

73-79 Ardmore Road (Formally 1647 Bathurst Street) - Zoning By-law Amendment Application - Preliminary Report

Date: June 10, 2022

To: Toronto and East York Community Council

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

Ward: 12 – Toronto-St. Paul's

Planning Application: 22 133923 STE 12 OZ

Related Application: 22 133922 STE 12 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for the development of ten 4-storey back-to-back townhouses at 73-79 Ardmore Road (formerly 1647 Bathurst Street).

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning 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. City Planning staff schedule a Community Consultation Meeting for the application pertaining to 73-79 Ardmore Road (formally 1647 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.

DECISION HISTORY

On March 21, 2018, a Consent application (B00020/17TEY) and five Minor Variance applications (A0237/17TEY, A0238/17TEY, A0239/17TEY, A0240/17TEY and A0241/17TEY) were approved on condition, to sever 1647 Bathurst Street into five residential lots, and construct one detached dwelling and two pairs of semi-detached dwellings by the Committee of Adjustment.

On July 11, 2019, a second Consent application (B00028/19TEY) to sever the site, as previously approved, was again approved on condition, by the Committee of Adjustment.

THE SITE

Description: The site is located on the southeast corner of Bathurst Street and Ardmore Road. The site is square in shape with an approximate lot area of 927.3 square metres. The approximate frontage is 30.4 metres on Bathurst Street and 30.5 metres on Ardmore Road. The property slopes down towards the northeast corner.

Existing Use: A vacant 2-storey apartment building which fronts onto Bathurst Street and is to be demolished is located at 73-79 Ardmore Road.

A detached dwelling, approved by the Committee of Adjustment (Application A0241/17TEY) is currently under construction directly adjacent the site to the east, at 71 Ardmore Road (formally a part of 1647 Bathurst Street).

Official Plan Designation: The site is designated *Neighbourhoods*.

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan policies can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning: The site is zoned Residential (R (u2; d1.0) (x946)) under City-wide Zoning By-law 569-2013 and Residential (R1S Z1.0) under former City of Toronto Zoning By-law 438-86. The maximum permitted height is 10.0 metres and the maximum permitted density is 1 times the lot area, under both Zoning By-laws.

Additional building height, exterior main wall height, first floor height, building depth, and gross floor area was permitted for the dwellings considered by the five Minor Variance applications (A0237/17TEY, A0238/17TEY, A0239/17TEY, A0240/17TEY and A0241/17TEY), approved in 2018.

See Attachment 6 of this report for the Zoning Map. 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: April 26, 2022.

Description: A total of ten 4-storey (13.6 metres, including roof access) back-to-back townhouses, with main pedestrian entrances oriented north, east and west are proposed.

Density: The total proposed site density is 2.16 times the area of the lot, for a total gross floor area of 2,006.0 square metres.

Dwelling Units and Amenity Space: All ten (10) dwellings are three-bedroom units (100%).

Access, Parking and Loading: Vehicle access to a one-level underground garage, containing 10 parking spaces, is proposed from Ardmore Road, through the centre of the site. A total of 20 bicycle parking spaces are also proposed in the underground garage.

Additional Information

See Attachments 2, 3, and 6 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/1647BathurstSt

Reasons for the Application

The Zoning By-law Amendment application seeks to amend Zoning By-laws 438-86 and Zoning By-law 569-2013 to vary performance standards including: gross floor area and floor space index, building height, building setbacks, parking rates, and landscaping requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan application was submitted on April 26, 2022 and is currently under review.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review the application to determine 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.

At this stage in the review, the following preliminary issues have been identified:

- The overall fit of the proposed building within the existing and planned context, including its location and massing;
- Appropriate relationship to Bathurst Street and Ardmore Road, including a harmonious streetwall, appropriate setbacks, stepbacks, and balcony encroachments;
- Appropriate consideration of topographical change;
- Sufficient design and quality of the public realm, as well as the relationship of the building, including underground levels, to the street;
- The quantity and quality of landscaped open space and soft landscaping for beautification, stormwater management, and the provision of large growing shade trees;
- The appropriate provision of vehicular parking spaces;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Infrastructure capacity (transportation, 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, 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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E-mail: Catherine.Jung@toronto.ca

