



1467 Bathurst & 490 St. Clair Avenue West

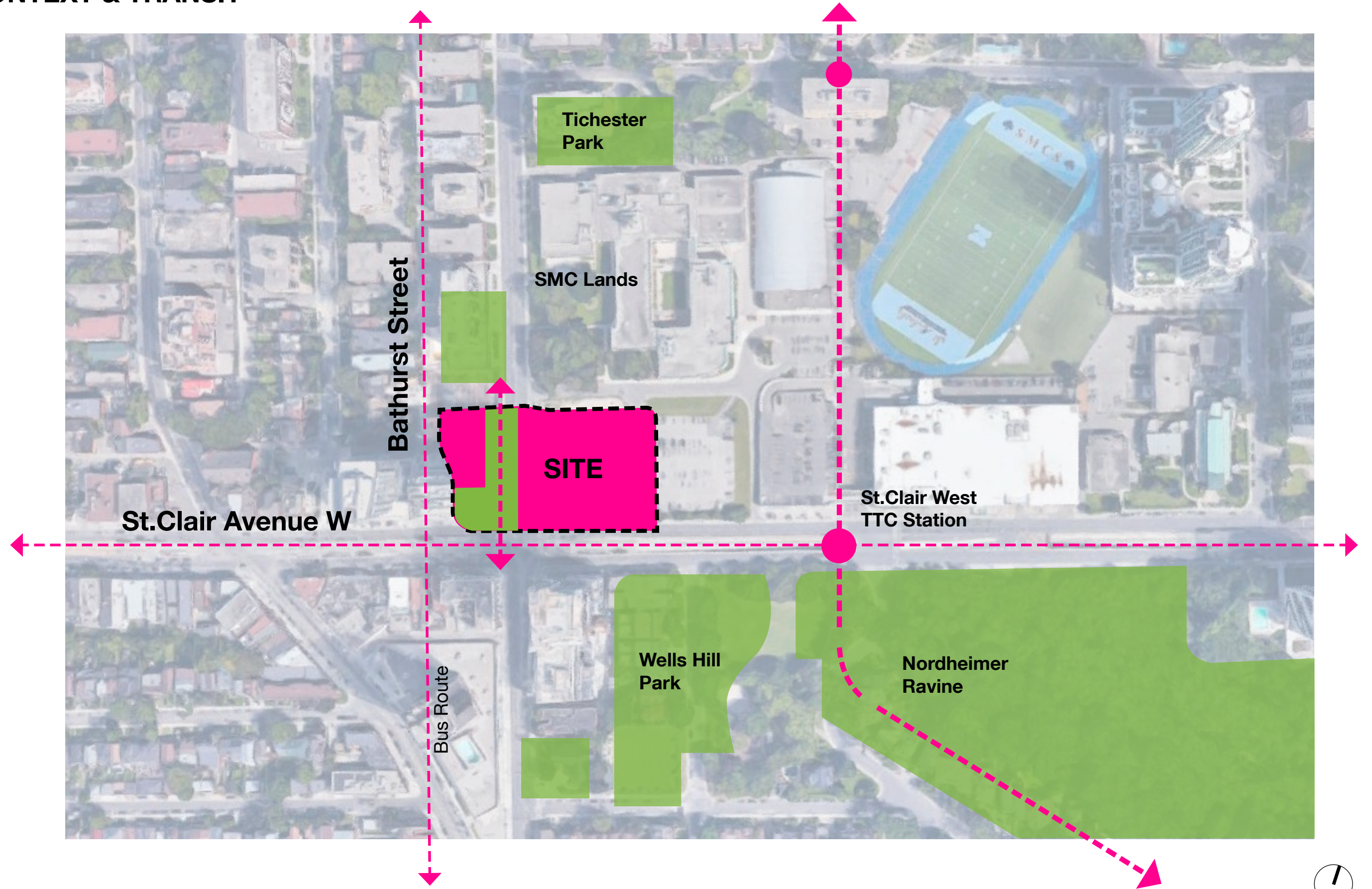
18 June 2020

