

6035 Bathurst Street – Zoning Amendment Application – Preliminary Report

Date: March 16, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: Willowdale

Planning Application Number: 20 233478 NNY 18 OZ

Notice of Complete Application Issued: February 8, 2021

Current Use on Site: The subject site is occupied by a 1-storey commercial building containing a Canada Post distribution centre with surface parking and a rear loading area for delivery vehicles. The site has an existing driveway access to/from Bathurst Street, located at the northern part of the Bathurst frontage. Immediately abutting the subject site to the south is the existing driveway for the Bathurst Lawn Memorial Park, a cemetery.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 6035 Bathurst Street.

The application proposes a 14-storey (45.05 metres excluding mechanical penthouse) residential building containing a total of 220 dwelling units on the subject site. The proposed gross floor area (GFA) of the development is 15,269 square metres, with a floor space index (FSI) of 7.04 times the site area. The proposed development also includes four levels of underground parking, providing a total of 150 resident and visitor parking spaces for residents and visitors.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 6035 Bathurst Street together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law for the property at 6035 Bathurst Street to permit a 14-storey (45.05 metres excluding mechanical penthouse) residential building containing a total of 220 dwelling units. The proposed gross floor area (GFA) of the development is 15,269 square metres, with a floor space index (FSI) of 7.04 times the site area. The proposed development also includes four levels of underground parking, providing a total of 150 parking spaces for residents and visitors. Vehicular access to the proposed development would be located at the north-west corner of the property, travelling beneath the 9-storey wing facing Bathurst Street, and extending parallel with the north property line. This driveway would provide access to the internal loading area and ramp to the underground parking garage.

The proposed 14-storey residential building is setback 3.0 metres from the front property line (Bathurst Street) and a minimum of 5.5 metres from the rear property line adjacent to the Bathurst Lawn Memorial Park cemetery. The podium facing Bathurst Street has a 0.0 metre setback from the north and south property lines from the 1st to the 9th storey. The upper residential floors (10th to 14th storey) of this wing are setback 5.5 metres from the north and south side lot lines. The front street wall is stepped back 6.3 metres above the 9th storey and a further 6.0 metre stepback above the 12th storey. The mechanical penthouse is stepped back approximately 6.5 metres and is centrally located on the roof.

A total of 302.1 square metres of residential indoor amenity space is proposed on the ground floor that is contiguous to 363.3 square metres of outdoor amenity space. A total of 181.4 square metres of indoor amenity space and 85 square metres of outdoor amenity is provided on the second storey.

See statistics table on the following page for further details:

Category	December 24, 2020 Submission
Site Area	2,170 square metres
Gross Floor Area (GFA) Residential	15,269.0 square metres
TOTAL GFA	15,269.0 square metres
Floor Space Index (FSI)	7.04 times the lot area
Building Height (excluding mechanical)	45.05 metres (14 storeys)
Proposed Residential Units	
Studio	37 (16.8%)
1 Bedroom	46 (20.9%)
1 Bedroom + Den	61 (27.7%)
2 Bedroom	38 (17.3%)
2 Bedroom + Den	15 (6.8%)
3 Bedroom	23 (10.5%)
Total	220 (100%)
Amenity Area	
Indoor	484.2 square metres
Outdoor	448.3 square metres
Total	932.5 square metres
Proposed Vehicular Parking	150 spaces (127 resident/23 visitor)
Loading Spaces	1 Type G
Bicycle Parking (long-term residential / short term)	166 spaces (150 / 16)

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment No. 1A - 1B of this report, for a three dimensional representation of the project in context, Attachment No. 2 - Location Map, Attachment No. 3 - Site Plan and Attachment No. 5 - Application Data Sheet for additional details.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2020), 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 (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation.

Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject site is designated *Apartment Neighbourhoods* on Map 16, Land Use Plan in the Official Plan - see Attachment No. 4. *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. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

Apartment Neighbourhoods are stable areas of the City and significant growth is generally not anticipated, however, there may be redevelopment opportunities on underutilized sites. Where there are opportunities for redevelopment on underutilized sites, policy 4.2.2 of the Plan sets out criteria to evaluate the proposed developments.

This segment of Bathurst Street is not identified as an *Avenue* on Map 2 - Urban Structure in the Official Plan, and Map 3 - Right-of-way Widths Associated with Existing Major Streets indicates the planned right-of-way width is 36 metres.

