

## **1673 and 1675 Bathurst Street – Plan of Condominium Application – Decision Report – Approval**

Date: November 10, 2025

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:** 25 189666 STE 12 CD

**Related Planning Application Number:** 25 187566 STE 12 RH

### **SUMMARY**

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This report recommends approval of the Plan of Condominium application to allow the conversion of the existing apartment building containing 8 rental dwelling units with rents that all exceed Official Plan mid-range rents to a Standard Condominium at 1673 and 1675 Bathurst Street. No alterations are proposed to the existing apartment building.

A Rental Housing Conversion application (25 187566 STE 12 RH) has been reviewed concurrently with this application and has been reported on separately. The proposal would not change existing tenants security of tenure rights.

### **RECOMMENDATIONS**

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

1. City Council issue Draft Plan of Condominium approval to Draft Plan of Condominium of Lot 23 and Part of 22, Registered Plan M-347, City of Toronto, Sheet 1 of 1, prepared by Crystal Cranch, Ontario Land Surveyor, IBW Surveyors, Date Signed: September 23, 2025, File A-040713-Condo\_V9, Plot Date: June 12, 2025 for 1673 and 1675 Bathurst Street, subject to the conditions set out in Attachment 6 of this report.
2. City Council require that the conditions of Draft Plan of Condominium set out in Attachment 6 of this report be fulfilled, including the execution and satisfactory registration of any agreements deemed necessary by the City Solicitor, prior to consent for final registration by the City.
3. City Council authorize the City Solicitor to prepare any necessary agreements deemed necessary to secure the conditions set out in Attachment 6 of this report.

4. City Council authorize the City Solicitor to make such stylistic and technical changes to the conditions of Draft Approval of Condominium as may be required.

5. City Council authorize and direct staff to take necessary actions to give effect to the Plan of Condominium approval and the above.

## **FINANCIAL IMPACT**

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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.

## **THE SITE**

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### **Description**

The approximately 713 square metre site is occupied by an existing apartment building containing 8 existing rental dwelling units and 7 rear surface vehicular parking spaces. The Rent Classification of the 8 rental dwelling units are all above mid-range rents.

The site is located on the east side of Bathurst Street, south of Eglinton Avenue West. See Attachment 1 for a Location Map.

### **Background**

Minor Variance applications (A1274/21TEY and A1316/22TEY) were approved by the Committee of Adjustment in 2022 and 2023 allowing alterations to the building making it into the existing 8-unit apartment building and allowing the 7 vehicular parking spaces at 1673 and 1675 Bathurst Street.

## **THE APPLICATION**

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The application proposes to convert the existing 3-storey, 8-unit apartment building, along with the existing 7 rear surface parking spaces into a Standard Condominium. The application does not propose any alterations to the existing apartment building.

### **Reasons for Application**

Draft Condominium Approval involving the conversion of six or more rental housing units to condominium units requires the approval of City Council according to City of Toronto Municipal Code Chapter 415-17, amended on October 10, 2024 by By-law 1112-2024.

A Rental Housing Conversion application is required for proposals involving the conversion of six or more dwelling units, including at least one rental unit.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Planning Act**

Section 2 of the Planning Act sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities. Section 51 (24) of the Planning Act sets out criteria that City Council shall have regard to in making decisions regarding land division.

### **Condominium Act**

Section 9(2) of the Condominium Act states that the provisions of Section 51, 51.1 and 51.2 of the Planning Act that apply to a Plan of Subdivision also apply to a Plan of Condominium.

### **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.

### **Official Plan**

The Official Plan identifies Bathurst Street as an Avenue as per Official Plan Amendment 778, which came into effect on March 14, 2025. The Land Use designation of the site is Neighbourhoods. See Attachment 3 of this Report for a 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. The Housing Section of the Official Plan (Section 3.2.1) contains policies pertaining to the provision, maintenance and replacement of housing. The policies intend to preserve the existing supply of affordable and mid-range rental housing. The conversion of any building, or group of buildings to condominium containing six or more rental units is restricted unless all the existing rental units have rents that exceed mid-range rents at the time of application.

### **Zoning**

The site is zoned Residential (R (u4; d1.0) (x946) under Zoning By-law 569-2013, which permits a maximum height of 11.0 metres and a density of 1.0 times s the area of the lot. See Attachment 4 of this Report for the existing Zoning By-law Map.

## **CONSULTATION**

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A virtual tenant consultation meeting was held by City Planning staff on September 11, 2025, to review the City's housing policies and the impact of the proposed conversion on existing tenants. The meeting was attended by one tenant, the applicant, and Development Review staff.