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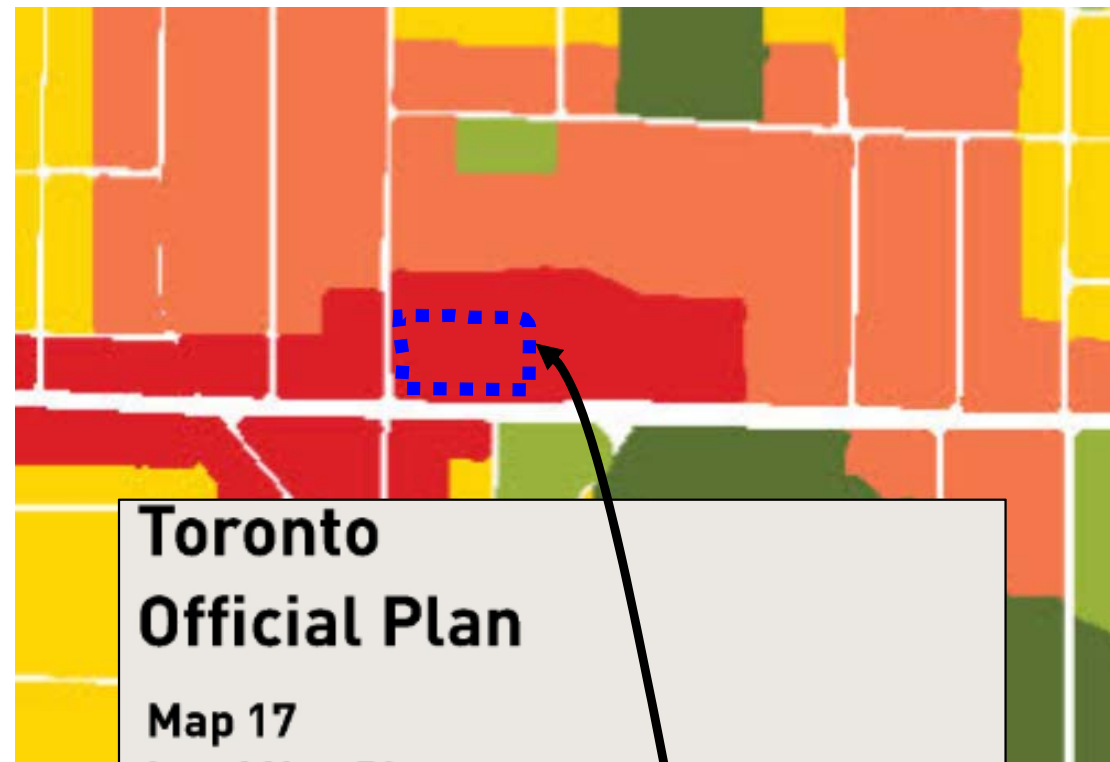
Inspiration realized