On September 11, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. There are new or revised policies regarding building types (including midrise buildings), building design and massing, parks, POPs (privately owned, publicly accessible spaces), and trees and natural areas, among other policies. The proposal will be evaluated against these policies.

Zoning By-laws

The subject site is zoned One-Family Detached Dwelling Fourth Density (R4) Zone under the former City of North York Zoning By-law No. 7625. The subject site is also subject to City-wide Zoning By-law No. 569-2013 and is zoned Residential Detached Zone (RD (f15.0; a550) (x5)). Both by-laws only permit single detached dwellings and accessory buildings/structures.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Tall Building Design Guidelines;
- Avenues and Mid-Rise Buildings Study including Performance Standards and Addendum;
- Growing Up: Planning for Children in New Vertical Communities Design Guidelines;

- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Bird Friendly Development Guidelines; and
- Accessible Design Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

A Zoning By-law amendment is required to amend the permitted building type and the application proposes to exceed the maximum building height and coverage permitted by the existing Zoning By-laws. The application is also required to establish new development standards related, but not limited to: building setbacks, density, angular planes, parking, and loading.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Planning staff will continue to evaluate the application to determine its consistency with the PPS (2020) and conformity with A Place to Grow (2020).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, conformity with the PPS and A Place to Grow will be informed by conformity with the City's Official Plan.

Official Plan Conformity

Staff will continue to evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the Avenues and Healthy Neighbourhoods policies in Chapter 2, the Built Form policies in Chapter 3 and the Mixed Use Areas policies in Chapter 4.

Height, Density, Built Form, Massing and Planned and Built Context

Staff are assessing the suitability of the proposed height, density, built form, massing, site organization, building placement, setbacks, and stepbacks based on the City's Official Plan including Healthy Neighbourhoods Section 2.3.1, Public Realm Section 3.1.1, Built Form Section 3.1.2, and Apartment Neighbourhoods Section 4.2.

Official Plan policy 3.1.3.7 states that tall buildings are generally greater in height than the width of the adjacent right-of-way. The proposed built form will be reviewed against the Tall Building Design Guidelines, and/or the Mid-Rise Building Performance Standards and Addendum depending on what modifications, if any, are made to the built form.

On a preliminary basis, issues of concern include:

- Demonstrating how the proposed building height and massing relate to the existing and/or planned context;
- Review of the proposed building height versus the Bathurst Street right-of-way;
- Appropriateness of the proposed building setbacks and stepbacks;
- Review of vehicular circulation and loading;
- Possibility of incorporating retail uses along Bathurst Street; and
- Review of the proposed public and private landscaping.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the application that are currently being reviewed by City staff.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted a Tree Inventory and Preservation Plan which are currently under review by City staff.

The report concludes that there are a total of 28 trees on and within six metres of the subject property. The removal of 5 trees is required to accommodate the proposed development.

Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. 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 community services and facilities 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.

A Community Services and Facilities study has been submitted with the application and is currently under review.

Parkland Dedication

The site is approximately a 500 metre walk away from Lissom Park, a 16,247 square metre park which contains a playground and horticulture display.

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 4 to 12 square metres of parkland per person, which is below the city-wide average provision of 28 square metres of parkland per person in 2016.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, Staff recommend that the applicant be required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication.

Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines (Growing Up Guidelines), which is applicable to the proposed development. The Growing Up Guidelines seeks to integrate family oriented design into new multi-unit developments. One of the objectives of the Growing Up Guidelines is to ensure that new developments have a variety of housing to meet the needs of people in all stages of life. The proposed development would contain a total of 220 residential units consisting of 37 studio units, 46 one-bedroom units, 61 one-bedroom plus den units, 38 two-bedroom units, 15 two-bedroom plus den units, and 23 three-bedroom units. Staff will evaluate the unit mix and unit sizes to determine if they meet the intent of the Growing Up Guidelines. Staff will also review the appropriateness of the amount of indoor and outdoor amenity areas, as well as the suitability and configuration of amenity spaces for families with children and for pets.

Infrastructure / Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Geotechnical Report, and a Hydrogeological Investigation. These reports will allow City staff to review and evaluate the effects of the proposed development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to accommodate the proposed development. These reports are currently under review by Engineering and Construction Services staff.

A Transportation Impact Study prepared by BA Group was also submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. This report is currently under review by Transportation Services and Transportation Planning staff.

