

2004-2008 Bathurst Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: February 2, 2026

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: 24 238898 STE 12 OZ

Related Planning Application Number: 24 239316 STE 12 RH

SUMMARY

This Report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 72.3-metre (19 storeys, excluding the mechanical penthouse and amenity level) mixed use building at 2004-2008 Bathurst Street. The Official Plan Amendment would allow commercial use in a non-house form building.

The building is proposed to contain 71 dwelling units (including 7 rental replacement units), 218 square metres of commercial space at ground level, 72 bicycle parking spaces, and 73 vehicular parking spaces.

A 4.5-metre wide connection is proposed along the south lot line providing pedestrian access from Bathurst Street to the rear public laneway, as well as maintenance access to an existing City-owned sewer between 2002 and 2004 Bathurst Street.

A Rental Housing Demolition report will be considered in conjunction with this Report at the February 19, 2026, Toronto and East York Community Council meeting. The proposal includes the demolition of 6 rental housing units, to be replaced by a total of 7 rental units as part of the new development of the site. A Tenant Assistance Plan is proposed that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 2004-2008 Bathurst Street 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 municipally known as 2004-2008 Bathurst Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize 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 direct the City Solicitor to withhold the necessary Bills for enactment, until:
 - a. City Council has approved the Rental Housing Demolition Application Number 24 239316 STE 12 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of existing rental dwelling units.
5. City Council direct the Executive Director, Development Review Division, in consultation with the local Ward Councillor and the City Solicitor, to explore with the applicant the potential of providing an in-kind community benefit pursuant to section 37(6) of the Planning Act in the development, and to report back to City Council for further instruction if the applicant offers an in-kind community benefit.

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.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the west side of Bathurst Street, between Eglinton Avenue West and Dewbourne Avenue. The site is rectangular in shape with a frontage along Bathurst Street of 45.7 metres, a depth of 30.5 metres, and lot area of 1,395 square metres. The site slopes down from north to south. A public laneway abuts the site along the west (rear) lot line. A large City-owned tree is located in front of 2006 Bathurst Street. See Attachment 2 for the Location Map.

Existing Uses

Three 2-storey semi-detached house form buildings containing residential and commercial uses occupy the site. Collectively, the buildings contain a total of 8 occupied dwelling units of which 6 are rental. A site visit was conducted by City Planning staff on January 8, 2025 confirming the existing condition.

Surrounding Uses

The site is in an area with existing buildings of various scales. The following uses and buildings surround the site:

- To the north on Bathurst Street is an 8-storey mixed use building at 2010-2016 Bathurst Street. Further north, at the southwest corner of Bathurst Street and Eglinton Avenue West is 17-storey mixed use building at 2020 Bathurst Street. A secondary entrance to the Forest Hill Eglinton Crosstown LRT station is located in 2020 Bathurst Street, and approximately 35 metres from the site. The primary entrance to the LRT station is located on the northeast corner of Bathurst Street and Eglinton Avenue West, and approximately 110 metres from the site.
- To the east on Bathurst Street is a two-storey house form building containing a dental office. A two-storey commercial building is located at the southeast corner of Eglinton Avenue West and Bathurst Street. Further east is a low-rise residential neighbourhood.
- To the south along Bathurst Street, the built form varies in height from a 2-storey house form building at 2002 Bathurst Street to a 6-storey apartment building at 1998 and 2000 Bathurst Street. Two bus stops for the Bathurst Street (Number 7) Bus are located at the Bathurst Street and Dewbourne Avenue intersection.
- To the west is a low-rise residential neighbourhood with predominantly detached dwellings.

THE APPLICATION

Description

Proposed is a 72.3-metre (19 storeys, excluding the mechanical penthouse and amenity level) mixed use building.

Tenant Assistance Plan

The proposed development includes the demolition of the 6 occupied rental dwelling units. A tenant assistance plan that is consistent with the City's current practices and that will support tenants access to alternative accommodation within the neighbourhood during construction is proposed.

Density

The development is proposed to have a total maximum gross floor area of 15,150 square metres (10.86 times the lot area), including a maximum residential gross floor area of 14,850 square metres and a maximum non-residential gross floor area of 300 square metres, and a minimum non-residential gross floor area of 200 square metres.

Residential Component

The proposal includes 71 dwelling units, 56 (79%) two-bedroom, and 15 (21%) three-bedroom units. The total unit count includes 7 rental replacement units, all of which are proposed to have two bedrooms. Eligible tenants will have the right to return to the rental replacement units.

Amenity Space

A total of 1,226 square metres (17.27 square metres per dwelling unit) of amenity space is proposed in the architectural plans, including 1,185 square metres of indoor amenity space and 41 square metres of outdoor amenity space.

Non-Residential Component

The proposal includes 218 square metres of commercial space at ground level fronting Bathurst Street. The Zoning By-law amendment would require a minimum of 200-square metres, and a maximum of 300-square metres, of non-residential use.

Public Realm and Mid-block Connection

The building is setback a minimum of 2.1 metres from the Bathurst Street lot line providing the space necessary to retain the existing City-owned tree in front of 2006 Bathurst Street, and for new street trees to be planted.