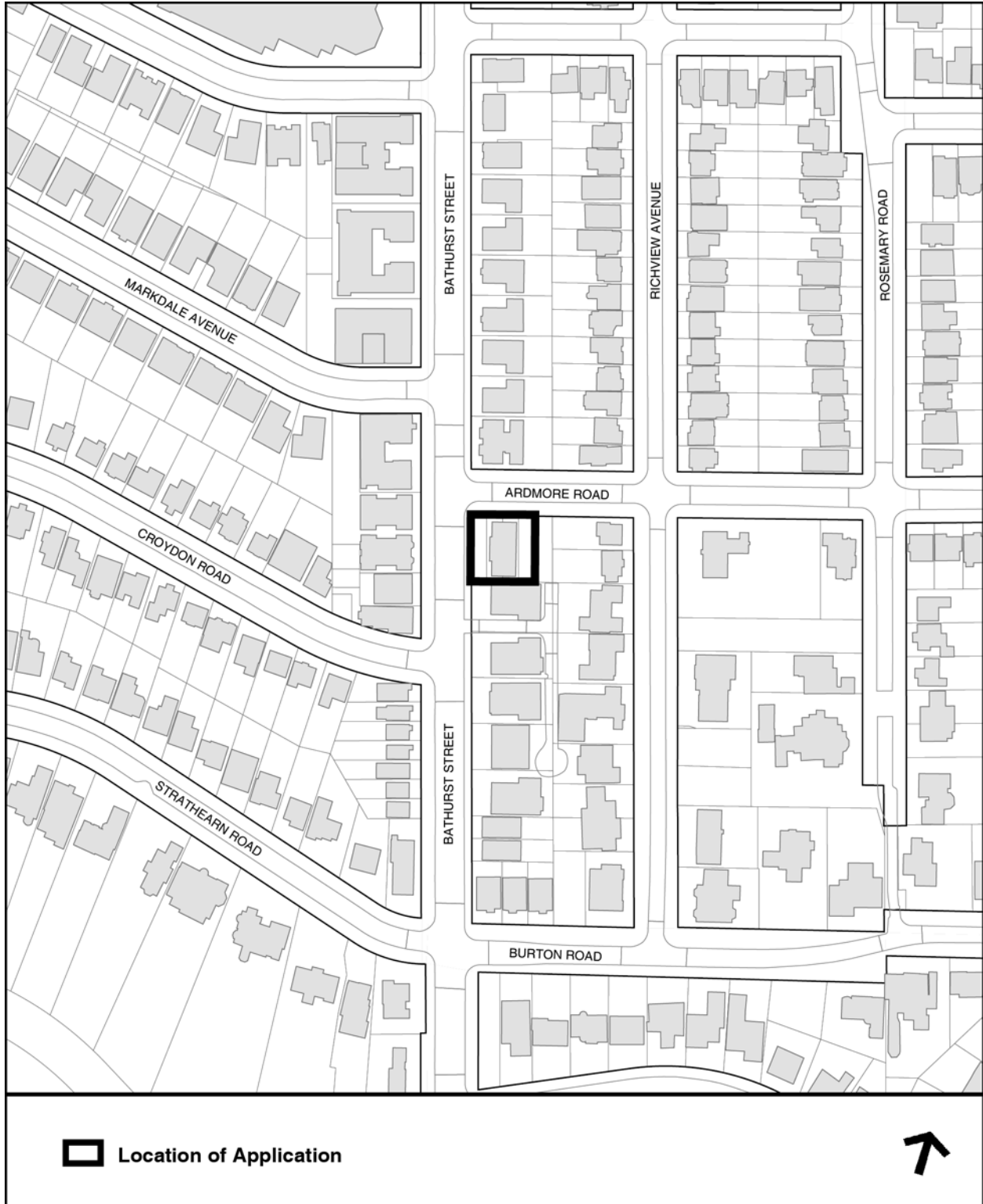
SIGNATURE

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