Section 37 Community Benefits

The Official Plan authorizes the City to apply Section 37 of the Planning Act to pass bylaws to allow for increases in height and/or density that are not otherwise permitted by the Zoning By-law in return for the provision, by the applicant, of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title for projects that meet the development thresholds identified in the Official Plan.

Further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the Section 37 community benefits that the applicant would be required to provide, should the proposal proceed to approval in some form.

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. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Additional information on the Toronto Green Standard may be found here:

<https://www.toronto.ca/city-government/planning-development/official-planguidelines/toronto-green-standard/>

Other Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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E-mail: Perry.Korouyenis@toronto.ca

SIGNATURE

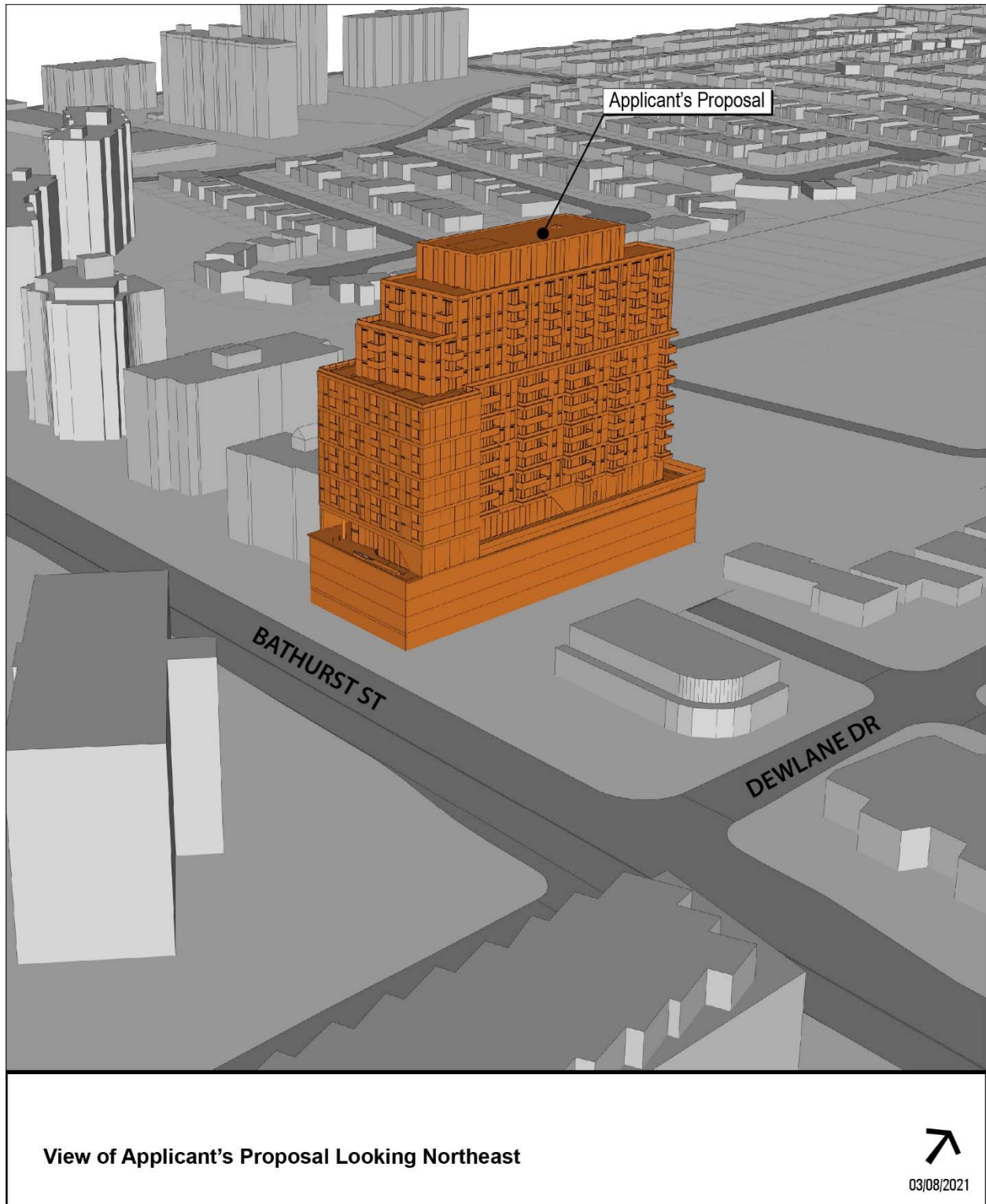
Giulio Cescato, MCIP, RPP
Acting Director Community Planning,
North York District

