

152-164 Bathurst Street and 623-627 Richmond Street West – Zoning By-law Amendment Application – Decision Report – Approval

Date: March 17, 2025

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 24 222996 STE 10 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit a 29-storey mixed-use building with 362 dwelling units, including nine affordable rental units, at 152-164 Bathurst Street and 623-627 Richmond Street West. This site was previously approved in 2023 for a 18-storey mixed-use building with 216 dwelling units and no affordable units.

Staff are of the opinion that the proposed development is an appropriate built form for the existing and planned context. It also supports the need for additional housing through the provision of both market and affordable dwelling units close to existing and future transit.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 152-164 Bathurst Street and 623-627 Richmond Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 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. City Council allow the Owner of 152-164 Bathurst Street and 623-627 Richmond Street West (the "Site") to design, construct, finish, provide and maintain on the Site nine (9) affordable rental housing units as part of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning; the Executive Director, Development Review; and the Executive Director, Housing Secretariat, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act; all in accordance with the following terms (the "in-kind contribution"):

- a. the in-kind contribution shall be comprised of six (6) studio or one-bedroom units, two (2) two-bedroom units, and one (1) three-bedroom unit (the "Affordable Rental Housing Units") and shall collectively have a total gross floor area of at least 4,355 square feet;
- b. the minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of all market units, by unit type;
- c. the Affordable Rental Housing Units shall be provided in contiguous groups of at least six (6) rental dwelling units if the remainder of the building is condominium in tenure;
- d. the general configuration, location, and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
- e. tenants of the Affordable Rental Housing Units shall be provided with access to, and use of, all indoor and outdoor amenities in the development at no extra charge; access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;
- f. all Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;
- g. tenants of the Affordable Rental Housing Units will be provided with access to resident and visitor bicycle parking/bicycle lockers in accordance with the Zoning By-law and on the same basis as other units within the development.
- h. the initial rent (inclusive of utilities) charged to the first tenants of and upon turnover of the Affordable Rental Housing Units shall not exceed Affordable Rent as defined in the Official Plan for a minimum of 25 years, beginning with the date each such unit is first occupied (the "Affordability Period"). During the Affordability Period, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline, regardless of

whether the Provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;

i. the Owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in (h) above for the duration of the Affordability Period. The Affordable Rental Housing Units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any Affordable Rental Housing Unit shall be made for the duration of the Affordability Period; upon the expiration of the Affordability Period, the Owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

j. the Owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat; and;

k. the Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units erected on the Site are available and ready for occupancy.

4. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 3 to the satisfaction of the Chief Planner and Executive Director, City Planning; the Executive Director, Development Review; and the City Solicitor, with such agreement to be registered on title to the lands, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

5. City Council attribute a value to the in-kind contribution set out in Recommendation 3 equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development and direct staff to advise the owner of such valuation.

6. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 152-164 Bathurst Street and 623-627 Richmond Street West from Permit Parking.

7. City Council direct the applicant to provide, install, and maintain public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

8. City Council authorize the City Solicitor to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

The Development Review 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.

Community Benefits Charge

This report requests Council approval of a Community Benefits Charge (CBC) in-kind contribution of nine (9) affordable rental units. The estimated value of the proposed CBC in-kind contribution is 100% of the 4% value of the land that is the subject of the development or redevelopment in accordance with the CBC By-law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City. The Chief Financial Officer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On [February 5, 2020](#), Toronto and East York Community Council approved the demolition of a non-heritage building at the property at 162 Bathurst Street following damage from a fire in 2019.

At the [November 9, 10 and 12, 2021](#) meeting, City Council approved the designation of the property at 164 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act. The associated designation [By-law 68-2022](#) was enacted on February 3, 2022.

At the [May 10, 11 and 12, 2023](#) meeting, City Council approved the Official Plan Amendment to redesignate the lands at 623-625 Richmond Street West from Neighbourhoods to Mixed Use Areas, as well as the Zoning By-law Amendment application for an 18-storey mixed-used building, and the Rental Housing Demolition

application for the demolition of twelve existing rental dwelling units located throughout the site. Also at this meeting, City Council approved [alterations to the heritage property](#) at 164 Bathurst Street and authorized staff to enter into a heritage easement agreement. The easement agreement [By-law 441-2023](#) was enacted on May 15, 2023, and the Site-specific [Zoning By-law 757-2023](#) was enacted July 20, 2023

At the [November 8 and 9, 2023](#) meeting, City Council approved an amendment to the Rental Housing Demolition application to permit the demolition of three out of the twelve rental dwelling units due to the required retention of the heritage building at 164 Bathurst Street.

At the [October 9 and 10, 2024](#) meeting, City Council approved a second amendment to the Rental Housing Demolition Application to permit the demolition of an additional seven vacant rental dwelling units at 623-627 Richmond Street West due to ongoing vandalism and security concerns with the vacant property.

THE SITE AND SURROUNDING LANDS

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 accessed from Richmond Street West that runs in a north-south direction immediately west of 164 Bathurst Street. See Attachment 2 of this report for the Location Map.

Surrounding Uses

North: a three-storey non-residential building (Parkdale Queen West Community Health Centre)

South: a grouping of three-storey townhouses, a 9-storey residential building, and surface parking.

East: currently 2.5-storey townhouses on the east side of Bathurst Street across from the site, however, there is an approval to demolish these townhouses for a 12-storey non-residential building, together with a 16-storey residential on Adelaide Street West.

West: immediately west of the site is a two-storey semi-detached building. Further west is St. Mary's Catholic Elementary School.

THE APPLICATION

The following table highlights some of the key differences between the 18-storey building that was approved in 2023 and what is currently being proposed:

	18-storey Approval (2023)	Current Proposal (2025)
Height	59.9 metres (not including mechanical penthouse)	90.9 metres (not including the mechanical penthouse)
Storeys	18 storeys + rooftop amenity space	29 storeys + rooftop amenity space
FSI	7.82	11.04
Gross Floor Area	Residential: 14,816 square metres Non-residential: 585 square metres Total: 15,401 square metres	Residential: 22,898 square metres Non-residential: 610 square metres Total: 23,508 square metres
Dwelling Units	Studio: 8 units (4%) One-bed: 101 units (46%) Two-bed: 84 units (40%) Three-bed: 23 units (10%) Total: 216 units	Studio: 15 units (4%) One-bed: 235 units (65%) Two-bed: 75 units (21%) Three-bed: 37 units (10%) Total: 362 units
Affordable Units	0	9
Bicycle Parking	Residential Long-term: 195 spaces Residential Short-term: 22 spaces Total: 217 spaces	Residential Long-term: 334 spaces Residential Short-term: 38 spaces Total: 372 spaces
Vehicular Parking	Residential: 52 spaces (including 2 accessible) Visitors: 12 spaces (including 1 accessible) Total: 64 *13 spaces are EV ready	Residential: 51 spaces (including 2 accessible) Visitors: 7 spaces (including 1 accessible) Total: 58 (including 3 accessible) *53 spaces are EV ready

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, ground floor plan, elevations, and 3D massing views of the proposal. 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/152BathurstSt.

Reasons for Application

A Zoning By-law Amendment application is required to permit the increase to the building height and density, as well as adjust some standards of Site-Specific By-law 757-2023 as a result of the increased density. See Attachment 5 of this report for the Draft Zoning By-law Amendment.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting to discuss a proposal to increase the approved 18-storey to a 39-storey mixed-use building was held on May 2, 2024.

The current application for a 33-storey mixed-use building was submitted on October 8, 2024 and deemed complete on November 6, 2024. The reports and studies submitted in support of this application are available on the [Application Information Centre](#).

Agency Circulation Outcomes

The application, together with the applicable reports noted above, has 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 amendments, including associated recommendations of approval.