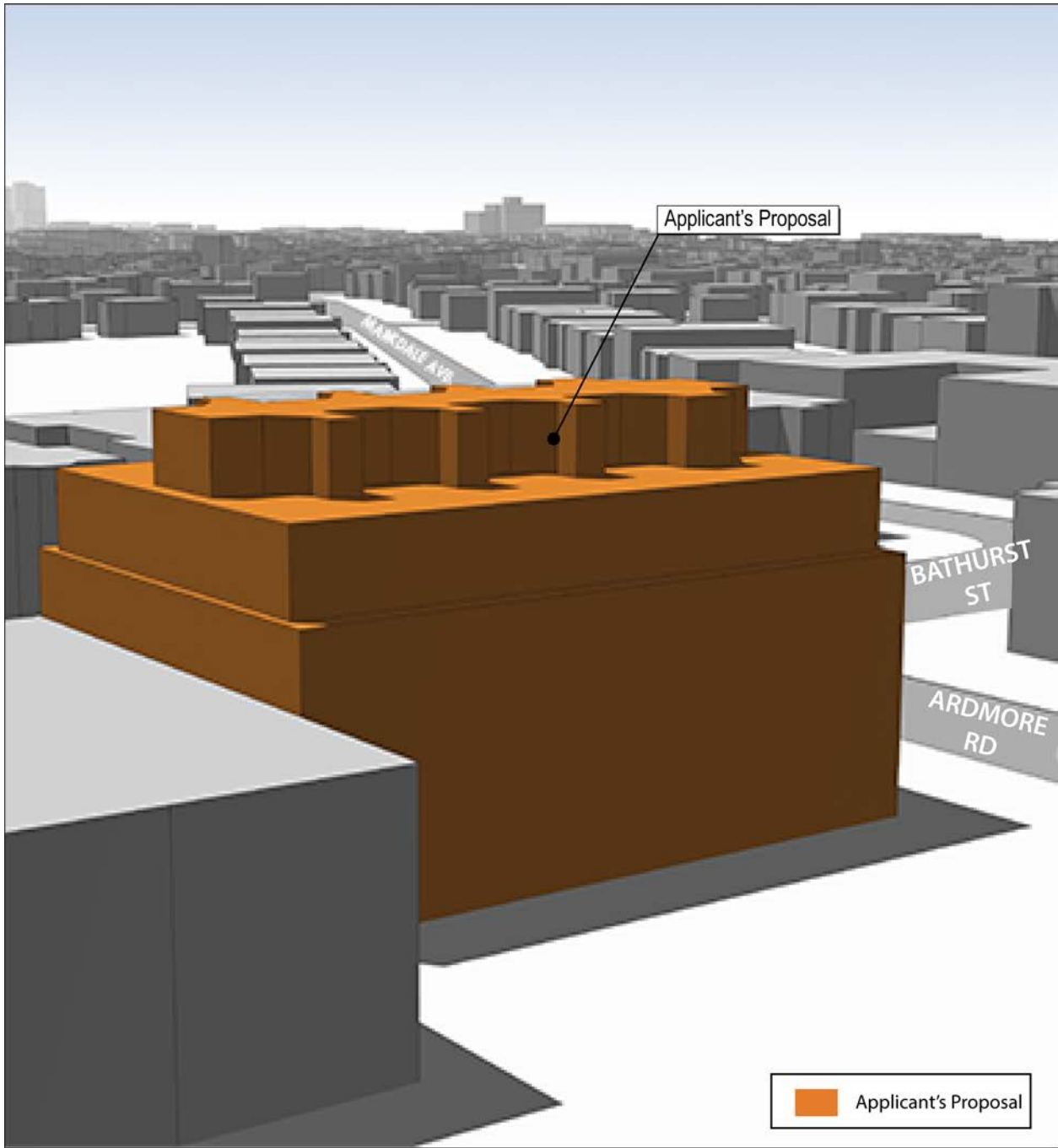
ATTACHMENTS

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