## **COMMENTS**

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### **Planning Act**

The application has regard for the relevant matters of provincial interest and the criteria for land division set out in the Planning Act. The proposal will not negatively affect the health, safety, convenience, and welfare of the present or future residents of the City.

### **Provincial Planning Statement**

The application is consistent with the PPS. The proposed division of land, and the creation of the Plan of Standard Condominium would allow for the provision of an appropriate range and mix of housing options to meet projected needs of current and future residents of the City.

### **Land Division**

The Draft Plan of Condominium that includes the unitization of the 8 existing dwelling units and 7 rear surface parking spaces is acceptable. The Draft Plan of Condominium conforms with the Official Plan as it will have no impact on the physical character of the neighbourhood and all the existing rental dwelling units exceed mid-range rents. Housing Policy 3.2.1.8 (1) does not protect against the conversion of buildings containing six or more rental housing units to condominium tenure, if the rents of those units exceed mid-range rents.

## **CONTACT**

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Catherine Jung, Planner, Community Planning, Tel. No. 416-338-3735,  
E-mail: [Catherine.Jung@toronto.ca](mailto:Catherine.Jung@toronto.ca)

## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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Attachment 1: Location Map

Attachment 2: Application Data Sheet

Attachment 3: Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Plan of Condominium

Attachment 6: Draft Plan of Condominium Approval Conditions

Attachment 1: Location Map



Attachment 2: Application Data Sheet

**Municipal Address:** 1673 and 1675 Bathurst St. **Date Received:** July 7, 2025

**Application Number:** 25 189666 STE 12 CD

**Application Type:** Condominium Approval, Rental Conversion

**Project Description:** Draft Plan of Condominium to facilitate the conversion of eight existing rental apartments.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Tony Siesto			Siesto Properties Inc.

**EXISTING PLANNING CONTROLS**

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R (u2; d1.0) (x946)	Heritage Designation:	N
Height Limit (m):	11	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq m): 713                      Frontage (m): 18                      Depth (m): 39

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	244	244		<b>244</b>
Residential GFA (sq m):	673	673		<b>673</b>
<b>Total GFA (sq m):</b>	<b>673</b>	<b>673</b>		<b>673</b>
Height - Storeys:	3	3		<b>3</b>
Height - Metres:	10	10		<b>10</b>

Lot Coverage Ratio (%): 34.27                      Floor Space Index: 0.94

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

Residential GFA: 673

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	8			
Condominium:		8		<b>8</b>
<b>Total Units:</b>	<b>8</b>	<b>8</b>		<b>8</b>

