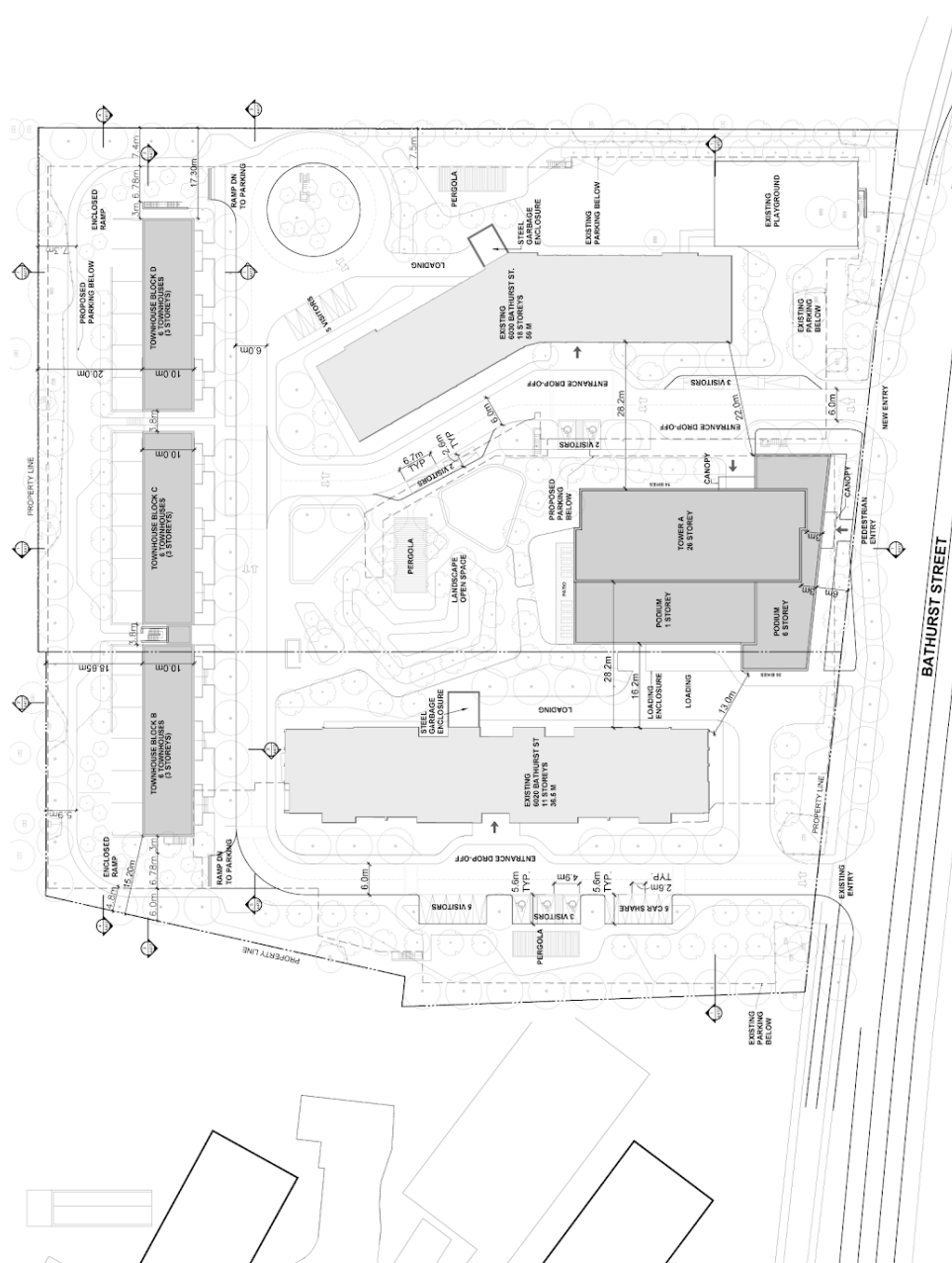
## **ATTACHMENTS**

Attachment 1: Location Map  
Attachment 2: Site Plan  
Attachments 3a-e: Elevations  
Attachment 4: Zoning By-law 7625  
Attachment 5: Zoning By-law 569-2013  
Attachment 6: Block Context Plan Study Area  
Attachment 7: Application Data Sheet