Attachment 1: Location Map



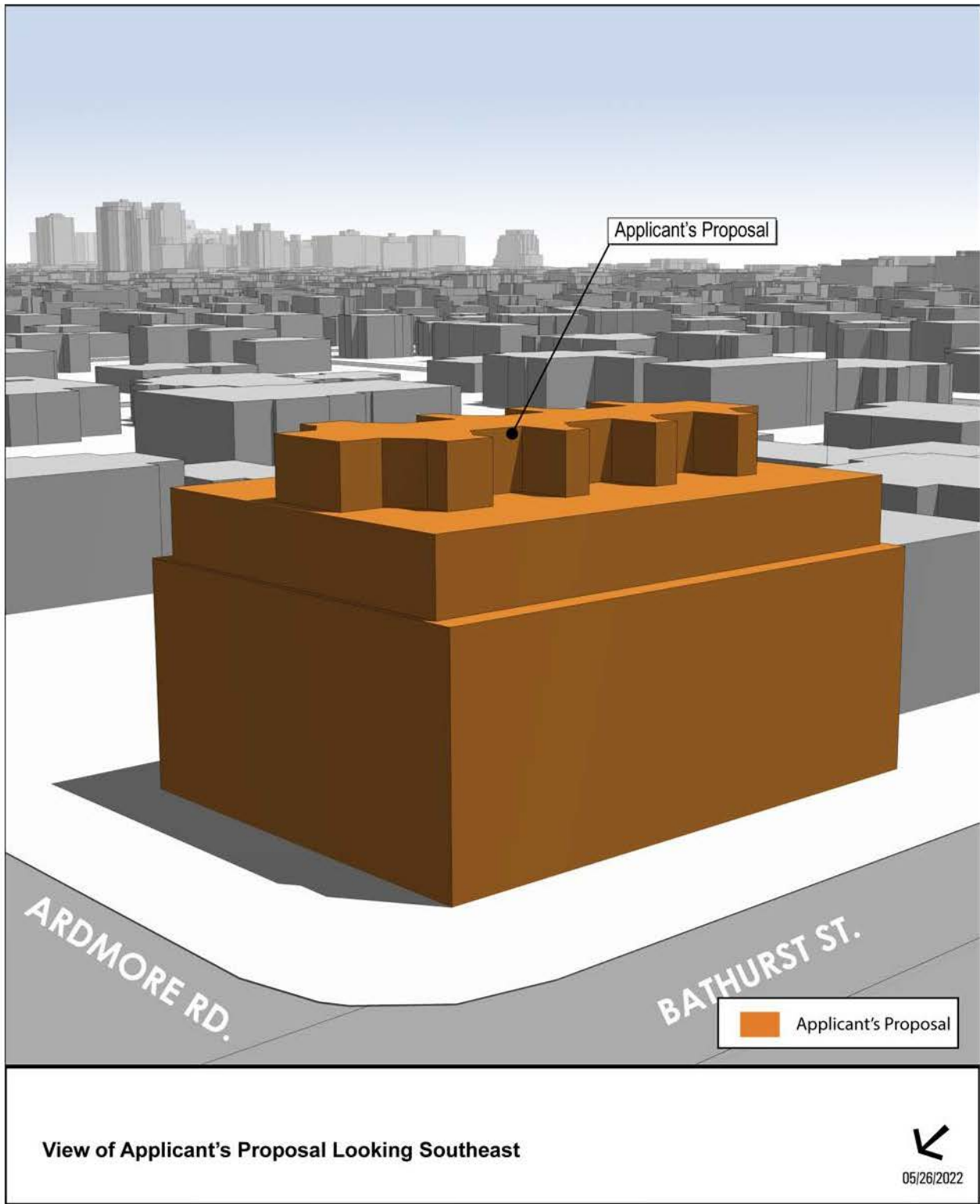
Attachment 2: 3D Model of Proposal in Context