A 4.5-metre wide (approximately 137.2 square metres) connection is proposed along the south lot line providing pedestrian access from Bathurst Street to the rear public laneway, as well as maintenance access to an existing City-owned underground sewer located between 2002 and 2004 Bathurst Street. The building is proposed to cantilever over the pedestrian and maintenance access with a minimum vertical clearance of 7.1 metres.

Access, Parking, and Loading

The primary pedestrian entrance for both the residential and non-residential uses of the proposed building would be from Bathurst Street. A second residential entrance would be from the rear of the building, where a vehicular pick-up and drop-off area is proposed.

Vehicular access to the site, the enclosed Type 'G' loading space and the 4-level underground parking garage containing 73 vehicular parking spaces (68 residential, 2 visitor, 2 car-share, and 1 non-residential) is proposed at the north end of the site from the rear public laneway.

A 1.06-metre strip of land along the west edge of the site abutting the laneway is proposed to be conveyed to the City to satisfy the Official Plan requirement for a 6.0-metre-wide laneway.

The proposal includes a total of 82 bicycle parking spaces (64 long term and 18 short term).

The underground parking levels were designed to preserve the existing City-owned tree fronting the site.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site 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/2004BathurstSt

Reasons for Application

The Official Plan Amendment is necessary to lift the restriction of SASP 44 which restricts commercial use to office in house form buildings.

The Zoning By-law Amendment proposes to amend Zoning By-law 569-2013 to vary performance standards including building height, density, and setbacks, among others.

A Rental Housing Demolition application is required as the proposal involves the demolition of six or more residential units, including at least one rental unit.

APPLICATION BACKGROUND

A Pre-Application Consultation meeting was held on May 3, 2023, and was followed by additional pre-application consultation discussions.

The Official Plan Amendment and Zoning By-law Amendment application was submitted on November 14, 2024. Having satisfied the City's minimum application requirements, the application was deemed complete as of that date. The reports and studies submitted in support of this application, and the Preliminary Summary are available on the AIC at: www.toronto.ca/2004BathurstSt

Agency Circulation Outcomes

The application together with the applicable reports noted above, 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 Official Plan amendments and Zoning By-law amendments, including associated conditions of approval.

POLICY AND 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.

Official Plan

The Official Plan identifies Bathurst Street as Avenues on Urban Structure Map 2 and designates the site as Mixed Use Areas. See Attachment 3 of this Report for the Land Use Map.

Protected Major Transit Station Area

The site is located within the Forest Hill Protected Major Transit Station Area (PMTSA), associated with Site and Area Specific Policy (SASP) 677 in Chapter 8 of the Official Plan. Specifically, the site is within 200 metres of the Forest Hill transit station. Within a PMTSA, for lands designated Apartment Neighbourhoods, Mixed Use Areas, or Regeneration Areas, zoning will permit a Floor Space Index (FSI) of 8 or more when the lands are located within 200 metres of a transit station. The site has a minimum Floor Space Index (FSI) of 2.0. Development is not required to provide vehicle parking within a PMTSA.

The Minister of Municipal Affairs and Housing is the approval authority for amendments to authorized uses of land within Protected Major Transit Station Areas. If adopted by Council, the Official Plan Amendment would be forwarded to the Minister for approval under sections 17(22) and 17(34) of the Planning Act.

Site and Area Specific Policy

SASP 44, which applies to the lands between 2000 and 2008 Bathurst Street, states that commercial uses will be restricted to offices in house form buildings.

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

Zoning

The subject site is zoned Residential Multiple (RM (u4) (x253)) under Zoning By-law 569-2013, with a maximum permitted height of 11.0 metres and 3 storeys, and a maximum permitted density of 1.0 times the area of the lot. 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:

- Mid-rise Building Design Guidelines; and
- Growing Up: Planning for Children in New Vertical 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 in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

City staff held an in-person open-house style Community Consultation Meeting on February 12, 2025, at which information boards were presented by staff and the applicant, and where the community had an opportunity to ask questions and share their opinions about the proposal. Approximately 5 members of the public attended.

The comments received related to the following:

- The appropriateness of the proposed height, density and setbacks in the context of surrounding development, including the need for a height transition down from the Eglinton Avenue West and Bathurst Street intersection, as well as toward the Neighbourhoods designated properties to the west;
- Shadow impacts on surrounding properties;
- Displacement of existing residential tenants;
- Desire for the inclusion of affordable housing, family-sized units and rental housing options;
- Desire for more community space and supportive services in the area, or in the development;
- Traffic congestion along the abutting rear public laneway and Bathurst Street; and
- Construction impacts, management and mitigation.

Two separate tenant consultation meetings were held regarding the associated Rental Housing Demolition application with the existing tenants of the existing buildings.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

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 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 has reviewed the current proposal for consistency with the PPS (2024), and find the proposal consistent.

Official Plan Policies and Design Guidelines

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

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. According to the Architectural Plans, the development would result in 79% two-bedroom and 21% three-bedroom units. However, the Zoning By-law Amendment secures the unit mix of 15% two-bedroom and 10% three-bedroom units, which meets the policy direction of the Official Plan, and the intent of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the February 19 2026, Toronto and East York Community Council meeting. The Rental Housing Demolition application staff report will be submitted by City Planning, and includes a review and analysis of the rental housing demolition and replacement matters.

