

141, 149, 151, 153, 155, 157, 159, 161 Bathurst Street and 579, 589, 591 Richmond Street West – Zoning By- law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: October 27, 2021

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

Planning Application Number: 21 172654 STE 10 OZ

Rental Housing Demolition Application Number: 21 172661 STE 10 RH

Related Zoning Amendment Application (Phase 2): 21 172691 STE 10 OZ

Listed Heritage Buildings on Site: Yes

Current Uses on Site: A non-residential 2-storey building is located at 141 Bathurst Street, followed by a series of two-storey row houses at 149-161 Bathurst Street. A two-storey semi-detached building and 5-storey commercial building are located at 589-591 and 579 Richmond Street West, respectively.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 12-storey L-shaped office building containing retail uses at grade located at 141 and 149-161 Bathurst Street and 579-591 Richmond Street West. The application proposes partial retention of the heritage buildings at 141 Bathurst Street and 579 Richmond Street West. The remainder of the buildings on the site would be demolished, including the heritage buildings at 159 and 161 Bathurst Street. The application also proposes to purchase a City-owned lane located behind the Bathurst Street properties.

This application represents the first phase of a two-phased development proposal which includes the property at 555 Richmond Street West (Phase 2). The subject site contains 15 residential rental units which are proposed to be replaced in the residential building

proposed in Phase 2. The Phase 1 development is proposed to be constructed before the Phase 2 development.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Together with the Ward Councillor, staff have identified a community consultation meeting date of January 11, 2022 to discuss both Phase 1 and 2 applications.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff proceed with scheduling a community consultation meeting for the application located at 141, 149, 151, 153, 155, 157, 159, 161 Bathurst Street and 579, 589, 591 Richmond Street West, together with the Ward Councillor, for the selected date of January 11, 2022.
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.

DECISION HISTORY

Former Development Proposal

The Ontario Land Tribunal (OLT) approved, in principle, a 16-storey mixed-use building at 149-157 Bathurst Street (File No. PL170294) and the replacement of 3 residential rental units. The approval was subject to a number of conditions to be satisfied by the applicant before the Final Order is issued.

On October 2, 2019, City Council approved the demolition of the existing residential buildings at 149-157 Bathurst Street subject to the OLT Final Order being issued. The City Council report can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE8.16>

THE APPLICATION

Complete Application Submission Date:

September 3, 2021.

Description

The application proposes a new 12-storey (59.3 metre including the mechanical penthouse) L-shaped office building containing retail uses at grade and fronts on both, Bathurst Street and Richmond Street West. The heritage buildings at 141 Bathurst Street and 579 Richmond Street West would be partially retained, while the remainder of the buildings would be demolished. The proposed building would have a Floor Space Index (FSI) of 6.49.

A north-south public lane abuts the rear yards of the properties fronting Bathurst Street from Richmond Street West, terminating at the 141 Bathurst Street property. The application proposes to purchase this laneway from the City, widen it, retain vehicular access for the properties not subject to this application (143-147 Bathurst Street) and to provide a pedestrian access through the site. Starting at the 2nd storey, the proposed commercial building would span over the laneway, creating a single building volume.

The application also proposes a 300 square metre publicly-accessible landscaped courtyard (POPS) at 141 Bathurst Street providing a connection to the site from Bathurst Street.

A second outdoor landscaped courtyard space is proposed at the southeast corner of the site, immediately adjacent to the phase 2 development. This space would be accessible through the existing laneway the application proposes to purchase as well as an internal pedestrian connection proposed through the portion of the building fronting Bathurst Street.

Bicycle parking would be provided in a partial 1-storey basement level. Zero on-site vehicular parking spaces are proposed. Loading access is proposed to be provided from Adelaide Street West in a shared facility in the phase 2 development. In the meantime, an existing loading dock located on the phase 2 lands is proposed to be utilized.

See Attachments 2 to 6 of this report for a three dimensional representation of the project in context.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/149BathurstSt.

Reason for the Application

The Zoning By-law Amendment application proposes to vary performance standards including: building height; building setbacks; amenity space requirements; loading space requirements; vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 has been submitted to demolish the 15 existing rental housing units on the lands.

Site Plan Control

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

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

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).

Major Transit Station Areas

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

The site is located 690 metres from the planned Spadina-Front GO Station on the GO Regional Express Rail line, 250 metres from the planned King-Bathurst Station and 625 metres from the planned Queen-Spadina Station on the planned Ontario Line.

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 site is located in the Downtown and Central Waterfront on Map 2 of the Official Plan and designated Regeneration Areas on Land Use Plan Map 18, as shown on Attachment 5.

The Downtown Plan

City Council adopted OPA 406 on May 22, 2018. OPA 406 included amendments to the Downtown section and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area. The Ministry of Municipal Affairs and Housing approved OPA 406 with modifications on June 5, 2019.

The Downtown Plan directs that growth is encouraged within the Downtown, in particular on lands designated Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3, Regeneration Areas and Institutional Areas. The highest density of development within the Downtown shall be directed to Mixed Use Areas in close proximity to existing or planned transit stations. However, not all areas will experience the same amount of intensification.

The site is designated Mixed Use Areas 2 - Intermediate, shown on Map 41-3-B of the Downtown Plan. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including low-rise, mid-rise and some tall buildings and the scale and massing of buildings will respect and reinforce the existing and planned context of the neighbourhood. Mixed Use Areas 2 provides for a diverse range of uses, including retail, service, office, institutional and residential. Further, the Complete Communities Policies of the Downtown Plan require that new buildings fit within their existing and planned context, conserve heritage attributes and improve the public realm.