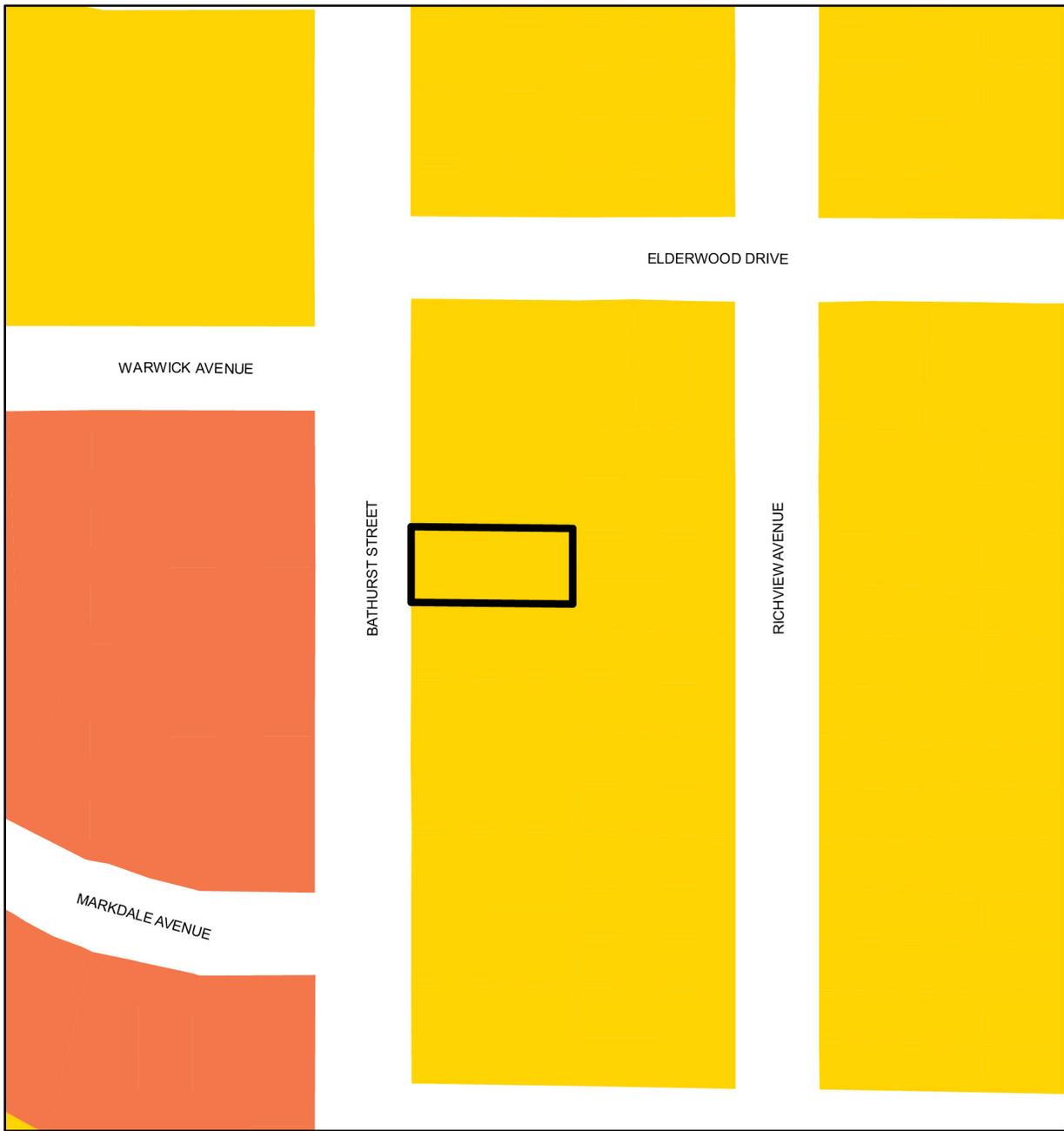
**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:				1	7
Proposed:					
<b>Total Units:</b>				<b>1</b>	<b>7</b>

Parking and Loading

Parking Spaces:	7	Bicycle Parking Spaces:	Loading Docks:
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Attachment 3: Land Use Map



Official Plan Land Use Map # 17

1673-1675 Bathurst St

File # 25 189666 STE 12 CD



Location of Application



Neighbourhoods



Apartment Neighbourhoods



Not to Scale  
Extracted: 09/23/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1673-1675 Bathurst St

