

783 Bathurst St – Zoning Amendment Application - Preliminary Report

Date:	May 3, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11 138840 STE 20 OZ

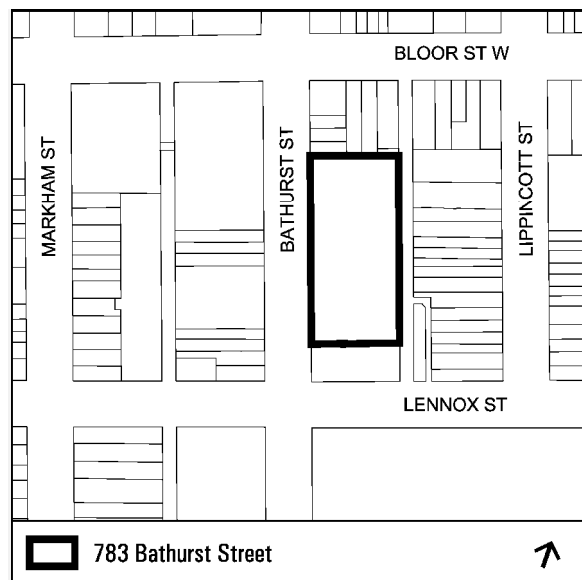
SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to redevelop the property at 783 Bathurst Street with a terraced nine-storey mixed use building containing seven commercial units at grade and 196 residential units above.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant. The final report will be targeted for the fourth quarter of 2011.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 783 Bathurst Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

A pre-application community consultation meeting was held on March 28, 2011 by the Ward Councillor. Area residents in attendance were generally in support of the proposal. Community Planning staff attended the meeting as well.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site currently occupied by an institutional building that formerly housed Loretto College, a school belonging to the Toronto Catholic District School Board. The proposal is for a nine-storey mixed-use commercial-residential building located mid-block on the east side of Bathurst Street between Bloor Street West and Lippincott Street. The rear of the property abuts a public laneway which accommodates two-way traffic between Lennox Street and Bloor Street. The Bathurst Street façade will be at the property line and will incorporate a number of stepbacks to reflect the existing three-storey, mixed-use character of Bathurst Street. The Bathurst Street frontage of the building will contain the main residential entrance to the building, as well as entrances to approximately seven grade-related retail units.

The east side of the building will abut the public lane with setbacks ranging from approximately 1.6 m to 11.6 m. In addition, the east façade will incorporate stepbacks at every level, starting at the second storey. A second residential entrance will also be located at this side of the building, along with six, grade related townhouses. Vehicular access to the underground parking garage, a parking lay-by, and the loading space will be provided off the rear laneway, accessible via Lennox Street.

The building will contain approximately 196 residential units with a rough breakdown of 57 bachelor units (29%), 98 one-bedroom units (50%), 21 two-bedroom units (11%) and 20 three-bedroom units (10%). A total of 119 parking spaces will be located in two levels of underground parking including 12 spaces for residential visitors. This will result in a resident parking surplus of one space. On-site parking for the seven retail units is not required as these are ancillary to the residential use of the building and will have a combined gross floor area of less than 1.0 times the area of the lot (approximately 901 m²).

For further statistical information, refer to the Application Data Sheet found at Attachment 5 of this report.

Site and Surrounding Area

The 3,115 m² site is rectangular in shape and is located on the east side of Bathurst Street, between Bloor Street West to the north and Lippincott Street to the south.

Land uses surrounding the site are as follows:

West: Two and three-storey mixed-use buildings with retail at grade, including Honest Ed's Department Store, are on the west side of Bathurst Street, between Bloor Street and Lennox Street. A few of these buildings also contain residential units on the top floor.

East: Low-scale house-form residential buildings as well as a three-storey institutional building housing the First Filipino Baptist Church have frontage on Lippincott Street and rear yards that back onto the public laneway adjacent to the subject property. Parking for each of these properties is located at the rear, accessible from the laneway.

South: Immediately south of the site is an auto service garage and at the south-east corner of Bathurst Street and Lennox Street is the Central Technical School. On the opposite, south-west corner is a former church building now containing the Bathurst Street Theatre. This building includes a four-storey bell tower.