POLICY & REGULATION CONSIDERATIONS

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 Planning Statement (2024), and shall conform to provincial plans, and others.

Official Plan

At the February 5, 2025 meeting, Council adopted [Official Plan Amendment \(OPA\) 778](#) that introduces 283 kilometers of new Avenues across the City. As part of OPA 778, the majority of Bathurst Street is now identified on Urban Structure Map 2 of the Official Plan as an Avenue, including the eastern frontage of this site along Bathurst Street. OPA 778 is not in effect as it has been appealed. Through the 2023 approval, the entire site is now designated as Mixed Use Areas on Land Use Map 18. See Attachment 3 of this Report for the Land Use Map.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plan

The site is located within the Garrison Common North Secondary Plan. Some of the Secondary Plan's major objectives include ensuring that new development is integrated into the established city fabric in terms of streets, blocks, uses, and density patterns; permitting a variety of land uses and densities; providing a range of housing types in terms of size, type, affordability and tenure through new development, among others.

Site and Area Specific Policy (SASP) 761

The site is located within SASP 761 which delineates the King-Bathurst Protected Major Transit Station Area (PMTSA). Between 2020 and 2022, Council adopted over 180 Major Transit Station Areas (MTSAs) and PMTSAs. They are still awaiting the Ministry's approval.

Zoning

The site is zoned Commercial Residential (CR) 3.0 (c1.0; r2.5) SS2 (x885). Site-specific exception 885 contains the zoning and performance standards that were approved in 2023 for the 18-storey building. See Attachment 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:

- [Tall Building Design Guidelines](#)
- [Growing Up Guidelines for Children in Vertical Communities](#)
- [Pet Friendly Design Guidelines for High Density Communities](#)

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. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On December 11, 2024, a virtual community consultation meeting took place that was attended by twenty members of the public, as well as the Deputy Mayor, Community Planning staff, and the applicant team. Community Planning provided a presentation on the planning and development review process, and the applicant presented on the proposed changes to the site. At the end of the presentations, a facilitated question and answer session was held where members of the public were able to ask staff and the applicant questions, as well as to provide feedback on the proposal.

The main issue raised was the height increase from the previous 18-storey approval and how the proposed 33-storey building is not reflective of the existing built form within the area. There were also concerns regarding the increase in traffic as a result of the additional height, and how this proposal should do more to tackle the issue of housing affordability that the City is facing.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear 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

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Public Realm

No changes were made to the public realm from the 2023 approval, and staff continue to support the proposed public realm as part of this application. The proposal continues to provide a 6-metre sidewalk on Richmond Street West and a 7-metre sidewalk on Bathurst Street. New tree planting and short-term bicycle parking will be provided on Richmond Street West and the six existing City trees on Bathurst Street will be maintained. Entrances to the proposed ground floor retail continue to be from Bathurst Street, with the heritage building at the corner of the site also having an entry point from Richmond Street West. The residential lobby continues to be accessed from Richmond Street West. The proposal provides good pedestrian accessibility and an activated public realm along these two streets.

Built Form, Height, Massing

Much of the built form has remained unchanged from what was previously approved. The four main components of the built form that have changed since the 2023 approval are the tower height, the west side tower setback, the shifting of the mechanical penthouse away from the street frontages, and the removal of some projecting balconies.

Staff have worked with the applicant to reduce the height of the building to 29-storeys (90.9 metres excluding the mechanical penthouse). This reduction in height has removed any shadows on Queen Street West from 12:18 p.m. onwards that the initially proposed 33-storey building would have created. This is an objective of the Queen West Heritage Conservation District and will help to ensure the success of West Queen West as a prominent, sunlit retail street. The height of the proposed 29-storey building is also similar to the proposed transit oriented communities at the northeast and southeast corners of King Street West and Bathurst Street. Staff are of the opinion the proposed height is acceptable given its limited shadow impact on Queen Street West and proximity to existing transit and the future King-Bathurst Ontario Line station.

The west side of the tower now has a 12 to 12.3-metre setback from the west lot line, where previously it ranged from 12.8 to 13.1 metres. This reduction allowed for some reconfiguration of the floor plate and unit sizes, as a result of the removal of the projecting balconies to align with Version 4 of the Toronto Green Standard. Staff are of the opinion the proposed reduction of the west setback is still in keeping with the intent of the Tall Buildings Guidelines and provides an appropriate amount of distance between neighbouring properties.

The proposed mechanical penthouse has also shifted from the northeast corner of the building roof near the street frontages to the southwest corner of the roof, away from the street frontages.

Heritage Conservation

There are no heritage concerns regarding the changes to the proposal since the 2023 approval. The heritage building at 164 Bathurst Street will continue to be conserved and incorporated appropriately into the new development.

Shadow and Wind Impacts

The applicant has submitted updated shadow and pedestrian level wind studies for the 29 storey proposal. In comparison to the previously approved 18-storey building, the shadow created by the 29-storey building extends to additional properties along Queen Street West and portions of the street in the morning prior to approximately 10:30 a.m. during the Spring and Autumn equinoxes. After this time, the Queen Street right-of-way is no longer impacted by the shadow created by the 29-storey building. The previously approved 18-storey building created shadows on Bathurst Street starting at approximately 1:00 p.m. during the Spring and Autumn equinoxes, whereas the 29-storey building would create shadows on Bathurst Street starting at approximately 12:30 p.m.

The updated wind study continues to conclude that the proposed wind conditions are suitable on the sidewalks in proximity to the site and the private outdoor amenity space for the future residents. Further analysis and design interventions for mitigation will be refined as part of the Site Plan Control review process. Staff find the updated shadow and wind studies acceptable.

Rental Housing Demolition

A Rental Housing Demolition application was approved in 2023, subject to two amendments in 2023 and 2024 to allow for the partial demolition of a few vacant buildings on the site, as noted in the Decision History section of this report. All those Council decisions are still applicable.

Affordable Housing

The Official Plan, as well as provincial policies, recognize the importance of providing a full range of housing with new development. The provision of a diverse housing stock to meet housing needs of a wide range of people throughout their life cycle is important to achieving complete communities.

As part of the proposed 29-storey building, the applicant has agreed to provide nine affordable rental dwelling units through an in-kind Community Benefit Charge

contribution pursuant to subsection 37(6) of the Planning Act. The affordable rental units would be provided and maintained for a 25-year period, where the total monthly rent, inclusive of all utilities, will not exceed the Official Plan definition for affordable rent by unit type. Staff are supportive of this affordable housing contribution and have listed requirements for the affordable housing units in the recommendations section of this report.

Servicing

Development Engineering staff have reviewed the submitted materials and have accepted the analysis in support of the application.

Access, Vehicular and Bicycle Parking, and Loading

All pedestrian, vehicular and bicycle parking access points have not changed since the 2023 approval. The pedestrian access and vehicular access to the residential building will continue to be from Richmond Street West. The ground floor commercial units will have access from Bathurst Street.

In comparison to the 18-storey building that was approved, the number of vehicular parking spots have been reduced from 64 to 58, while the number of bicycle parking spaces have increased from 217 to 362. The site will still be providing one Type G loading space.

Traffic Impact

Staff have reviewed the transportation impact study addendum that was submitted and continue to have no objections to the findings that the proposed traffic impact will have minimal impacts on area intersections and can acceptably be accommodated on the adjacent road networks.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Parkland

In accordance with [Section 42 of the Planning Act](#), the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

No changes have been made to the tree preservation plan advanced in the 2023 approval. The existing six City trees on Bathurst Street will continue to be maintained, and four new street trees will be planted on the Richmond Street West right-of-way.