ATTACHMENTS

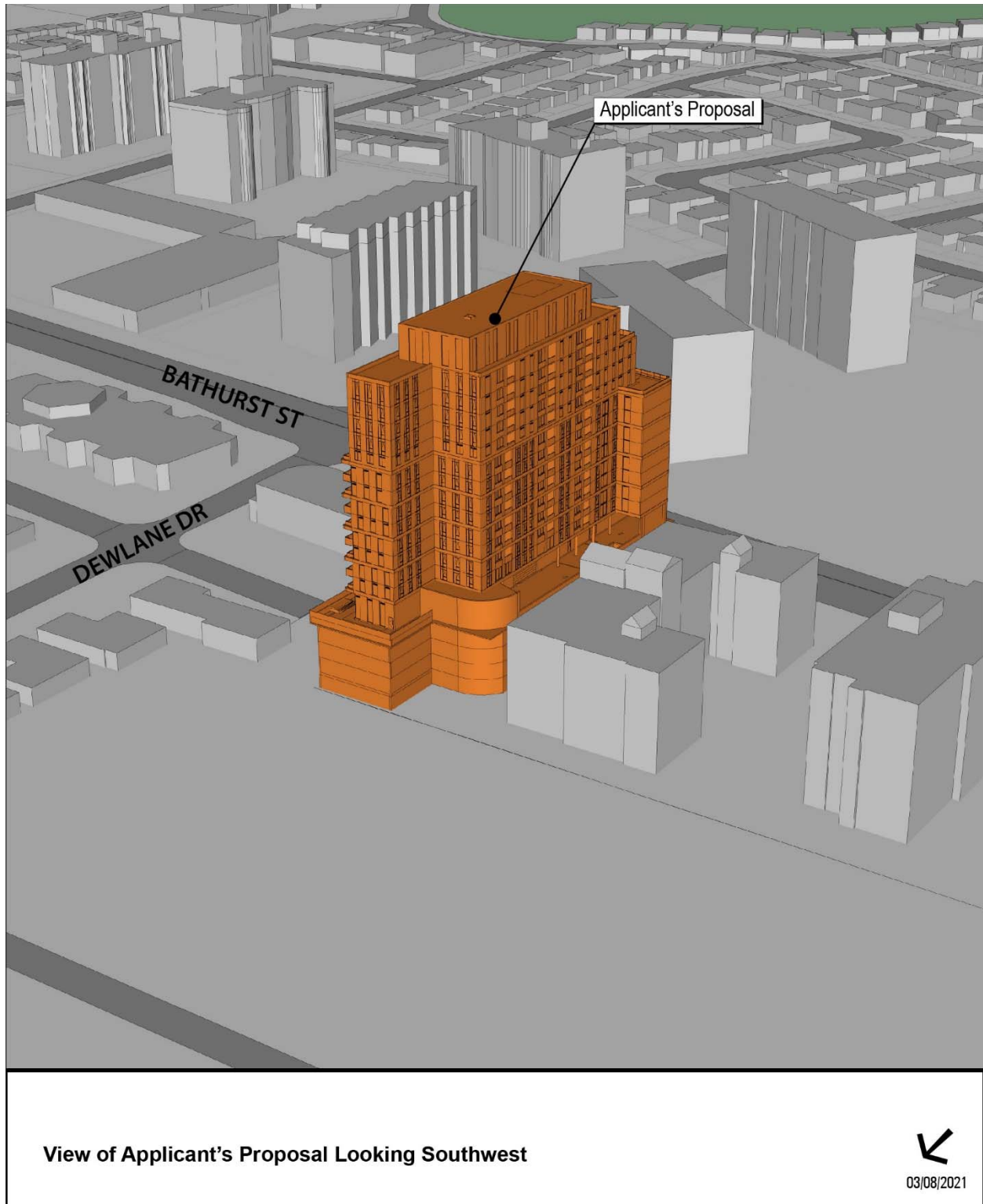
City of Toronto Drawings

Attachment 1A: 3D Model of Proposal in Context
Attachment 1B: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Application Data Sheet

