

452 Bathurst Street – Zoning By-law Amendment Application – Preliminary Report

Date: March 31, 2022

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Numbers: 21 226193 STE 11 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 6-storey mixed-use building comprised of 365.70 square metres of retail space on the ground floor and 49 residential units above.

The application has been circulated to all appropriate City divisions and public agencies for comment. Staff will proceed to schedule a community consultation meeting for the application in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 452 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.

THE SITE

Description: The site is located along Bathurst Street south of College Street, and is generally rectangular in shape with an approximate area of 1,477 square metres. The site has a frontage of approximately 36.71 metres along Bathurst Street and bounded to its north by a 3.46-metre wide public laneway. The site is generally flat and contains 5 trees.

Existing Uses: 1-storey commercial building with surface parking.

Heritage Resources: The property is not currently designated or listed on the City's Heritage Register.

Official Plan Designation: Mixed Use Areas

See Attachment 5 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

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.

Zoning: Commercial Residential (CR) under Zoning Bylaw 569-2013 and Mixed Use Commercial Residential District (MCR) under the former City of Toronto Zoning By-law 438-86, both having a height limit of 14.0 metres.

See Attachment 6 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

THE APPLICATION

Complete Application Submission Date: October 25, 2021

Description: A 6-storey (25.05 metres including mechanical penthouse) mixed-use, U-shaped building with 3.25 metre setbacks to the rear at the 4th to 6th floors. The proposal includes 365.70 square metres of retail uses on the ground floor and 3 levels

of below grade parking. As part of the application, a widening is required to extend the width of the laneway to 5.5 metres.

Density: 4.0 times the area of the lot.

Dwelling Units: The proposed 49 dwelling units include 2 one-bedroom plus den (4.1%), 18 two-bedroom (36.7%), 16 two-bedroom plus den (32.7%) and 13 three-bedroom (26.5%) units.

Amenity Space: 102 square metres of indoor amenity space is provided on the second level (2.1 square metres per unit) and 129 square metres of outdoor amenity space is provided on the second level and rooftop (2.6 square metres per unit).

Access, Parking and Loading: Access to the 3-level underground garage, containing 57 parking spaces, is proposed from the widened public laneway northwest of the subject site. The proposed parking spaces are comprised of 49 resident spaces, 4 visitor spaces and 4 retail spaces.

The proposed 56 bicycle parking spaces are located on the ground floor and outside the lobby entrance, and include 10 short-term and 46 long-term bicycle parking spaces.

An internalized Type G loading space located on the ground floor is proposed to be accessed at the rear of the building, perpendicular to the rear wall of the building and public laneway.

Additional Information

See Attachments 2, 3, 4 and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. 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/452BathurstSt.

Reason for the Application

The Zoning By-law Amendment application proposes to amend the former City of Toronto Zoning By-Law No. 438-86 and City-wide Zoning By-law 569-2013, to increase the permitted height and density, as well as to revise other development standards as necessary to accommodate the proposal.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control Application has been submitted concurrently with the application.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Relationship to the adjacent Heritage Conservation District and regard for heritage characteristics of the adjacent buildings;
- The shadow and wind impacts on adjacent properties and the public realm;
- The proposed front yard setback, streetwall height along Bathurst Street and the public laneway, step-back of the upper floors, and setback from the rear property line;
- The appropriate provision of vehicular parking spaces and traffic impacts;
- The unit mix and size;
- The location and layout of indoor and outdoor amenity space;
- The provision of affordable housing;
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.