The Downtown Plan identifies Bathurst Street as the western boundary of the Plan. The site is also within the King-Spadina Cultural Precinct and the Downtown Film Precinct. The Downtown Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

King-Spadina Secondary Plan (1996)

The site is situated within the West Precinct of the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan requires new development to reinforce the characteristics of the area through built form, heritage conservation and public realm improvements.

The policies of the King-Spadina Secondary Plan emphasize that new buildings will be sited for adequate light, view, privacy and compatibility with the built form context. The policies direct that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile, and architectural character and expression. Heritage plays a key role in establishing the character of the Secondary Plan area.

King-Spadina Secondary Plan (2020) - OPA 486

At its meeting on January 29, 2020, City Council adopted a Final Report and Official Plan Amendment 486 (OPA 486) outlining updates to the King-Spadina Secondary Plan. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.4>

King-Spadina is one of the fastest growing areas in the downtown and has a strong heritage character. Updates were made to the King-Spadina Secondary Plan to recognize this growth and the evolution of the area from predominantly non-residential uses to an area with a mix of uses. The updated plan recognizes that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the built form and heritage character of the area. OPA 486 has been appealed to the Ontario Land Tribunal (OLT) and is not yet in force.

As noted above, the subject site is located within the West Precinct of King Spadina. Policy 6.12 in OPA 486 directs that development in the West Precinct along Bathurst Street will not exceed 55 metres in height including the mechanical penthouse and all projections. Additionally, Policy 6.14 directs that above the base building, development will include stepbacks from adjacent properties to provide separation distances between buildings that protect access to light, view and privacy. A minimum stepback of 5.5 metres will be provided from any property line that is not adjacent to a public street or public lane.

Consistent with the Downtown Plan, the site is identified as Mixed Use Areas 2 on Map 16-2 of OPA 486.

Official Plan Amendment 231 - Office Replacement Policies

The office replacement policies of OPA 231 require the provision of office space on sites designated Mixed Use Areas containing 1,000 square metres or more of office space, where residential development is proposed. The existing office building at 141 Bathurst Street contains 938 square metres of office space and the building at 579 Richmond Street West contains 2,491 square metres. The proposed development would include just over 22,000 square metres of office GFA.

Official Plan Amendment 479 and 480 – Public Realm and Built Form Official Plan Policies

On September 11, 2020, the Ministry of Municipal Affairs and Housing approved OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

King-Spadina Heritage Conservation District

The site is within the King-Spadina Heritage Conservation District (HCD) Plan area. The HCD Plan was adopted at the October 2, 2017, City Council meeting, recommending the designation of the King-Spadina HCD Plan under Part V of the Ontario Heritage Act. The HCD Plan is currently under appeal at the LPAT. The City Council decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

The overall objective of the HCD Plan is the protection, conservation and management of the area's heritage attributes, including contributing properties, so that the District's cultural heritage value is protected in the long-term.

The properties at 579 Richmond Street West, 141 Bathurst Street, 159 Bathurst Street and 161 Bathurst Street were individually listed on the City's Heritage Register in December 2017. All 4 properties are also identified as contributing properties in the King-Spadina HCD Plan.

The King-Spadina Heritage Conservation District Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-139243.pdf>

Notice of Intention to Designate

A Notice of Intention To Designate under Part IV, Section 29 of the Ontario Heritage Act staff report will be before the November 17, 2021 meeting of the Toronto Preservation Board and subsequently the November 25, 2021 meeting of the Planning and Housing Committee, for the properties at 141 Bathurst Street and 579 Richmond Street West.

The report notes that, upon further research and analysis, staff determined that the remaining listed properties subject to this development application, 159 and 161 Bathurst Street, do not meet the criteria under O. Reg. 9/06 required to merit designation under Part IV of the Ontario Heritage Act.

The report can be viewed at:

<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&decisionBodyId=1899#Meeting-2021.PB28>

Zoning By-laws

The site is zoned CRE (Commercial Residential Employment) in Zoning By-law 569-2013. This zone permits a range of residential, commercial, institutional and light industrial uses. The maximum height permitted is 26 metres plus 5 metres for a mechanical penthouse. The CRE zoning category does not include maximum density provisions but rather, the building envelope is established through the performance standards, including height, setbacks and stepbacks.

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/>

Rental Housing Demolition and Conversion By-law

Section 111 of the City of Toronto Act, 2006 authorizes the City to regulate the demolition and conversion of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition of rental housing in any building or related group of buildings containing six or more residential units, of which at least one is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

City Council may refuse a Rental Housing Demolition application or approve an application with conditions, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These conditions implement the City's rental housing protection policies in the Official Plan. However, unlike Planning Act applications, decisions by City Council under Chapter 667 are not appealable to the Ontario Land Tribunal (OLT).

Section 33 of the Planning Act also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of the demolition of any residential property that contains 6 or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the Building Code Act.

The applicant submitted an application on June 18, 2021, for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the

existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Design Guidelines

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

- King-Spadina Urban Design Guidelines (2004 and 2006);
- King-Spadina Public Realm Plan;
- Retail Design Manual;
- Design Guidelines for Privately Owned Publicly-Accessible Space;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here:

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

COMMENTS

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

Staff will continue to evaluate the application's consistency with the PPS and conformity with the Growth Plan (2020) as amended.

Official Plan Conformity

Staff will continue to evaluate the application to determine its conformity to the Official Plan, the King-Spadina Secondary Plan and the King-Spadina Secondary Plan update (2020) and the Downtown Plan.