Toronto Green Standard (TGS)

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The Site Plan Control application for the 18-storey building was submitted in 2022 and was approved under TGS Version 3. Since this time, the TGS has transitioned to Version 4. Staff have requested that the applicant revise their proposal to meet the Version 4 requirement, and the applicant has committed to do so.

CONTACT

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Aileen.Keng@toronto.ca

SIGNATURE



Carly Bowman, MScPI, MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- 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: Ground Floor Plan
- Attachment 8: East Elevation

Attachment 9: West Elevation
Attachment 10: North Elevation
Attachment 11: South Elevation
Attachment 12: 3D Massing Model looking Northwest
Attachment 13: 3D Massing Model looking Southwest

Attachment 1: Application Data Sheet

Municipal Address: 152-164 Bathurst St and 623-625 Richmond St W

Date Received: October 7, 2024

Application Number: 24 222996 STE 10 OZ

Application Type: Rezoning

Project Description: Zoning Bylaw Amendment application for a 29-storey mixed-use building containing 362 new dwelling units (including 9 affordable units), a total of 23,508 sqm of residential gross floor area (GFA), and 610 sqm of retail GFA which results in a total Floor Space Index (FSI) of 11.04. This application seeks to amend the previous approval of an 18-storey mixed-use building that was Council approved in 2023.

Applicant	Agent	Architect	Owner
Originate Developments	Goldberg Group	Kirkor Architects and Planners	Toronto (Bathurst and Richmond) Limited Partnership

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 3.0 (c1.0; r.25) SS2 (x885)	Heritage Designation:	Y
Height Limit (m):	25, 18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq.m):	1,969	Frontage (m):	45	Depth (m):	44
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq.m):	1,168	191	965.79	965.79
Residential GFA (sq.m):	1,072	-	22,898	22,898
Non-Residential GFA (sq.m):	1,101	-	610	610
Total GFA (sq.m):	2,172	-	23,508	23,508
Height - Metres:	-	-	91	91

Floor Area Breakdown	Above Grade (sq.m)	Below Grade (sq.m)
Residential GFA:	22,736	162
Retail GFA:	610	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	9	9
Freehold:	-	-	-	-
Condominium:	-	-	353	353
Other	-	-	-	-
Total Units:	-	-	362	362

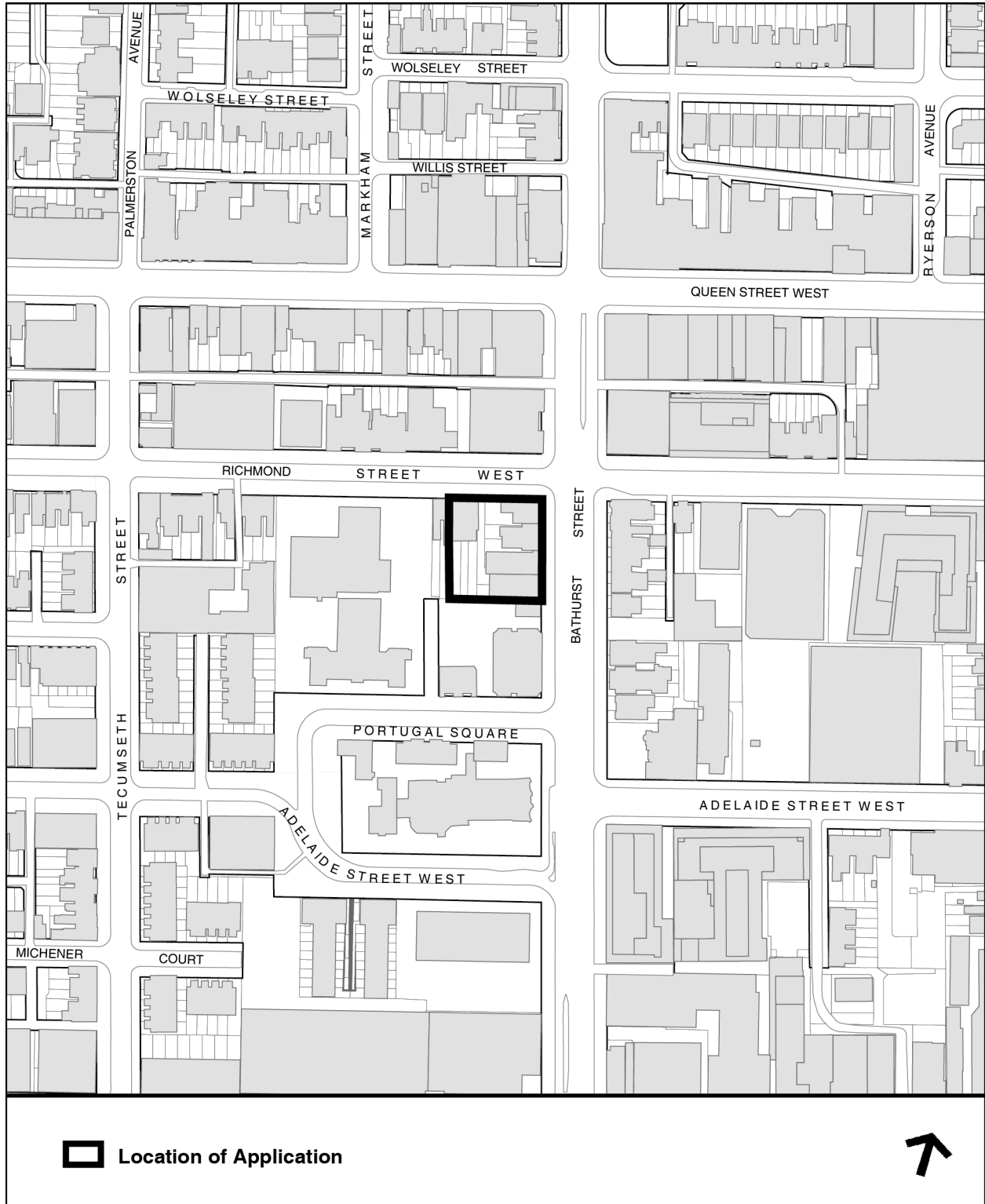
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	15	235	75	37
Total Units:	-	15	235	75	37