SITE | CONTEXT & TRANSIT



PLANNING FRAMEWORK - OFFICIAL PLAN

Official Plan – Land Use Plan

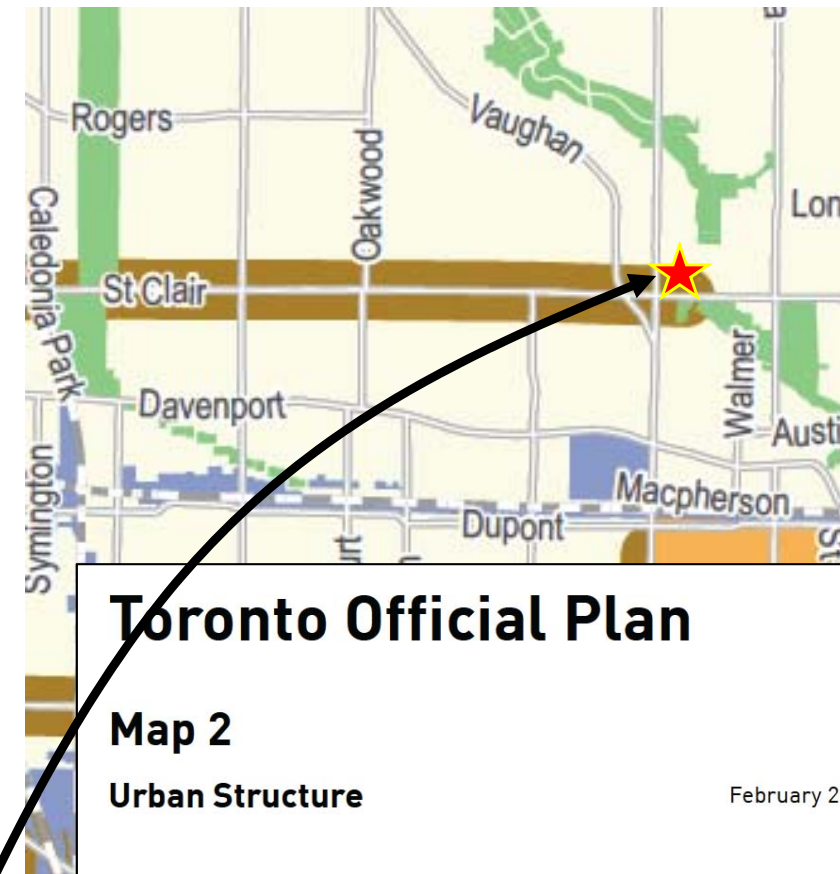


Toronto Official Plan
Map 17
Land Use Plan
 February 2019

Land Use Designations

| | |
|--------------------------|---|
| Neighbourhoods | Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities) |
| Apartment Neighbourhoods | Institutional Areas |
| Mixed Use Areas | Regeneration Areas |
| Natural Areas | General Employment Areas |
| Parks | Core Employment Areas |
| | Utility Corridors |

Official Plan – Urban Structure



Toronto Official Plan
Map 2
Urban Structure
 February 2019

| |
|------------------------------------|
| Avenues |
| Centres |
| Employment Areas |
| Downtown and Central Waterfront |
| Green Space System |
| Greenbelt Protected Countryside |
| Greenbelt River Valley Connections |

Subject Site (1467 Bathurst Street and 490 St Clair Avenue West)