Additional Issues

Additional issues may be identified through the review of the application, division and 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.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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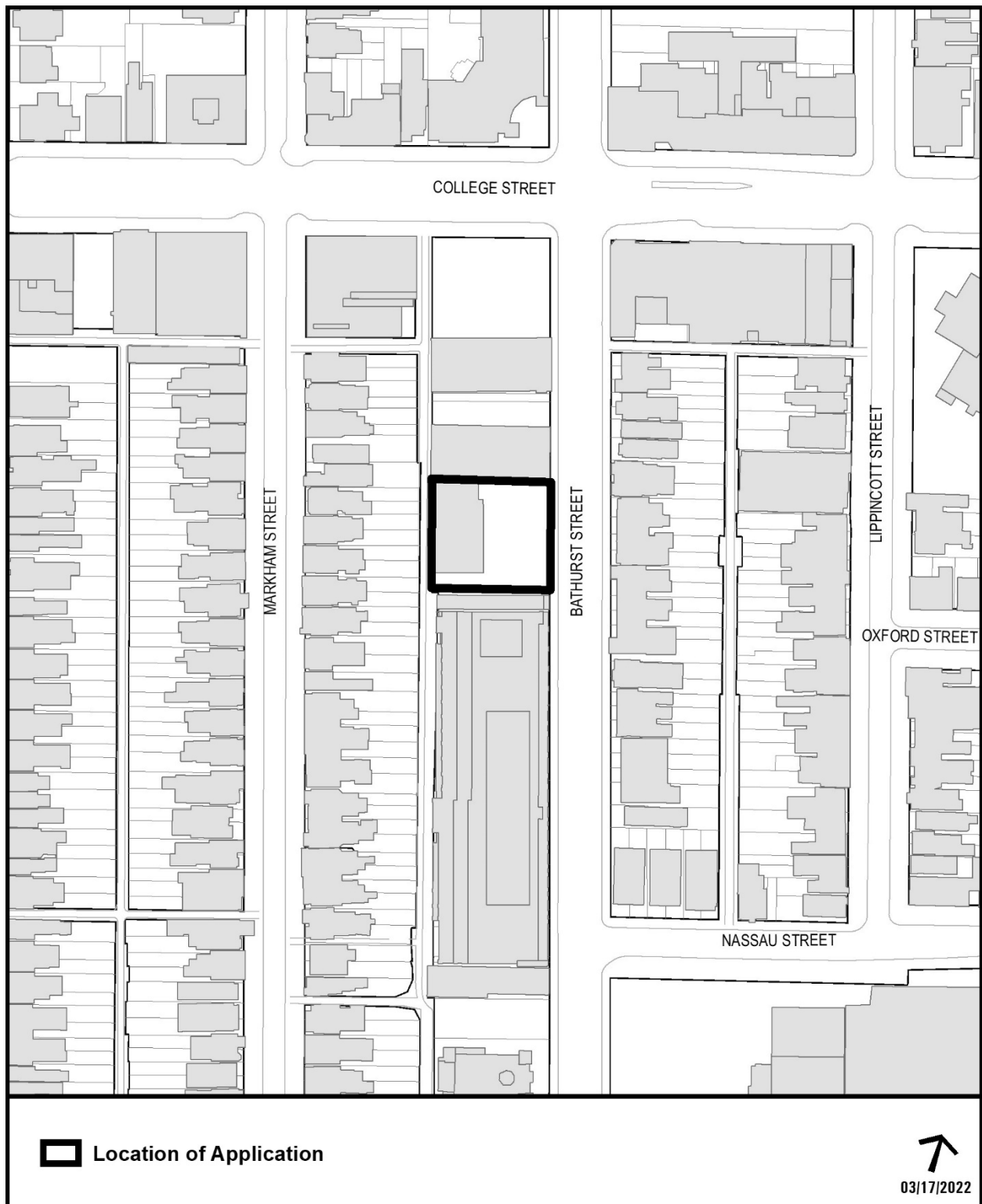
SIGNATURE