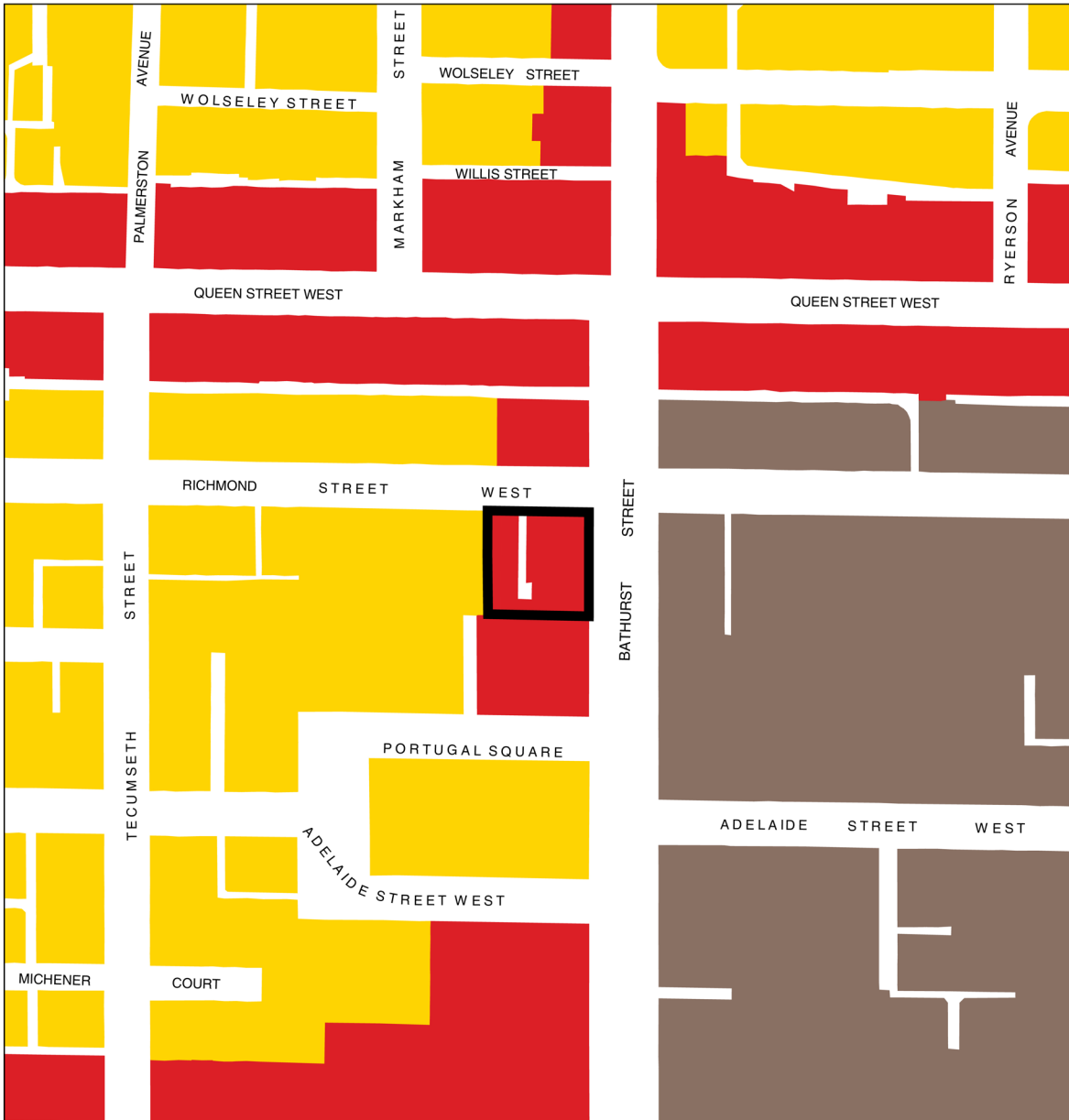
Parking and Loading

Parking Spaces:	58	Bicycle Parking Spaces:	372	Loading Docks:	1
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Attachment 2: Location Map




Attachment 3: Official Plan Land Use Map



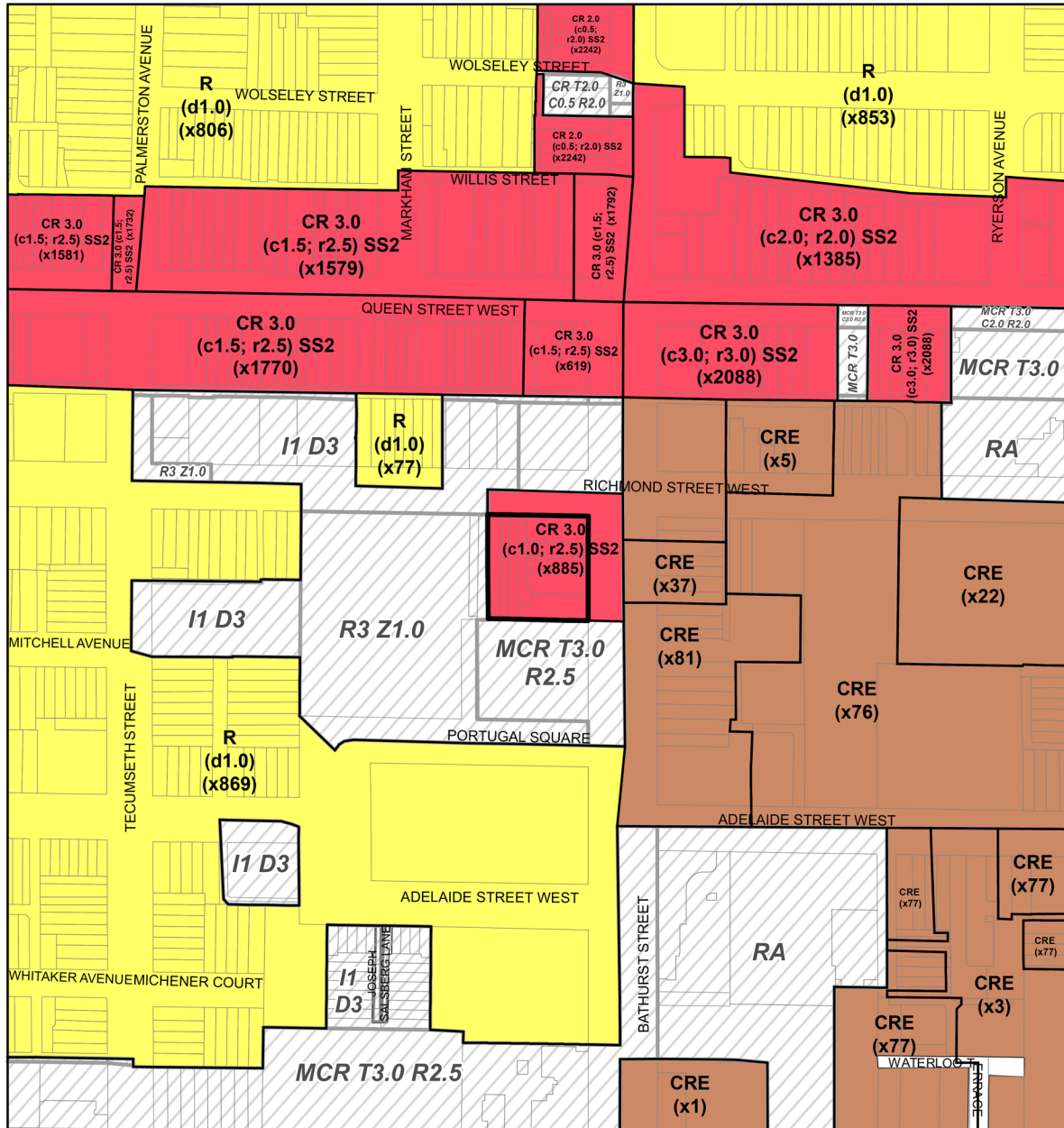
Official Plan Land Use Map #18

152-164 Bathurst Street and
623-627 Richmond Street West
File # 24 222996 STE 10 0Z

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






Not to Scale
Extracted: 02/26/2025

Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

**152-164 Bathurst Street and
623-627 Richmond Street West**
File # 24 222996 STE 10 0Z

-  Location of Application
-  **R** Residential
-  **CR** Commercial Residential
-  **CRE** Commercial Residential Employment