Built Form, Planned and Built Context

Staff have assessed the application and have identified the following preliminary issues:

- The appropriateness of the building height and massing in relation to the existing and planned context;
- Interface between the proposed development and the properties not included in the application (143-147 Bathurst Street) as well as all other surrounding properties;
- Pedestrian-level wind conditions along nearby streets, surrounding properties and open spaces;
- Proposal to provide the required residential rental replacement units in the latter, 2nd phase of the proposed two-phased development;
- Proposal to privatize and incorporate a City-owned lane into the development;
- Identification of opportunities for a low-carbon thermal energy network, such as a district energy system, to serve some or all of the development; and
- Proposal to not provide any on-site vehicular parking spaces.

Heritage Impact & Conservation

The properties at 579 Richmond Street West, 141, 159 and 161 Bathurst Street are listed on the Heritage Register and have been identified as contributing properties in the (under appeal) King-Spadina HCD Plan.

A Heritage Impact Assessment was submitted with the application and is under review. This application will be evaluated to determine if the proposed alterations to the heritage resources at 579 Richmond Street West and 141 Bathurst Street are consistent with applicable provincial and municipal policies.

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).

An Arborist Report has been submitted with the application confirming that 3 City trees and 2 private trees are proposed to be removed. The application proposes to plant 12 street trees and 14 private trees. A total of 35 trees are proposed between the 2 phases of the development

Rental Housing Issues

Section 3.2.1 of the Official Plan contains policies pertaining to the provision, maintenance, and replacement of rental housing.

Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a building or related group of buildings and would result in the loss of 6 or more rental housing units will not be approved unless all of the units have rents that exceed mid-range rents at the time of application, or, where planning approvals other than site plan are sought, at least the same number, size, and type of rental units are replaced

and maintained with rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right for existing tenants to return to a replacement unit at similar rent and other assistance to mitigate hardship.

The Housing Issues Report submitted with the Rental Housing Demolition application confirms that at least 15 of the existing rental units on the lands have either affordable or mid-range rents. Consequently, Policy 3.2.1.6 of the Official Plan applies to this proposal and the applicant is required to replace all of existing rental units proposed to be demolished within the proposed development.

City staff will work with the applicant to develop a detailed rental replacement proposal and an acceptable tenant relocation and assistance plan to mitigate hardship for existing tenants. A site visit by City staff will also be required as part of the application assessment.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. An Archaeological Assessment has been submitted and is under review.

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.

Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density 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.

Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of Section 37 community benefits should the application be approved in some form.

Infrastructure/Servicing Capacity

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing & Stormwater Management Report, Geotechnical Report, Transportation Impact Study and a Hydrogeological report. Staff will continue to review the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development. The infrastructure review will be conducted in the context of the potential cumulative impact of all proposed applications in the area of this application.

Toronto Green Standard (Climate Mitigation and Resilience)

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

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 TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022. Information about the Toronto Green Standard can be found at the following link: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

Incorporation of City Owned Lands into the Development Site

The applicant will be working with applicable City staff including Transportation Services and Corporate Real Estate Management to determine whether the purchase the City-owned lane running through the centre of the site is possible.

Other Matters

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

Next Steps

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, the report will proceed to the Toronto and East York

Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act, before being considered by City Council for a decision.

CONTACT

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Tel. No. 416-392-7216
E-mail: Joanna.Kimont@toronto.ca

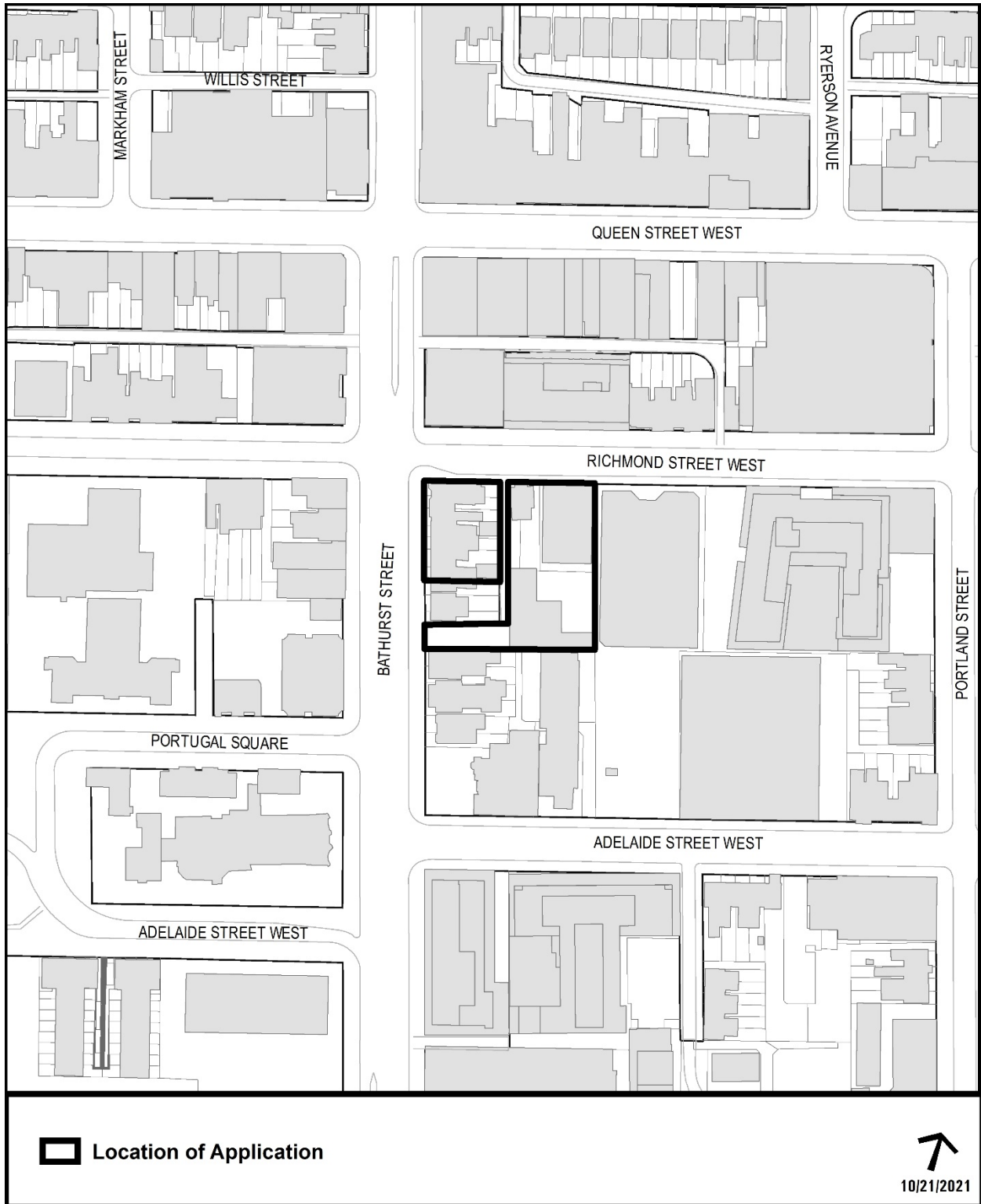
SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,
Director, Community Planning , Toronto and East York District

