

## **73-79 Ardmore Road (Formerly 1647 Bathurst Street) – Zoning By-law Amendment Application – Decision Report - Approval**

**Date:** June 6, 2023

**To:** Toronto and East York Community Council

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

**Ward:** 12 - Toronto-St. Paul's

**Planning Application Number:** 22 133923 STE 12 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 10-unit, 16.6-metre (4 storeys, plus a rooftop access pavilion) back-to-back townhouse block, with a single-level underground garage containing 10 vehicular resident parking spaces.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 73-79 Ardmore Road, substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to:
  - a) submit a Foundation Drainage Summary, Functional Servicing and Stormwater Management Report, and Site Servicing Plan to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
  - b) enter into one or more agreements with the City requiring the owner, at no cost to the City, to complete any upgrades or required improvements to the existing municipal infrastructure and/or new municipal infrastructure to support

the development, to the satisfaction of the General Manager, Transportation Services and the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements or upgrades and/or new infrastructure are required to support the development.

## **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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Consent to sever 1647 Bathurst Street into 5 lots was granted in 2018 (Application No. B0020/17TEY), and again in 2019 (Application No. B0028/19TEY) by the Committee of Adjustment creating the lots at 71-79 Ardmore Road.

A Preliminary Report on the application was adopted by Toronto and East York Community Council on June 29, 2022. The Toronto and East York Community Council Decision is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.93>

## **THE SITE**

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**Description:** The site is located on the southeast corner of Bathurst Street and Ardmore Road. The site is square in shape with an approximate frontage of 30.4 metres along Bathurst Street and of 30.5 metres along Ardmore Road. The site has an area of 927.3 square metres, and slopes downwards from south to north.

**Existing Uses:** 73-79 Ardmore Road, is currently occupied by a vacant 2-storey, 4-unit, apartment building fronting onto Bathurst Street.

## **THE APPLICATION**

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**Description:** A 10-unit, 16.6-metre (4 storeys, plus 1 rooftop access pavilion), east and west oriented, back-to-back townhouse block, with private rooftop terraces for each unit.

**Density:** The floor space index is 2.2 times the area of the lot, for a total gross floor area of 2,015 square metres.

**Dwelling Units:** The proposed 10 dwelling units are all three-bedroom (100%).

**Access, and Parking:** The main entrances to the units are through the west (Bathurst Street facing), the north (Ardmore Road facing) and the east (rear) elevations. The proposed vehicular access to the single-level underground parking garage containing 10 resident vehicular parking spaces and 20 resident bicycle parking spaces is from Ardmore Road, through the centre of the site.

### **Additional Information**

See Attachment Nos. 1, 2, 6 and 7 of this report for the Location Map, Application Data Sheet, Site Plan of the proposal, and three-dimensional representation. 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](http://www.toronto.ca/1647BathurstSt)

### **Reasons for Application**

The amendment to Zoning By-law 569-2013 is required to vary performance standards including: building and main wall heights, building depth and setbacks, landscaping requirements, gross floor area, dwelling unit width and orientation, and vehicular parking rates.

### **Site Plan Control**

A Site Plan application was submitted on April 26, 2022.

## **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 (PPS), and shall conform to provincial plans.

**Official Plan Designation:** The site is designated Neighbourhoods. Neighbourhoods are made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

See Attachment No. 3 of this report for the Official Plan Land Use Map.

Bathurst Street is a Major Street as illustrated on Map 3 of the Official Plan.

**Zoning:** The site is located within a Residential Zone (R (u2; d1.0) (x946)), with a dwelling unit limit of 2, a height limit of 11.0 metres and a maximum permitted density of 1.0 times the lot area. The zone permits a range of residential uses including townhouses and apartment buildings. See Attachment No. 4 of this report for the existing Zoning By-law Map.

## **Design Guidelines**

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

- Townhouse and Low-Rise Apartment Guidelines.

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

## **Toronto Green Standard**

The Toronto Green Standard (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 TGS. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

## **COMMUNITY CONSULTATION**

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A Virtual Community Consultation Meeting was hosted by City staff on December 14, 2022 at which a presentation was given by City staff and the Applicant. Approximately 10 people participated, as well as the Ward Councillor's office.

The issues raised about the proposal by the Community relate to the following:

- The appropriateness of the height, density, and architectural design for the site;
- Building accessibility and aging in place;
- Privacy and overlook impacts on the properties to the east;
- Solid waste storage and collection;
- Traffic generated; and
- The sufficiency of the number of parking spaces proposed.