Land Use

Staff find the proposed Official Plan Amendment and land uses acceptable. The proposal would provide commercial and residential uses on the site that would enhance the public realm, efficiently use properties close to existing and planning transit infrastructure, and help support reduced automobile dependency by meeting the needs of the local community as anticipated by the Mixed Use Areas land use designation of the Official Plan.

Open Space, Public Realm, and Streetscape

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 attractive, interesting, comfortable and functional for pedestrians. Further, the Official Plan encourages the preservation, long-term growth and increase in the amount of healthy trees to be a priority for all development. The proposal will provide a minimum of 8.7 metres from the curb along Bathurst Street to preserve the existing City-owned tree located along Bathurst Street fronting 2006 Bathurst Street, to achieve an appropriate soil volume for new street trees, and an appropriate pedestrian clearway.

The Landscape Concept Plan demonstrates that the public realm along Bathurst Street can accommodate 2 new street trees in planter beds, other soft landscaping, and other street furniture.

A 4.5-metre wide (approximately 137.2 square metres) mid-block connection with a 7.1-metre vertical clearance is proposed along the south lot line, providing pedestrian access from Bathurst Street to the rear public laneway. The mid-block connection will also provide maintenance access to an existing City-owned underground sewer located between 2002 and 2004 Bathurst Street. Staff consider the proposed mid-block connection to be a positive element of the proposal. Staff will address and secure the final design of the connection including lighting through Site Plan Control.

Density, Height, and Massing

The proposal conforms with the applicable Official Plan policies with respect to built form, massing, and transition to the adjacent Neighbourhoods designated properties, meets the general intent of the Mid-Rise Design Guidelines, and is compatible with the existing and planned context of the site and surrounding area.

Height

The proposed building height of 72.3 metres (19 storeys, excluding the mechanical penthouse and amenity level) is appropriate given that Bathurst Street is identified as 'Avenues', and the site is designated 'Mixed Use Areas' and is within the Forest Hill PMTSA. The site is within the 200-metre radius of the Forest Hill PMTSA, which permits a FSI of 8 or more times the lot area in Mixed Use Areas. The proposed building fits within the existing, planned, and emerging height context within the area.

Massing

The proposed building is designed to frame and support the public realm with good street proportion. The massing is in keeping with the approved and existing built form context along Bathurst Street. The proposed building provides appropriate transition in scale to the low-rise neighbourhood to the west, and appropriate building separation to the adjacent properties to the north and south.

The proposed building would be setback a minimum of 7.7 metres from the Neighbourhoods designated properties to the west, with floors 6 and above achieving a minimum setback ranging from 9.0 metres to 12.5 metres.

The proposed building provides a minimum separation of 16.2 metres to the 6-storey building to the south at 1998-2000 Bathurst Street. The windows on the south façade will be restricted to secondary windows, and will be treated with translucent glazing to restrict views to and from any future redevelopment at 2002 Bathurst Street. To the north, the lower portion of the building is built to the property line, with a stepback of 3.6 metres provided above the 5th floor to ensure appropriate separation from the adjacent 8-storey building at 2010-2016 Bathurst Street, and the 17-storey building further north at 2020 Bathurst Street. The units and primary windows are oriented to the east and west to further mitigate privacy and overlook onto adjacent properties. In addition, balcony projections on the north and south walls would be restricted by the Zoning By-law.

Streetwall

The proposed 5-storey streetwall fits with the height and massing of surrounding development, including the adjacent 8-storey building at 2010-2016 Bathurst Street (with a 5 storey streetwall height), the 17-storey building at 2020 Bathurst Street, and the 6-storey building at 1998 and 2000 Bathurst Street.

The upper floors (6 and above) of the building would be stepped back from the lower component by a minimum of 1.4 metres along Bathurst Street and 3.6 metres on the north side, giving the building a streetwall height of 5 storeys (19.8 metres).

Shadow Impact

The proposal conforms with the policy direction of the Official Plan by ensuring that the development limits shadow impacts on the public realm, particularly during the spring and fall equinoxes. The shadow impact resulting from the proposal is acceptable.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the proposal concludes that the wind condition at the ground level is predicted to be safe and generally comfortable for sitting or standing, with a localized area southwest of the site in the public laneway comfortable for walking in the spring and winter.

A mitigation plan, including a 1.8-metre tall wind screen, raised planters, and dense vegetation for the 2nd floor outdoor amenity space is recommended to achieve a more comfortable wind condition, and will be secured at Site Plan Control.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report in support of the proposal. Engineering staff have reviewed the findings and have accepted the conclusions as it relates to the subject proposal.

Engineering staff have reviewed and accepted the proposed maintenance access route to the existing City-owned underground sewer located between 2002 and 2004 Bathurst Street.

Road Widening

The site abuts a rear public laneway with an approximate width of 4.88 metres. To satisfy the Official Plan requirement for a 6.0-metre-wide laneway, a 1.06-metre strip of land along the west edge of the site is required and proposed to be conveyed to the City.

There is no additional land required to widen Bathurst Street, as the requirement of a 23.0-metre-wide right-of-way has been satisfied.