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

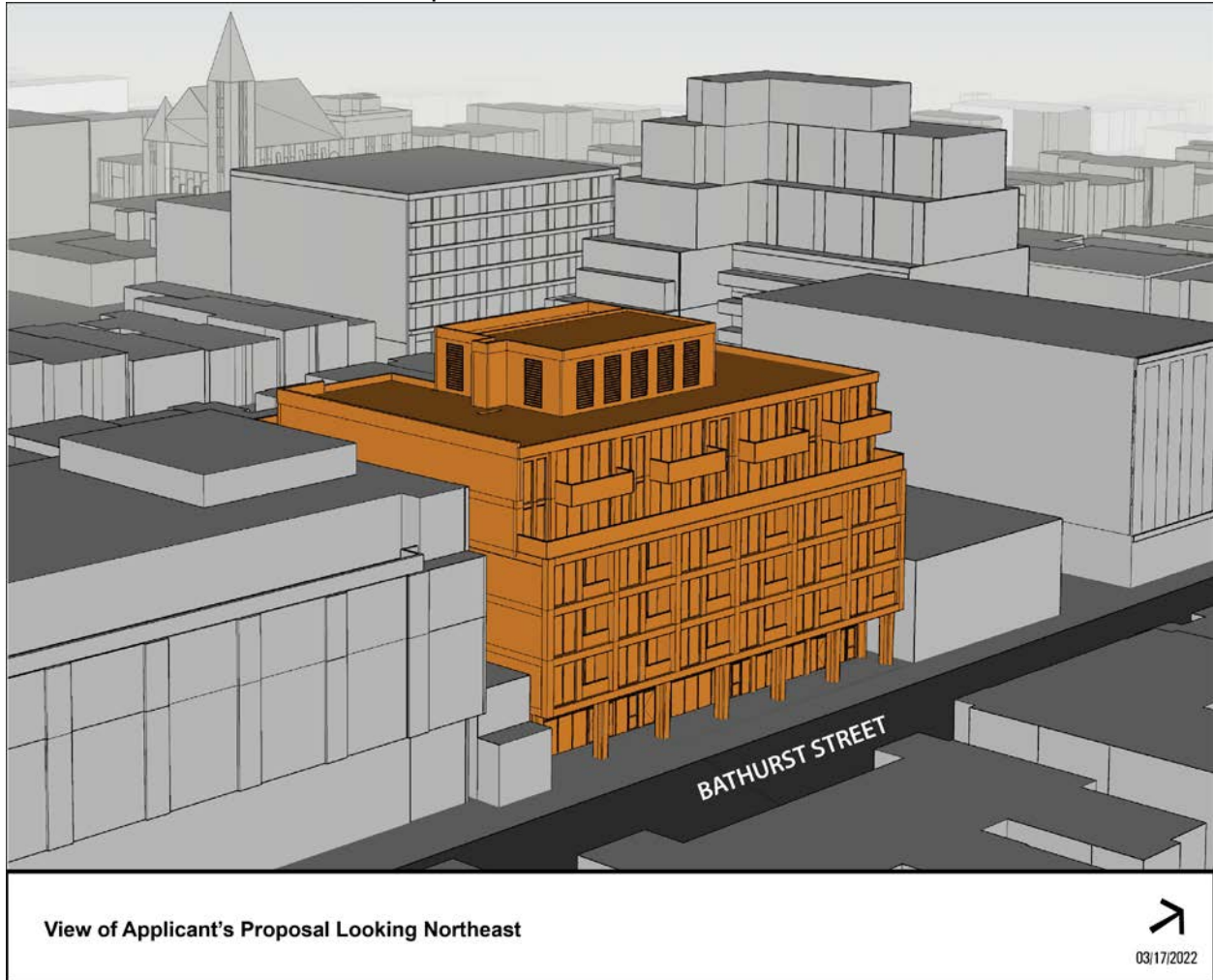
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context - Looking Northeast
Attachment 3: 3D Model of Proposal in Context - Looking Southwest
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