The issues raised through community consultation have been considered through the review of the application.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcast live over the internet and recorded for review.

## COMMENTS

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### **Provincial Framework**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS, and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposal is consistent with the PPS and conforms with the Growth Plan.

### **Housing Issues**

A Rental Housing Demolition application is not required under Chapter 667 of the Toronto Municipal Code as the site contains less than 6 existing dwelling units.

As none of the rental units are occupied, the Applicant is not required to provide replacement rental housing or a Tenant Relocation and Assistance Plan in accordance with Policies 3.2.1.6 and 3.2.1.12 of the Official Plan.

### **Land Use**

The proposed 4-storey (plus rooftop access pavilion) townhouse block conforms with the Neighbourhoods designation of the site.

### **Streetscape/Public Realm**

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The Official Plan states that new development will provide amenity for adjacent streets to make these areas comfortable, attractive and vibrant, and accessible for pedestrians. The proposal will provide a minimum distance of approximately 7.2 metres from building face to curb edge along Bathurst Street and a minimum distance of approximately 9.3 metres from building face to curb edge along Ardmore Road, allowing for a 2.1-metre pedestrian clearway and landscaping, including space for new trees to mature. The final landscaping plan will be determined and secured as part of Site Plan Control.

### **Tree Preservation**

There are no City-owned street trees or private trees regulated under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law on or adjacent to the site requiring preservation.

### **Building Form**

City Planning staff find that the proposal is compatible with the surrounding context, and conforms with the applicable Official Plan policies and meets the intent of the Townhouse and Low-rise Apartment Urban Design Guidelines.

The Official Plan states that development in Neighbourhoods will respect and reinforce the existing physical character of each geographic neighbourhood including in particular prevailing setbacks of buildings from the street. The proposed approximate 4.2-metre setback from the Bathurst Street (west) property line and 3.4-metre setback from the Ardmore Street (north) property line respects the prevailing front yard setbacks and are consistent with the streetwall and landscaped open space pattern of those streets.

The proposed approximate 6.8-metre setback from the east property line (abutting the side yard of the dwelling at 71 Ardmore Road) provides sufficient space for pedestrian circulation to the main entrances and landscaping.

The proposed approximate 1.7-metre setback from the south property line provides an appropriate building separation distance with the approved development at 1637-1645 Bathurst Street. The approved development (Application No. 18 115438 STE 21 OZ) consists of a 4-storey (16.53 metres, plus a 2.9-metre mechanical penthouse) apartment building, with 75 residential units. The east and south yard setbacks provide for an acceptable building separation distance with the adjacent buildings and are an acceptable condition.

The proposed building height of 16.6 metres (4 storeys, plus a rooftop access pavilion) is acceptable. The proposed rooftop access pavilion will be approximately 5.0 metres from the west and east main walls, and approximately 1.0-metre from the north and south main walls, limiting its visibility from the public realm and surrounding properties.

The proposed 4th storey will be setback from the Bathurst Street (west) and east (rear) main walls creating a 3-storey streetwall height along Bathurst Street, compatible with the 3-storey streetwall height of the approved building at 1637-1645 Bathurst Street, and the 3-storey dwelling at 71 Ardmore Road.

Landscape planters are proposed along the east sides of the second and fourth floor balconies located on the east elevation, and along the sides of the rooftop terraces which will be secured as part of the Site Plan Control application currently under review.

## **Parkland**

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the Applicant will be required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised under the direction of the Executive Director, Facilities and Real Estate and shall be determined in accordance with generally accepted appraisal principles. Payment will be required prior to the issuance of the first above grade building permit.

## **Parking**

A Traffic Impact and Parking Study was submitted to assess the traffic impact, access, and parking for the proposal. Transportation Services staff reviewed the submitted studies and accept the proposed parking supply.

## **Servicing**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items requiring revision, resubmission and acceptance, including a Foundation Drainage Summary, a Functional Servicing and Stormwater Management Report, and a Site Servicing Plan to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Should it be determined that upgrades and road improvements are required to support the development, the owner should be required to enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure.

These matters must be addressed prior to the enactment of the Zoning By-laws.