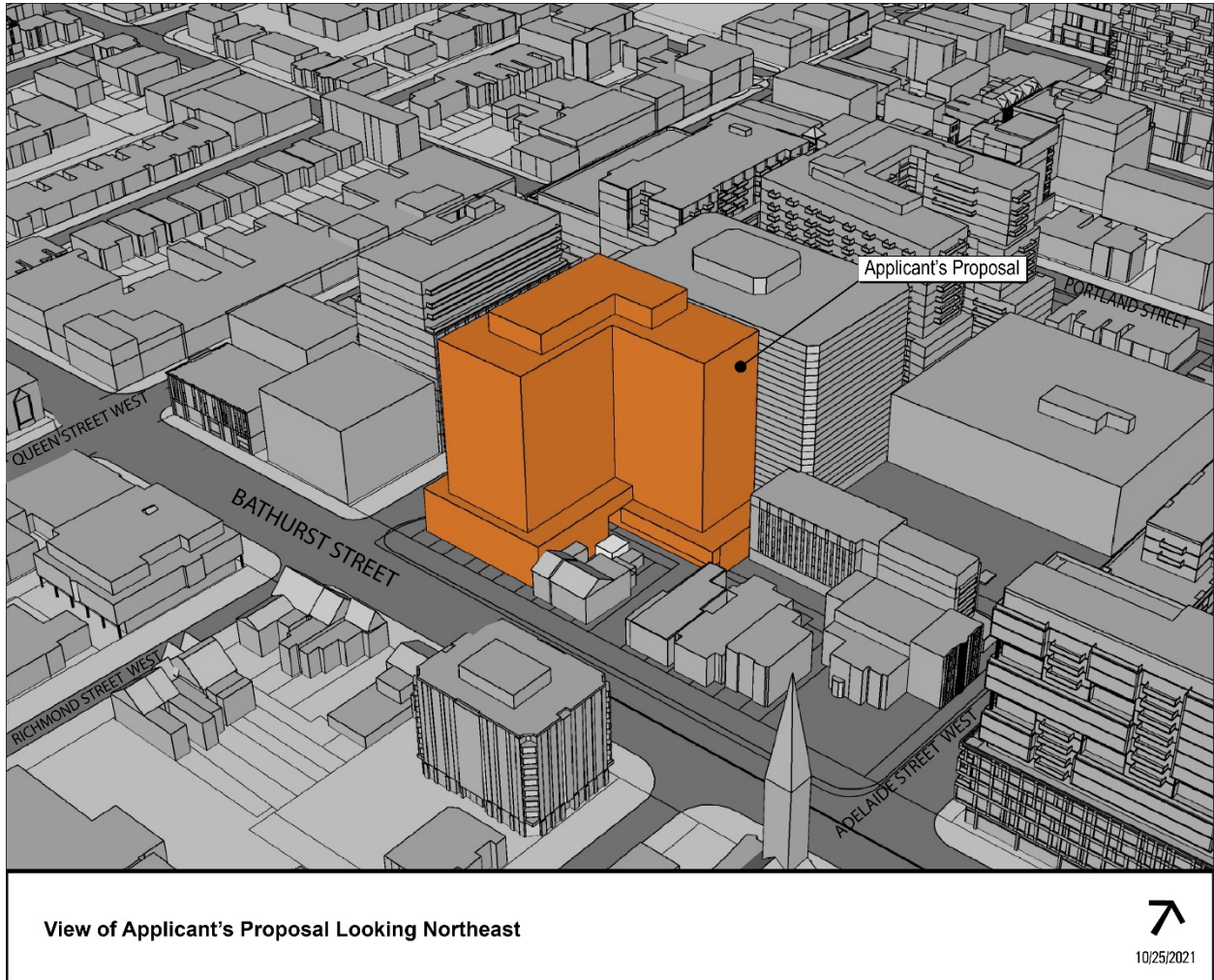
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context - Northeast View
Attachment 3: 3D Model of Proposal in Context - Northwest View
Attachment 4: 3D Model of Proposal in Context - Southeast View
Attachment 5: 3D Model of Proposal in Context - Southwest View
Attachment 6: 3D Model of Proposal in Context - Phase 1 and 2
Attachment 7: Site Plan
Attachment 8: Official Plan Map
Attachment 9: Application Data Sheet