Traffic Impact, Access, Vehicular and Bicycle Parking, and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, and parking arrangements for the proposal. Transportation Review has reviewed the Transportation Impact Study and accepts the conclusions.

Parkland

In accordance with Section 42 of the Planning Act, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment. 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-grade building permit for the land to be developed.

Tree Preservation

An arborist report was submitted indicating that there are five existing City-owned trees impacted by the development. The City-owned tree fronting 2006 Bathurst Street is proposed to be retained and the others are proposed to be removed. A total of 2 new City street trees are proposed to be planted.

Tree protection measures and replacement planting will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry. If not physically possible to plant all required replacement trees, the payment of cash-in-lieu will be required.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our

neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

City staff would consider a future proposal for an in-kind Community Benefits Charge contribution from the applicant and are available to discuss any offers.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

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 Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Site Plan
Attachment 8: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 2004, 2006 and 2008 Bathurst Street **Date Received:** November 14, 2024

Application Number: 24 238898 STE 12 OZ

Application Type: Official Plan Amendment and Zoning By-law Amendment

Project Description: a 72.3- metre (19-storey), excluding Mechanical Penthouse and amenity level, mixed-use building, with 7 rental replacement units.

Applicant **Owner**
Bousfield's Inc. Michael Burns

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 44; 677

Zoning: RM (u4) (x253) Heritage Designation: No

Height Limit (m): 11.0 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 1,395 Frontage (m): 46 Depth (m): 30

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	698		944	944
Residential GFA (sq m):	1,135		14,454	14,454
Non-Residential GFA (sq m):	225		219	219
Total GFA (sq m):	1,360		14,673	14,673
Height - Storeys:	2		19	19
Height - Metres:			72	72

Lot Coverage Ratio (%): 67.7 Floor Space Index: 10.52

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,454	
Retail GFA:	219	
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	6		7	7
Freehold:	2			
Condominium:			64	64
Other:				
Total Units:	8		71	71

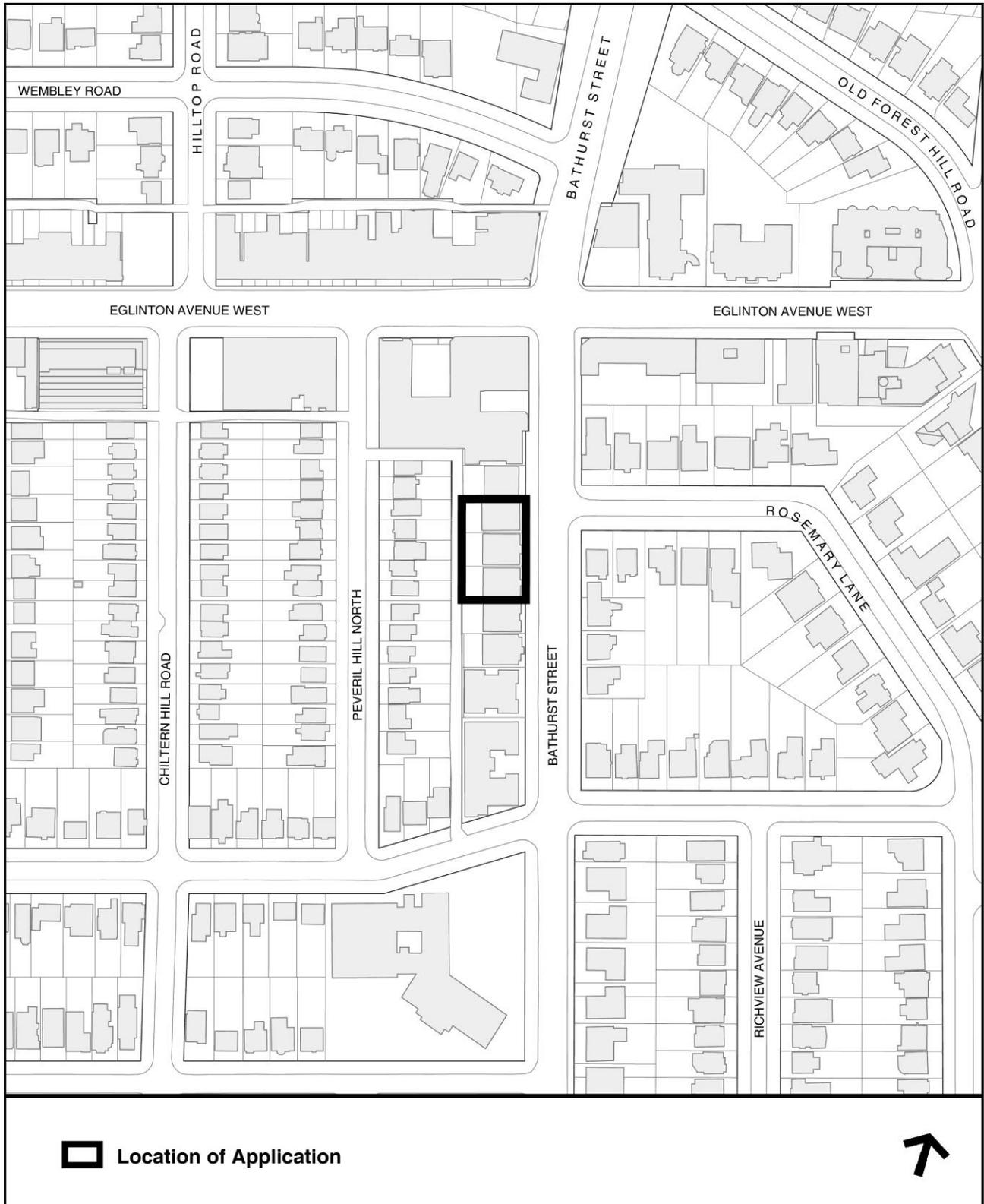
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				56	15
Total Units:				56	15