## **Toronto Green Standard**

The Applicant is required to meet Tier 1 of the TGS. The site specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features. The Applicant is encouraged to achieve Tier 2 or higher to advance the objectives of the City for resilience and to achieve net-zero emissions by 2040 or sooner.

## **CONTACT**

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E-mail: Catherine.Jung@toronto.ca

## **SIGNATURE**

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Oren Tamir, Acting Director  
Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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

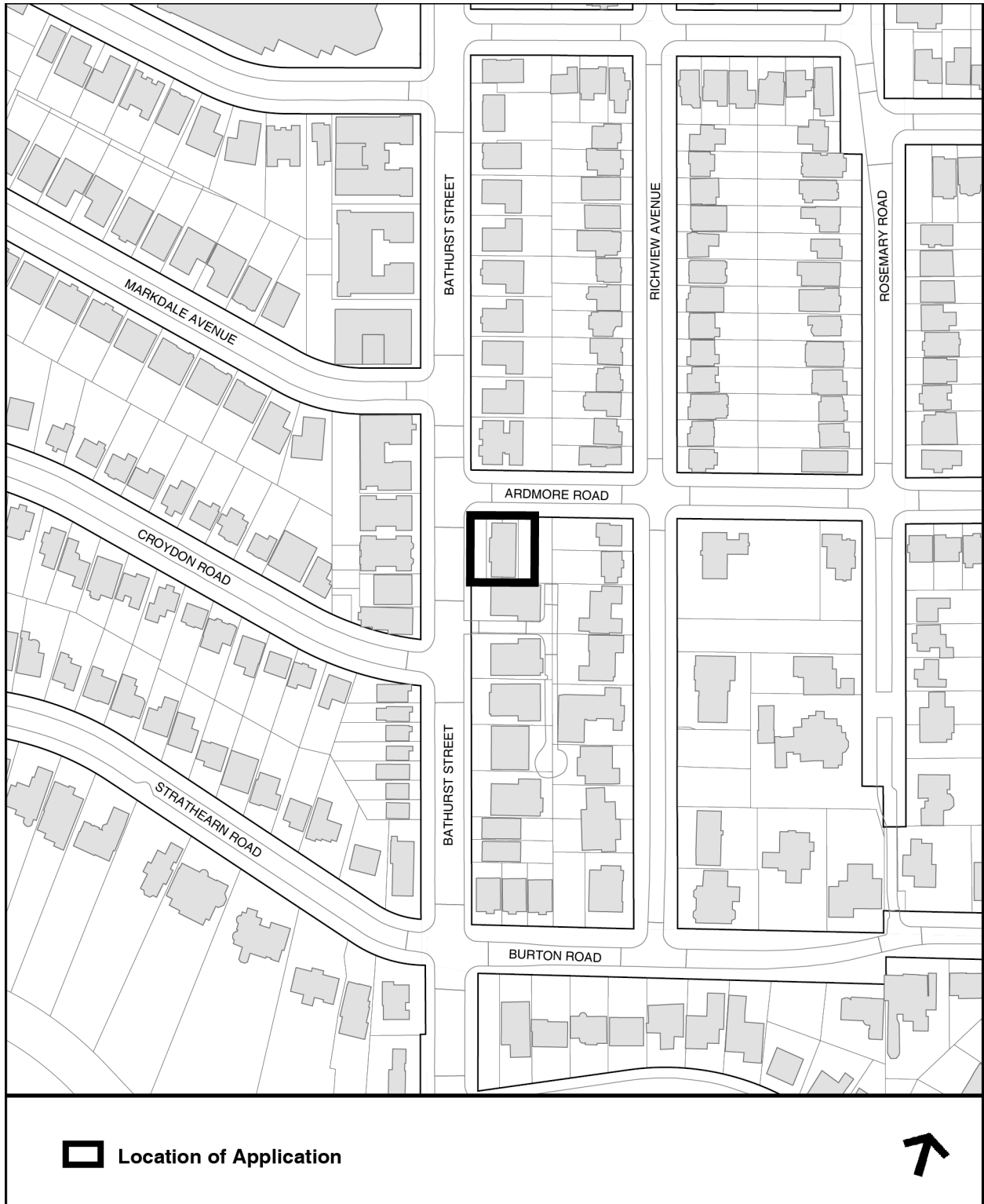
- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: 3D Model of Proposal in Context



Attachment 1: Location Map



Attachment 2: 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:** 10-unit townhouse block.

