

# **152-164 Bathurst Street and 621-627 Richmond Street West – Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report - Approval**

**Date:** March 22, 2023

**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 181257 STE 10 OZ

**Related Applications:** 21 181261 STE 10 RH (Rental Housing), 22 139971 STE 10 SA (Site Plan Control)

## **SUMMARY**

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This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit an 18-storey mixed-use building at 152-164 Bathurst Street and 621-627 Richmond Street West. The heritage building at 621 Richmond Street West and 164 Bathurst Street is proposed to be retained and the remaining buildings on the site are proposed to be demolished. The proposed development includes commercial uses on the ground floor, 217 residential condominium units above, 64 vehicular parking spaces and 224 bike parking spaces.

This report reviews and recommends approval of the Rental Housing Demolition Application under Chapter 667 of the Toronto Municipal Code and the Residential Demolition Permit Application under Chapter 363 of the Toronto Municipal Code to demolish twelve (12) residential rental dwelling units, subject to conditions, which include the provision of a Tenant Relocation and Assistance Plan.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 152-164 Bathurst Street and 621-627 Richmond Street West, substantially in accordance with the draft Official Plan Amendment, included as Attachment 5 to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 152-164 Bathurst Street and 621-627 Richmond Street West, substantially in accordance with the draft Zoning By-law Amendment, included as Attachment 6 to this report.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council approve the Rental Housing Demolition Application, File No. 21 181261 STE 10 RH, in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006, which allows for the demolition of twelve (12) existing rental dwelling units located at 152-164 Bathurst Street and 621-627 Richmond Street West, subject to the following conditions:

a) The owner shall provide an acceptable tenant relocation and assistance plan to all eligible tenants and post-application tenants of the twelve (12) existing rental dwelling units proposed to be demolished to mitigate hardship. The tenant relocation and assistance plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division;

b) The owner shall enter into, and register on title for 152-164 Bathurst Street and 621-627 Richmond Street West, one or more agreements to secure the conditions outlined in Recommendation 4.a. above, including a Section 111 Agreement pursuant to Section 111 of the City of Toronto Act, 2006, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval for the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of all or any of the twelve (12) existing rental dwelling units at 152-164 Bathurst Street and 621-627 Richmond Street West, after all of the following have occurred:

a) The satisfaction or securing of the conditions in Recommendation 4 above;

b) The site-specific Official Plan and Zoning By-law Amendments have come into full force and effect;

c) The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division, or their designate, pursuant to Section 114 of the City of Toronto Act, 2006;

d) The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and

e) The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

6. City Council authorize the Chief Building Official to issue the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division, has given Preliminary Approval referred to in Recommendation 5 above.

7. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act for 152-164 Bathurst Street and 621-627 Richmond Street West, after the Chief Planner and Executive Director, City Planning Division, has issued the Preliminary Approval referred to in Recommendation 5, which may be included in the demolition permit for Chapter 667 under 363-6.2, of the Toronto Municipal Code, on condition that:

a) The owner shall remove all debris and rubble from the site immediately after demolition;

b) The owner shall erect solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

c) The owner erects a mixed-use building on the site no later than three (3) years from the day demolition of the existing buildings is commenced; and

d) Should the owner fail to complete the new building within the time specified in condition 7 c. above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each rental dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

8. City Council authorize the appropriate City officials to take such actions as are necessary to implement the foregoing, including the execution of the Section 111 Agreement.

## **FINANCIAL IMPACT**

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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**

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On February 5, 2020, Toronto and East York Community Council approved the demolition of an unrated building at the property at 162 Bathurst Street following damage from a fire in 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE13.11>

On October 6, 2021, the Toronto Preservation Board recommended that City Council designate the property at 164 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act. The decision and associated staff report related to the Heritage Designation can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PB27.1>

The associated designation by-law 68-2022 was enacted on February 3, 2022 and can be found here: <https://www.toronto.ca/legdocs/bylaws/2022/law0068.pdf>

## THE SITE

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**Description:** The site is located at the southwest corner of Bathurst Street and Richmond Street West. It has an area of approximately 1,969 square metres and frontage of approximately 44 metres on Richmond Street West and 45 metres on Bathurst Street. There is a 3.6-metre-wide private driveway that runs in a north-south direction from Richmond Street West, immediately west of 621 Richmond Street West.

**Existing Use:** The site is currently occupied by a 3-storey semi-detached dwelling at 623 and 625 Richmond Street West; a 3-storey detached dwelling at 627 Richmond Street West; a 3-storey mixed-use heritage building at 621 Richmond Street West and 164 Bathurst Street; two vacant lots at 160 and 162 Bathurst Street; a 2-storey commercial retail building at 156-158 Bathurst Street; and, a 2-storey mixed-use building at 152-154 Bathurst Street.

**Existing Rental Dwelling Units:** According to the plans provided by the applicant and a site visit conducted by City Planning staff on November 26, 2021, the subject site contains a total of 12 existing rental dwelling units, all of which have high-end rents. Currently, 7 of the existing rental dwelling units proposed to be demolished are occupied by tenants and 5 existing rental dwelling units are vacant.

The 12 existing rental dwelling units are comprised of:

- 8 two-bedroom units located at 164 Bathurst Street and 623 Richmond Street West;
- 1 three-bedroom unit located at 164 Bathurst Street;
- 2 four-bedroom units located at 152 Bathurst Street and 627 Richmond Street West; and
- 1 five-bedroom unit at 156 Bathurst Street.

## THE APPLICATION

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**Description:** An 18 storey (59.9 metres, inclusive of the mechanical penthouse) mixed use building.