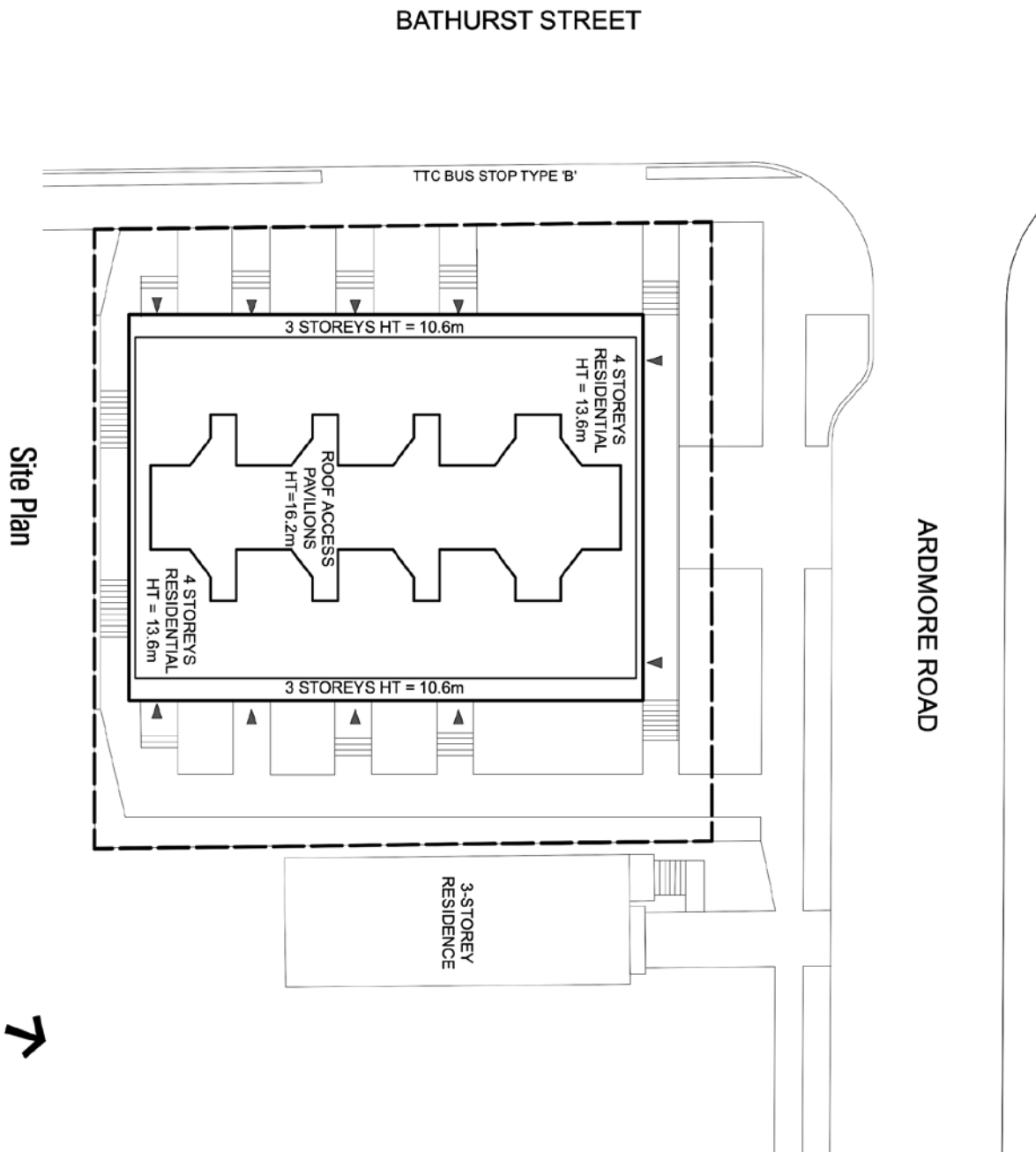
View of Applicant's Proposal Looking Northwest