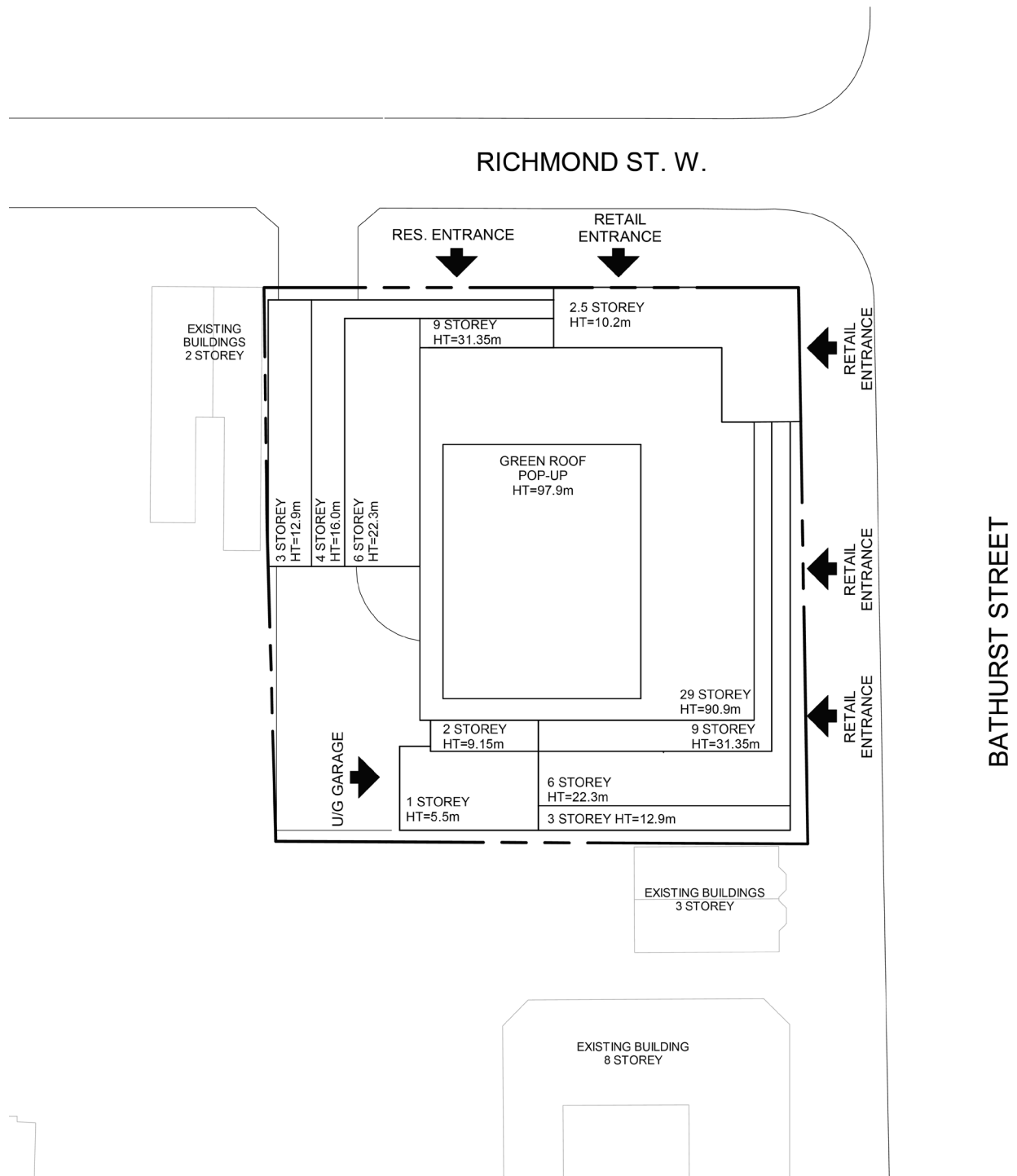
-  See Former City of Toronto By-law No. 438-86
- R3** Residential District
- CR** Mixed-Use District
- MCR** Mixed-Use District
- RA** Mixed-Use District
- I1** Industrial District


Not to Scale
Extracted: 03/03/2025

Attachment 5: Draft Zoning By-law Amendment

To be provided prior to the April 3, 2025 Toronto and East York Community Council meeting.