**Density:** 7.74 times the area of the lot.

**Dwelling Units and Amenity Space:** 217 residential dwelling units are proposed. A total of 872 square metres of amenity space (4.0 square metres per unit) is proposed, consisting of 503 square metres of indoor amenity space (2.3 square metres per unit) and 369 square metres of outdoor amenity space (1.7 square metres per unit).

**Retail:** The proposal includes a 597 square metre retail space located at the corner of Bathurst Street and Richmond Street West with entrances onto both streets.

**Access, Parking, and Loading:** The conserved heritage building at 164 Bathurst Street will contain retail space with pedestrian entrances onto both streets and the Richmond Street West entrance will serve as the primary building entrance with access to the residential lobby.

A total of 224 bicycle parking spaces are proposed, including 126 bicycle parking spaces for residents on the P1 level, 70 bicycle parking spaces on the P2 level and 28 bicycle parking spaces for visitors on the ground floor. Parking and loading access is proposed off Richmond Street West at the west end of the site. Vehicles would access the site through an opening in the building, with the ramp entrance located within the open space at the southwest corner of the site.

**Revisions:** The current proposal incorporates numerous revisions from the original application as summarized below:

- Reduced building height from 64.9 metres (inclusive of the mechanical penthouse) to 59.9 metres (inclusive of the mechanical penthouse)
- Reduced floor-to-ceiling heights from 3.2 metres to 2.95 metres.
- Stepping down the rear of the building to provide a better transition to the Neighbourhood to the west;
- Revised stepbacks on west facing façade from 3, 6 and 9-storeys to 3, 4 and 6-storeys to provide a transition to the Neighbourhood to the west;
- Revised stepbacks on south facing façade from 3 and 9 storeys to 3, 7 and 9 storeys to provide a transition to the south;
- Increase to stepbacks at Levels 7, 8 and 9 on south facing façade to provide additional separation from the existing apartment building at 142 Bathurst Street;
- Increase to retail space from 522 square metres to 598 square metres;
- Reduced floor space index of 8.19 to 7.74; and
- Reduction of residential parking from 51 to 41 spaces and increase of visitor parking from 18 to 28 spaces.

These changes among other specific details were incorporated into the resubmission to address comments that were provided by City Staff and through Community Consultation and correspondence with members of the public.

**Reasons for Application:** The proposal requires an Official Plan Amendment to change the land use designation on the western portion of the subject site (625 and 627 Richmond Street West) from Neighbourhoods to Mixed Use Areas.

The proposal requires a Zoning By-law Amendment application to amend the former City of Toronto Zoning By-Law No. 438-86 and bring it into 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.

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

On July 8, 2021, a Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code was submitted for 152-164 Bathurst Street and 621-627 Richmond Street West to demolish 12 existing rental dwelling units. The application was deemed complete by City Planning staff on July 17, 2021.

**Additional Information:** See Attachment No. 1 to this report for the location map, Attachment No. 2 for the project data, Attachment No. 7 for the site plan and, Attachments No. 8-9 for a three dimensional representation of the current proposal in context.

**Site Plan Control:** The proposal is subject to Site Plan Control. A Site Plan Control Application has been submitted concurrently with the application and is under review.

**Agency Circulation:** The application, together with the reports/studies submitted in support of the application, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **POLICY CONSIDERATIONS**

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**Provincial Land-Use Policies:** All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, and shall conform to provincial plans.

**Official Plan:** Neighbourhoods and Mixed Use Areas. See Attachment 3 of this report for the Official Plan Land Use Map. The site is also located within the Garrison Common North Secondary Plan area.

**Zoning:** Residential (R3 Z1.0) under Zoning By-law 438-86 with a height limit of 18 metres and Commercial Residential (CR T3.0 C1.0 R2.5) under Zoning By-law 438-86 with a height limit of 25 metres. See Attachment No. 4 to this report for the Existing Zoning By-law Map.

## Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities Draft Urban Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Pet-Friendly Guidelines; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/design-guidelines/>

## Toronto Green Standard

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. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

## PUBLIC ENGAGEMENT

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A virtual Community Consultation Meeting was held on January 17, 2022. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees included:

- The metric height of the building and how it compares to other recent approvals in the area;
- Building massing and relationship to the neighbouring building to the south and neighbourhood to the west;
- The streetwall along Richmond Street West and how it should better respond to the existing neighbourhood character;
- Relationship to the street and provision of a setback consistent with the policies for this area;
- The proposal's impact on traffic;
- Support for pet amenities;
- Support for family-sized units;
- Whether any affordable housing is proposed within the development;
- Whether any community services and facilities are proposed within the development;

- Support for a cohesive and more suitable building design; and,
- Construction timelines and construction management, including protection for neighbouring properties and seniors living in the area.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed height, massing, setbacks, wind, family-sized units, and traffic are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control process.

### **Tenant Consultation**

On March 1, 2023, staff held a tenant consultation meeting with tenants of the existing rental dwelling units to provide an overview of the City's housing policies, the rental demolition proposal, and the proposed tenant relocation and assistance plan. The meeting was held virtually and attended by eight (8) tenants representing the 7 occupied units, City Staff, the Councillor's office, and the applicant.

Tenants asked questions related to the project timelines, eligibility requirements for the proposed tenant relocation and assistance plan, rent gap calculations, how the compensation required by the Residential Tenancies Act is provided, and additional opportunities for tenants to voice their opinion before a decision is made.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members will have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Staff review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. The proposal has been reviewed and evaluated against the Provincial Policy Statement (PPS) and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Land Use**

The proposed development would result in a mixed-use building comprised of 597 square metres of retail space on the ground level and 14,645 square metres of residential space above. The proposed Official Plan Amendment to change a portion of the site's Official Plan land use designation from Neighbourhoods to Mixed Use Areas is



appropriate for this location given the site context. The proposed uses comply with the policies of the Official Plan for development in Mixed Use Areas and with the provisions of the CR Zoning.