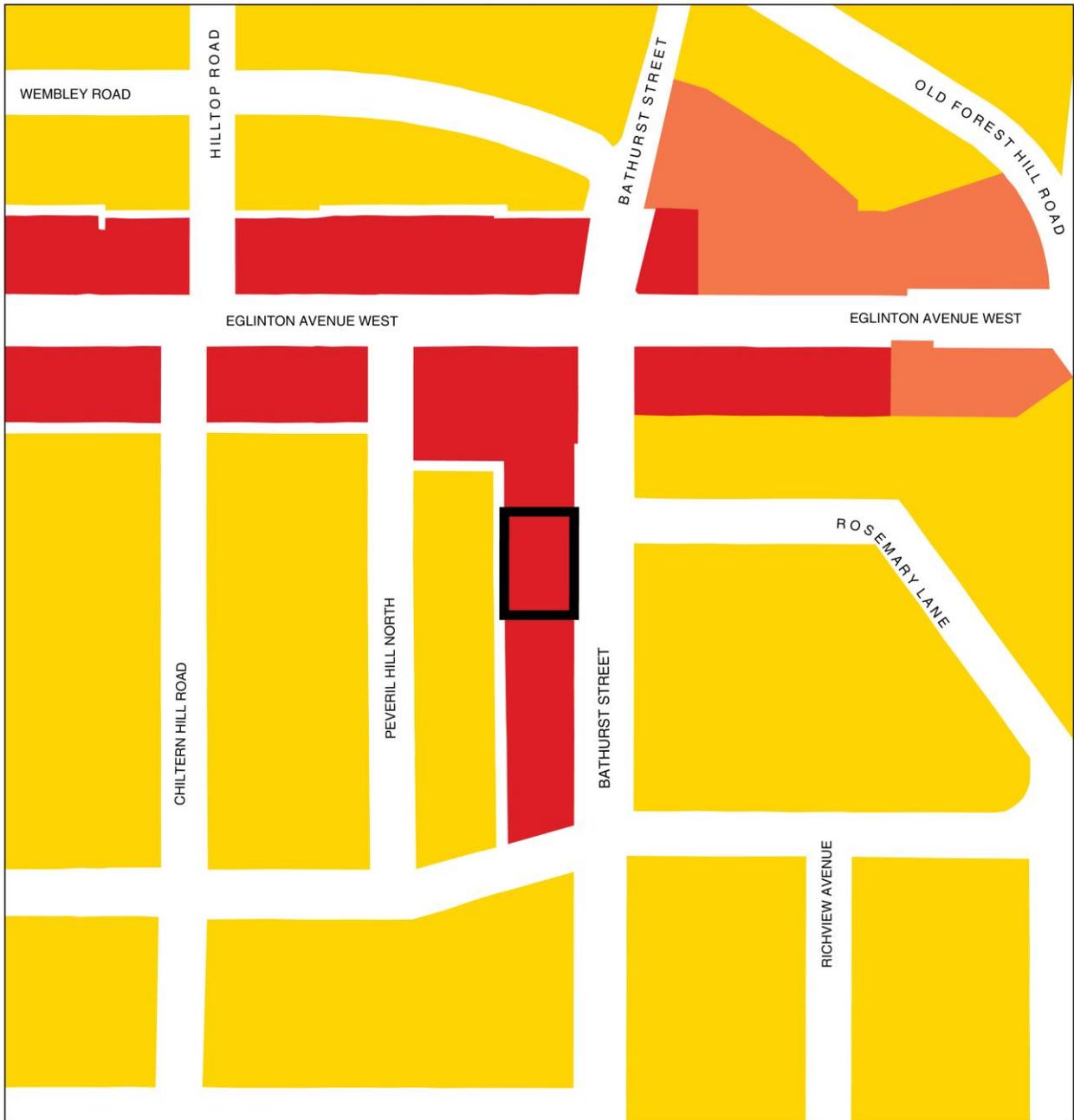
Parking and Loading

Parking Spaces:	73	Bicycle Parking Spaces:	82	Loading Docks:	1
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

