

**Preliminary Report
Official Plan and Zoning By-law Amendment
Applications
3101 & 3137 Bathurst Street and
683 Bedford Park Avenue**

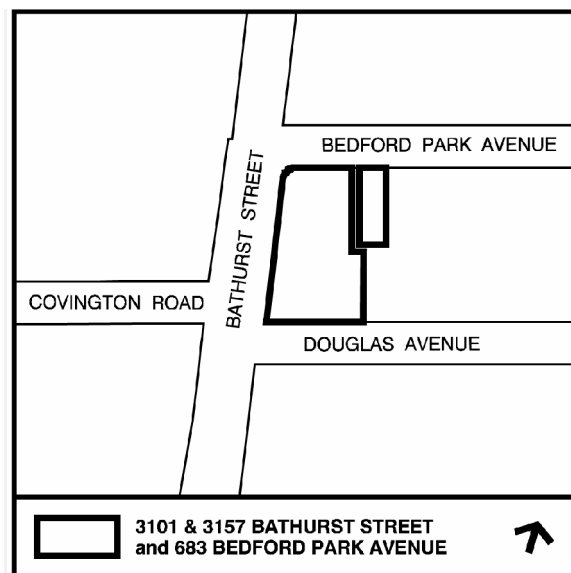
Date:	June 12, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 16 – Eglinton - Lawrence
Reference Number:	File Nos. 07 132192 NNY 16 OZ & 07 156922 NNY 16 OZ

SUMMARY

These applications were made after January 1, 2007 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This report reviews applications to amend the Official Plan and the Zoning By-law for an 11-storey, 190-unit retirement residence at 3101 & 3137 Bathurst Street and 683 Bedford Park Avenue as submitted. The proposed building would have a height of 33.16 metres not including the mechanical penthouse and a density of 4.5 times the lot area.

The applications as originally submitted required the redesignation of a residential parcel designated *Neighbourhoods* and the relocation of a public lane. The applicant has recently agreed to remove the single detached dwelling lot and the public lane from the applications. Note that the graphics and details in this report depict the original submission and



include the detached dwelling lot and public lane.

This report provides preliminary information on the above-noted applications.

RECOMMENDATIONS

The City Planning Division recommends that:

1. a Community Consultation meeting for the revised proposal be arranged in conjunction with the Ward Councillor;
2. notice for the Community Consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

BACKGROUND

Proposal

The applicant is proposing an eleven (11) storey 190-unit retirement residence on the site at the southeast corner of Bathurst Street and Bedford Park Avenue north of Douglas Avenue (see Attachment 1). A total of 14,950m² of Gross Floor Area is proposed, representing a density of 4.5 times the lot area including the detached dwelling lot and the public lane. The building will be developed in phases with 105 units being constructed in Phase 1 (north portion of the site) and 85 units being built in Phase 2 (south portion of the site). The building is proposed to contain a variety of rental suites including bachelor units, one-bedroom and two bedroom units.

The ground floor would contain the common amenity areas for the residents. A ground level terrace/patio accessible from the common areas would be provided along the southeast portion of the building. An additional rooftop terrace would be provided above a 3-storey wing of the building along the Bedford Park Avenue frontage.

All required parking is to be provided underground in a one-level structure and a total of 77 parking spaces, including one handicapped space, are proposed. Access to the below-grade parking would be from Bedford Park Avenue at the eastern end of the site and the driveway would ultimately continue through to Douglas Avenue in the Phase 2 development. The loading area would be at grade behind the building and the garbage room would be located below grade in the parking garage.

The building is proposed to have a height of 33.16 metres with 5.5 metres of mechanical area above. Along Bedford Park Avenue, the east end of the building is proposed to be 3 storeys in height to provide a transition between the low density residential dwellings to the east along Bedford Park Avenue and the main portion of the building fronting Bathurst Street.

The site statistics are presented on the Application Data Sheet (Attachment 6).

Revised Proposal

The applicant has recently advised that they wish to amend the applications and will be forwarding revised plans that replace the portion of the development proposal on the lot at 683 Bedford Park Avenue and the public lane to the west of those lands with a use and form that meets the *Neighbourhoods* policies. The applicant has also advised that they will consider further reductions in height and density to the proposed building on Bathurst Street.

Site and Surrounding Area

The site is located on the east side of Bathurst Street, comprising the block between Bedford Park Avenue and Douglas Avenue. The property has 68.2 metres of frontage on Bathurst Street, a frontage of approximately 50 metres along Douglas Avenue, and a frontage of approximately 57.8 metres along Bedford Park Avenue.

In the original applications, the total site, which is comprised of four different parcels (see Attachment 2), has an area of 3,468.5m². Parcel A (3157 Bathurst Street) is located at the southeast corner of Bathurst Street and Bedford Park Avenue and is presently vacant, being a former gas station site. Parcel B (3101 Bathurst Street) is located at the northeast corner of Bathurst Street and Douglas Avenue and has a 6-storey office building located on it. Parcel C is a public laneway which separates Parcel A from Parcel D (683 Bedford Park Avenue). The lane runs southerly to connect to a public laneway which extends easterly to Ledbury Avenue. An application has been submitted by the applicant to relocate this public lane to the easterly limit of the site. Parcel D (683 Bedford Park Avenue) is a residential property occupied by a single-detached bungalow.