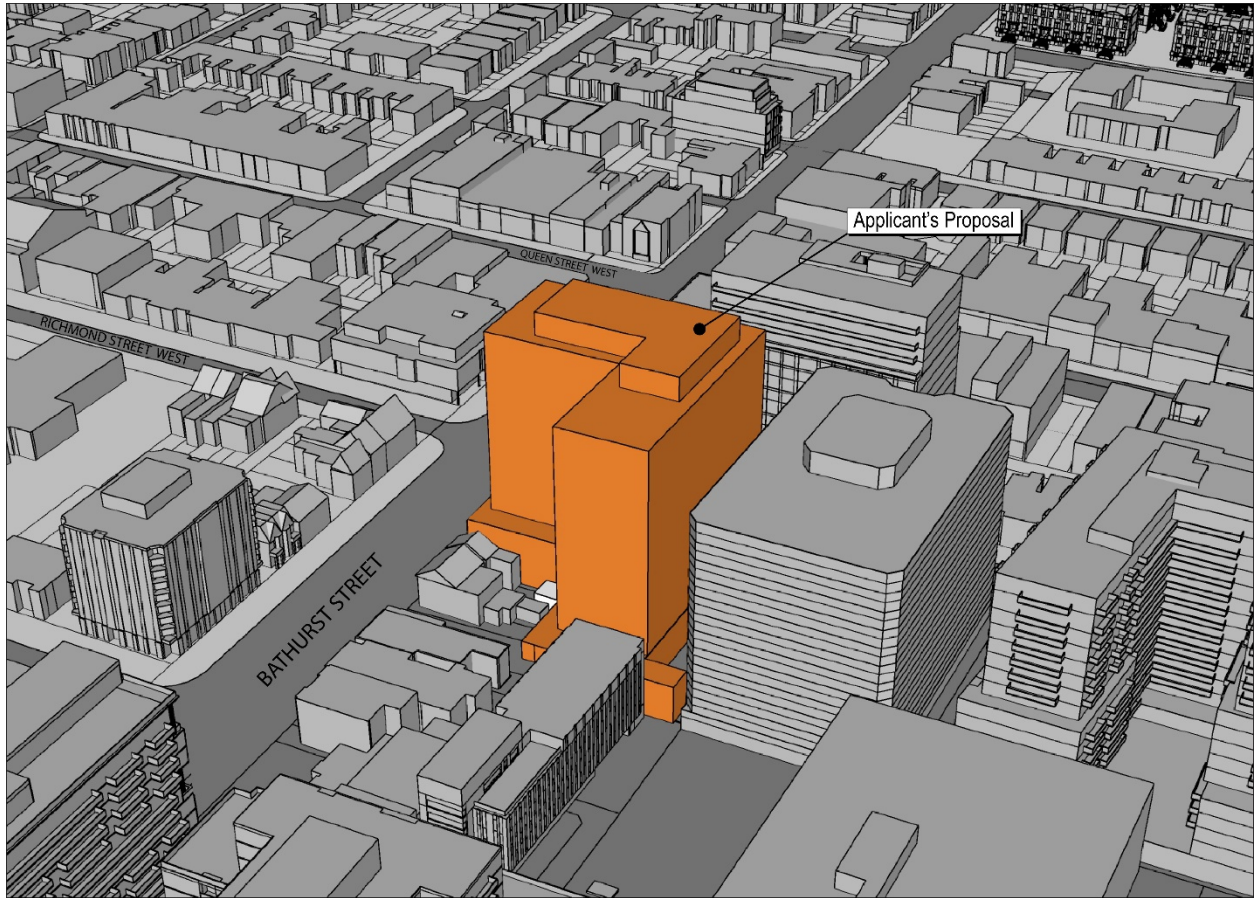
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context - Northeast View