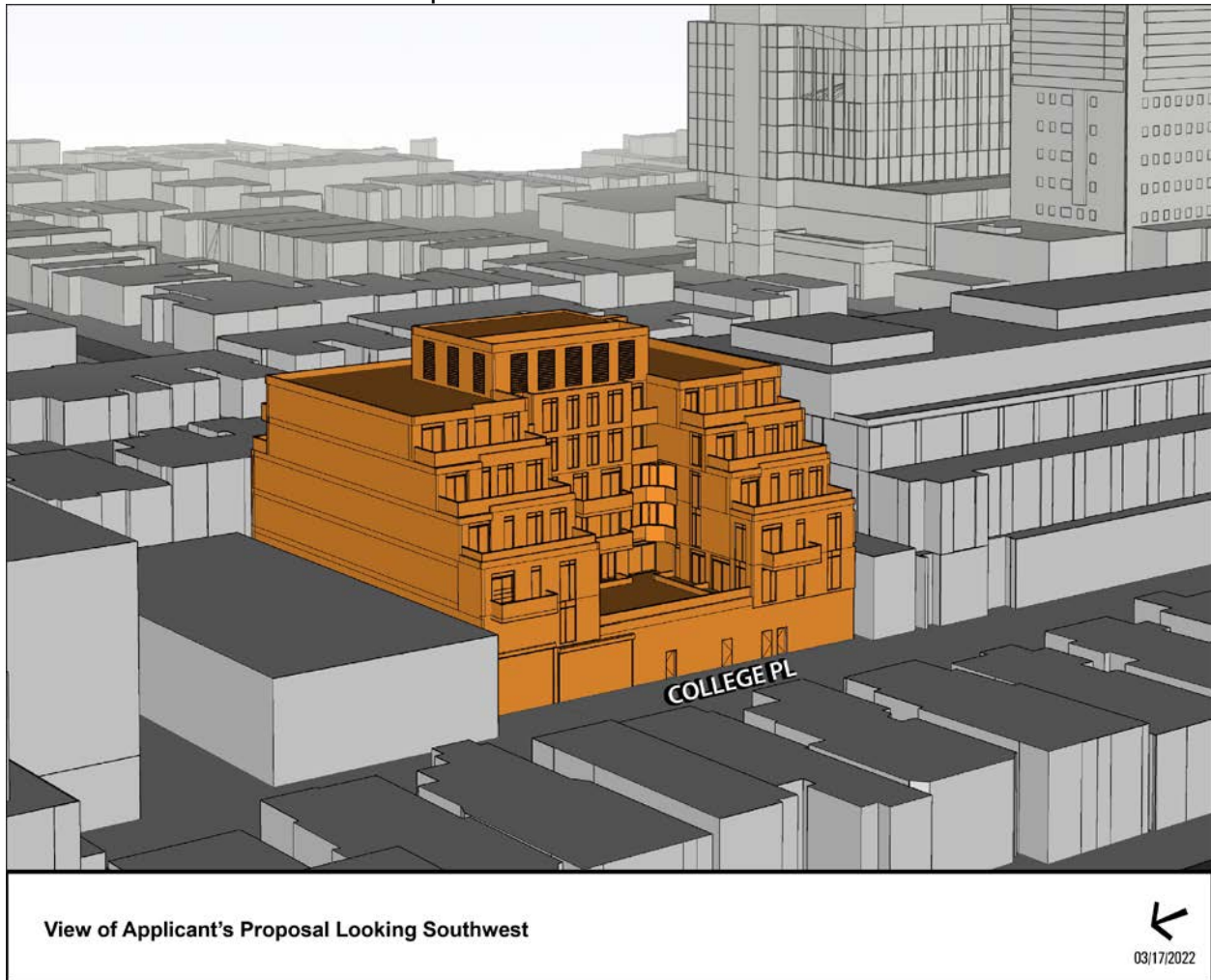
Attachment 1: Location Map