## Attachment 1: Location Map



## Attachment 2: Site Plan



## Site Plan

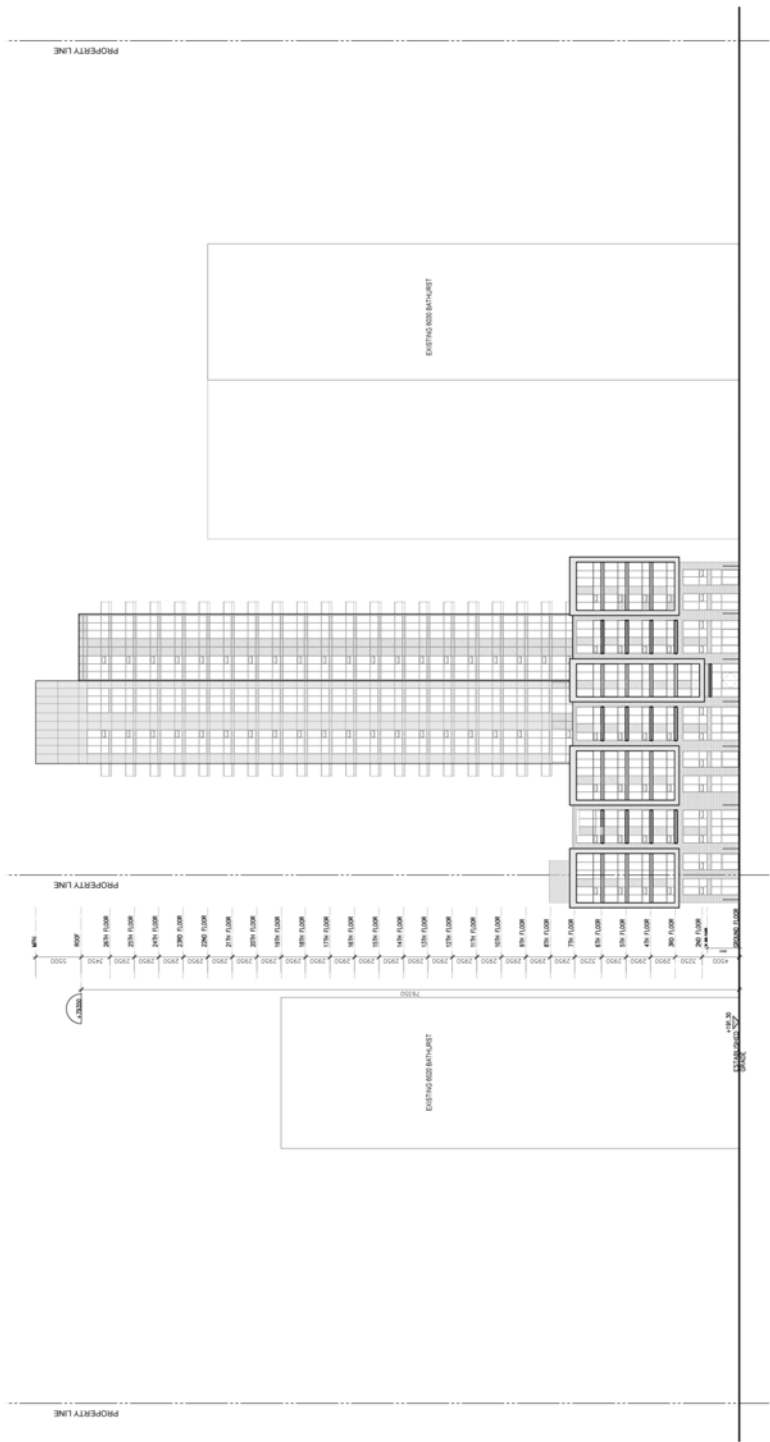
## 6020 - 6030 Bathurst Street

### Applicant's Submitted Drawing

Not to Scale  
11/29/2017

File # 17 264641 NN&amp; 10 OZ

Attachment 3a: Elevations

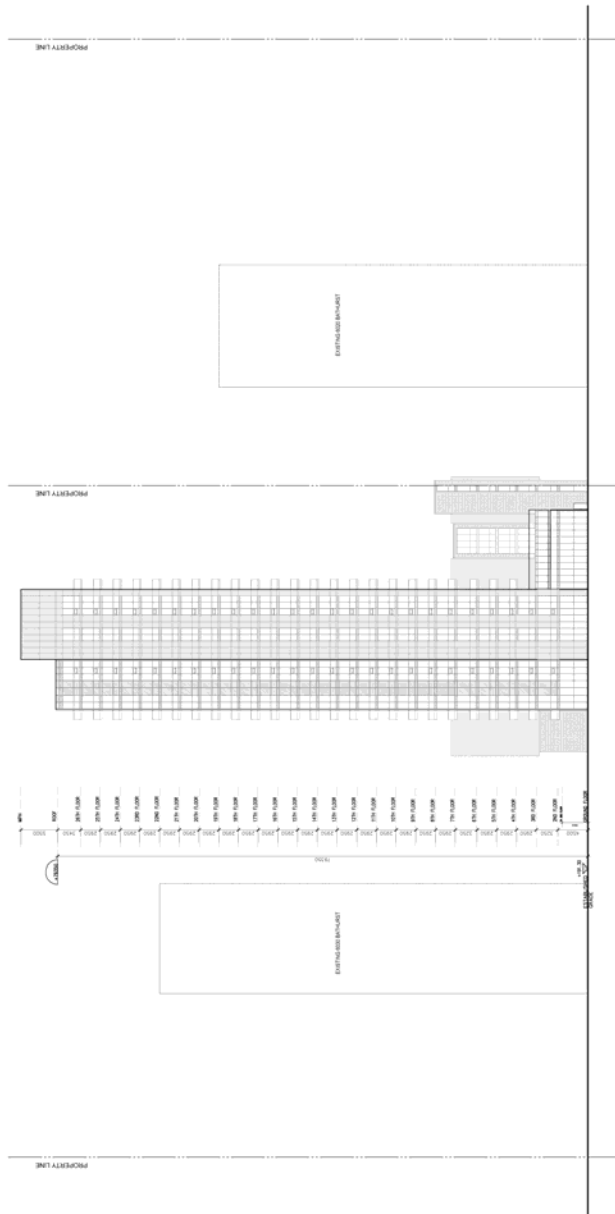