Attachment 3: 3D Model of Proposal in Context - Northwest View

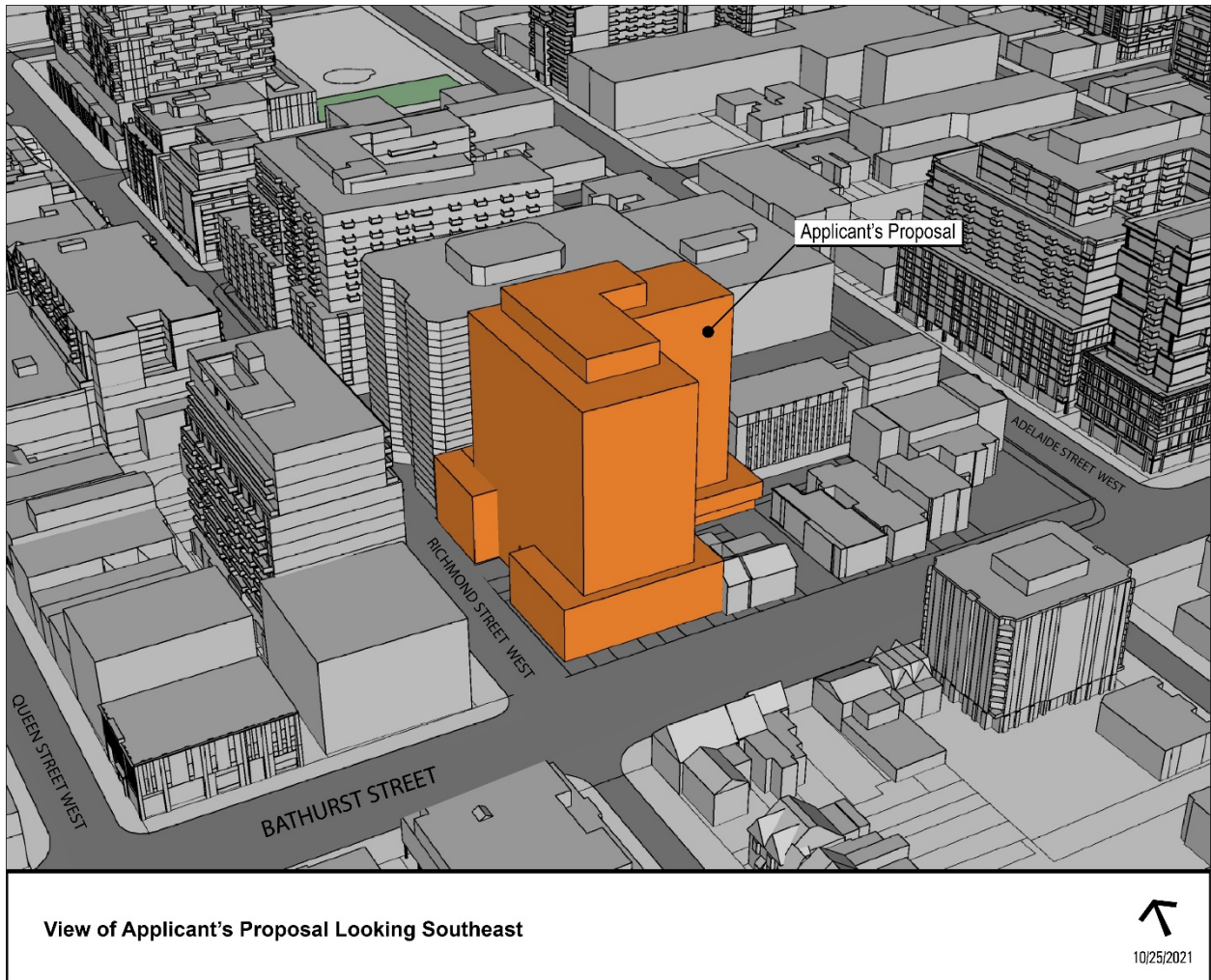


View of Applicant's Proposal Looking Northwest

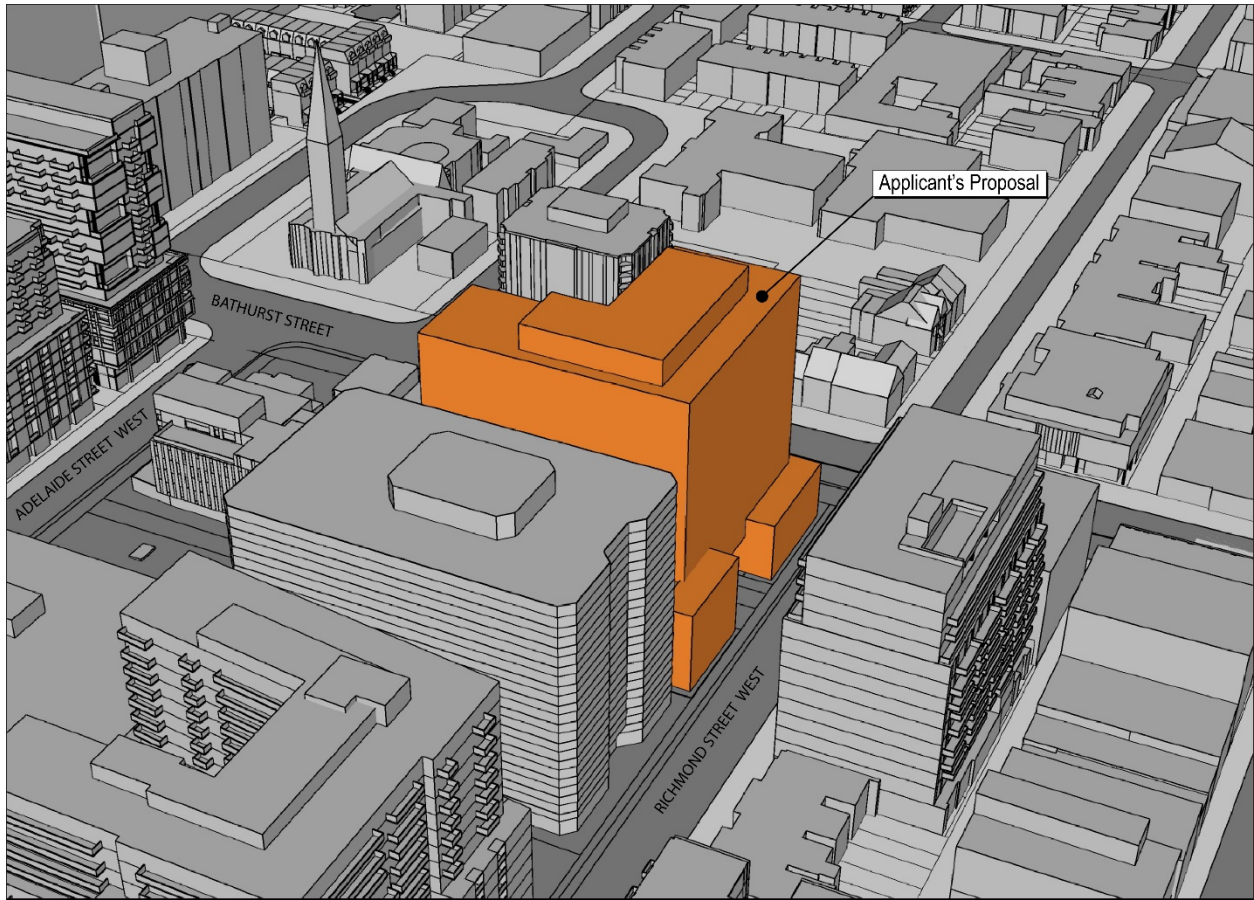