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Evans Planning	Keith Loffler Design Inc.; Mcalpine Architects Inc.	2709557 Ontario Inc.; 2830972 Ontario Inc.; Gil Scolyar

**EXISTING PLANNING CONTROLS**

<b>Official Plan Designation:</b>	Neighbourhoods		
<b>Zoning:</b>	R (u2; d1.0) (x946)		
<b>Height Limit (m):</b>	11.0	<b>Site Plan Control Area:</b>	Y

**PROJECT INFORMATION**

<b>Site Area (sq m):</b>	927.31	<b>Frontage (m):</b>	30.42 (Bathurst St.)	<b>Depth (m):</b>	30.48 (Ardmore Rd.)
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>Ground Floor Area (sq m):</b>	275			
<b>Residential GFA (sq m):</b>	825		2,015	<b>2,015</b>
<b>Non-Residential GFA (sq m):</b>				
<b>Total GFA (sq m):</b>	825			
<b>Height - Storeys:</b>	2		4	<b>4</b>
<b>Height - Metres:</b>	6		16.6	<b>16.6</b>

**Lot Coverage Ratio (%):** 53.9% **Floor Space Index:** 2.2

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
<b>Residential GFA:</b>	2,015	

**Retail GFA:**  
**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>
<b>Rental:</b>				
<b>Freehold:</b>			10	10
<b>Condominium:</b>				
<b>Other</b>				
<b>Total Units:</b>			10	10