### **Public Realm**

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposed building will provide a 6-metre sidewalk on Richmond Street West and a 7-metre sidewalk on Bathurst Street. Ground floor uses including retail space will be located along Richmond Street West and Bathurst Street, allowing for access and views to/from the public realm.

At the corner of Richmond Street West and Bathurst Street, the conserved heritage building at 164 Bathurst Street will contain retail space with entrances onto both streets. The Richmond Street West entrance will serve as the primary building entrance and provide access to the residential lobby.

### **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 an Arborist Report and Landscape Plan, which outline a total of six existing street trees on Bathurst Street will be replaced in appropriate planting mediums. New trees will be provided along the Richmond Street West frontage. The applicant submitted an application to remove/destroy trees on both private and City property in order to meet the criteria under the City's tree protection by-laws.

### **Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The subject lands are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The residential component of this proposal is subject to a 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

## **The Building**

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form, massing and transition. Furthermore, the proposal meets the intent of the Tall Building Design Guidelines.

The proposed height of 18 storeys (59.9 metres, inclusive of the mechanical penthouse) is acceptable given the site's location within the Bathurst Street corridor. The proposed height conforms with the built form policies of the Garrison Common North Secondary Plan and has regard for recent nearby approvals and the adjacent built form context.

The proposed 4-storey (11.8 metre) streetwall element along Richmond Street West is conducive to the corresponding 20 metre right-of-way width and establishes a comfortable pedestrian scale along this narrower street. The 6-storey (21.8 metre) streetwall along Bathurst Street also relates appropriately to the 30 metre right-of-way of the street.

The proposal has incorporated multiple setbacks to better transition to lower scale Neighbourhoods to the west, as well as the existing apartment building to the south. The west facing façade of the proposal consists of 3, 4 and 6-storey elements. The first setback at Level 3 is 3.5 metres and the Level 4 setback is 2.7 metres to create more proportionate transition elements to the existing low-rise dwelling to the west. Level 6 provides a setback of 7 metres to the tower façade. The total separation of the tower is 13.2 metres and is combined with terraced elements to provide a more suitable transition.

With regard to transition to the south, a 2 metre setback is provided at Level 4 to create an outdoor amenity terrace. Level 7 steps back an additional 4.35 metres to create private unit terraces. The south façade also provides for setbacks at Levels 7, 8, and 9 to align the middle portion of the building more closely with the tower floorplate. The proposal provides for a 20 metre separation distance from Levels 7 to 9 to the existing apartment building at 142 Bathurst Street. The tallest element is set back 22.7 metres from the apartment building and provides a 10metre setback to the south lot line.

## **Heritage Impact and Conservation**

It has been determined by Heritage Planning staff that the property at 164 Bathurst Street meets Ontario Regulation 9/06 – the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act – for its design/physical and contextual values. The proposal incorporates the heritage elements of 164 Bathurst Street into the proposal's base building.

Heritage Planning staff are satisfied that the impacts of the proposed building have been appropriately mitigated through the overall proposed conservation strategy and that the cultural heritage values, attributes and character of the designated heritage property at 164 Bathurst Street will be conserved.

## **Micro-Climate**

The submitted Shadow Study shows the proposal casting new shadows onto the Neighbourhoods for a short period during the day. The only impacted Neighbourhoods areas are a small number of properties to the west and northwest of the subject site. With respect to Parks and Open Space Areas, there are no parks or identified public open spaces located in proximity to the subject site. City Planning staff finds the shadows generated by the proposal adequately limits shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes, and are acceptable.

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The study indicates that ground level wind speeds during the summer season are expected to be within acceptable levels. During the winter season, the northwest corner of the building and the primary residential entrance is expected to experience wind speeds that are higher than desired. To improve these conditions would require the addition of a corner canopy to intercept downwashing north winds and/or the planting of trees that can provide wind protection during the winter. Also, the west wall of the enclosed driveway could be made more porous to help filter southwest and west winds. The outdoor amenity spaces will require wind mitigation and control measures to ensure that wind conditions are suitable based on each season for their intended use. The placement of wind control features, including landscaping, will help to achieve appropriate levels of wind comfort based on the programming of the outdoor amenity spaces. These wind mitigation details will be secured through the Site Plan Control application.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

## **Amenity Space**

Amenity space for building residents is proposed on the 2nd and 4th floor at a rate that meets the minimum requirement of 4 square metres of amenity space per dwelling unit (of which at least 2 square metres shall be indoor) contained in Zoning By-law 569-2013. A total of 503 square metres of indoor amenity space (2.3 square metres per unit) is proposed along with 368 square metres of outdoor amenity space (1.7 square metres per unit).

Detailed design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet-Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings) will be reviewed and secured through the Site Plan Control process.

## **Demolished Rental Housing**

The Rental Housing Demolition application proposes to demolish 12 rental dwelling units within the existing buildings at 152-164 Bathurst Street and 621-627 Richmond Street West in order to construct the proposed 18-storey mixed-use building with a total of 217 new residential units. The 12 demolished rental housing units are not proposed to be replaced.

In accordance with Official Plan policy 3.2.1.6, the existing rental units are not required to be replaced in the new development as all units have rents that exceed the mid-range rent threshold. Mid-range rents are rents that fall below one and one-half times the average City of Toronto rent, by unit type. The Official Plan's housing policies are focused on the preservation and replacement of existing affordable and mid-range rental housing units, as these units are not sufficiently supplied by the market to meet demand or maintain diversity in the housing stock. Units with high-end rents are already being provided by the market through new developments.