HOW THE NEW PLAN ADDRESSES THE BATHURST/ST. CLAIR PLANNING FRAMEWORK STUDY



1 MID-BLOCK CONNECTIONS



2 GREEN BOULEVARDS

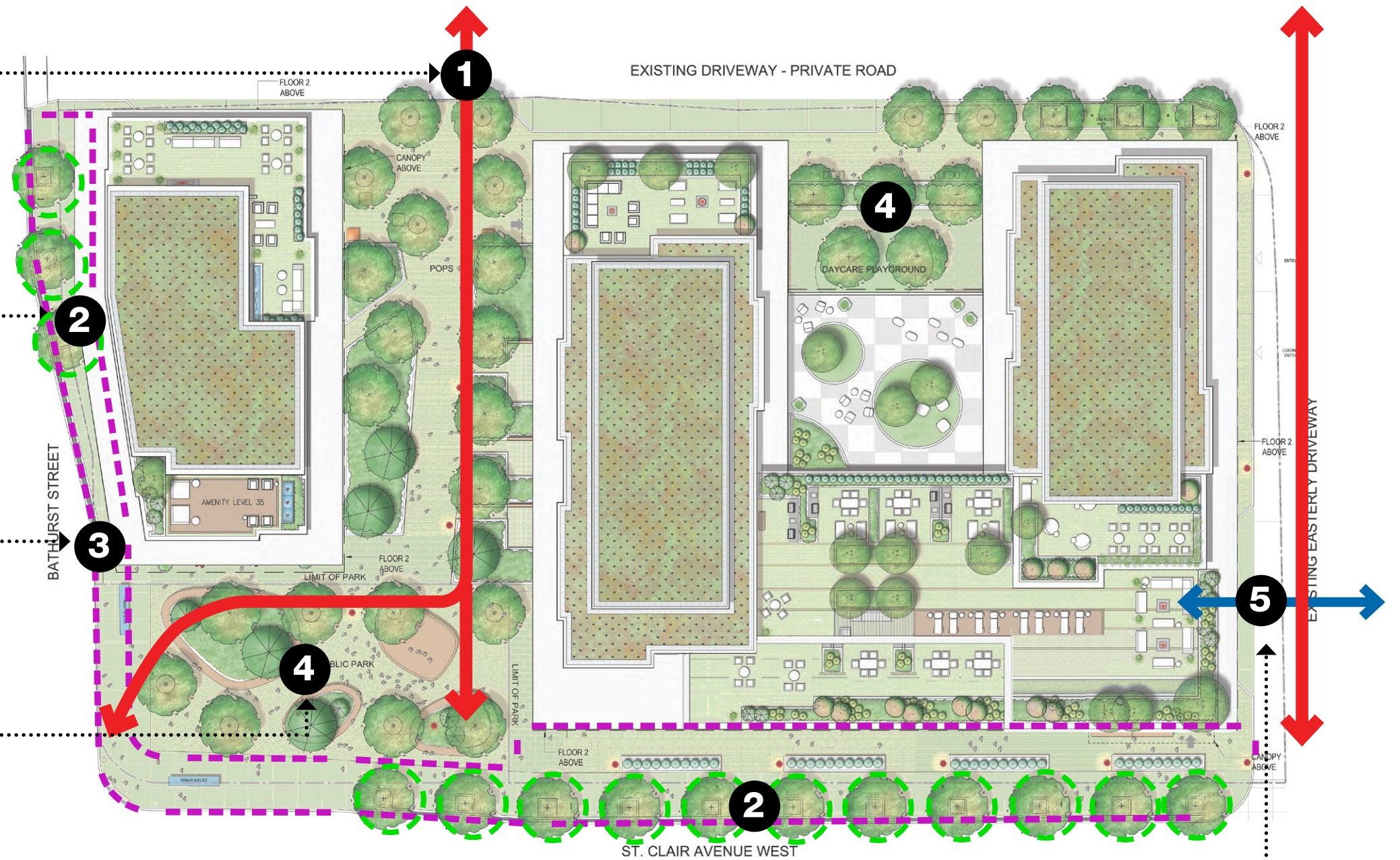


3 MAIN STREET SIDEWALKS



**4 PARKS, POPS
& OTHER OPEN SPACES**

**5 UNDERGROUND PEDESTRIAN
CONNECTION/ CONCOURSE**



POSSIBLE FUTURE
EXTENSION TO
SUBWAY BELOW
GRADE

TIMELINE

May 29, 2017
Community Consultation Meeting # 1
(Prior to Filing ZBA)

↓
December 22, 2017
Submission of Initial ZBA Application

↓
March 07, 2018
Community Consultation Meeting # 2

↓
June 14, 2018
Steering Committee Meeting # 1
Topic: Public Realm

↓
July 17, 2018
Steering Committee Meeting # 2
Topic: Built Form

↓
August 3, 2018
Revised ZBA Submission

↓
August 27, 2018
Steering Committee Meeting # 3
Topic: Transportation

↓
September 05, 2018
Steering Committee Meeting # 4
Topic: Community Services

↓
November 13, 2019
Steering Committee Meeting #5
Topic: UPDATE: 1467 Bathurst
Revised Development Proposal

↓
November 26, 2019
Revised ZBA Submission

↓
December 4, 2019
Community Consultation Meeting # 3

↓
Feb 14, 2020
Revised ZBA Submission

THE NUMBERS

The development proposal will provide:



Rental Units

± 825



Daycare

± 705sm

(513 SM Indoor +
192 SM Outdoor)



Seniors Centre

± 465sm



Retail Space

± 1,121sm



Public Park

± 772sm



POPS Area

± 640sm



Parking Spaces

- 0.5 spaces /unit for residents
- 0.06 spaces /unit for visitors
- 1 space for the daycare and
1 space for seniors centre



Indoor Amenity

± 1,650sm

(2 sm per unit)



Outdoor Amenity

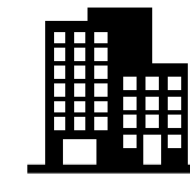
± 1,650sm

(2 sm per unit)



Cycling Infrastructure

± 841 spaces



Residential GFA

80,254sm



Non-Residential GFA

2,137sm



FSI

10.66



Tower Heights

Tower 1: 35 storeys + rooftop amenity (126.5m)

Tower 2: 30 storeys (106.3m)

Tower 3: 30 storeys (106.3m)



Unit Mix

| 1B | 2B | 3B | Total |
|-----|-----|-----|-------|
| 291 | 418 | 116 | 825 |
| 35% | 51% | 14% | |