2004 - 2008 Bathurst Street

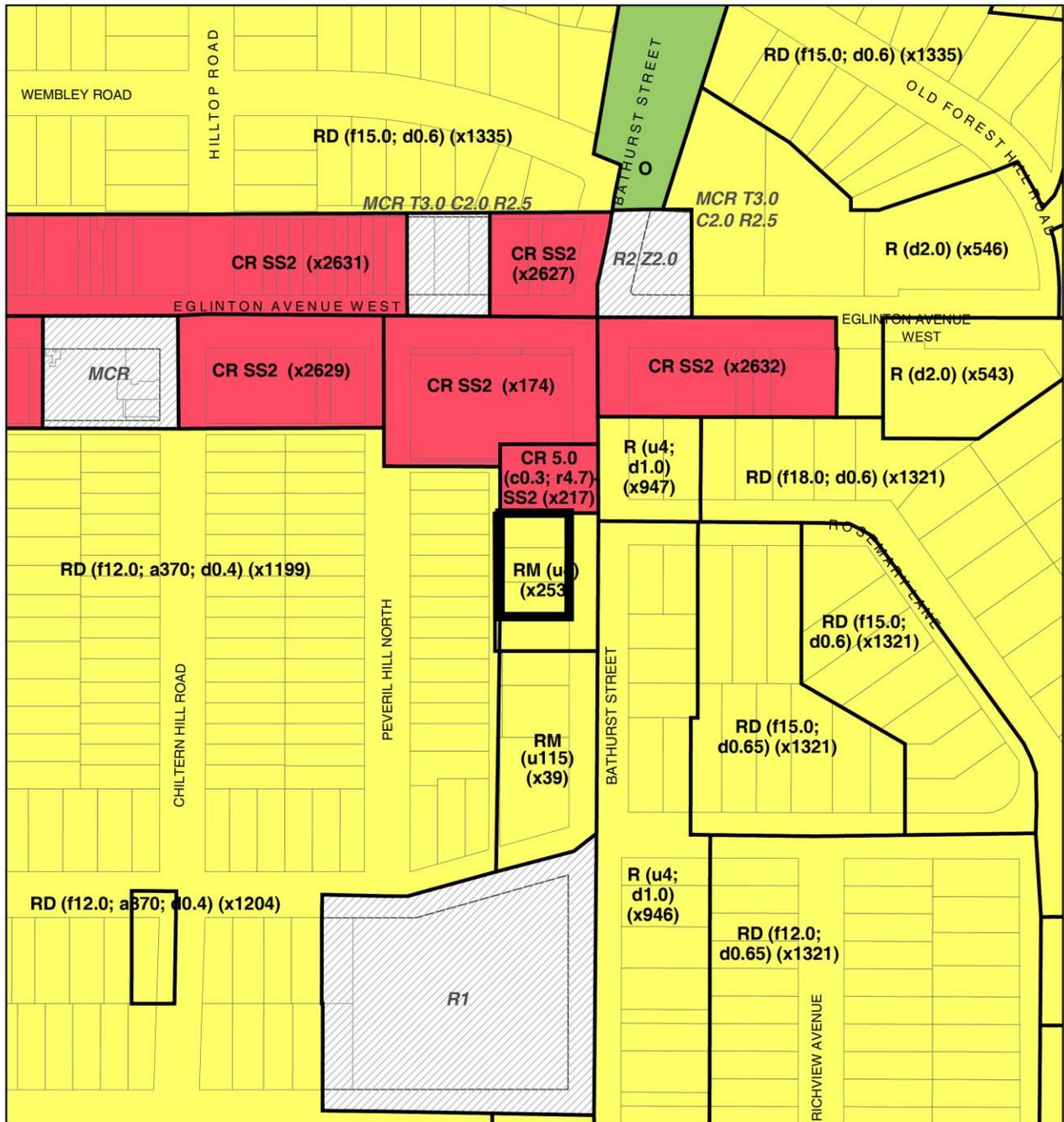
File # 24 238898 STE 12 0Z

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



Not to Scale
Extracted: 11/18/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2004 - 2008 Bathurst Street

File # 24 238898 STE 12 0Z

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

Open Space

- See Former City of Toronto By-law No. 438-86
- R2 Residential District
- MCR Mixed-Use District
- R1 Residential Districts
- MCR Mixed Commercial Residential



Not to Scale
Extracted: 11/18/2024

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO
Bill XXX
BY-LAW ###

To adopt Official Plan Amendment 834
for the City of Toronto
respecting the lands known municipally in the year 2024, as
2004, 2006 and 2008 Bathurst Street

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. 834 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 834 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
2004, 2006 AND 2008 BATHURST STREET

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

Chapter 7, Site and Area Specific Policies, is amended by removing the lands known municipally in 2024 as 2004, 2006, and 2008 Bathurst Street from Site and Area Specific Policy No. 44.

Chapter 7, Map 28, Site and Area Specific Policies, is amended by removing the lands known municipally in 2024 as 2004, 2006, and 2008 Bathurst Street from the lands shown as Site and Area Specific Policy No. 44, as shown on the attached Appendix A.