**East Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
11/28/2017

**6020 - 6030 Bathurst Street**

File # 17 264641 NNY 10 0Z

## Attachment 3b: Elevations



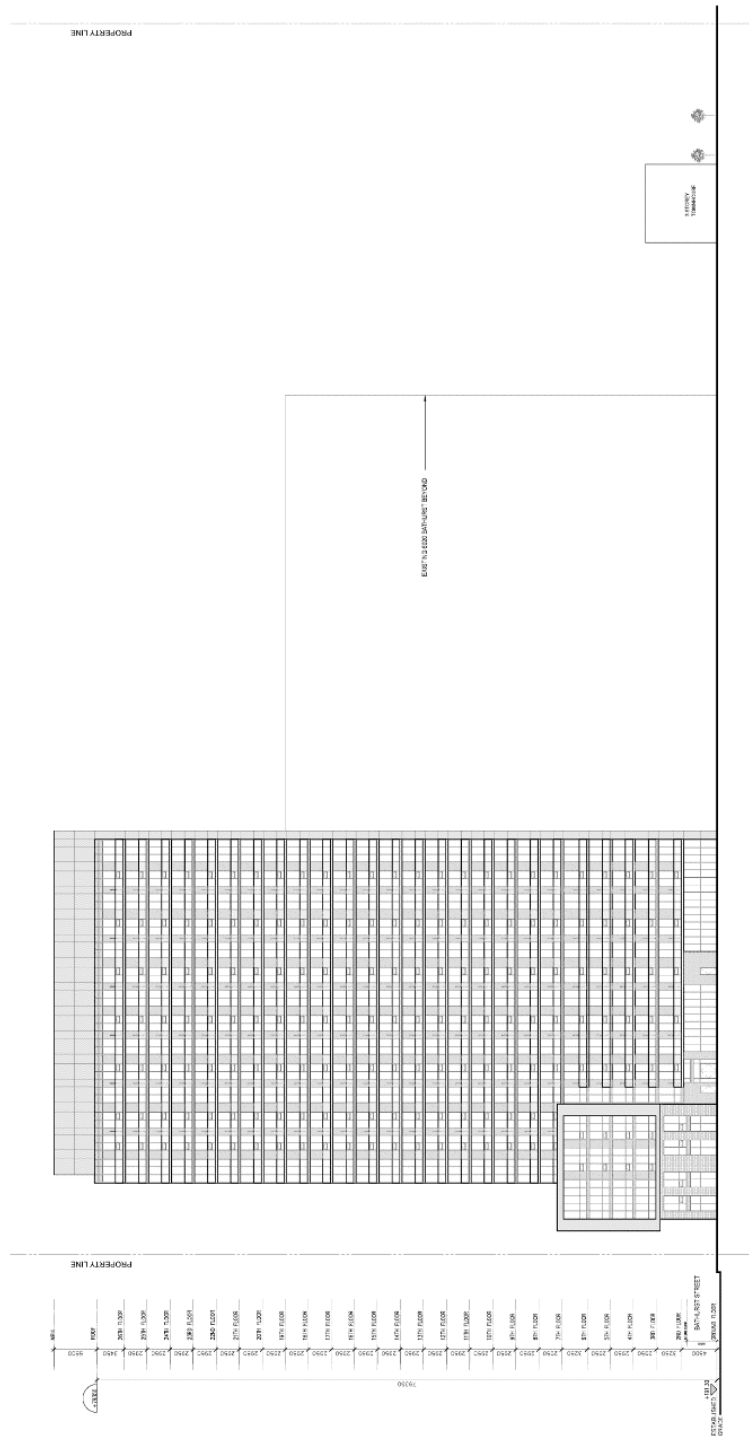
6020 - 6030 Bathurst Street

File # 17 264641 NNY 10 02

West Elevations

Applicant's Submitted Drawing