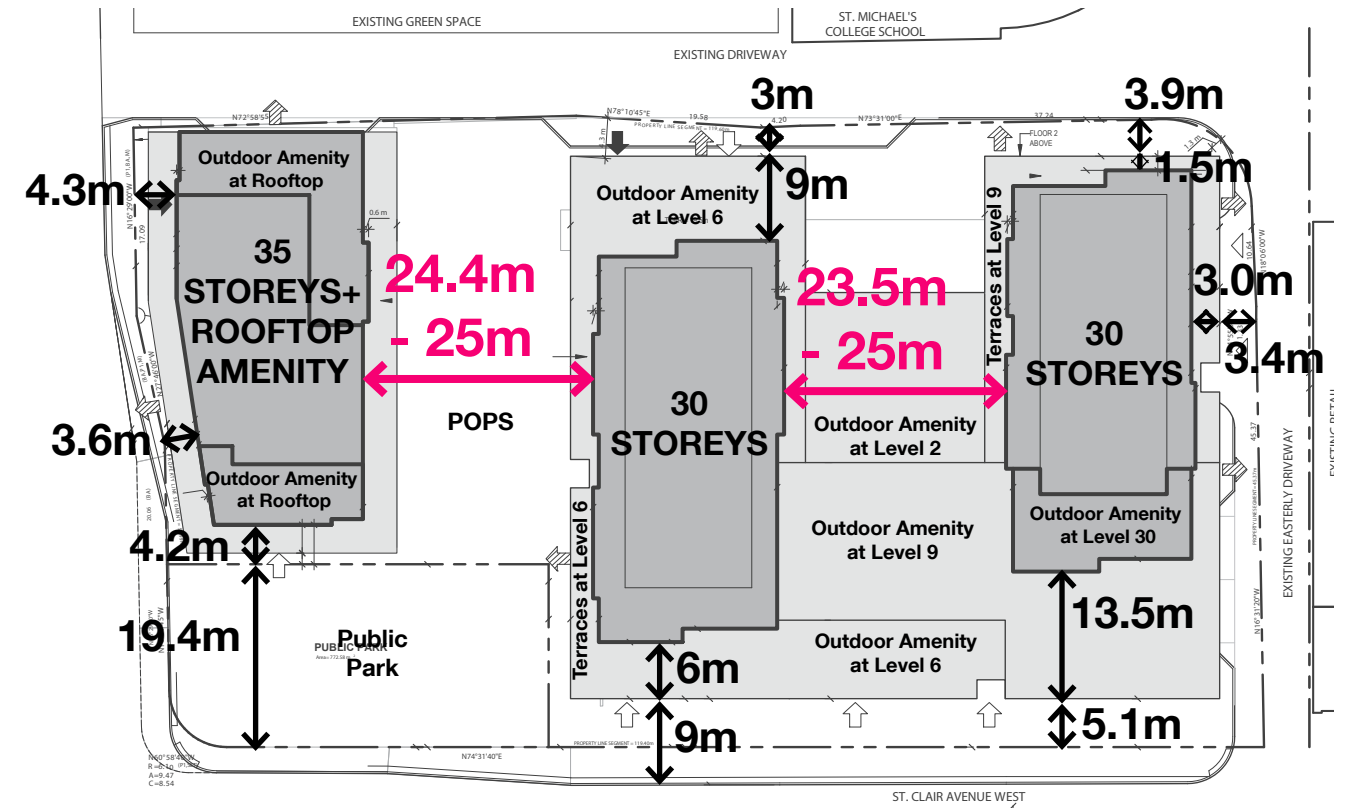
Affordable Housing

16 Units

SITE PLAN IMPROVEMENTS

Major Changes to Proposal:

- **Addition of POPS**
- **Addition of Community Benefits** including:
 - Affordable Housing
 - Seniors Centre
 - Child Care Centre
- **Lot coverage decreased** from 76% to 62%
- **GFA decreased** from 84,479sm to 82,391sm
- **Number of units decreased** from 944 to 825
- **Tower floorplates decreased** from 805, 820, 805 sm to 780sm, 801sm, 795sm