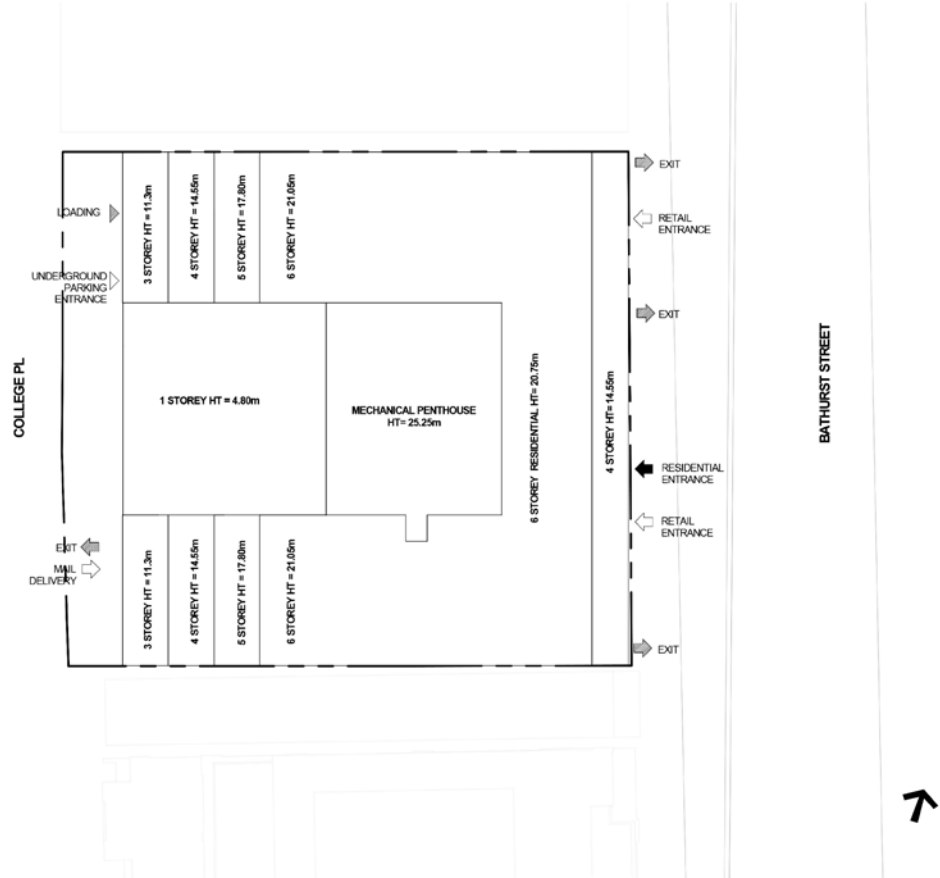
Attachment 2: 3D Model of Proposal in Context