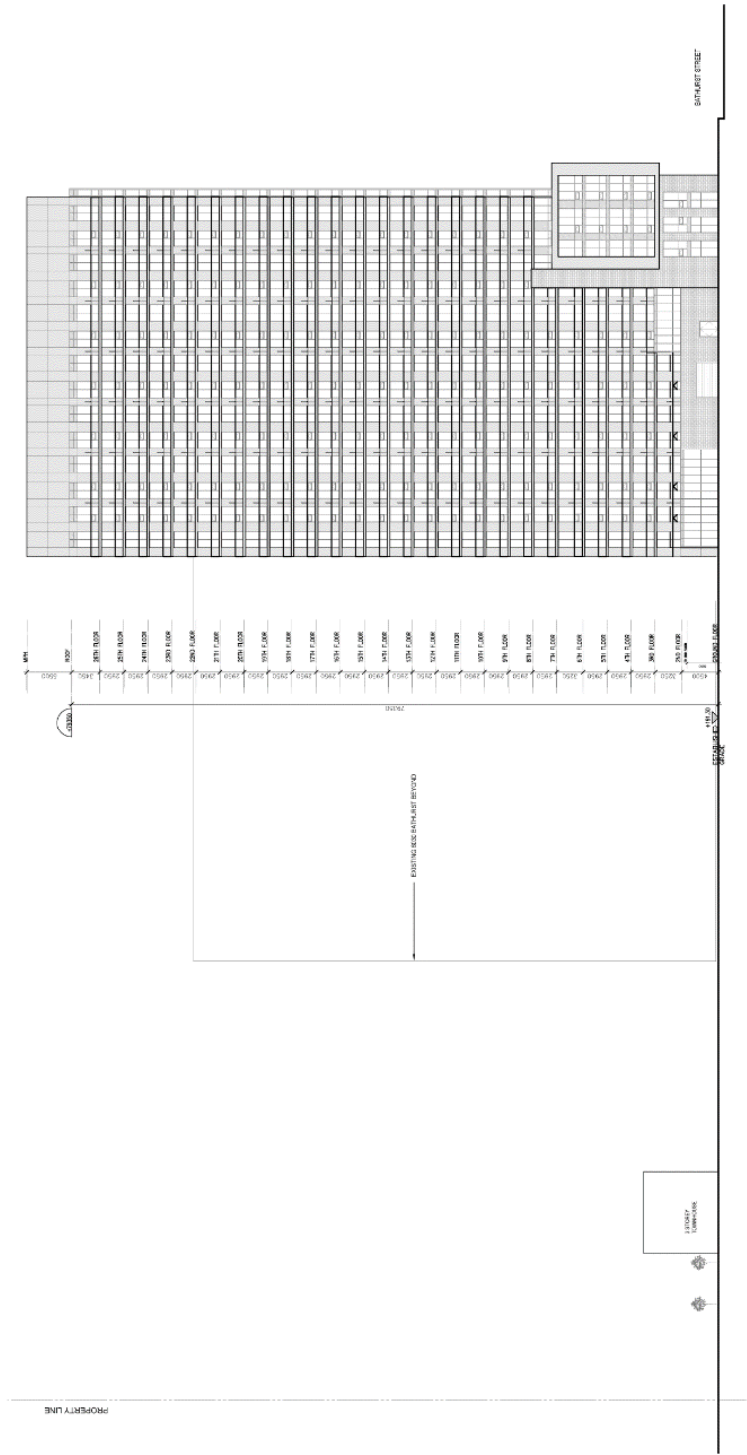
Not to Scale  
11/28/2017



**North Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
11/28/2017

**6020 - 6030 Bathurst Street**

File # 17 264641 NNY 10 02



**South Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
11/28/2017

**6020 - 6030 Bathurst Street**

File # 17 264641 NNY 10 0Z