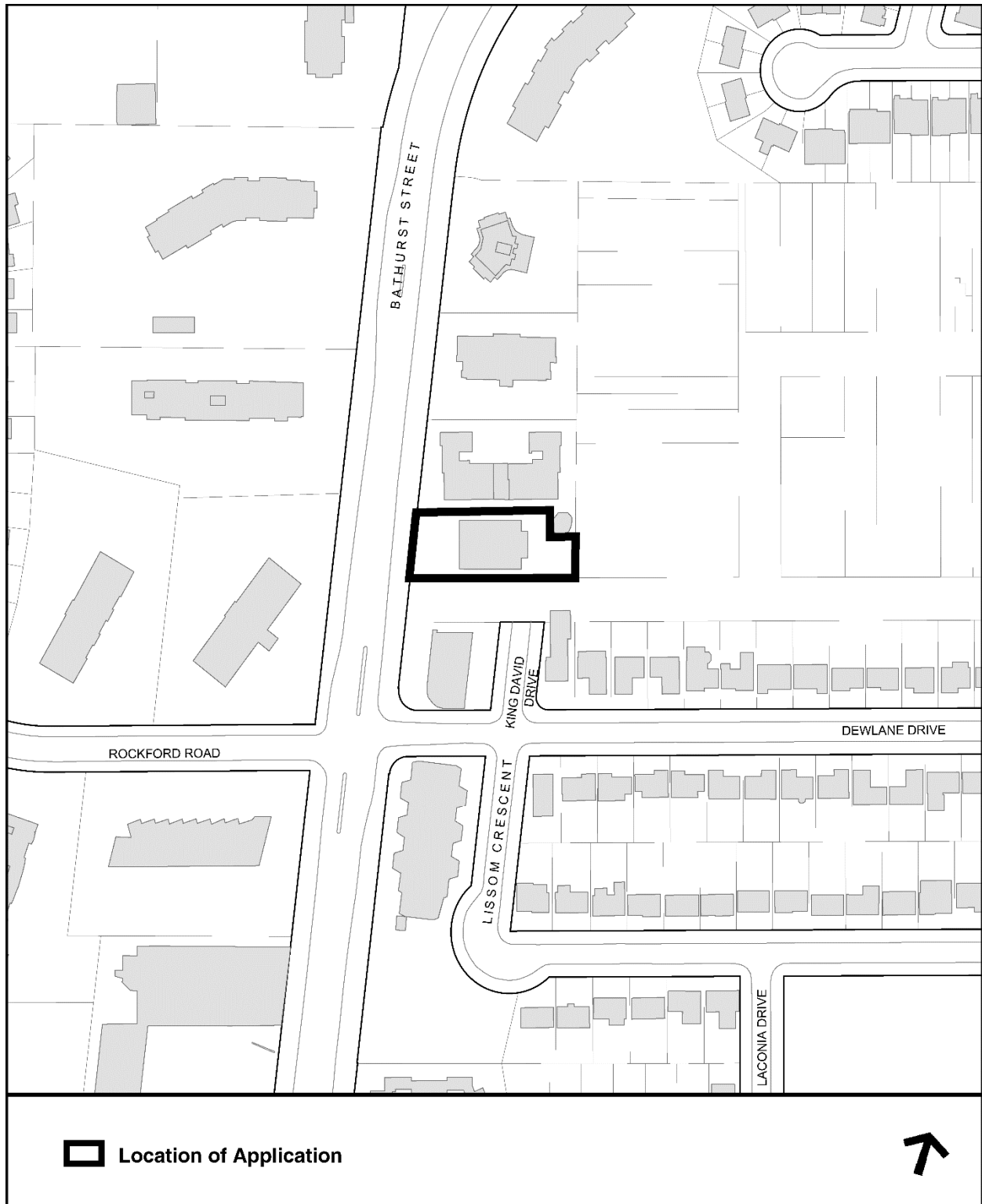
Attachment 1A: 3D Model of Proposal in Context