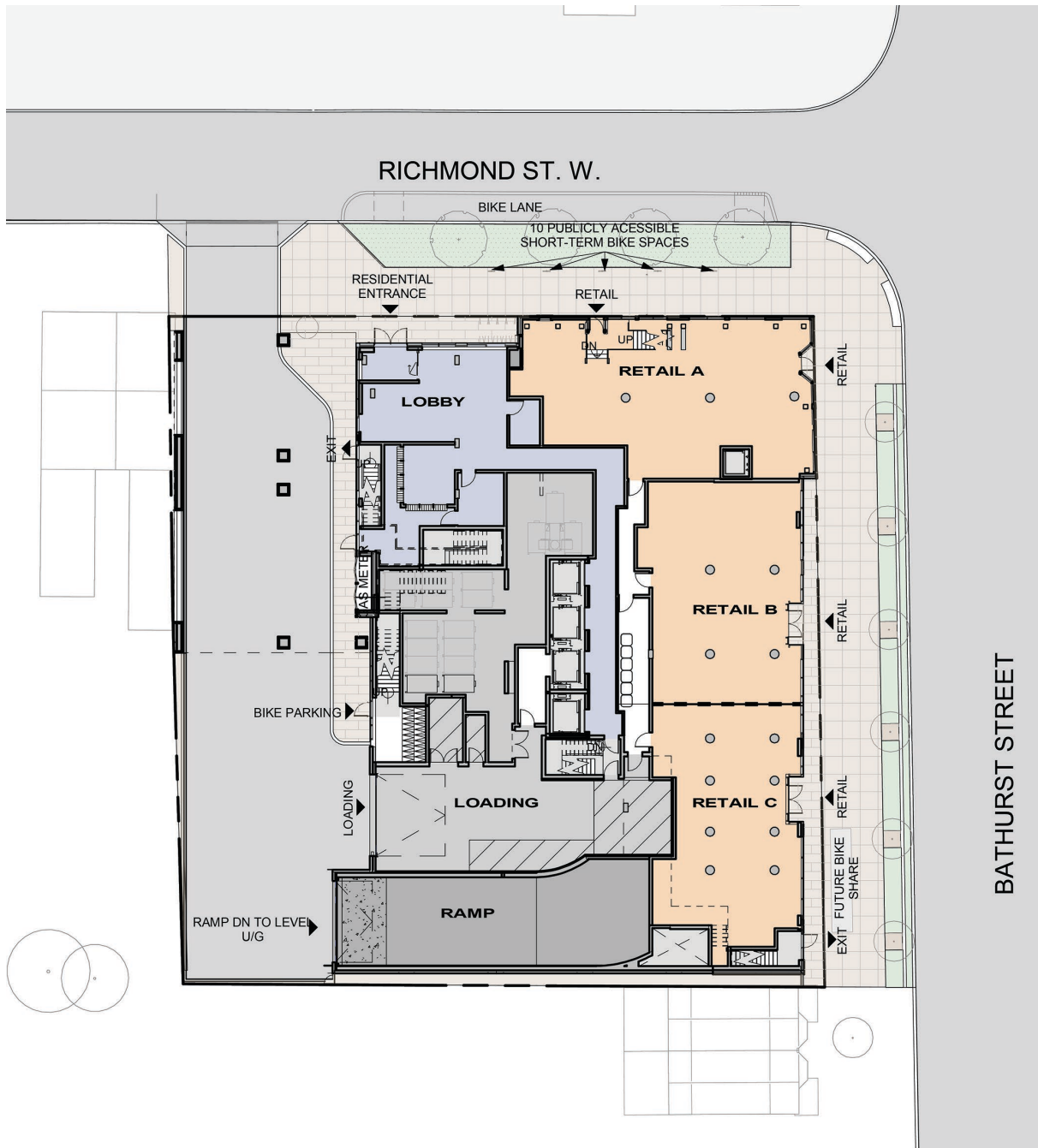
Attachment 6: Site Plan



Site Plan



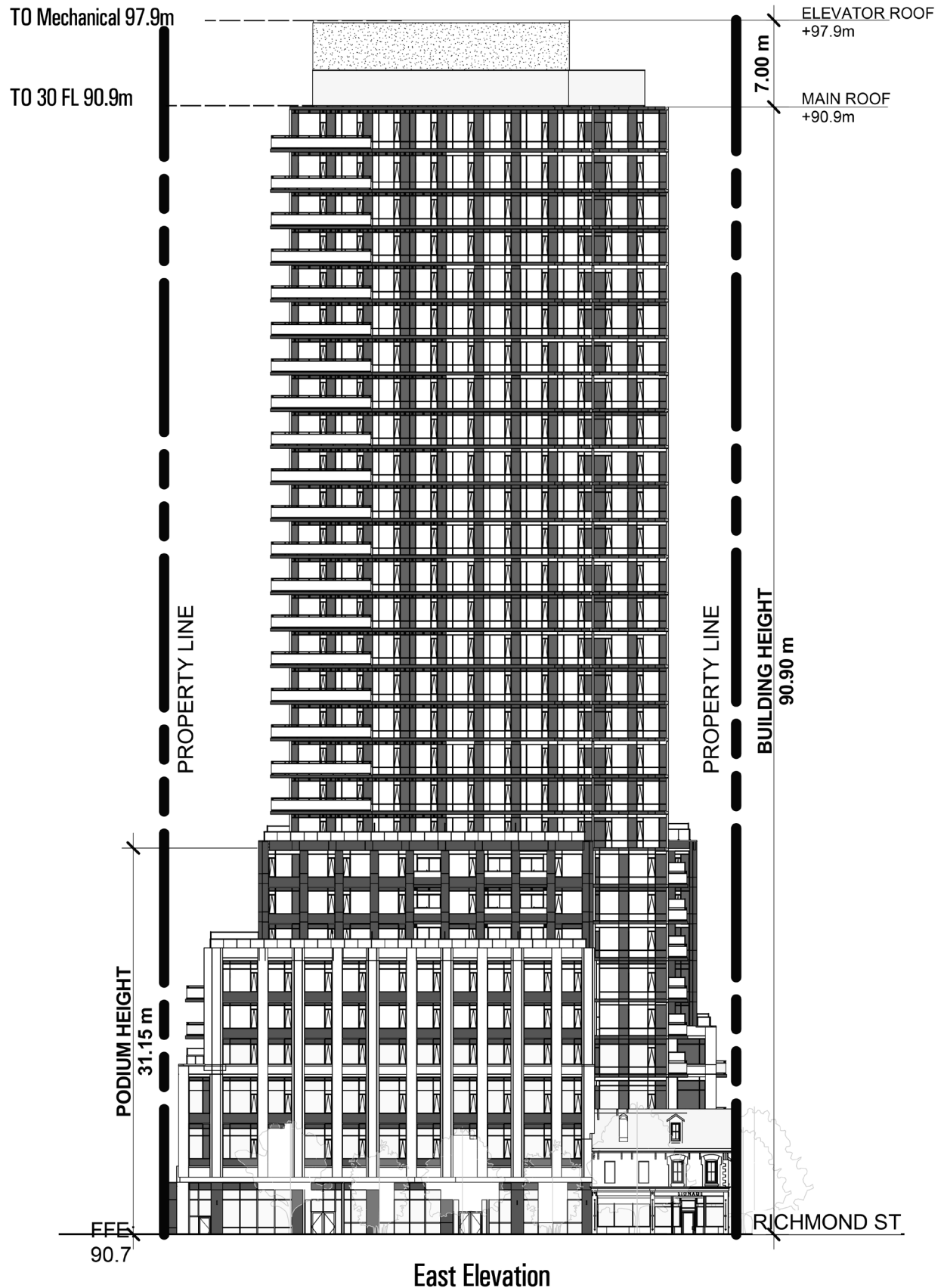
Attachment 7: Ground Floor Plan



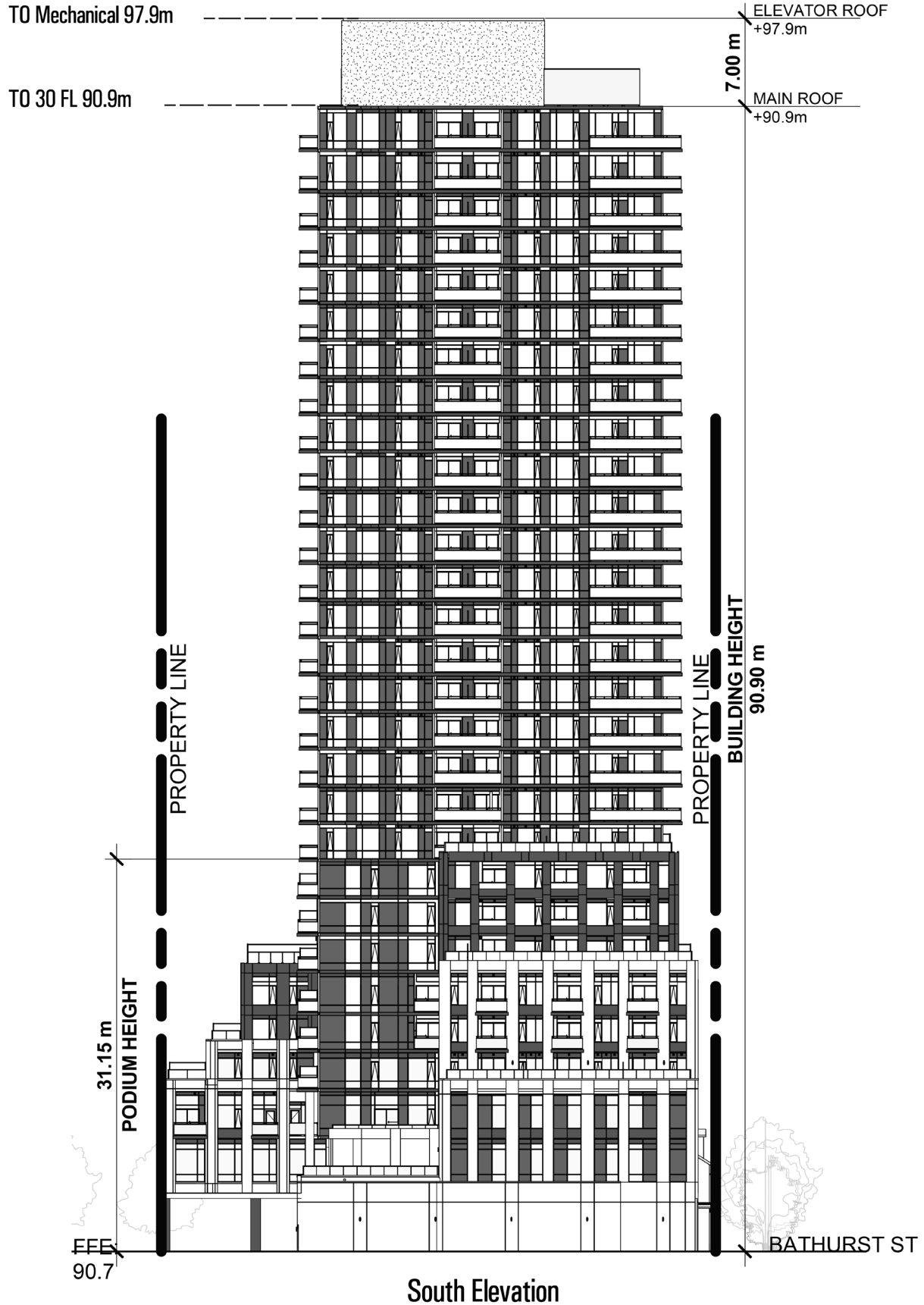
Ground Floor Plan



Attachment 8: East Elevation