10/25/2021

Attachment 4: 3D Model of Proposal in Context - Southeast View



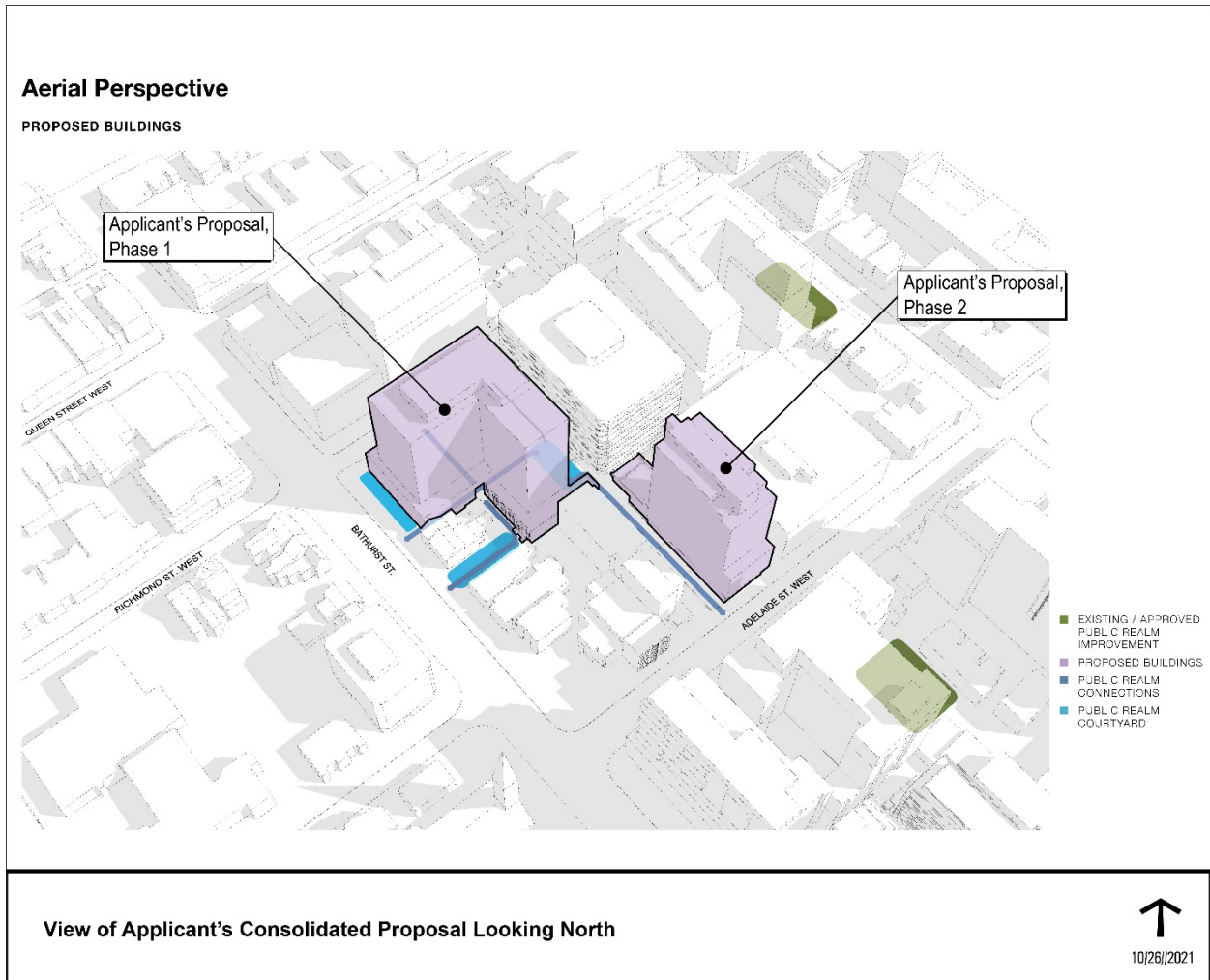
Attachment 5: 3D Model of Proposal in Context - Southwest View