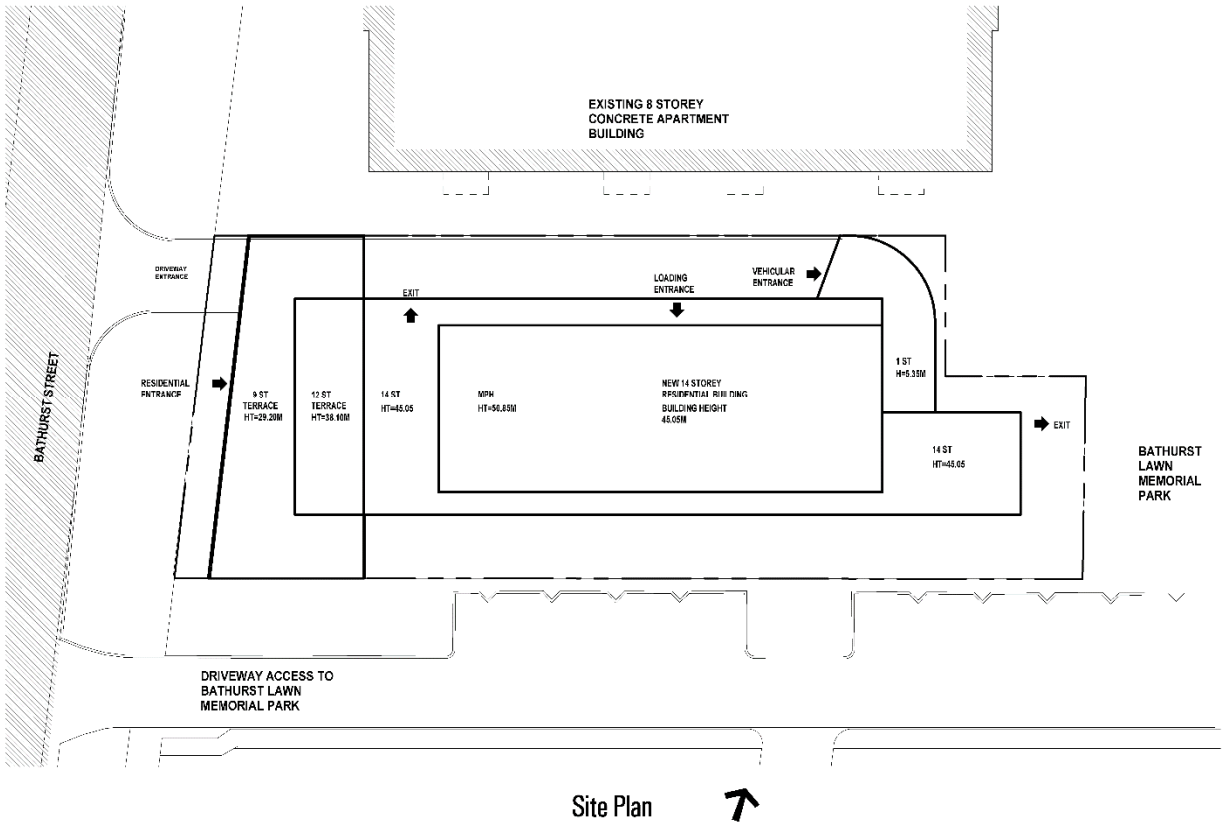
Attachment 1B: 3D Model of Proposal in Context