North: Just north of the site are three-storey mixed-use buildings with retail at grade and residential above. On the north side of Bloor Street, at the east and west corners of Bathurst Street are two-storey commercial buildings. The Bathurst Street Subway station is located approximately 140 m north-west of the site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting

public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The east side of Bathurst Street, on which the subject site is situated, forms the western boundary of the *Downtown and Central Waterfront* area on the Urban Structure Map (Map 2) and the Downtown and Central Waterfront Boundaries Map (Map 6). The subject site is also designated *Mixed Use Areas* on the Land Use Plan Map (Map 18).

The *Downtown* is the heart of Toronto and is the oldest, densest and most complex part of the City. This area is very diverse in building forms and activity, and is an area of the City where intensification is anticipated and desired. The key ingredient to a successful and functioning *Downtown* is the mixing of uses. The balancing of mixed-uses with housing creates accessibility through proximity and the provision of a full range of housing opportunities further helps to offset the need for in-bound commuting each day.

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses subject to a number of development criteria. The development criteria in *Mixed Use Areas* includes, but is not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The subject site is zoned Commercial Residential under the former City of Toronto Zoning By-law 438-86. This zoning category permits a range of residential and commercial uses to a maximum height of 14.0 metres, and a maximum total density of 2.0 times the lot area (Attachment 3).

As the subject site is a former school site, it is exempt from the new City-wide Zoning By-law 1156-2010.

Site Plan Control

The subject site and development is subject to Site Plan Control. An application for Site Plan Control has been submitted and is being reviewed concurrently with the Rezoning application.

Reasons for the Application

The applicant has submitted a rezoning application to permit a building that exceeds the 14.0 metre maximum height limit permitted for the site, as well as the 2.0 x total density as set out in Zoning By-law 438-86. Other areas of non-compliance may be identified through the review process.

The proposed height of 27.2 metres (plus a small makeup air unit having a height of approximately 2 m and width of 2.5 m) and proposed density of 4.9 times the area of the lot do not comply with the Zoning By-law.

Provided the proposed development is found to be in compliance with the development criteria for the *Downtown and Central Waterfront Area* and *Mixed Use Areas*, an Official Plan Amendment will not be required.

COMMENTS

Application Submission

The applicant has provided a Planning Rationale Report, Traffic Impact Study, Shadow Impact Analysis, Functional Servicing and Stormwater Management, and a Massing Model in support of their application. Additional studies and/or analysis may be identified through the evaluation of the application.

A Notification of Complete Application was issued on April 5, 2011.

Issues to be Resolved

On a preliminary basis, issues to be resolved prior to the preparation of a Final Report include the following:

1. Appropriateness of the proposed density and height of the development in the context of the Official Plan policies and objectives, and potential impacts on the adjacent neighbourhood;
2. Analysis of the appropriateness of built form, massing and location of the proposed building and its relationship to adjacent properties and the neighbourhood context;
3. Appropriateness of the proposed setback of the building from the Bathurst Street City road allowance to allow for streetscape improvements;
4. Treatment of the building base and ground floor of the building and their relationship to the streetscape;
5. Adequacy of indoor and outdoor on-site amenity area, including location and size;
6. Potential wind and shadow impacts;
7. Vehicular and pedestrian access and circulation;
8. Provision, location, and access to vehicular and bicycle parking and loading;
9. Determine if lane widening is required; and,
10. Should staff recommend support for an increase in height and density, a Section 37 Agreement may be negotiated during the review of the application.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