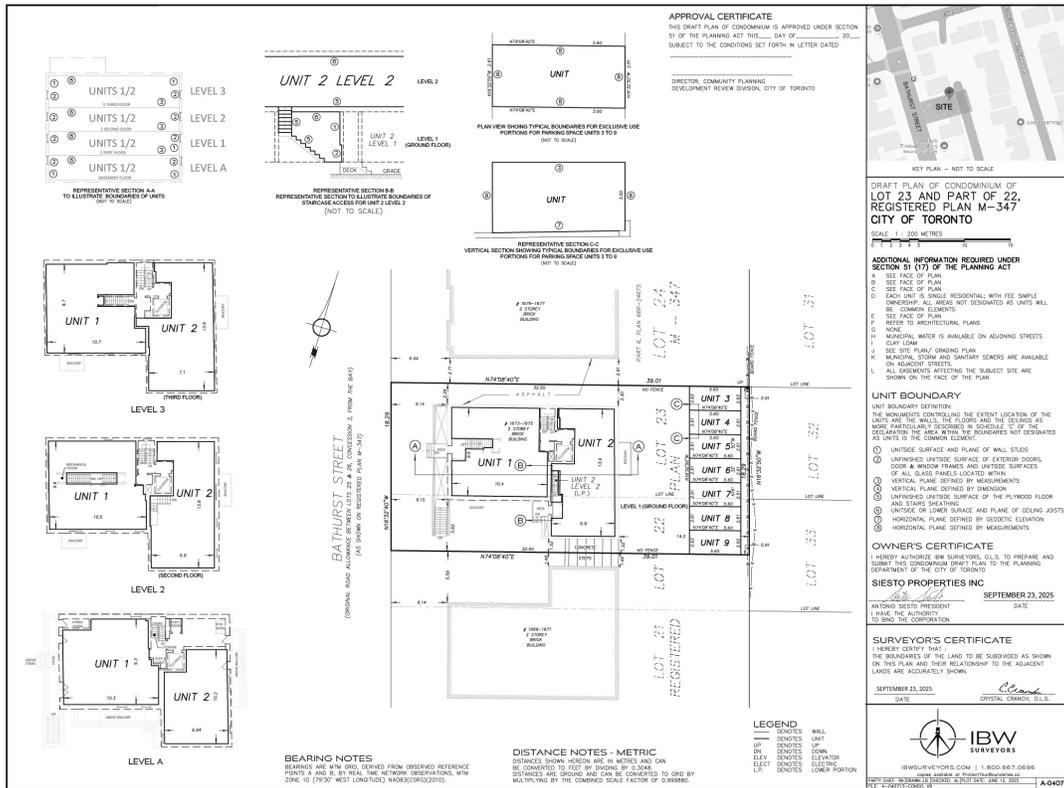
File # 25 189666 STE 12 CD

-  Location of Application
-  R Residential
-  RD Residential Detached
-  RM Residential Multiple



Not to Scale  
Extracted: 09/23/2025

# Attachment 5: Draft Plan of Condominium



## Draft Plan of Condominium

Applicant's Submitted Drawing

Not to Scale  
 09/23/2025



1673 - 1675 Bathurst St

File # 25 189666 STE 12 CD

## Attachment 6: Draft Plan of Condominium Approval Conditions

This approval applies to Draft Plan of Condominium of Lot 23 and Part of 22, Registered Plan M-347, City of Toronto, Sheet 1 of 1, prepared by Crystal Cranch, Ontario Land Surveyor, IBW Surveyors, Date Signed: September 23, 2025, File A-040713-Condo\_V9, Plot Date: June 12, 2025 for 1673 and 1675 Bathurst Street.

### **PART A:**

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#### **Lapsing Provision**

1. If the Plan of Condominium (Declaration and Description) is not registered within 5 years of the date of conditional draft Plan of Condominium approval, this approval shall lapse, be null and void, and a new application will be required to the City of Toronto for review and approval.

#### **General Conditions**

2. The owner shall provide confirmation that the taxes have been paid in full (statement of account or Tax Clearance Certificate) and that there are no outstanding City-initiated assessment or tax appeals made pursuant to Section 40 of the Assessment Act or the provisions of the City of Toronto Act, 2006 to the satisfaction of the Executive Director, Development Review. In the event that there is an outstanding City-initiated assessment or tax appeal, the owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event that the City is successful with the appeal. A Tax Clearance Certificate is available at:

<https://www.toronto.ca/services-payments/property-taxes-utilities/tax-utility-certificate-service/>

3. The owner shall provide a complete copy of the final version of the Declaration and Description to be registered, which includes the following schedules to the satisfaction of the Executive Director, Development Review:

- Schedule “A” containing statement from the declarant’s solicitor that in his or her opinion, based on the parcel register or abstract index and the plans and drawings recorded in them, the legal description is correct and the easements mentioned in the schedule will exist in law upon the registration of the Declaration and Description; and
- Schedule “G” being the certification of the project engineer and/or architect that all buildings have been constructed in accordance with the regulations made under the Condominium Act.

The Declaration shall be accompanied with a letter of undertaking, stating that, “This is our undertaking to register the Declaration in the same form and content as was provided to you, subject to any changes the Land Registrar may require. This is also our

undertaking to provide you with a registered copy of the Declaration once it is registered. If the Land Registrar requires any amendments to the Declaration, we will advise you.”

## **PART B:**

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Once the conditions in Part A of this draft Plan of Condominium approval have been satisfied and/or secured, please provide the final package to the Planner, Community Planning, Development Review to be signed and delivered to the Land Registry Office.

The plans submitted for final approval and registration must be substantially in accordance with the conditionally approved draft Plan of Condominium specified above. Any revisions to these plans must be approved by the Executive Director, Development Review or their designate, Director, Community Planning, Toronto and East York District.

The final package must include three (3) sets of the Plan of Condominium and one (1) digital set, as detailed below:

- One set of mylar plans
- One set of paper plans
- One set of paper or mylar plans (Surveyor’s Duplicate)
- One set of digital plans to be emailed to the Planner, Community Planning, Development Review

Please include a copy of the pre-approval document from the Land Registry Office (Appendix ‘D’ form or email from the plans examiner via OnLand.ca) which amongst other things lists the plans processing center where the registration is being processed.

The City of Toronto application number (25 189666 STE 12 CD) is to be included outside the drawing border on the first sheet of all copies of the Plan of Condominium.

If any revisions have been made to the previously approved draft Plan of Condominium, the applicant shall submit a detailed revision list.