## Attachment 3e: Elevations



### Townhouses Elevations

Applicant's Submitted Drawing

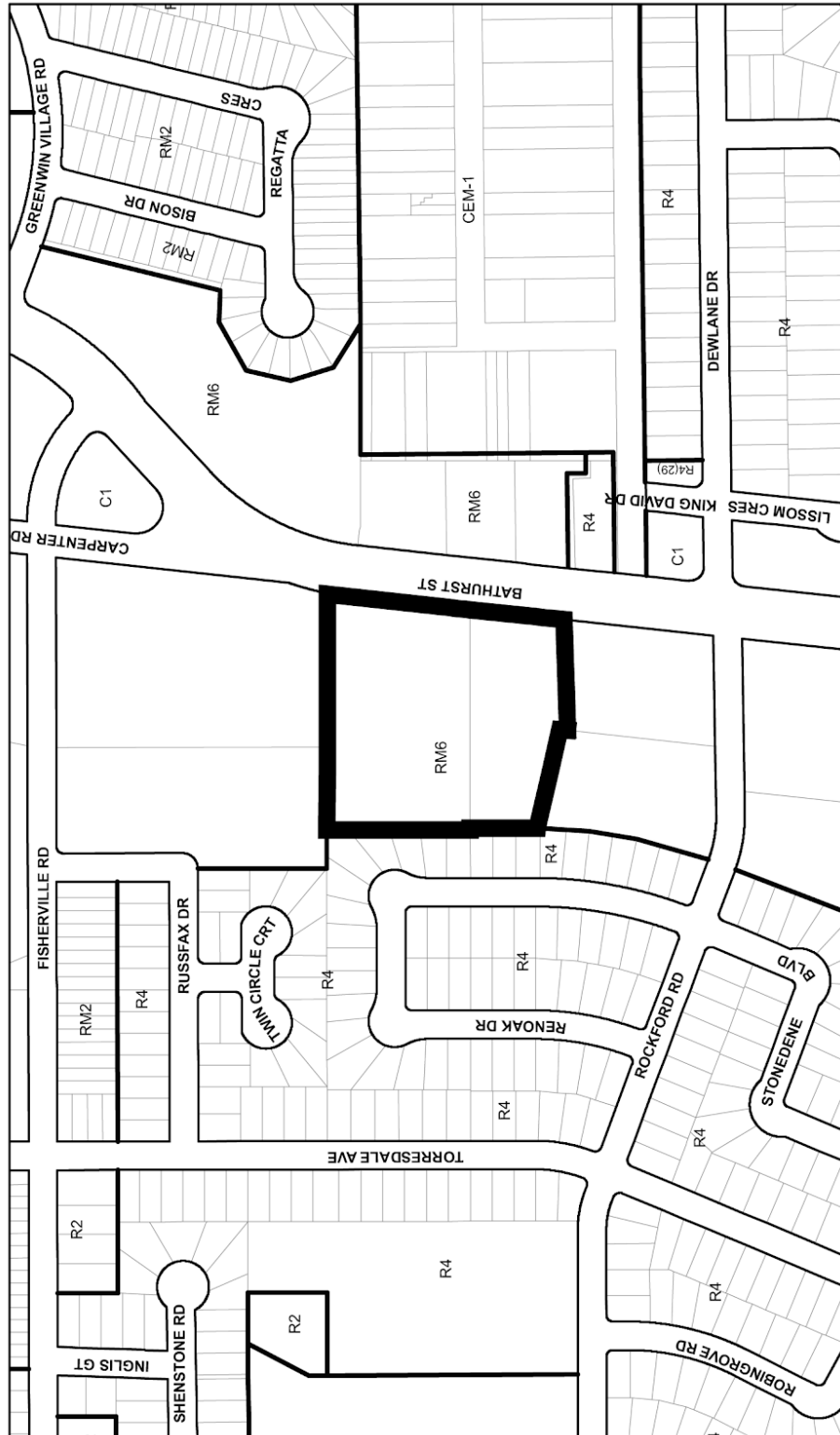
Not to Scale  
11/28/2017

6020 - 6030 Bathurst Street

File # 17 264641 NNY 10 0Z



## Attachment 4: Zoning



**Zoning By-Law No. 7625**

**Address**

**File # 17 264641 NNY 10 0Z**



Location of Application

