1467 Bathurst & 490 St. Clair Avenue West

18 June 2020
PLANNING FRAMEWORK - OFFICIAL PLAN

Official Plan – Land Use Plan

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

Official Plan – Urban Structure

Toronto Official Plan
Map 17
Land Use Plan
February 2019

Land Use Designations
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Care Employment Areas
- Utility Corridors

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
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
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

February 14, 2020
Revised ZBA Submission
### THE NUMBERS

The development proposal will provide:

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rental Units</strong></td>
<td>± 825</td>
</tr>
<tr>
<td><strong>Daycare</strong></td>
<td>± 705sm (513 SM Indoor + 192 SM Outdoor)</td>
</tr>
<tr>
<td><strong>Seniors Centre</strong></td>
<td>± 465sm</td>
</tr>
<tr>
<td><strong>Retail Space</strong></td>
<td>± 1,121sm</td>
</tr>
<tr>
<td><strong>Public Park</strong></td>
<td>± 772sm</td>
</tr>
<tr>
<td><strong>POPS Area</strong></td>
<td>± 640sm</td>
</tr>
<tr>
<td><strong>Parking Spaces</strong></td>
<td>- 0.5 spaces /unit for residents</td>
</tr>
<tr>
<td></td>
<td>- 0.06 spaces /unit for visitors</td>
</tr>
<tr>
<td></td>
<td>- 1 space for the daycare and 1 space for seniors centre</td>
</tr>
<tr>
<td><strong>Indoor Amenity</strong></td>
<td>± 1,650sm (2 sm per unit)</td>
</tr>
<tr>
<td><strong>Outdoor Amenity</strong></td>
<td>± 1,650sm (2 sm per unit)</td>
</tr>
<tr>
<td><strong>Cycling Infrastructure</strong></td>
<td>± 841 spaces</td>
</tr>
<tr>
<td><strong>Residential GFA</strong></td>
<td>80,254sm</td>
</tr>
<tr>
<td><strong>Non-Residential GFA</strong></td>
<td>2,137sm</td>
</tr>
<tr>
<td><strong>FSI Tower Heights</strong></td>
<td>10.66</td>
</tr>
<tr>
<td><strong>Tower 1</strong></td>
<td>35 storeys + rooftop amenity (126.5m)</td>
</tr>
<tr>
<td><strong>Tower 2</strong></td>
<td>30 storeys (106.3m)</td>
</tr>
<tr>
<td><strong>Tower 3</strong></td>
<td>30 storeys (106.3m)</td>
</tr>
<tr>
<td><strong>Unit Mix</strong></td>
<td>1B  2B  3B  Total</td>
</tr>
<tr>
<td></td>
<td>291  418  116  825</td>
</tr>
<tr>
<td></td>
<td>35%  51%  14%  14%</td>
</tr>
<tr>
<td><strong>Affordable Housing</strong></td>
<td>16 Units</td>
</tr>
</tbody>
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1467 Bathurst & 490 St. Clair Avenue West | Project No. 16017 | 18 June 2020
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
SIDEWALK COMPARISON

1.9m

9m
Existing Green Space

St. Michaels's College

Daycare Entrance

Residential Entrance

Seniors Centre Entrance

RESIDENTIAL TOWER 1

35 Storeys + Rooftop Amenity
Height = 126.5m

Residential Entrance

3.3m 4.3m

Outdoor Amenity at Rooftop

RESIDENTIAL TOWER 2

30 Storeys
Height = 106.3m

Towers at Level 6

3m 9m

Outdoor Amenity at Level 6

Towers at Level 9

23.5m - 25m

Outdoor Amenity at Level 9

ST.CLAIR AVENUE WEST

ST. MICHAELS’S COLLEGE

9m

4.2m

19.4m

PUBLIC PARK

BATHURST STREET

30 Storeys
Height = 106.3m

OUTDOOR AMENITY 3.4m at Level 9

13.5m Existing

9m

Residential Entrance

STREET

5.1m

6m

3.9m

1.5m

3.9m

3.4m

12.1m - 12.5m

Parking Entrance/Exit

4.2m at Level 9

13.5m

19.4m

PUBLIC PARK at Level 6

Outdoor Amenity 6m

5.1m

9m

5m

SITE PLAN

35 Storeys + POPS

Terraces at Level 6

30 Storeys

Terraces at Level 6

30 Storeys

Terraces at Level 2

9m

Outdoor Amenity

3m

19.4m

3m

Teraces at Level 6

6m

Seniors Centre Entrance

 existing retail

Existing Retail

13.5m

19.4m

13.5m Existing

19.4m

3m

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