### **Tenant Relocation and Assistance Plan**

Tenant assistance will be provided to all eligible and post-application tenants residing in the 12 existing rental dwelling units, in order to lessen hardship caused by redevelopment of the subject site.

Eligible tenants are tenants that resided in an existing rental unit proposed to be demolished when the applications were submitted to the City and who receive a notice to leave due to demolition. Post-application tenants are tenants that moved into an existing rental unit on the subject site after the applications were submitted and were informed of the owner's intent to redevelop the site through the City-approved Lease Addendum.

In accordance with the Tenant Relocation and Assistance Plan shared with tenants at the tenant meeting on March 1, 2023, all eligible tenants will receive the following:

- at least six months' notice of the date that they must vacate their rental unit;
- compensation equal to three months' rent pursuant to the Residential Tenancies Act;
- a rent gap payment, to lessen hardship for tenants looking for new accommodation in the current rental market;
- a move-out moving allowance of \$2,500;
- a rental leasing agent available upon request to assist tenants with finding interim accommodation; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning.

Post-application tenants will receive the following:

- at least six months' notice of the date that they must vacate their rental unit;
- compensation equal to three months' rent pursuant to the Residential Tenancies Act; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning.

Staff are satisfied with the proposed Tenant Relocation and Assistance Plan and it is consistent with the City's current practices. The tenant assistance matters will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

### **Unit Mix**

A total of 217 residential units are proposed, consisting of 10 studio units (4.6%), 103 one-bedroom units (47.5%), 81 two-bedroom units (37.3%), and 23 three-bedroom units (10.6%), comprising 14,645 square metres of residential gross floor area.

The unit mix meets the policy direction of the Official Plan to provide a full range of housing. It also meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments. With regards to unit sizes, City Planning staff will continue to work with the applicant through the Site Plan Control process to meet the objectives of the Growing Up Guidelines.

### **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

### **Mobility**

The proposal contributes to an improved pedestrian realm at grade with improvements to the existing sidewalk and streetscape. As previously noted, the conserved heritage building at 164 Bathurst Street will contain retail space with entrances onto both streets and the Richmond Street West entrance will serve as the primary building entrance with access to the residential lobby.

A total of 224 bicycle parking spaces are proposed, including 126 bicycle parking spaces for residents on the P1 level, 70 bicycle parking spaces on the P2 level and 28 bicycle parking spaces for visitors on the ground floor. The proposed bicycle parking spaces meet the Zoning By-law requirements.

Loading and waste collection for the building will be serviced by the one Type "G" loading space, located within the southwest corner of the building, north of the parking entrance with access from Richmond Street West.

The proposed driveway is located at the northwest corner of the site, accessed from Richmond Street West. Two spaces are provided for short term drop-off and food delivery services, in addition to four outdoor bicycle parking spaces. The underground ramp is maintained along the southern edge of the subject site and provides access to two levels of underground parking containing 52 parking spaces for residents and 12 parking spaces for visitors. No parking spaces are proposed for the retail use.

Transportation Services staff have reviewed the Urban Transportation Considerations Report and accepted its conclusions. Additional comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply including ingress/egress provided thereto, and requirements for electric vehicle infrastructure will be provided through the Site Plan Control process.

### **Servicing and Stormwater Management**

Engineering and Construction Services staff have reviewed the submitted materials and are satisfied with the Zoning By-law Amendment application, subject to conditions. The submitted materials will be further reviewed, and agreements will be entered into as part of Site Plan Control, as necessary.

### **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. The applicant is required to meet Tier 1 of the TGS.

The site specific Zoning By-law will secure performance measures for the following Tier 1 development features: cycling infrastructure and bird friendly design. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, will be secured through the Site Plan Control process.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses, and a built form which provides an appropriate relationship to the surrounding public realm and a suitable transition to adjacent Neighbourhoods. Staff recommend that Council support approval of the applications.

## **CONTACT**

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Tommy Karapalevski, Planner, Community Planning  
Tel. No. 416-392-4336  
E-mail: [Tommy.Karapalevski@toronto.ca](mailto:Tommy.Karapalevski@toronto.ca)

Cate Flanagan, Planner, Housing Policy  
Tel. No. 416-392-4529  
E-mail: [Cate.Flanagan@toronto.ca](mailto:Cate.Flanagan@toronto.ca)