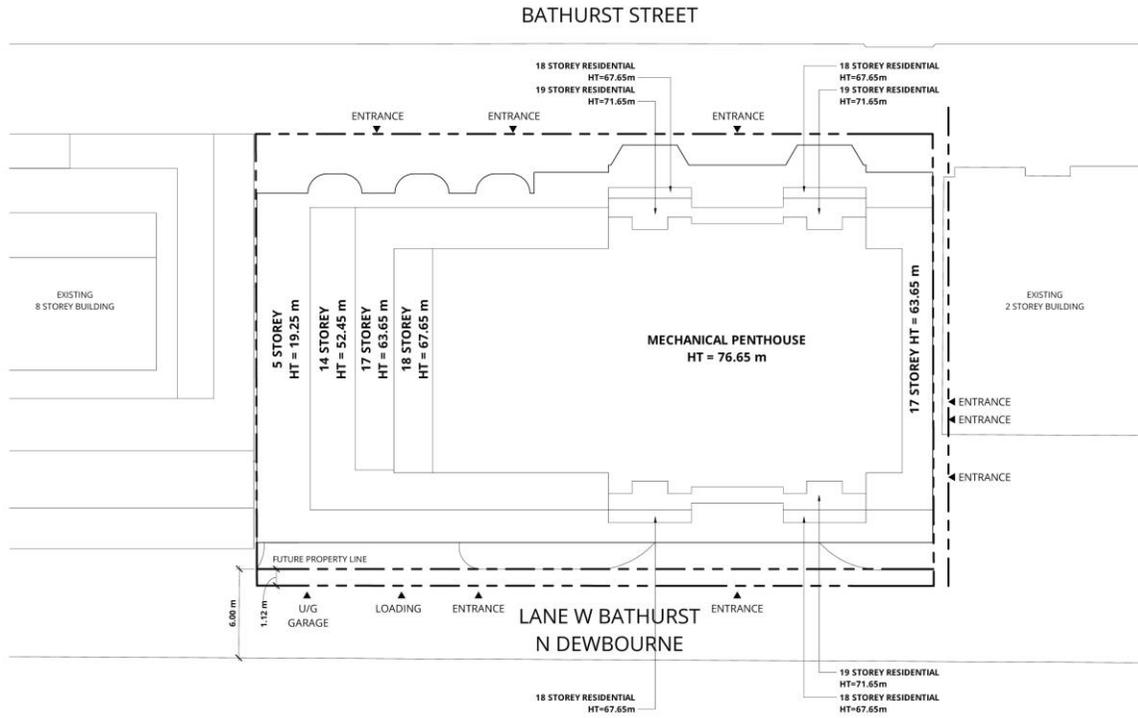
Appendix A



Attachment 6: Draft Zoning By-law Amendment

To be available prior to the February 19, 2026 Toronto and East York Community Council Meeting