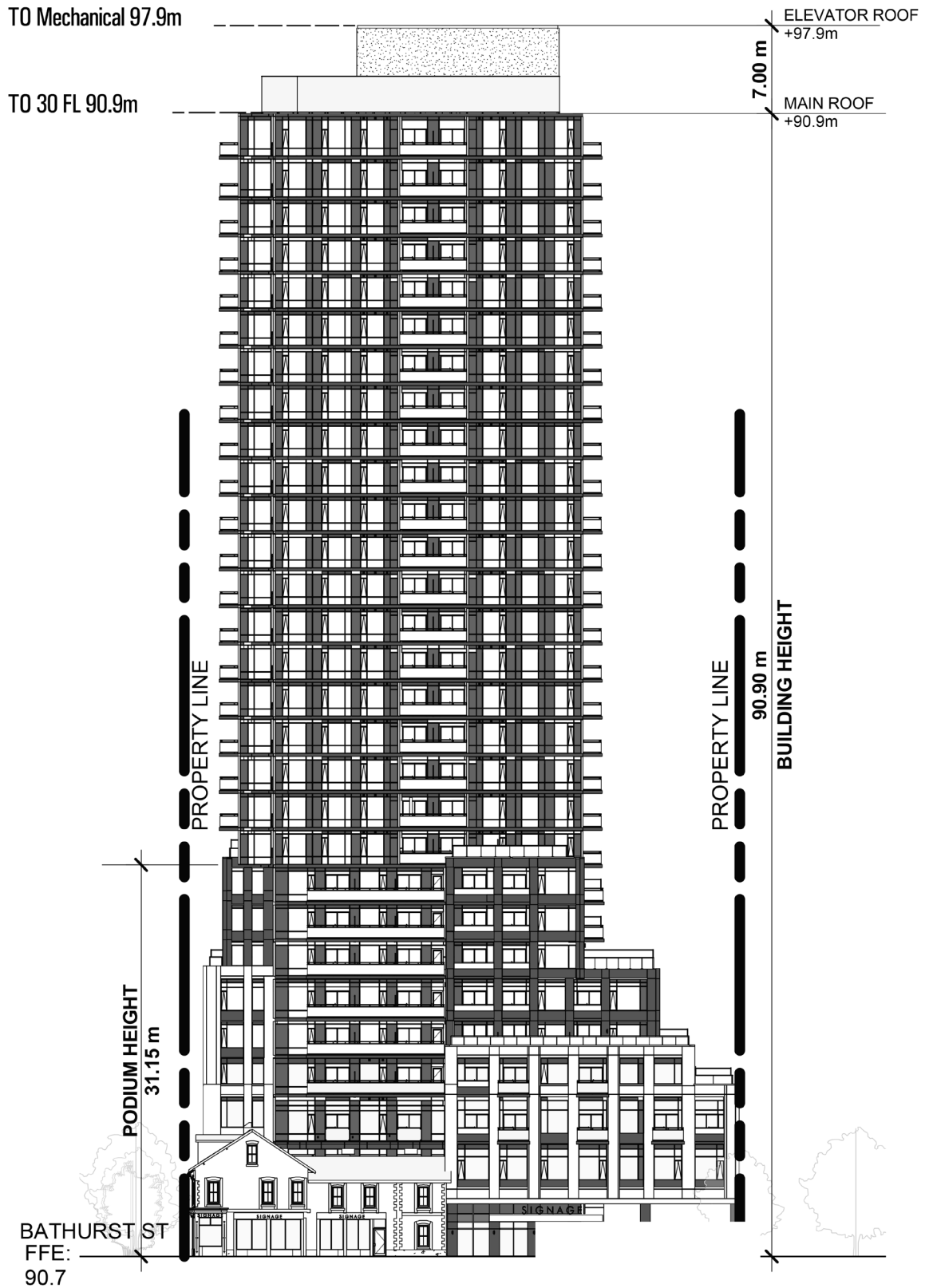


Attachment 9: West Elevation



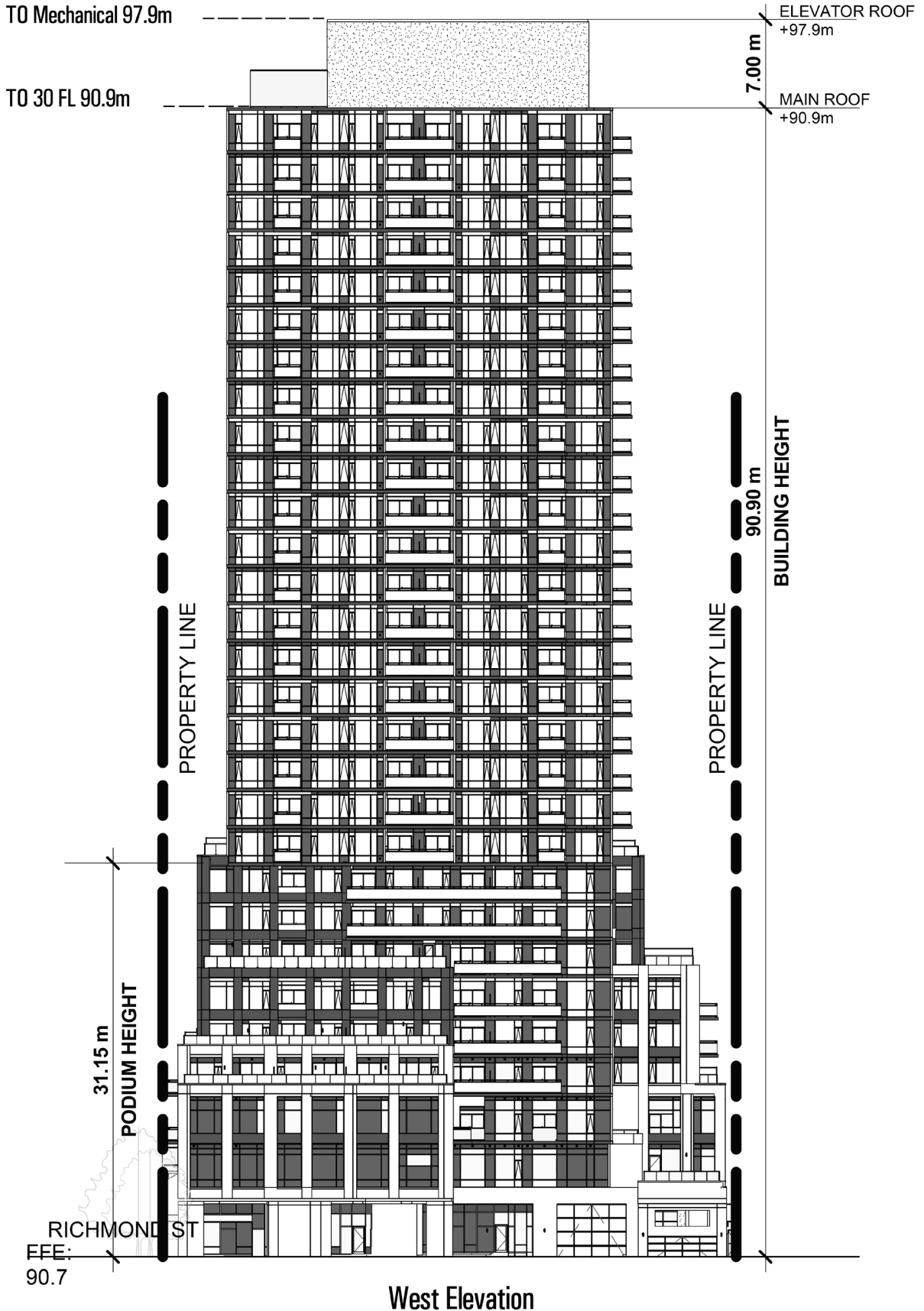
South Elevation

Attachment 10: North Elevation

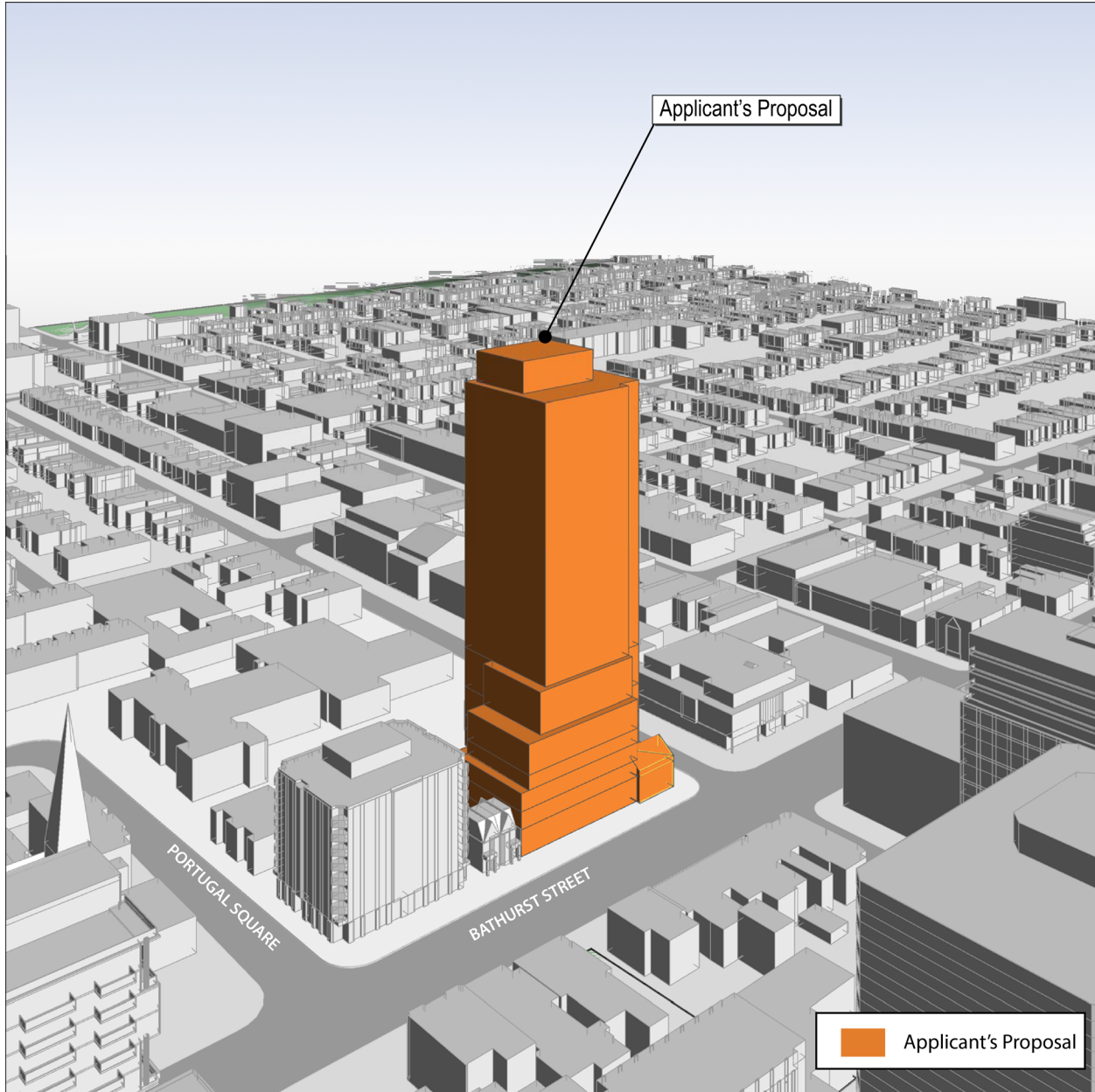


North Elevation

Attachment 11: South Elevation