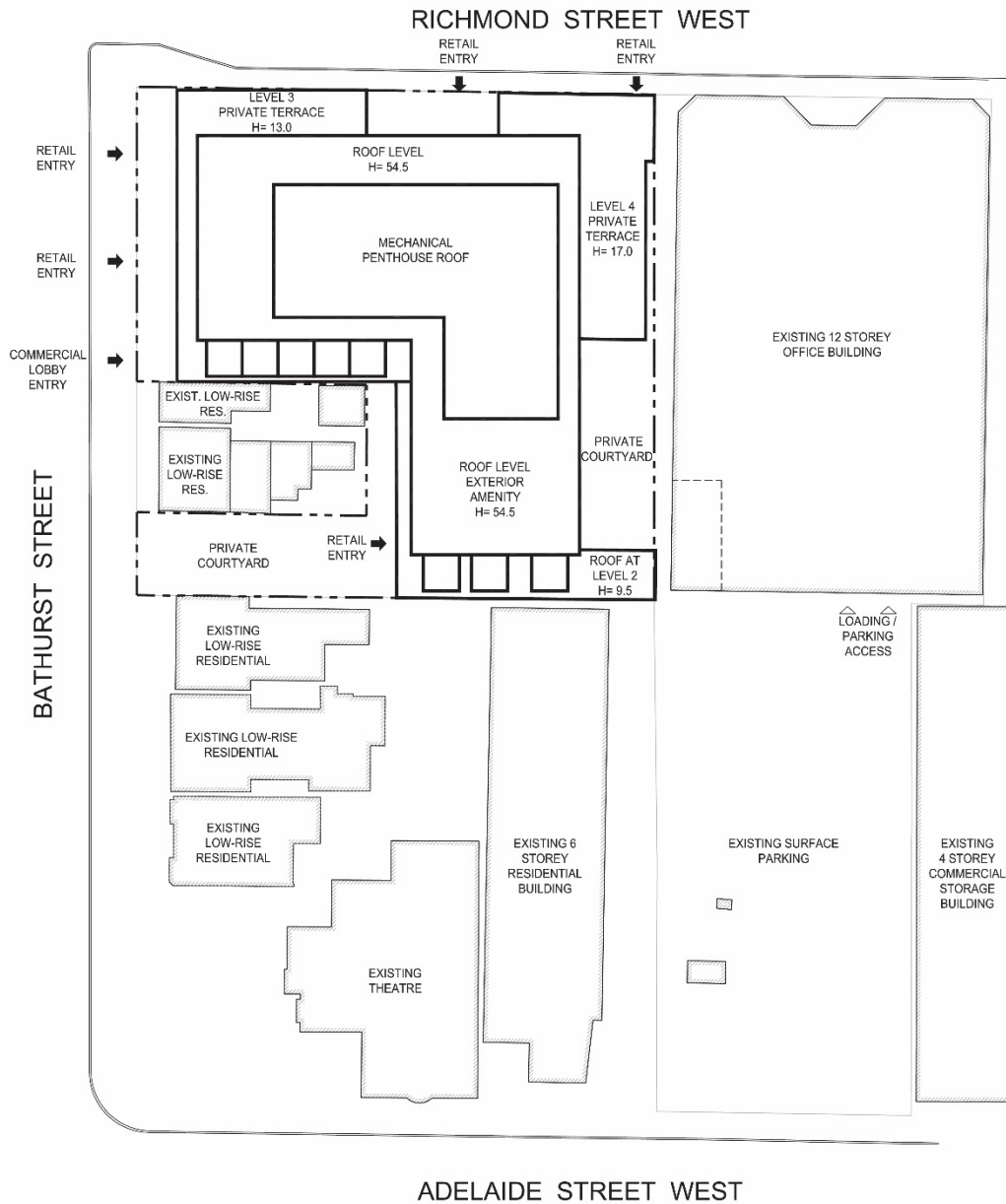
View of Applicant's Proposal Looking Southwest



Attachment 6: 3D Model of Proposal in Context - Combined Phase 1 and 2



Attachment 7: Site Plan



Site Plan





Attachment 8: Official Plan Map



Official Plan Land Use Map #18

141, 149, 151, 153, 155, 157, 159, 161 BATHURST STREET
AND 579, 589, 591 RICHMOND STREET WEST
File # 21 172654 STE 10 OZ

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Regeneration Areas


Not to Scale
Extracted: 06/21/2021

Attachment 9: Application Data Sheet

Municipal Address: 141, 149-161 Bathurst St, 579,589-591 Richmond St W
 Date Received: June 18, 2021
 Application Number: 21 172654 STE 10 OZ
 Application Type: OPA / Rezoning, Rezoning

Project Description: Application to Amend the Zoning By-law to permit the redevelopment of the site at 141 and 149-161 Bathurst Street and 579, 589-591 Richmond Street West with a 12-storey non-residential building containing retail uses at the ground level and office uses above. The heritage buildings at 141 Bathurst St and 579 Richmond St W are proposed to be partially retained. The heritage buildings at 159 and 161 Bathurst St are proposed to be demolished. This development proposal comprises Phase 1 of a larger includes the site at 555 Richmond Street West (Phase 2). An Associated Rental Housing Demolition and Conversion application was also submitted (File No. 21-172661 STE 10 RH).

| | | | |
|---|-----------------|-----------------|--------------------------|
| Applicant | Agent | Architect | Owner |
| Allied Properties Management Ltd. Partnership | Bousfields Inc. | BDP. Quadrangle | 159 Bathurst Street Inc. |

EXISTING PLANNING CONTROLS

| | | | |
|----------------------------|-------------------------|--------------------------|-----|
| Official Plan Designation: | Regeneration Areas | Site Specific Provision: | |
| Zoning: | CRE (x81) and CRE (x76) | Heritage Designation: | Yes |
| Height Limit (m): | | Site Plan Control Area: | |

PROJECT INFORMATION

Site Area (sq m): 3,604 Frontage (m): 60 Depth (m): 62

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|--------|
| Ground Floor Area (sq m): | | | 2,374 | 2,374 |
| Residential GFA (sq m): | | | | |
| Non-Residential GFA (sq m): | 31,102 | 2,491 | 20,905 | 23,396 |

| | | | | |
|-------------------|--------|-------|--------|--------|
| Total GFA (sq m): | 31,102 | 2,491 | 20,905 | 23,396 |
| Height - Storeys: | | | 13 | 13 |
| Height - Metres: | | | 54 | 54 |

| | | | |
|-------------------------|-------|--------------------|------|
| Lot Coverage Ratio (%): | 65.87 | Floor Space Index: | 6.49 |
|-------------------------|-------|--------------------|------|

| | | |
|----------------------|--------------------|--------------------|
| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|----------------------|--------------------|--------------------|

Residential GFA:

Retail GFA: 1,332

Office GFA: 22,064

Industrial GFA:

Institutional/Other GFA:

| | | | | |
|-----------------------------|----------|----------|----------|-------|
| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|-------|

Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

| | | | | | |
|--|-------|----------|-----------|-----------|------------|
| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--|-------|----------|-----------|-----------|------------|

Retained:

Proposed:

Total Units:

Parking and Loading

| | | | | | |
|-----------------|----|-------------------------|----|----------------|---|
| Parking Spaces: | 44 | Bicycle Parking Spaces: | 96 | Loading Docks: | 4 |
|-----------------|----|-------------------------|----|----------------|---|

CONTACT:

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