## **SIGNATURE**

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Carly Bowman, M.Sc.Pl., MCIP, RPP  
Acting Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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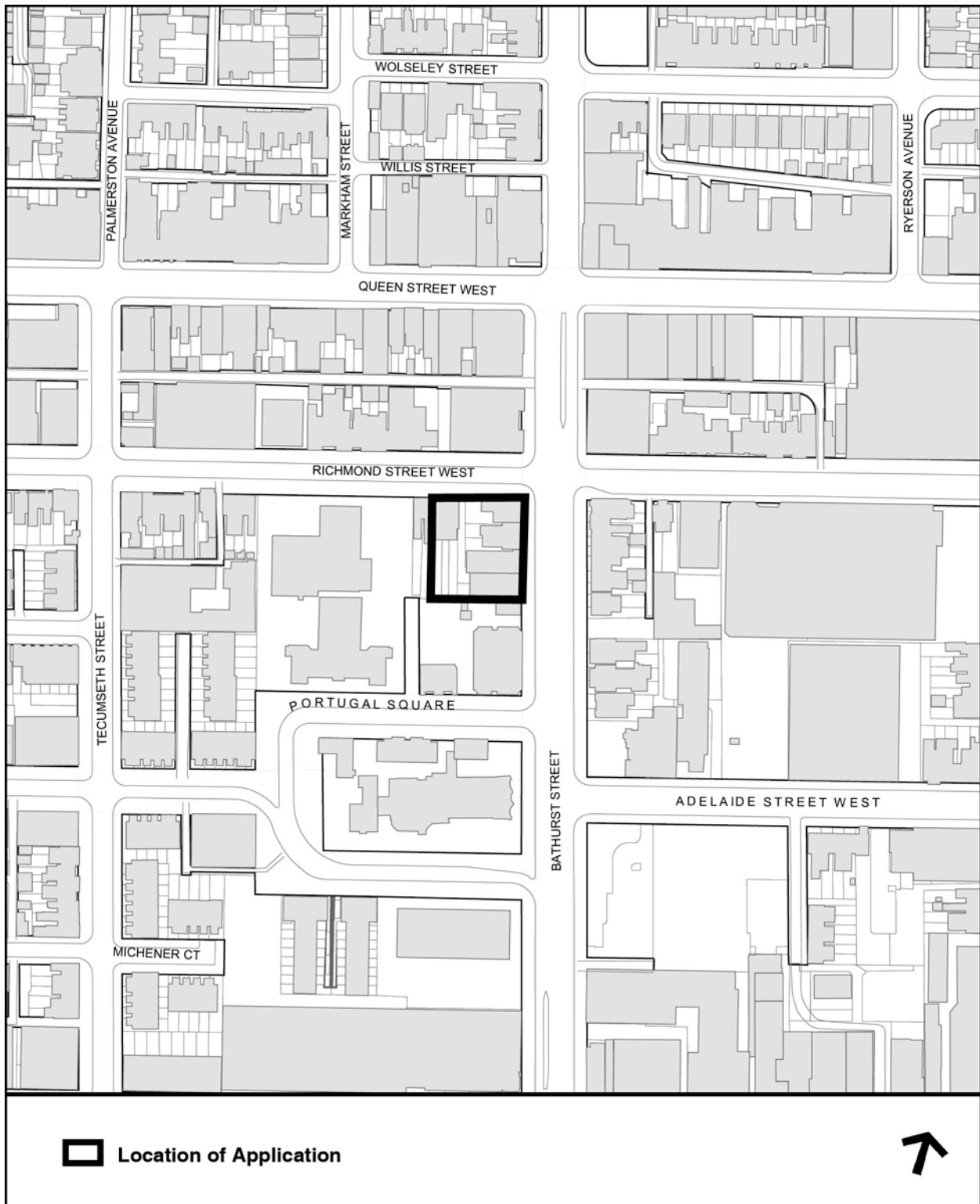
### **City of Toronto Data/Drawings**

Attachment 1: Location Map  
Attachment 2: Application Data Sheet  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Existing Zoning By-law Map  
Attachment 5: Draft Official Plan Amendment  
Attachment 6: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

Attachment 7: Site Plan  
Attachment 8: 3D Model of Proposal in Context - Northwest  
Attachment 9: 3D Model of Proposal in Context – Southeast  
Attachment 10: Applicant's Rendering

Attachment 1: Location Map





## Attachment 2: Application Data Sheet

**Municipal Address:** 152-164 Bathurst St & 621-627 Richmond St W  
**Date Received:** July 12, 2021

**Application Number:** 21 181257 STE 10 OZ

**Application Type:** OPA & Rezoning, Rental Housing Demolition

**Project Description:** An 18-storey mixed-use building with retail on the ground floor and 217 residential dwelling units above are proposed.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc		Kirkor Architects	Originate (Bathurst & Richmond) Inc

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR T3.0 C1.0 R2.5	Heritage Designation:	Y
Height Limit (m):	18, 25	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 1,969      Frontage (m): 45      Depth (m): 44

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	1,167	191	15,052	15,243
Residential GFA (sq m):			14,645	14,645
Non-Residential GFA (sq m):			598	598
<b>Total GFA (sq m):</b>			<b>15,243</b>	<b>15,243</b>
Height - Storeys:			18	18
Height - Metres:			59.9	59.9

Lot Coverage Ratio (%): 75.93      Floor Space Index: 7.74

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	14,645	
Retail GFA:	598	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			217	217
Other:				
<b>Total Units:</b>			217	217

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		10	103	81	23
<b>Total Units:</b>		10	103	81	23