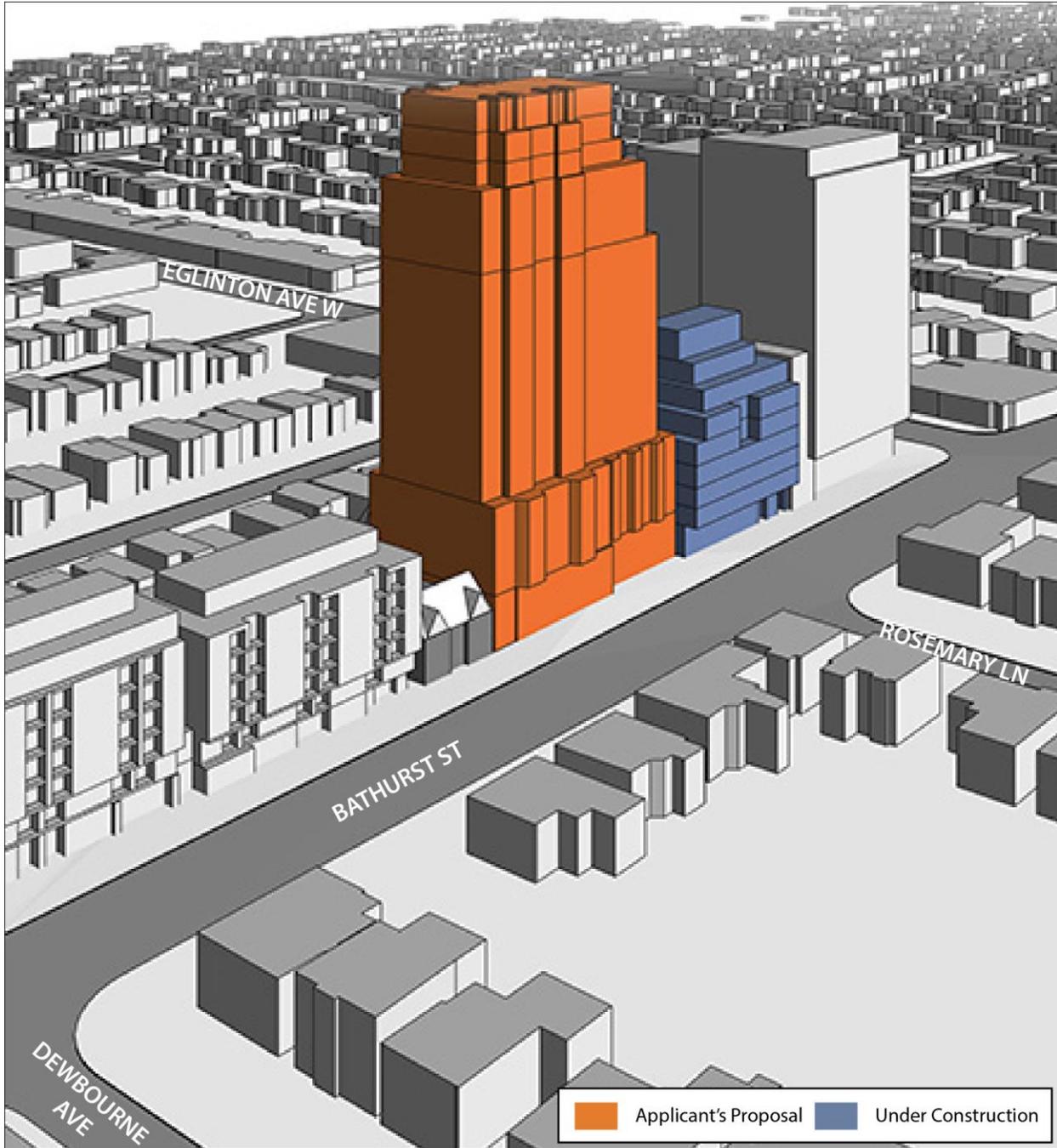
Attachment 7: Site Plan



Site Plan



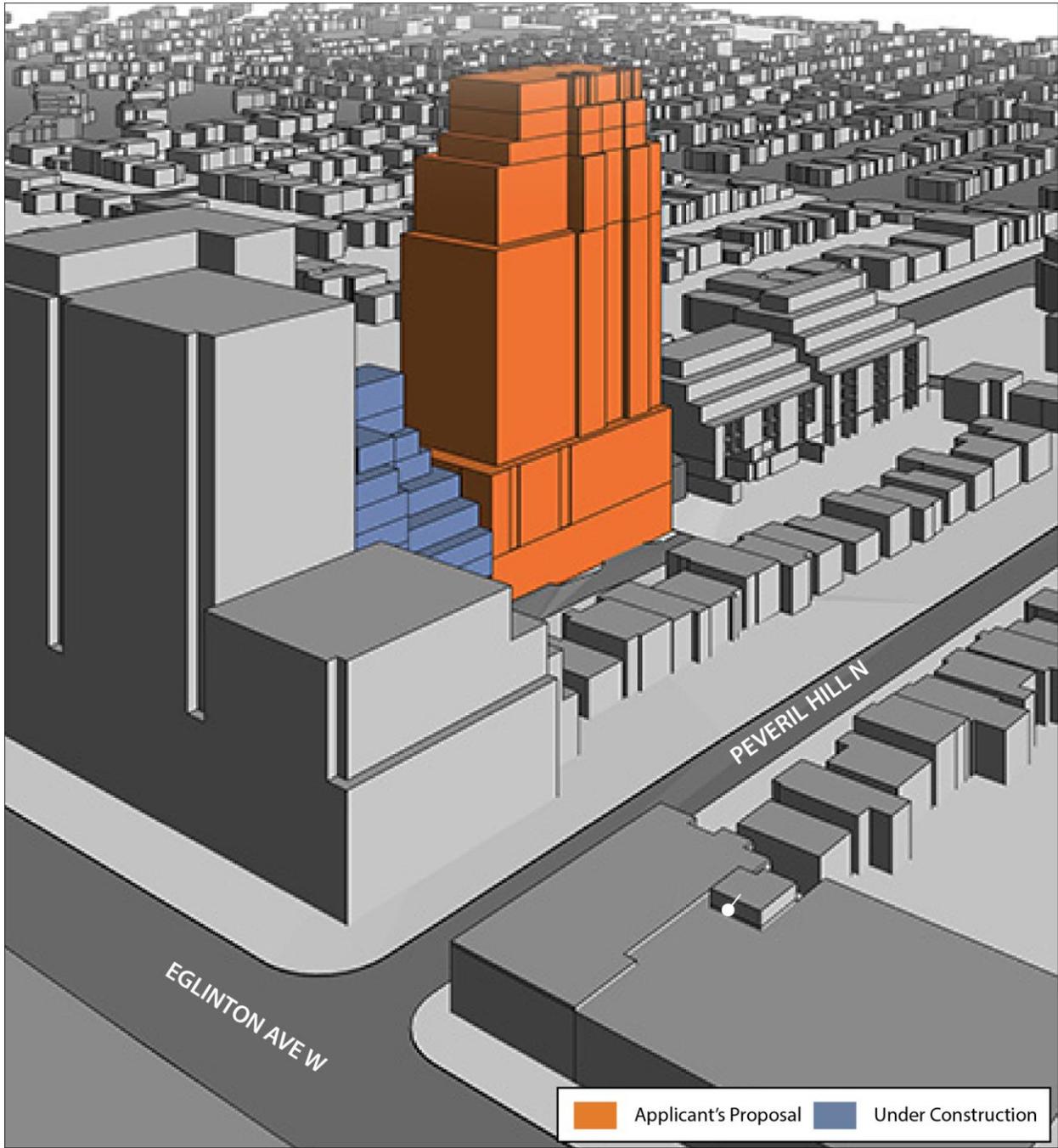
Attachment 8: 3D Massing Model



View of Applicant's Proposal Looking Northwest



01/20/2026



View of Applicant's Proposal Looking Southeast



01/20/2026