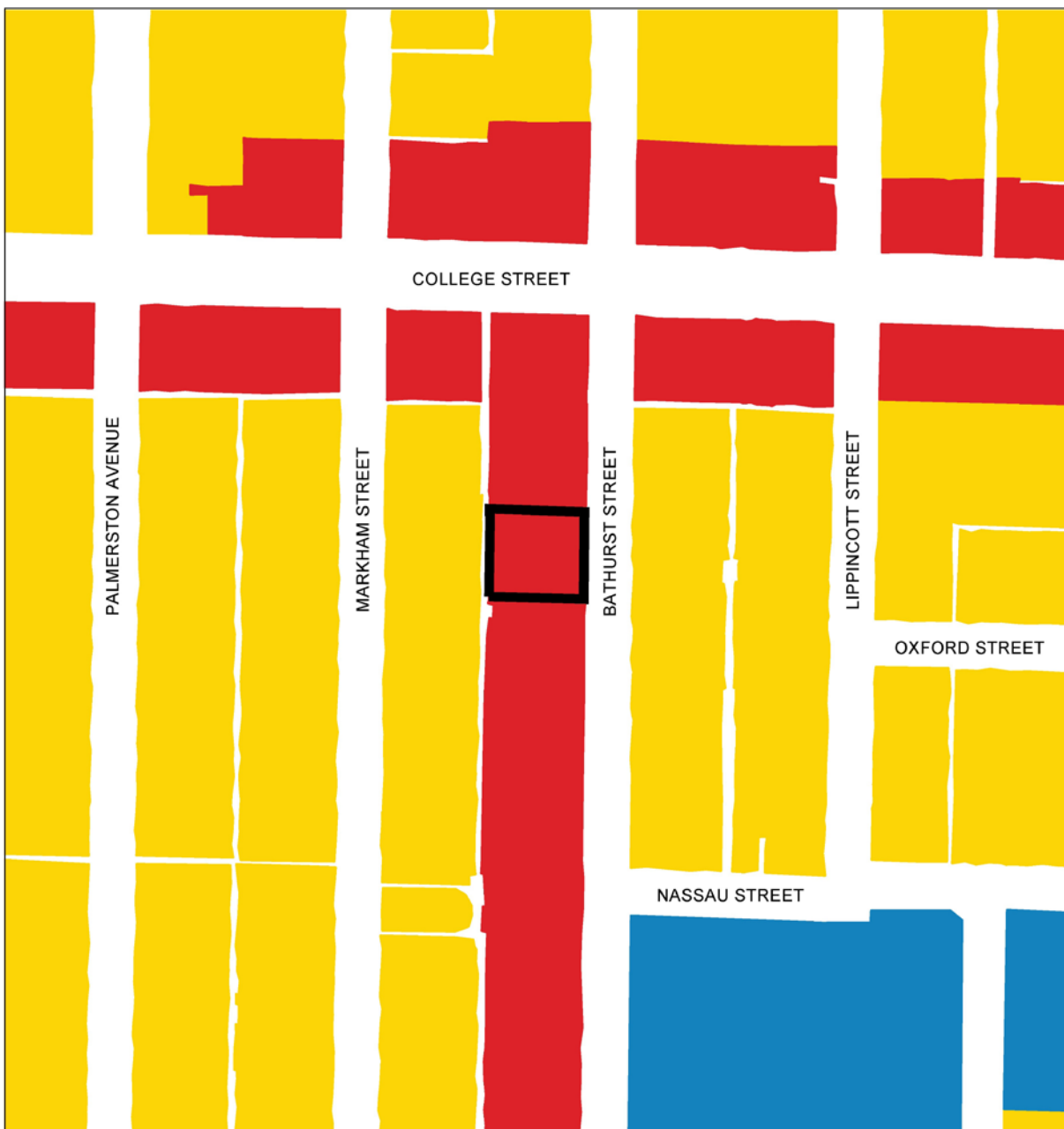
Attachment 3: 3D Model of Proposal in Context