**Total Residential Units by Size**

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

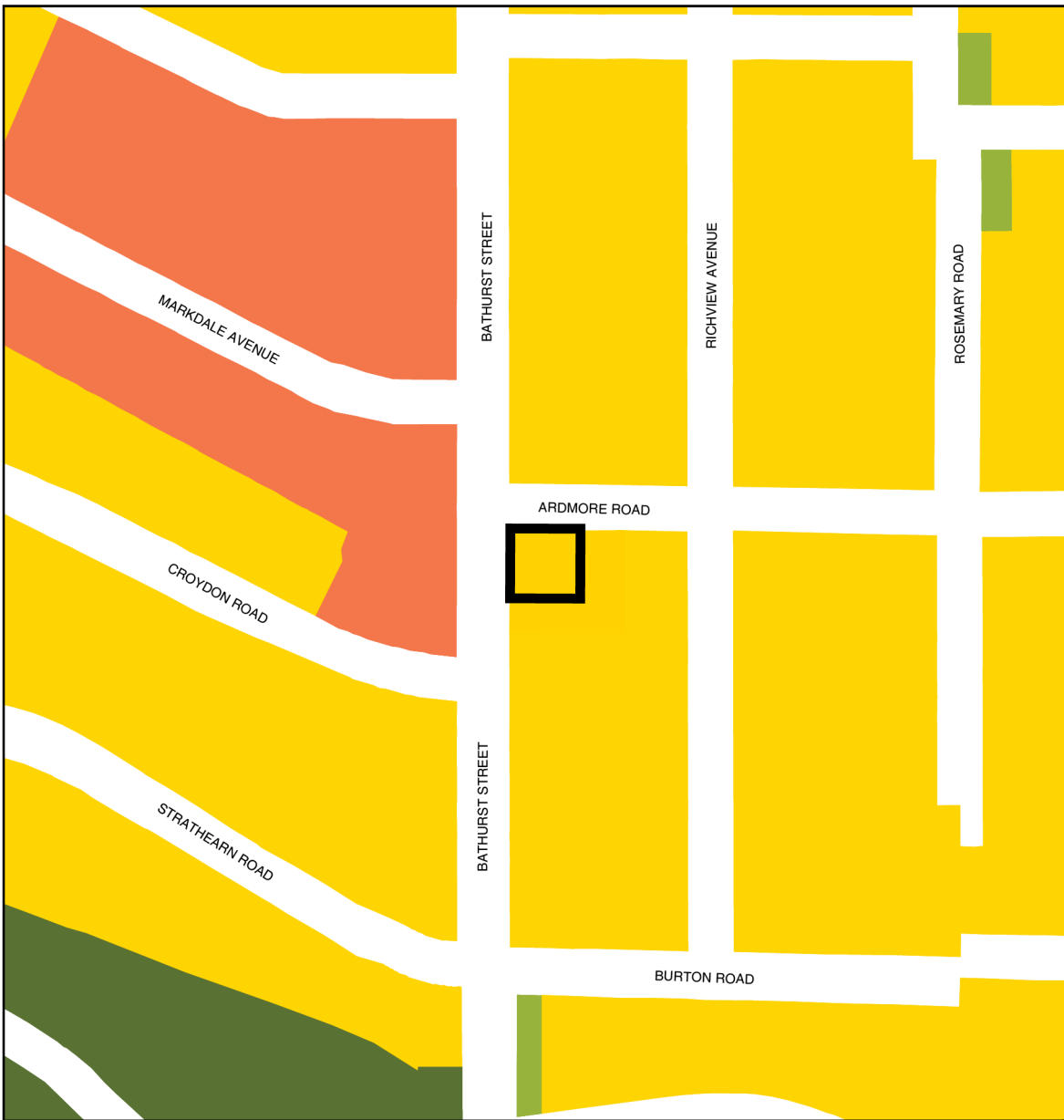
**Parking and Loading**

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

**CONTACT:**

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 416-338-3735  
 Catherine.Jung@toronto.ca

Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #17

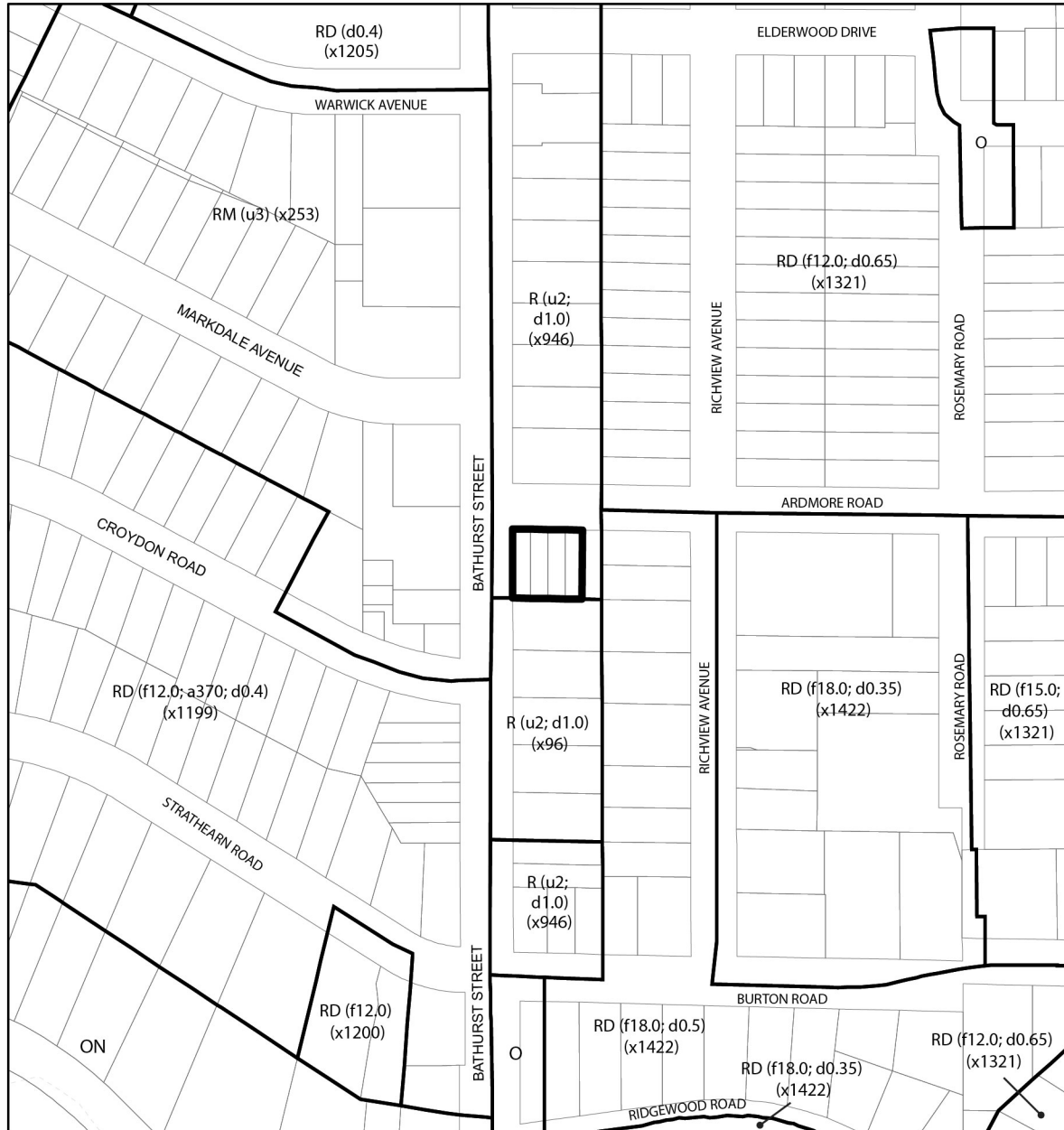
1647 Bathurst St (73-79 Ardmore Road)