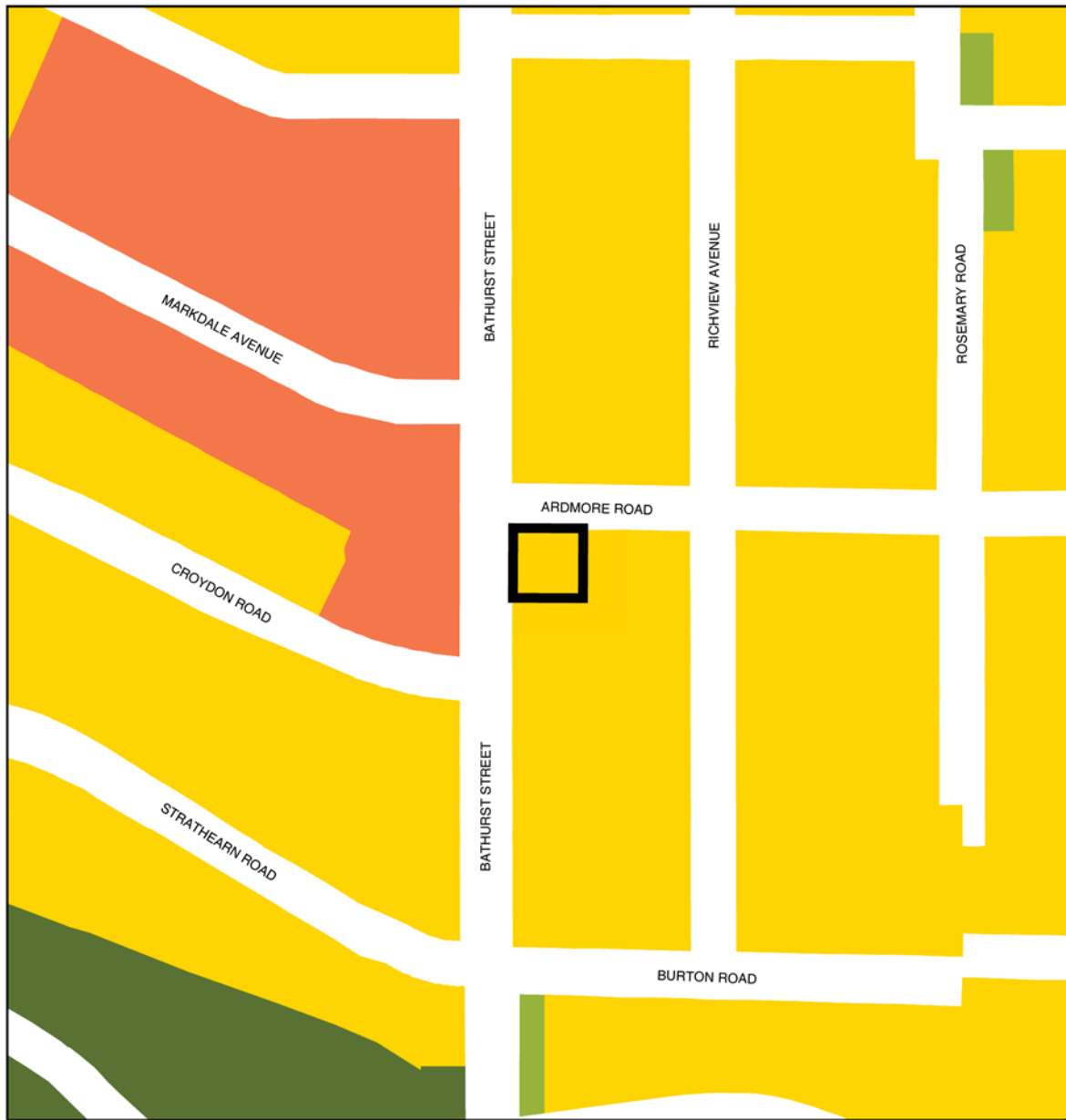
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Attachment 3: Site Plan