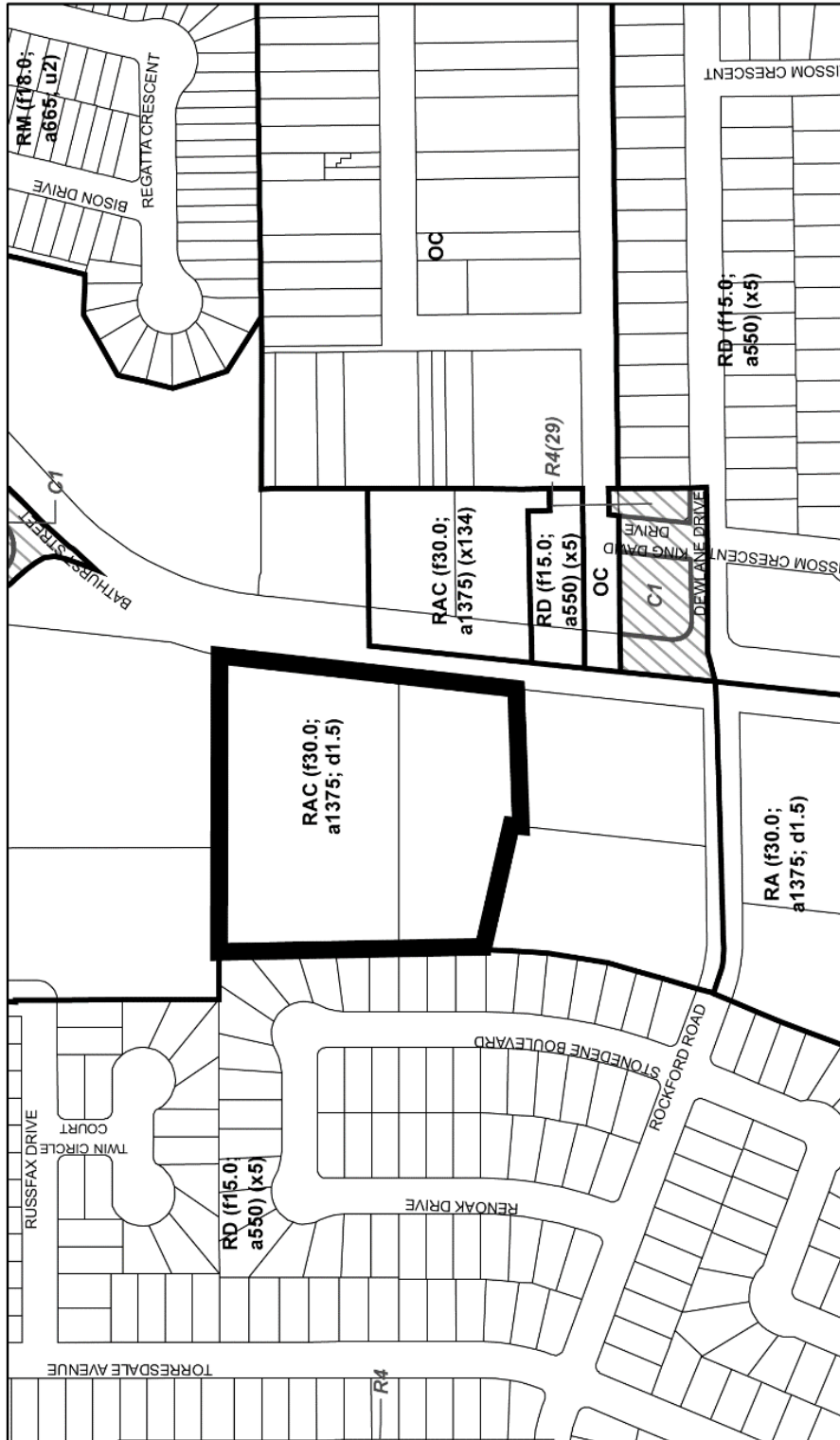
R2 One-Family Detached Dwelling Second Density Zone  
 R4 One-Family Detached Dwelling Fourth Density Zone  
 RM2 Multiple-Family Dwellings Second Density Zone  
 RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone  
 Cem-1 General Cemetery Zone