Current Site Plan

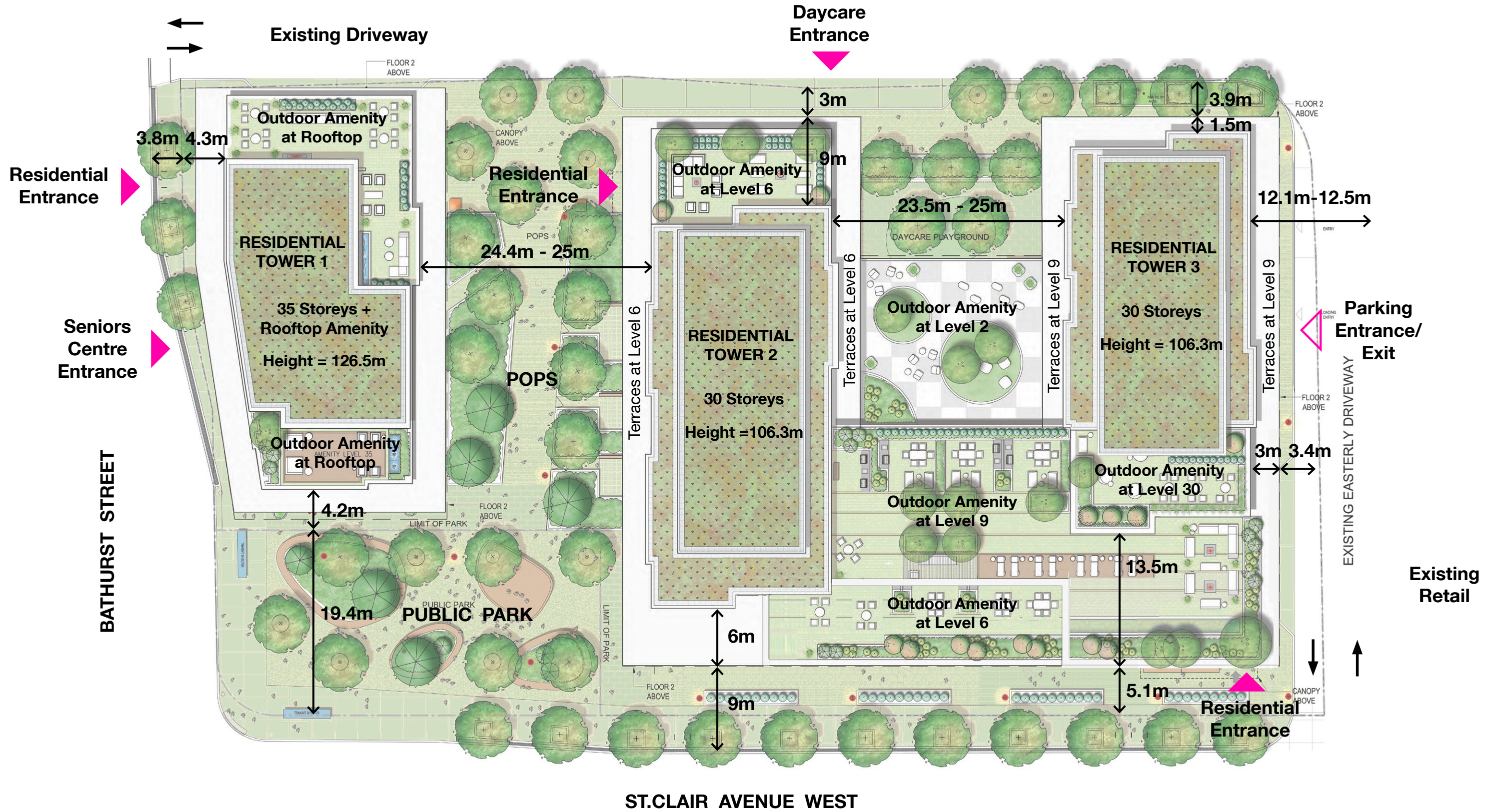
February 14, 2020

SIDEWALK COMPARISON



Existing Green Space

St. Michaels's College





ST. CLAIR AVENUE WEST

Perspective view of New Public Park and POPS looking north from St. Clair Avenue



Perspective view looking northeast on St.Clair Avenue



ST. CLAIR AVENUE WEST

Perspective view looking north on St. Clair Avenue



Perspective view looking north on St. Clair Avenue at Tower 3 residential lobby



ST. CLAIR AVENUE WEST

Perspective view looking west on St. Clair Avenue