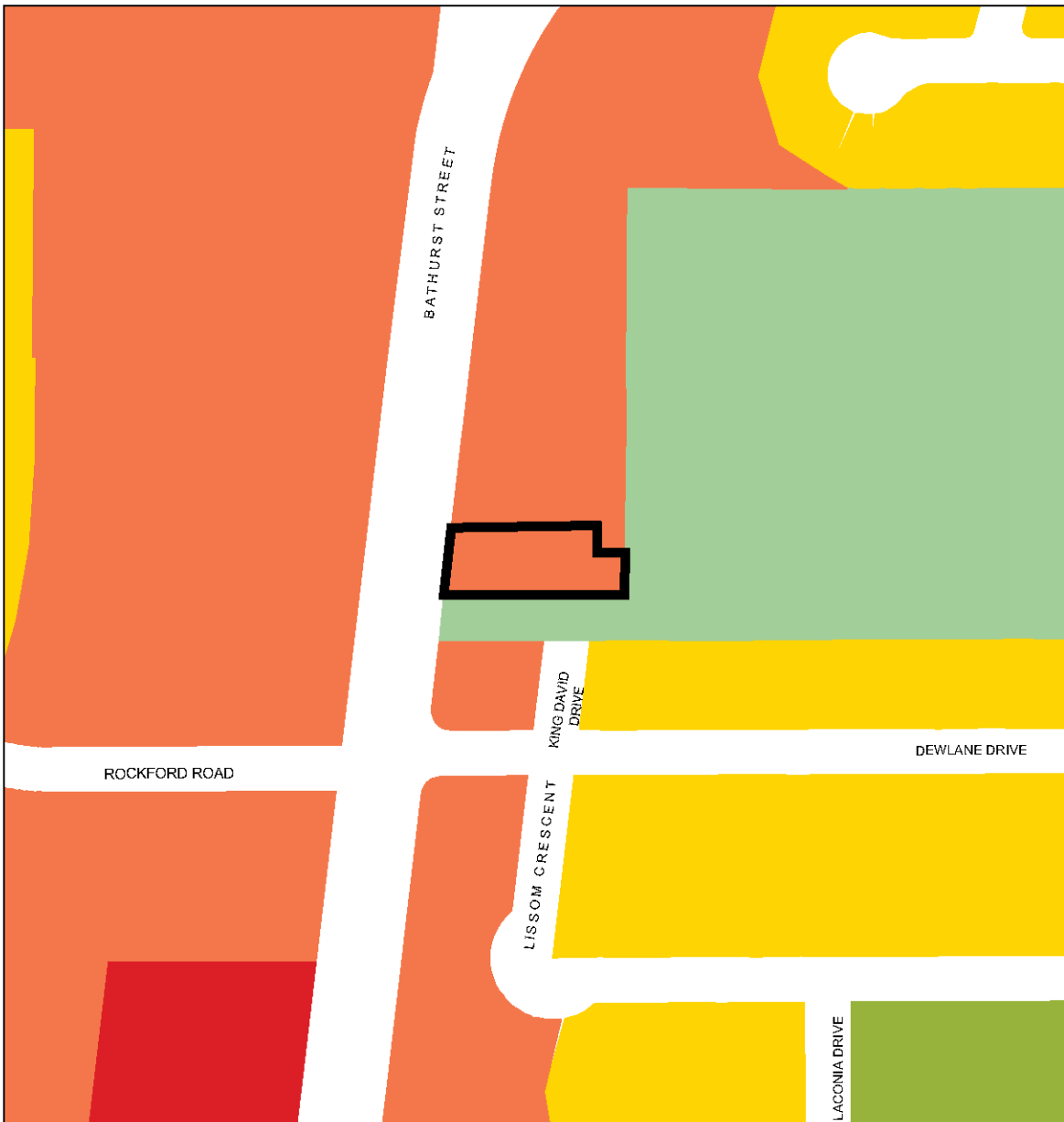
Attachment 2: Location Map



Attachment 3: Site Plan

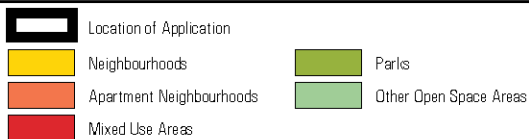


Attachment 4: Official Plan Map



Official Plan Land Use Map #16

6035 Bathurst Street
File # 20 233478 NNY 02




Not to Scale
Extracted: 03/04/2021

Attachment 5: Application Data Sheet

Municipal Address: 6035 BATHURST ST Date Received: December 23, 2020
 Application Number: 20 233478 NNY 18 OZ
 Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning by-law amendment application to permit a 14-storey residential apartment building. The proposal would contain a total of 220 residential units and 15,269 m2 of residential gross floor area with a Floor Space Index (FSI) of 7.04.

Applicant	Agent	Architect	Owner
The Goldberg Group		Quadrangle	6035 BATHURSTST LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision: N
Zoning:	RD (f15.0; a550) (x5)	Heritage Designation: N
Height Limit (m):	10	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,170 Frontage (m): 23 Depth (m): 79

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,173	1,173
Residential GFA (sq m):			15,269	15,269
Non-Residential GFA (sq m):			0	0
Total GFA (sq m):			15,269	15,269
Height - Storeys:			14	14
Height - Metres:			45	45

Lot Coverage Ratio (%): 54.06 Floor Space Index: 7.04

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA: 1	4,838	431
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units

by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			220	220
Other:				
Total Units:			220	220

Total Residential Units by Size

Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:				
Proposed:	37	107	53	23
Total Units:	37	107	53	23

Parking and Loading

Parking Spaces: 150 Bicycle Parking Spaces: 220 Loading Docks: 1