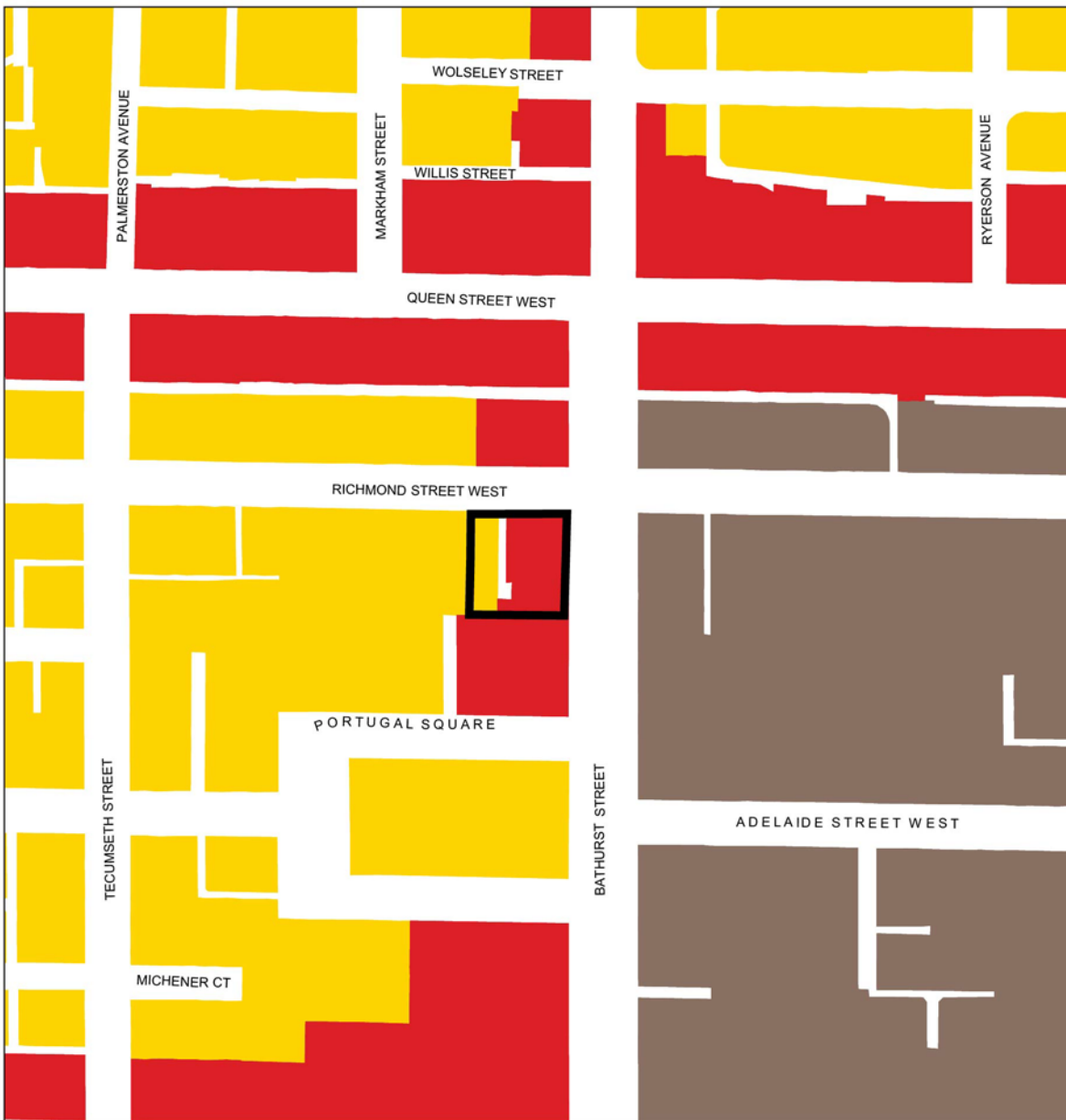
#### **Parking and Loading**

Parking Spaces:	64	Bicycle Parking Spaces:	224	Loading Docks:	1
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#### **CONTACT:**

Tommy Karapalevski, Planner, Community Planning  
416-392-4336  
Tommy.Karapalevski@toronto.ca

Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #18

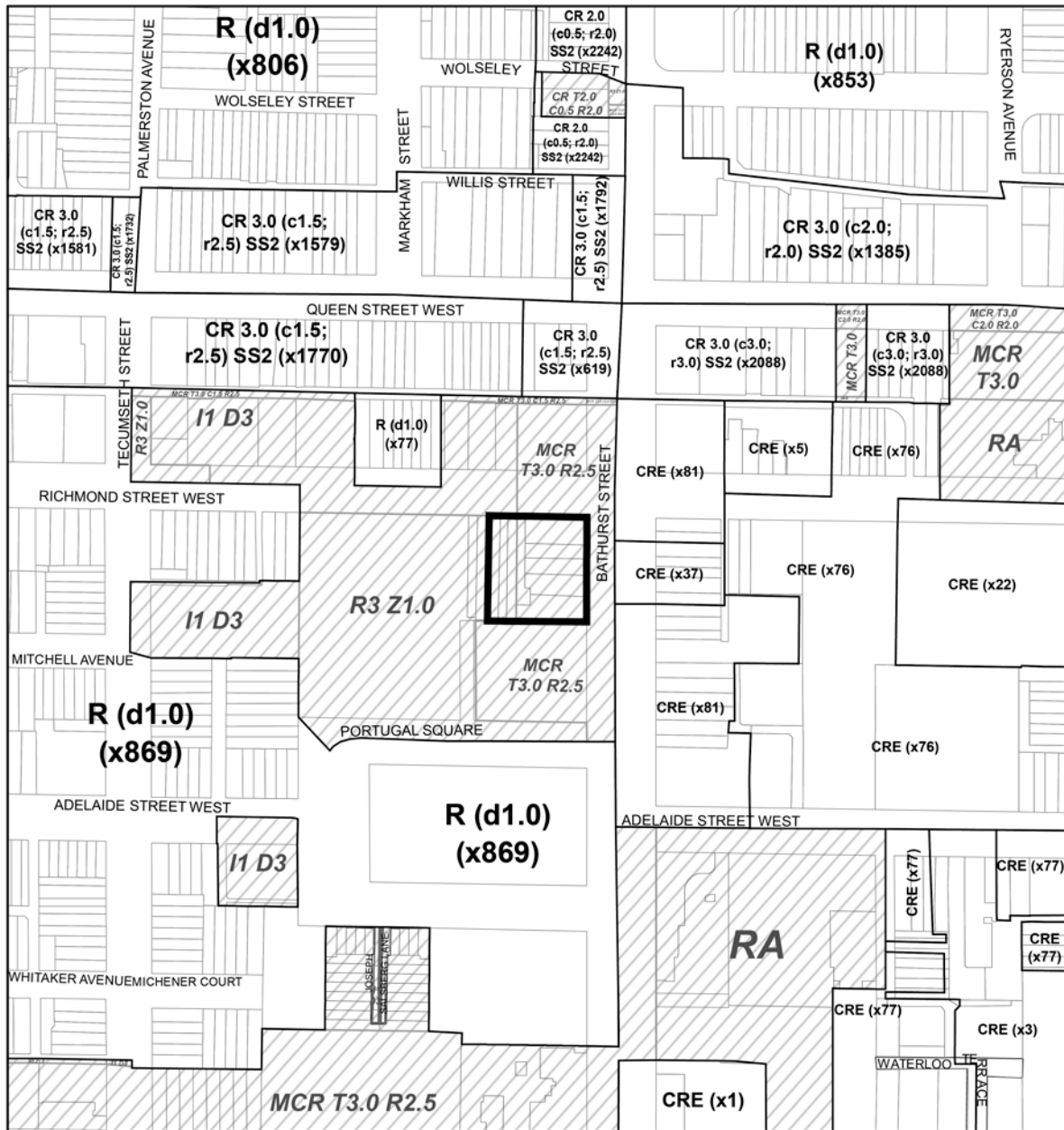
152-164 Bathurst St & 621-627 Richmond Street West