Attachment 12: 3D Massing Model - Looking Northwest

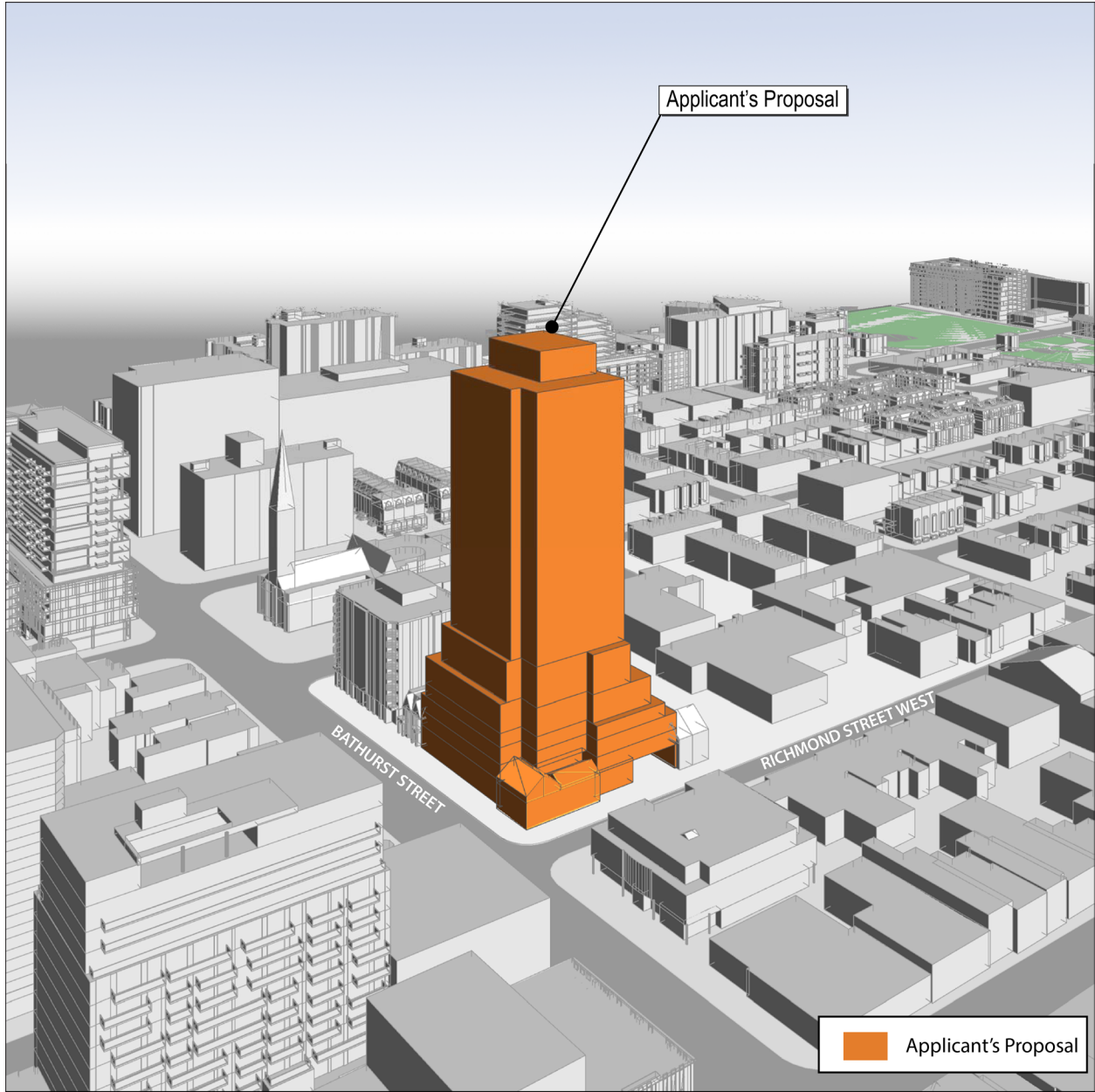


View of Applicant's Proposal Looking Northwest



03/03/2025

Attachment 13: 3D Massing Model - Looking Southwest



View of Applicant's Proposal Looking Southwest



03/03/2025