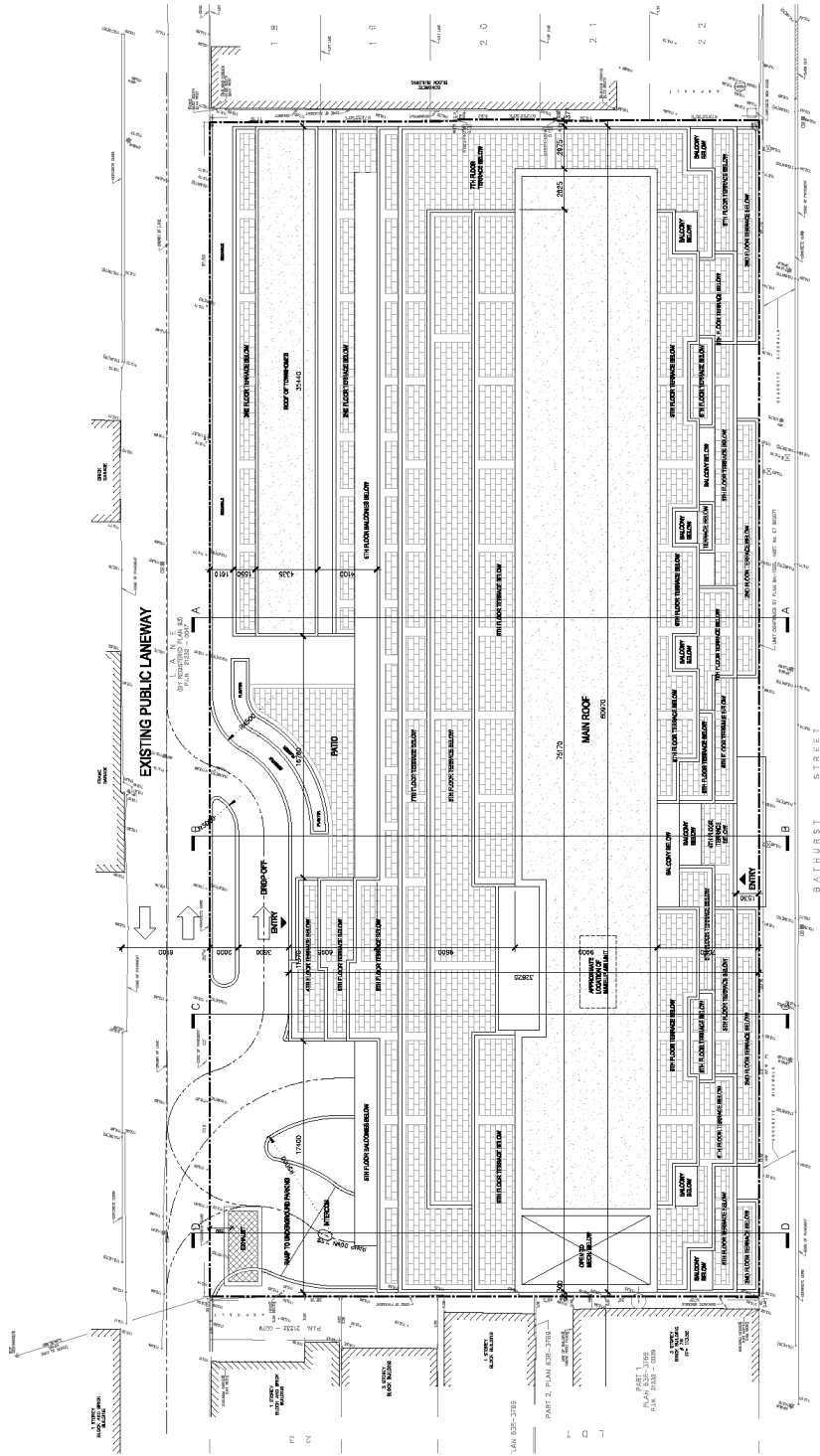
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations (East and West)
Attachment 3: Elevations (North and South)
Attachment 4: Zoning By-law 438-86 (map)
Attachment 5: Zoning By-law 1156-2010 (map)
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