File # 21 181257 STE 10 0Z

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

  
 Not to Scale  
 Extracted: 07/12/2021

# Attachment 4: Existing Zoning By-law Map



152-164 Bathurst St & 621-627 Richmond Street West

Zoning By-law 569-2013

File # 21 181257 STE 10 0Z



Location of Application

R Residential    CR Commercial Residential  
 CRE Commercial Residential Employment



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

R3 Residential District  
 CR Mixed-Use District  
 MCR Mixed-Use District  
 RA Mixed-Use District  
 I1 Industrial District



Not to Scale  
 Extracted: 03/22/2023

Attachment 5: Draft Official Plan Amendment

CITY OF TORONTO  
BY-LAW No. XXX-2023

To adopt Amendment No. 652 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2022 as 623 – 627 Richmond Street West.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 652 to the Official Plan is adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

INSERT,  
Mayor

John Elvidge,  
City Clerk

(Seal of the City)

AMENDMENT NO. 652 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS  
623 – 627 RICHMOND STREET WEST

The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally in 2022 as 623 - 627 Richmond Street West, contained within black heavy lines on Schedule 1 from Neighbourhoods to Mixed Use Areas.
2. Chapter 6, Section 14, Garrison Common North Secondary Plan is amended by adding the following sentence to the end of Site and Area Specific Policy No. 2:

'On lands municipally known as 623 – 627 Richmond Street West located within Area 2, a mix of commercial and residential uses are permitted.'



**Official Plan Amendment # 652**

Revisions to Land Use Map 18 to Redesignate lands from Neighbourhoods to Mixed Use Areas

**623-627 Richmond Street West**

File # 21 181257 STE 10 0Z



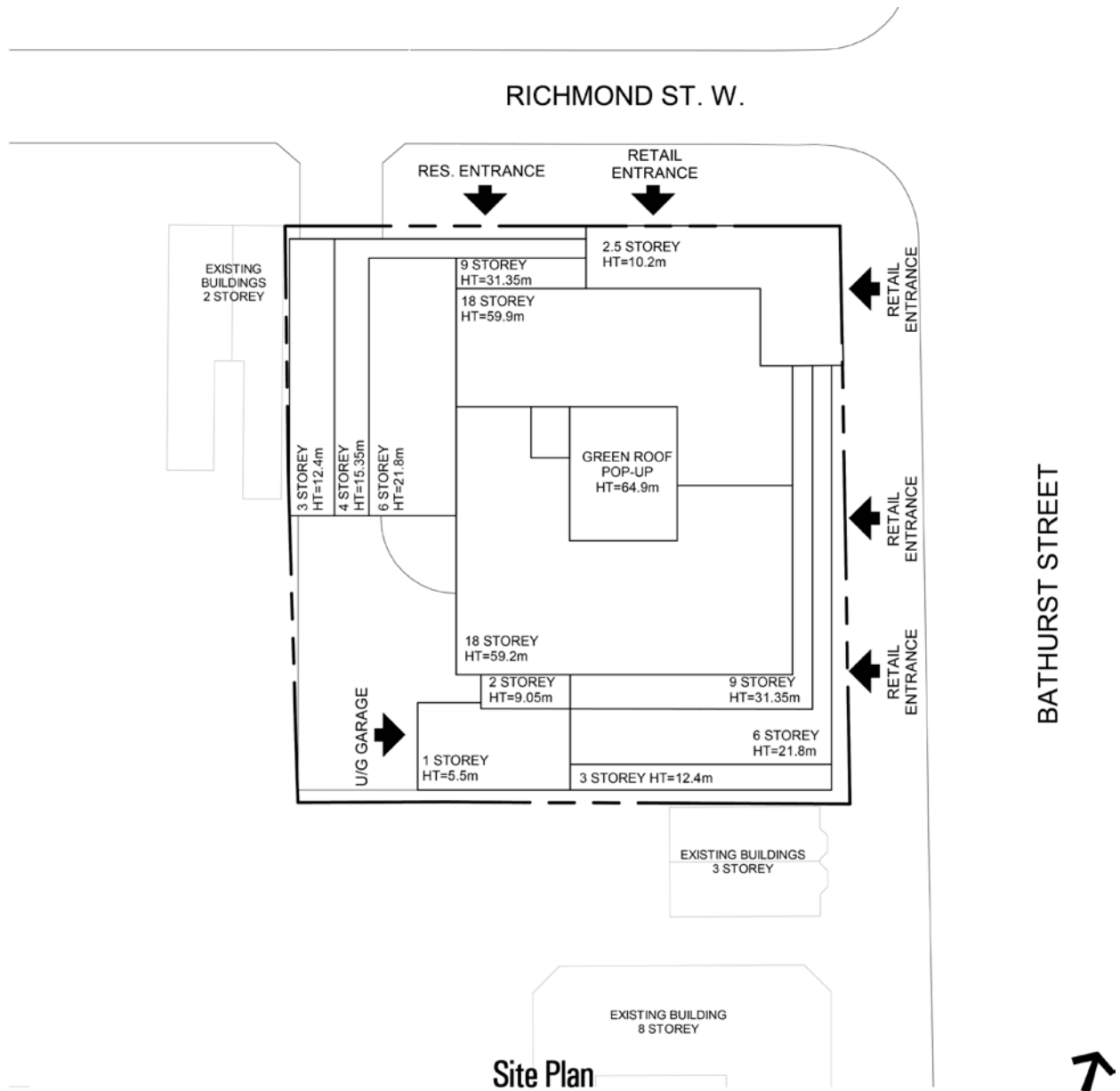
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Extracted: 03/23/2023