File # 22 133923 STE 12 OZ

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

  
Not to Scale  
Extracted: 04/20/2022

# Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**1647 Bathurst St (73-79 Ardmore Road)**

**File # 22 133923 STE 12 0Z**

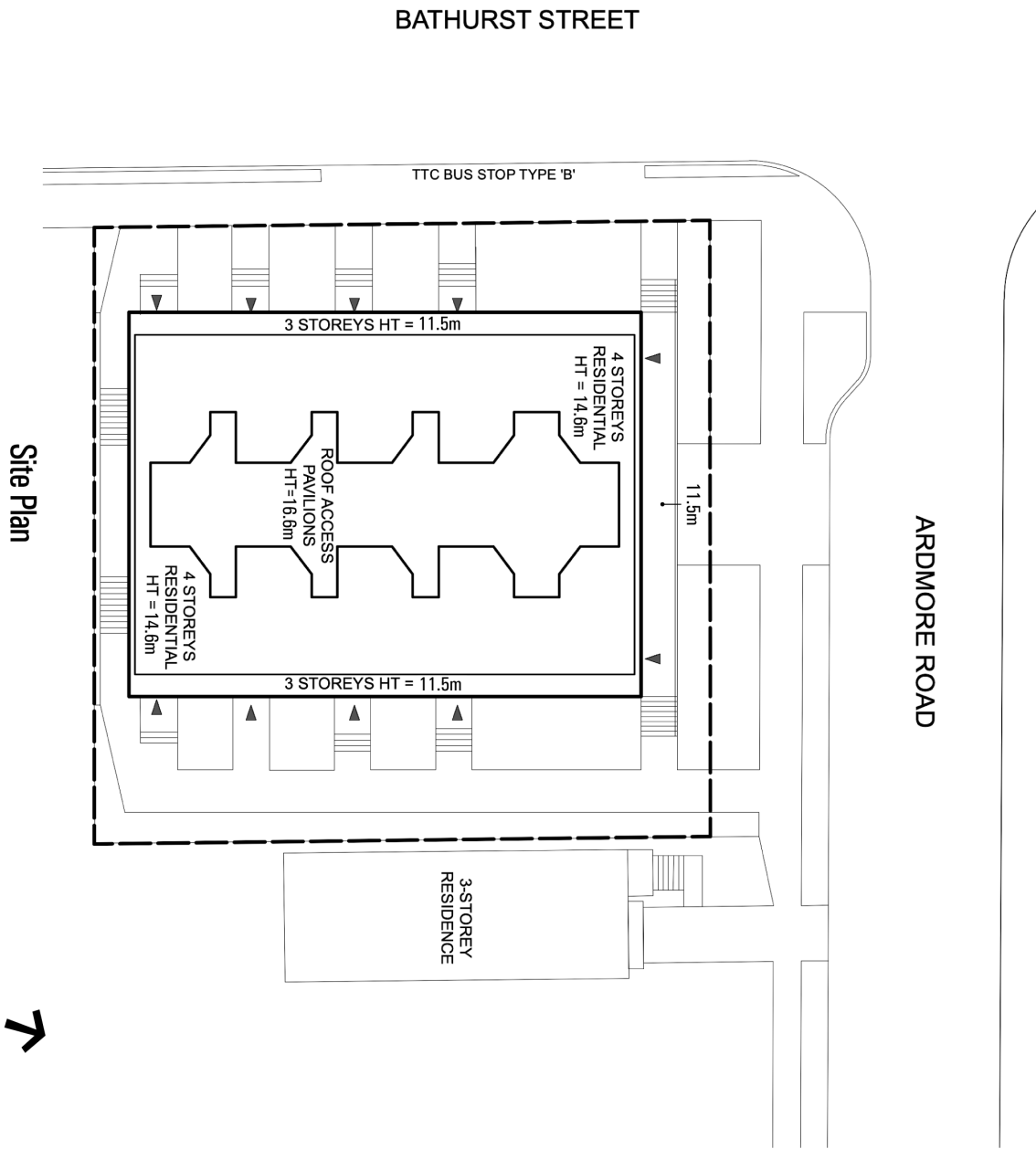
- Location of Application
- R** Residential
- RD** Residential Detached
- RM** Residential Multiple
- O** Open Space
- ON** Open Space Natural