Attachment 4: Official Plan Map




Official Plan Land Use Map #17

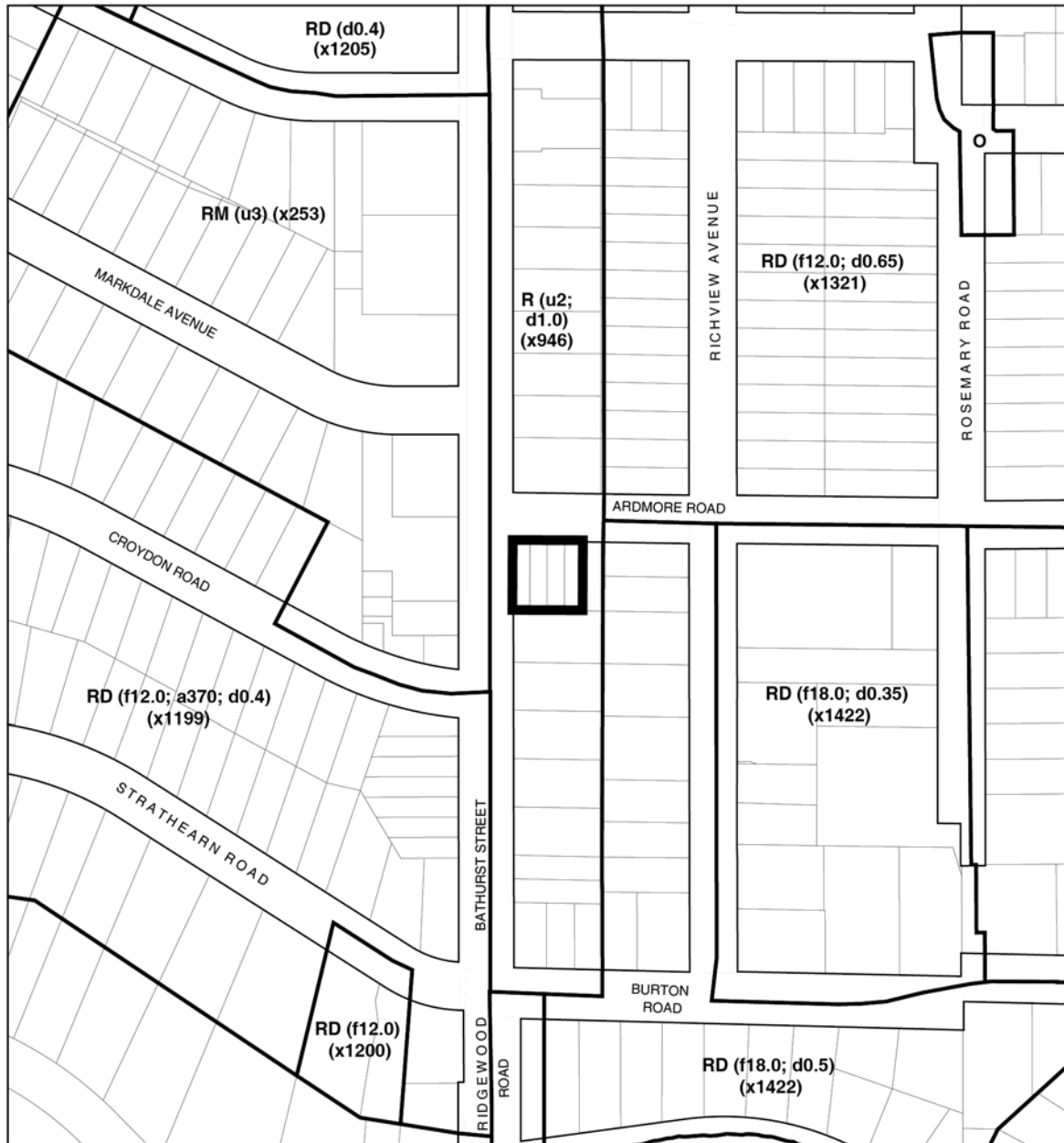
1647 Bathurst St (73-79 Ardmore Road)

File # 22 133923 STE 12 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Natural Areas
-  Parks


 Not to Scale
 Extracted: 04/20/2022

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

1647 Bathurst St (73-79 Ardmore Road)

File # 22 133923 STE 12 0Z

-  Location of Application
- R** Residential
- RD** Residential Detached
- RM** Residential Multiple
- O** Open Space
- ON** Open Space Natural


 Not to Scale
 Extracted: 04/20/2022

Attachment 6: Application Data Sheet

Municipal Address: 73-79 Ardmore Rd **Date Received:** April 26, 2022
(formerly 1647
Bathurst St.)

Application Number: 22 133923 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: A 4-storey back-to-back townhouse development containing 10 residential dwelling units.

Applicant

Evans Planning

Architect

Keith Loffler Design Inc.;
Mcalpine Architects Inc.

Owner

2709557 Ontario
Inc.; 2830972
Ontario Inc.; Gil
Scolyar

EXISTING PLANNING CONTROLS

Official Plan Designation: *Neighbourhoods*

Zoning: R (u2; d1.0) (x946)

Height Limit (m): 10.0 **Site Plan Control Area:** Y

PROJECT INFORMATION

Site Area (sq m): 927.31 **Frontage (m):** 30.42 (Bathurst St.) **Depth (m):** 30.48 (Ardmore Rd.)

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	275			
Residential GFA (sq m):	825		2,006	2,006
Non-Residential GFA (sq m):				
Total GFA (sq m):	825			
Height - Storeys:	3		4	4
Height - Metres:	6		14	14

Lot Coverage Ratio (%): 53.9% **Floor Space Index:** 2.16

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

Residential GFA: 2,006
Retail GFA:
Office GFA:
Industrial GFA:
Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:			10	10
Condominium:				
Other				
Total Units:			10	10

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					10
Total Units:					10

Parking and Loading

Parking Spaces: 10 **Bicycle Parking Spaces:** 20 **Loading Docks:**

CONTACT:

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