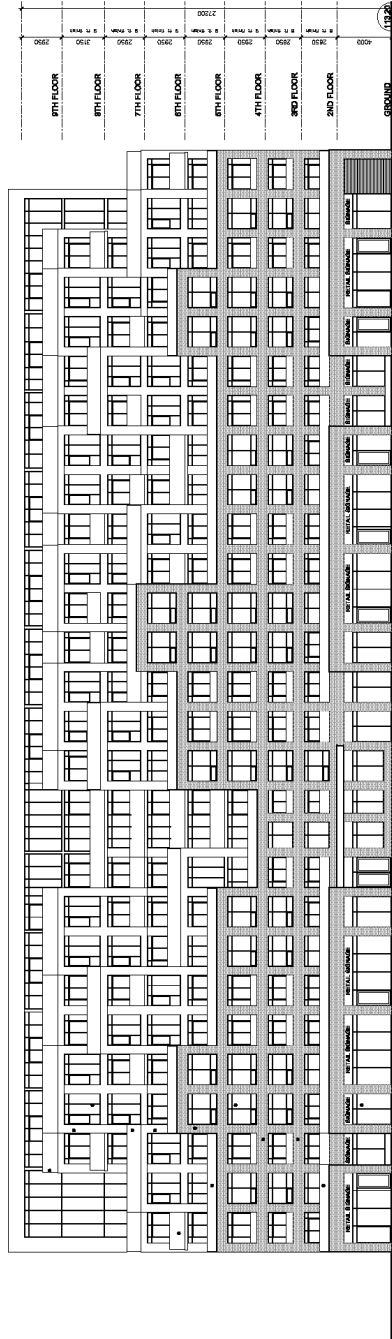
783 Bathurst Street

File # 11 138840 OZ

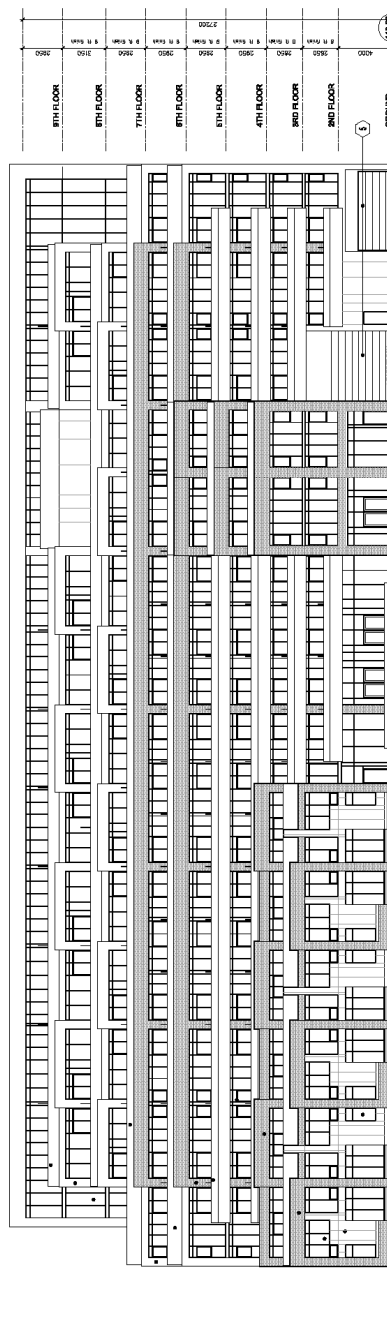
Site Plan
 Applicant's Submitted Drawing

Not to Scale
 04/19/2011

Attachment 2: Elevations (East and West)



West



East

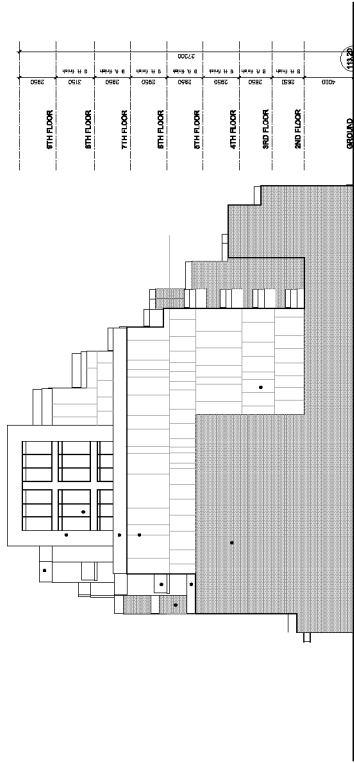
783 Bathurst Street

Elevations
Applicant's Submitted Drawing

04/19/2011

File # 11 138840 0Z

Attachment 4: Elevations (North and South)