Not to Scale  
 Extracted: 05/25/2023

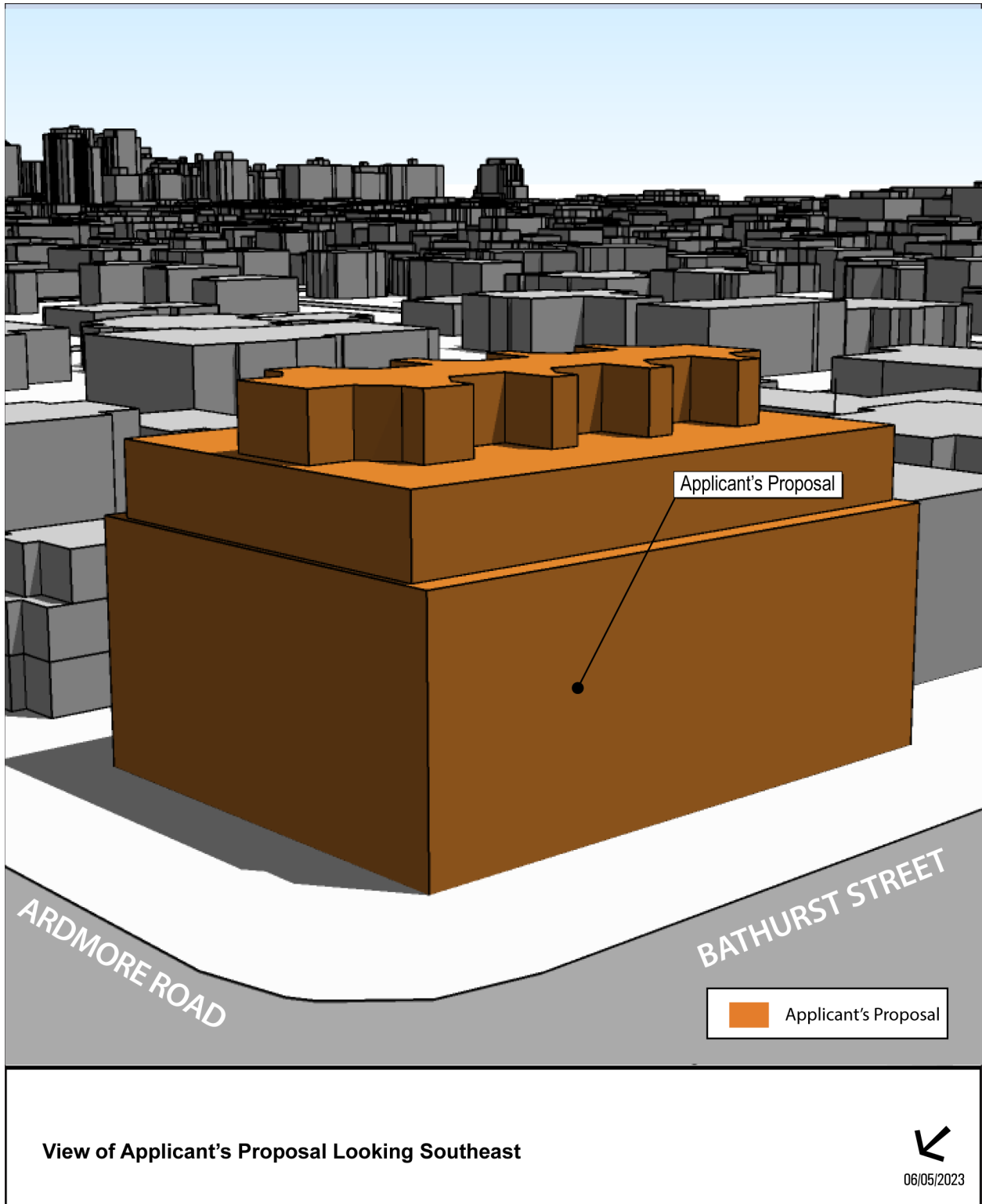
Attachment 5: Draft Zoning By-law Amendment