Attachment 6: Draft Zoning By-law Amendment

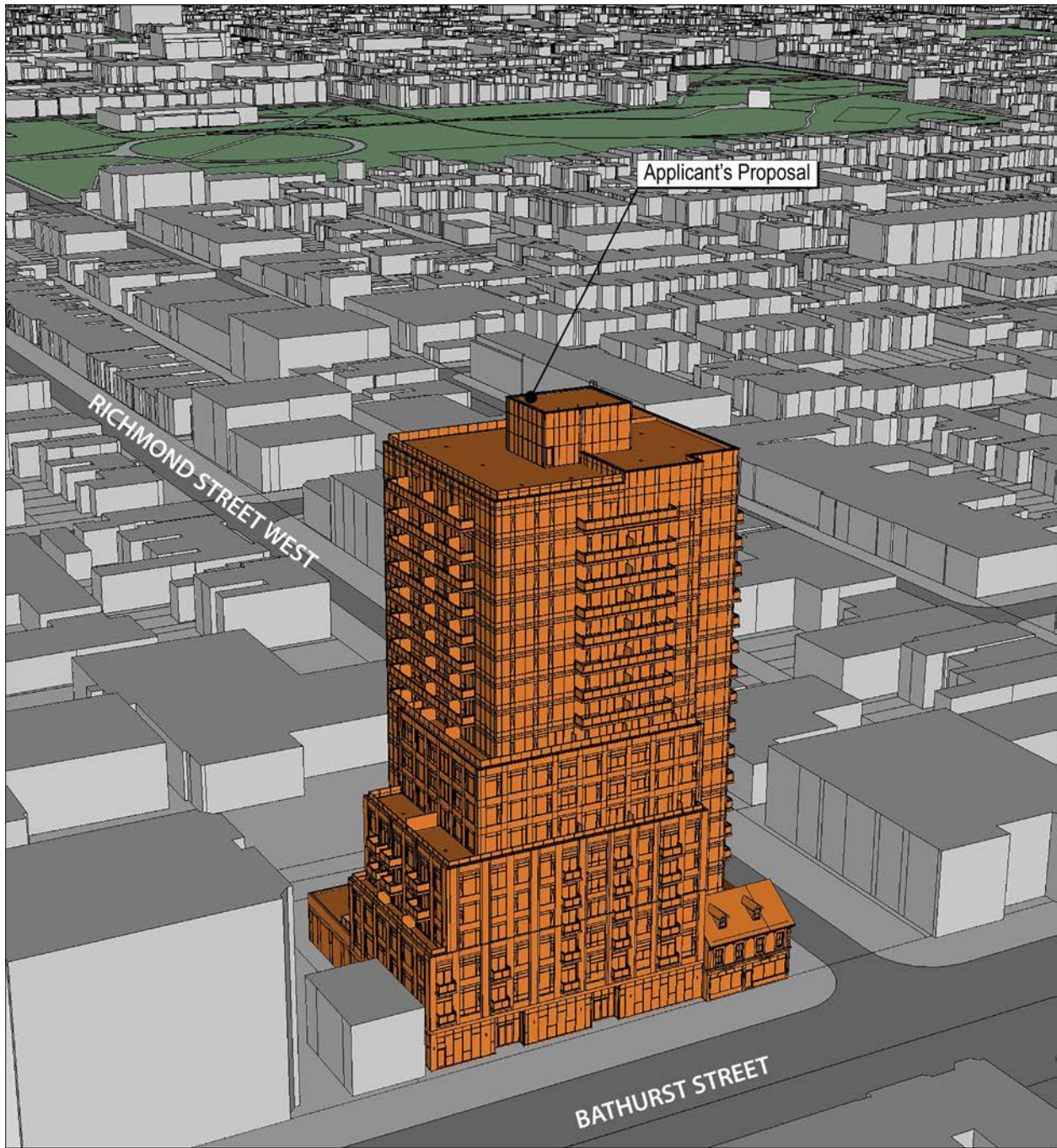
To be provided prior to the April 12, 2023 Toronto and East York Community Council meeting



Attachment 7: Site Plan



Attachment 8: 3D Model of Proposal in Context - Northwest



View of Applicant's Proposal Looking Northwest



03/23/2023

Attachment 9: 3D Model of Proposal in Context - Southeast



View of Applicant's Proposal Looking Southeast



03/23/2023

Attachment 10: Applicant's Rendering



View along Bathurst St. looking South

01  
dA6.1