South



North

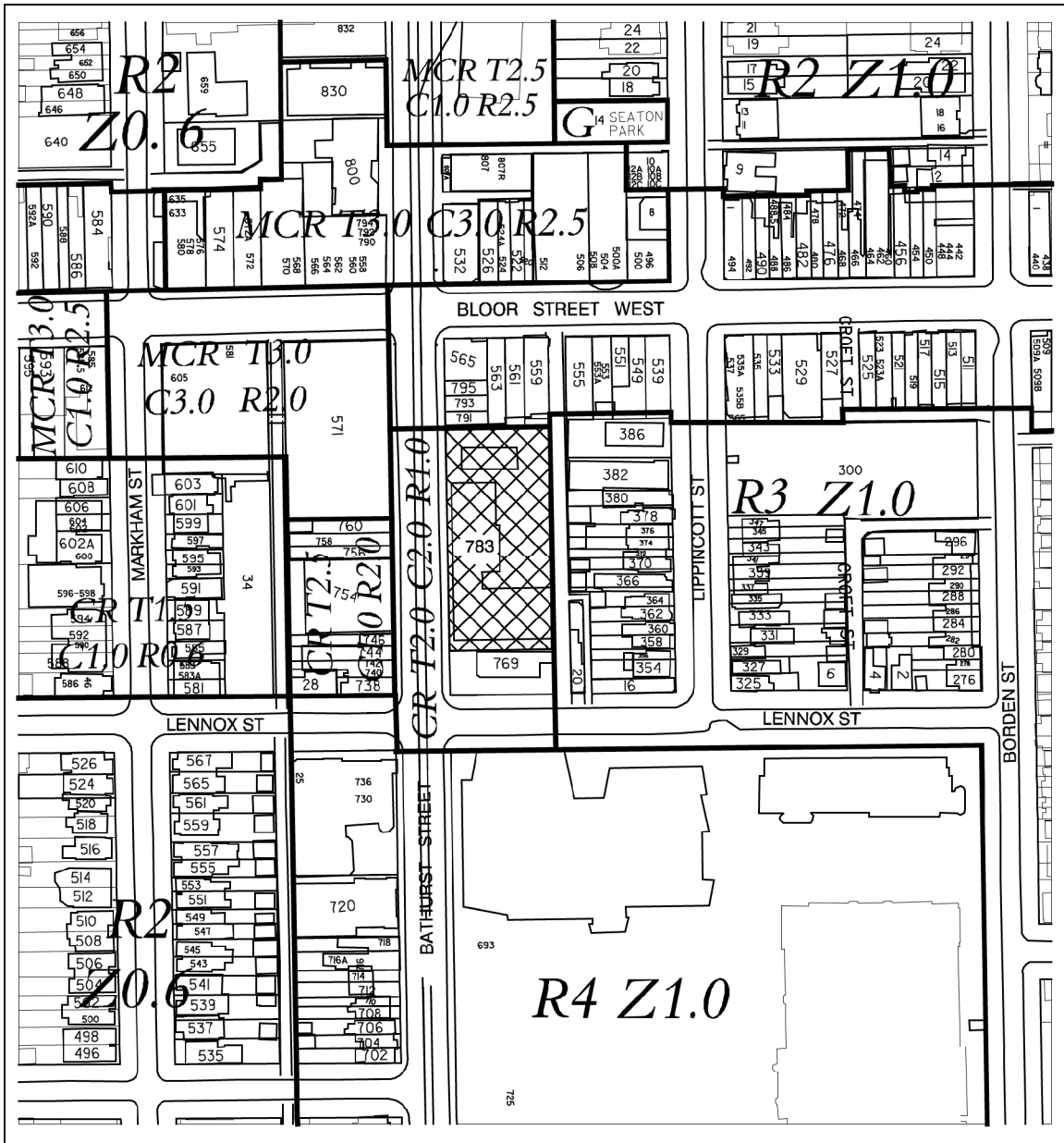
783 Bathurst Street

Elevations
Applicant's Submitted Drawing

File # 11 138840 OZ

04/19/2011

Attachment 4: Zoning (By-law 438-86)