**To be available prior to the June 22, 2023 Toronto and East York Community Council Meeting.**

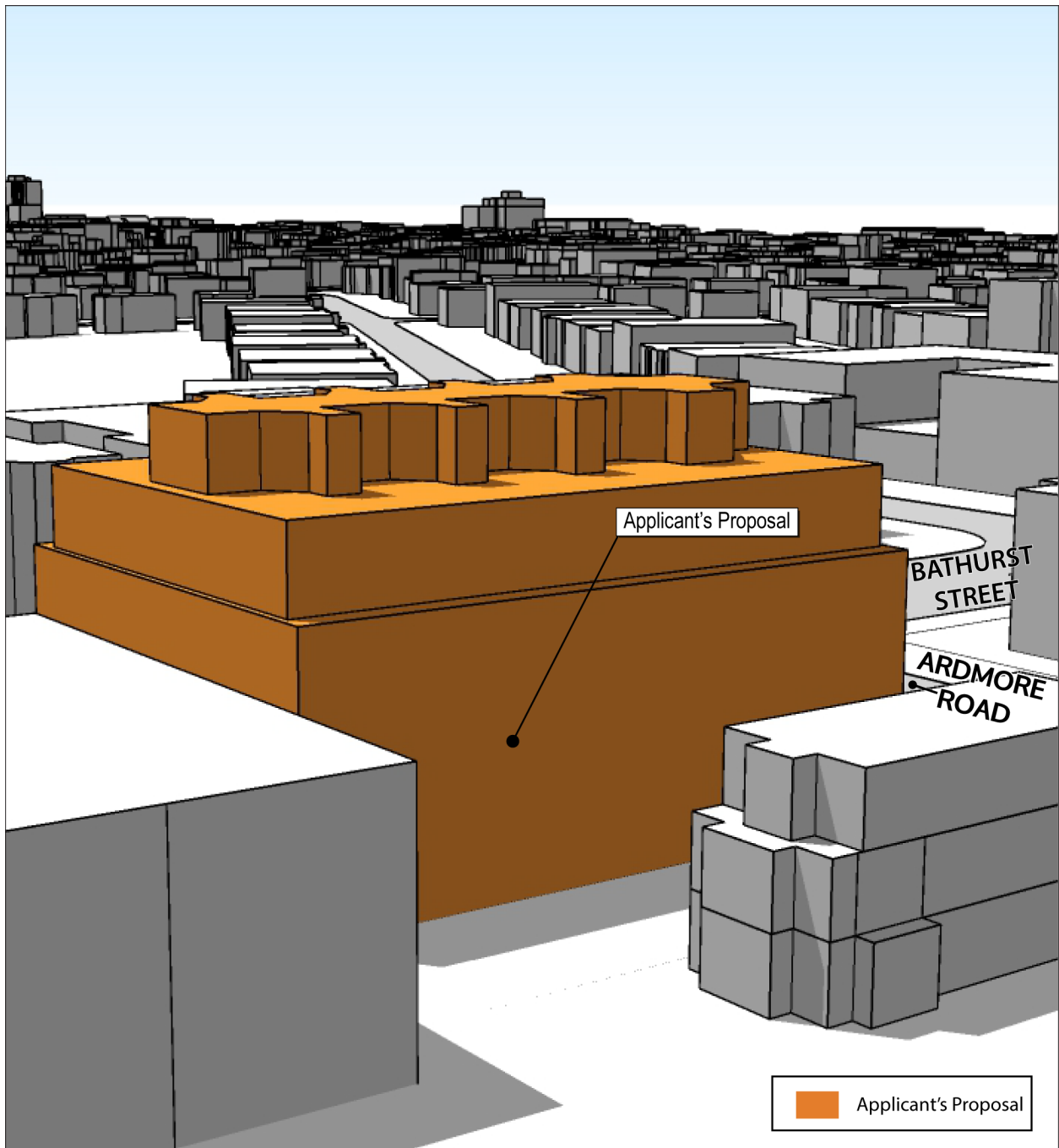
Attachment 6: Site Plan



Attachment 7: 3D Model of Proposal in Context







View of Applicant's Proposal Looking Northwest



06/05/2023