Not to Scale  
 Extracted: 11/29/2017

# Attachment 5: Zoning



6020 - 6030 Bathurst Street

Zoning By-Law No. 569-2013

File # 17 264641 NNY 10 0Z



Location of Application  
 RD Residential Detached  
 RM Residential Multiple  
 RA Residential Apartment  
 RAC Residential Apartment Commercial  
 OC Open Space Cemetery

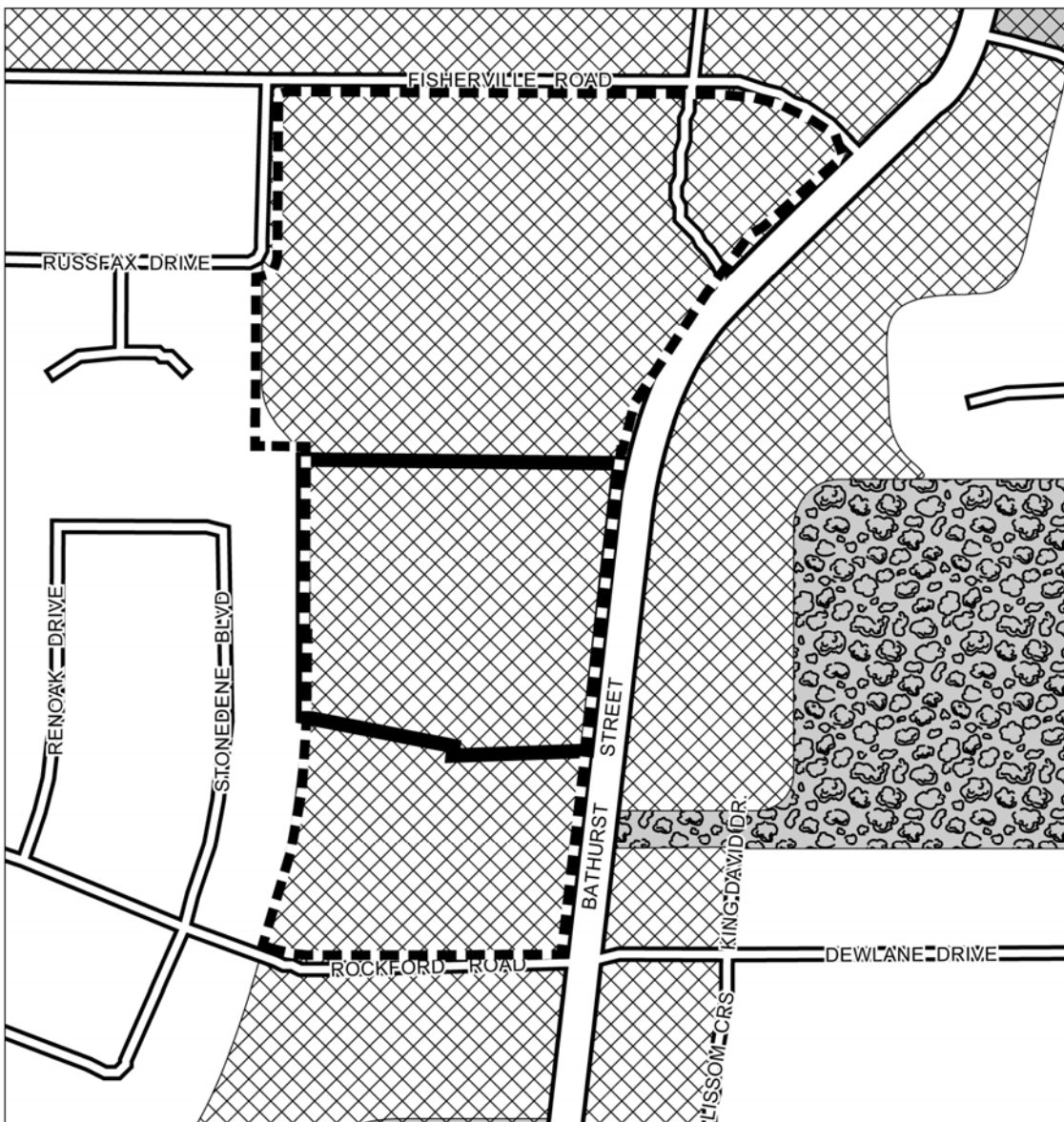


See Former City of North York By-Law No. 7625  
 R4 One-Family Detached Dwelling Fourth Density Zone  
 C1 General Commercial Zone



Not to Scale  
 Extracted: 11/28/2017

## Attachment 6: Block Context Plan Study Area



Extract from Official Plan

6020 - 6030 Bathurst Street

File # 17 264641 NNY 10 0Z

	Site Location		Other Open Space Areas
	Neighbourhoods		Bathurst Fisherville Block Study Boundary
	Apartment Neighbourhoods		
	Mixed Use Areas		

↑  
Not to Scale  
11/29/2017

## ATTACHMENT 7: APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	17 264641 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	November 20, 2017

Municipal Address: 6020 and 6030 BATHURST ST

Location Description: PLAN M902 PT BLK C RP 66R20711 PARTS 10 TO 14 24 TO 31 AND 33 \*\*GRID N1001

Project Description: Zoning Bylaw Amendment application to permit a 26 storey residential building with three townhouse blocks (18 units). The proposed residential building would contain a total of 290 residential units and 6 townhouse units.

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP			GP #3 INC

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	RM6	Historical Status:
Height Limit (m):	No overlay	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	25425	Height:	Storeys:	26
Frontage (m):	167.2		Metres:	84.85
Depth (m):	154-166			
Total Ground Floor Area (sq. m):	5500			Total
Total Residential GFA (sq. m):	71276		Parking Spaces:	595
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	71276			
Lot Coverage Ratio (%):	21.6			
Floor Space Index:	2.8			

### DWELLING UNITS

Tenure Type: Rental

Rooms: 0

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	71276	0

Bachelor:	13	Retail GFA (sq. m):	0	0
1 Bedroom:	333	Office GFA (sq. m):	0	0
2 Bedroom:	283	Industrial GFA (sq. m):	0	0
3 + Bedroom:	80	Institutional/Other GFA (sq. m):	0	0
Total Units:	709			
CONTACT:	PLANNER NAME:	Allison Meistrich, Senior Planner		
	TELEPHONE:	(416) 395-7127		