783 Bathurst Street

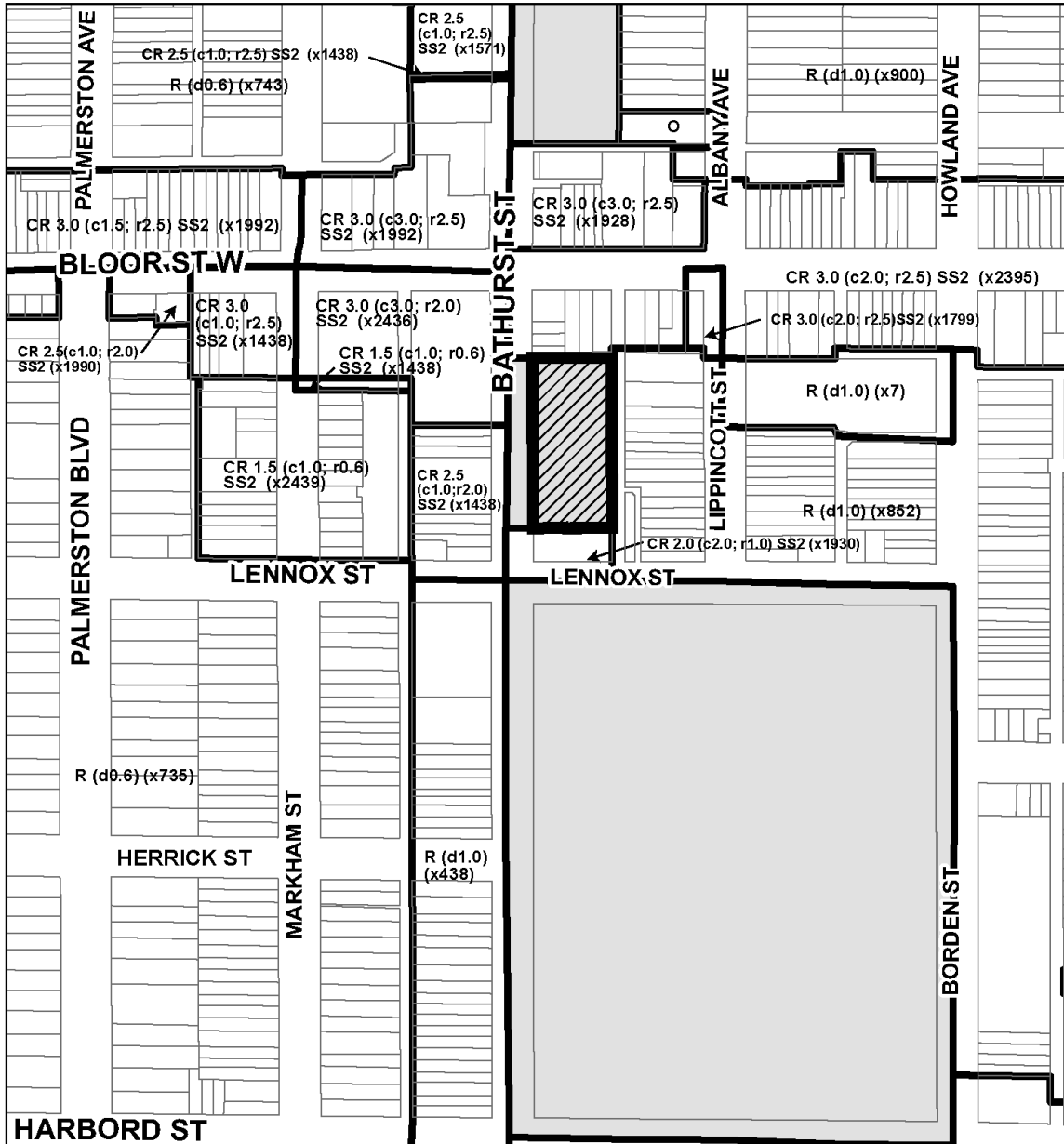
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- G Parks District
- R2 Residential District
- R3 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District



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Zoning By-law 438-86 as amended
Extracted 04/19/2011

Attachment 5: Zoning (By-law 1156-2010)



Zoning City of Toronto By-law 1156-2010

783 Bathurst Street

File # 11 138840 OZ

- Subject Site
- Not Part of Zoning By-law 1156-2010
- R Residential Zone
- CR Commercial Residential Zone
- O Open Space Zone



Not to Scale

04/27/2011

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	11 138840 STE 20 OZ
Details	Rezoning, Standard	Application Date:	March 4, 2011
Municipal Address:	783 BATHURST STREET		
Location Description:	PLAN 93 LOT 23 TO LOT 29 **GRID S2004		
Project Description:	Proposal to build a 9 storey residential condominium with ground floor retail space. A total of 196 units are to be provided, with 119 parking spaces in 2 levels of underground parking. Access to the garage will be located off the rear laneway.		

Applicant:	Agent:	Architect:	Owner:
C/O AIRD AND BERLIS, BARRISTERS & SOLICITORS	URBAN STRATEGIES INC.	HARIRI PONTARINI ARCHITECTS	LINDVEST PROPERTIES (BATHURST BLOOR) LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR T2.0 C2.0 R1.0	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3115.41	Height:	Storeys:	9
Frontage (m):	81.72		Metres:	27.2
Depth (m):	38.16			
Total Ground Floor Area (sq. m):	2302.03			Total
Total Residential GFA (sq. m):	14329.48		Parking Spaces:	119
Total Non-Residential GFA (sq. m):	901.36		Loading Docks	1
Total GFA (sq. m):	15230.84			
Lot Coverage Ratio (%):	73.9			
Floor Space Index:	4.89			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	57
1 Bedroom:	98
2 Bedroom:	21
3 + Bedroom:	20
Total Units:	196

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	14329.48	14329.48	0
Retail GFA (sq. m):	901.36	901.36	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: Joanna Kimont, Assistant Planner
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