Attachment 4: Site Plan



Attachment 5: Official Plan Map

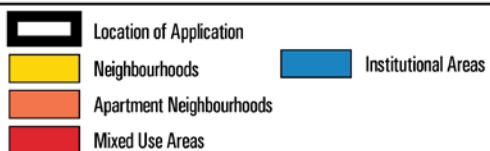


 **Toronto**

452 Bathurst Street

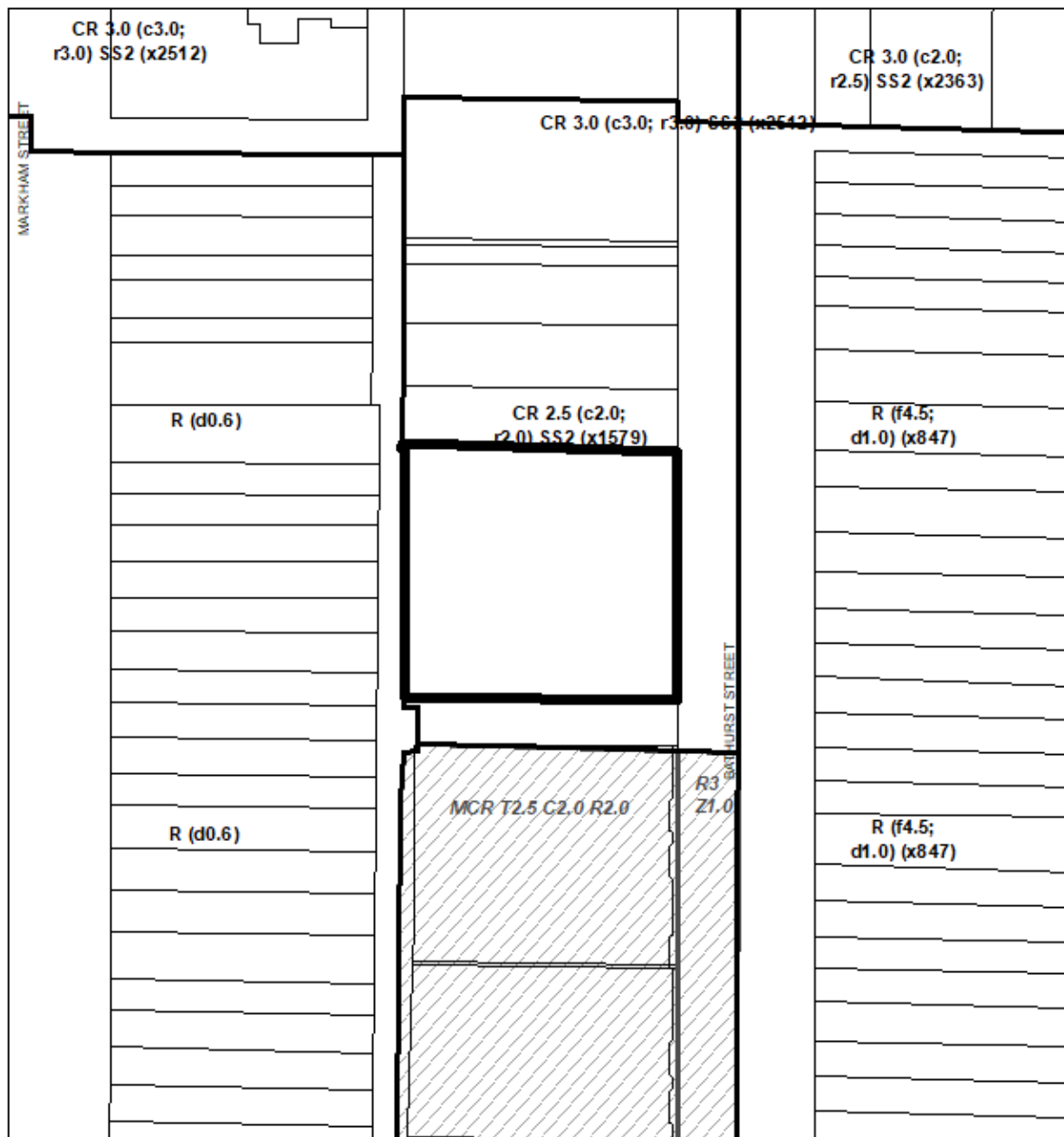
Official Plan Land Use Map #18

File # 21 226193 STE 11 OZ




Not to Scale
03/17/2022

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013



Location of Application

R Residential CR Commercial Residential



See Former City of Toronto By-law No. 438-86

R3 Residential District

MCR Mixed-Use District



Not to Scale
Extracted: 03/22/2022

Attachment 7: Application Data Sheet

Municipal Address: 452 BATHURST ST Date Received: October 25, 2021

Application Number: 21 226199 STE 11 SA

Application Type: Site Plan Approval, Standard

Project Description: Site Plan Approval application to facilitate the redevelopment of the site for a 6-storey mixed-use building having a non-residential gross floor area of 365.70 square metres, and a residential gross floor area of 5,543.5 square metres. A total of 49 residential dwelling units are proposed. A Zoning By-law Amendment application is being processed concurrently. See 21 226193 STE 11 OZ.

Applicant	Agent	Architect	Owner
GOLDBERG GROUP		QUADRANGLE ARCHITECTS LIMITED	2822261 ONTARIO INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR2.5 (c2.0; r2.0)	Heritage Designation:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	1,477	Frontage (m):	37	Depth (m):	40
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,231	1,231
Residential GFA (sq m):			5,544	5,544
Non-Residential GFA (sq m):	500		366	366
Total GFA (sq m):	500		5,909	5,909
Height - Storeys:	1		6	6
Height - Metres:			21	21

Lot Coverage Ratio (%)	83.34	Floor Space Index:	4
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA:	5,209	335
Retail GFA:	366	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			49	49
Other:				
Total Units:			49	49

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			2	34	13
Total Units:			2	34	13

Parking and Loading

Parking Spaces:	57	Bicycle Parking Spaces:	56	Loading Docks:	1
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