Land uses surrounding the subject site are as follows:

North: 6-storey apartment building (3171 Bathurst Street);

South: 3-storey office building with at-grade retail and surface parking at the southeast corner of Bathurst Street and Douglas Avenue (3067-3097 Bathurst Street);

East: Detached homes along Bedford Park Avenue and Douglas Avenue; and

West: a 14-storey apartment building (2 Covington Road), a 15-storey apartment building (8 Covington Road) and a 12-storey apartment building with 3-storey townhouses (3174 Bathurst Street).

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.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. City Council's planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

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

Official Plan

The Official Plan identifies areas that are well served by public transit and the existing road network and which have a number of properties with redevelopment potential that can best accommodate growth. These areas are shown on Map 2 Urban Structures and are identified by four categories including the *Avenues* identifier. The *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents. The Bathurst Street frontage of the property is identified as an *Avenue*.

The Official Plan designates the majority of the property *Mixed Use Areas*. The *Mixed Use Areas* designation represents areas intended for growth for both population and jobs, encouraging a broad range of commercial, residential, institutional and open space uses.

Development in *Mixed Use Areas* on *Avenues* prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the Avenue. For this reason, proponents of such proposals are required to address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. Section 2.2.3, Policy 3b sets out the criteria that must be examined in such an Avenue Segment Review.

The low density residential area to the east of the subject site is designated *Neighbourhoods*. The *Neighbourhoods* designation is one of four land use designations intended to protect and reinforce the existing physical character of, in this case, the surrounding low scale residential area. *Neighbourhoods* contain a full range of residential uses within lower-scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower-scale buildings consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are four storeys or less.

The Official Plan requires that development in *Mixed Use Areas* that are adjacent to *Neighbourhoods* will be compatible with those *Neighbourhoods* and provide a gradual transition in height, scale and intensity as necessary to ensure that the stability and general amenity of the adjacent residential area is not adversely affected. Appropriate transition in scale can be achieved with many geometric relationships and design methods in different combinations including angular planes, stepping height

Staff report for action – Preliminary Report – 3101 & 3137 Bathurst St. and 683 Bedford Park Ave.

limits, appropriate location and orientation of the building, the use of setbacks and stepbacks of building mass. The larger the difference in scale of development the greater the need for transition.

The Plan also contains policies which require a full range of housing, in terms of form, tenure and affordability, across the City.

The Plan provides for the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for an increase in height and/or density of a development. The City may require the owner to enter into an agreement to secure these matters.

Zoning

Parcel 'A' is zoned "C1(48)" zone. This General Commercial Exception Zone specifically permits the service station use that previously occupied the site.

Parcel 'B' is zoned "RM4(8)" and "RM4". The Multiple Family Dwellings Fourth Density Exception Zone permits the existing office building in terms of height, gross floor area and yard setbacks. The "RM4" zone permits a variety of residential, institutional, recreational and home occupation uses.

Site Plan Control

A Site Plan Control application has been submitted. The Site Plan Control application is being reviewed concurrently with the Official Plan and Zoning By-law Amendment applications. Issues such as built form, access, screening, landscaping and pedestrian amenities will be reviewed through the site plan control approval process.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law and an Arborist Report is required.

Reasons for the Application

The applicant has agreed to withdraw the portion of the property designated *Neighbourhoods* from the proposal. Given this, an Official Plan Amendment is not required and the application can be withdrawn.

An amendment to the Zoning By-law is required as the proposal does not comply with the land use permissions of the various zones applying to the subject lands. The proposed Zoning By-law would establish appropriate development standards to permit the proposal.

COMMENTS

Land Use

Mixed Use Areas encourage a broad range of commercial, residential, institutional and open space uses to enable Torontonians to live, work and shop in the same area. It is intended that *Mixed Use Areas* will absorb much of the anticipated increase in Toronto's new housing. The proposed use is residential and is permitted in a *Mixed Use Areas* designation. The site and its location on a major street is an appropriate one for residential intensification and the intended use meets the Official Plan's requirement to provide a range of residential housing options in terms of form, tenure and affordability.

Proposed Height and Density

The proposed height of the building at 35.5 metres excluding the 5.5 metre high mechanical penthouse is considerably greater than the buildings which typify the east side of Bathurst Street. While there is a high density node at the northwest corner of Bathurst Street and Lawrence Avenue, these buildings are adjacent to a public library and parks and not low density residential uses. It is evident that the building will tower over the detached homes to the east.

The Official Plan requires that development in *Mixed Use Areas* that are adjacent to *Neighbourhoods* be compatible with those *Neighbourhoods* and provide a gradual transition in height, scale and intensity as necessary to ensure that the stability and general amenity of the adjacent residential area is not adversely affected. New development on this site must have respect for and provide a transition to adjacent lower scale residential areas. A residential building with a height and density closer in scale to other residential buildings in the neighbourhood would satisfy the Official Plan goal of encouraging intensification but would ensure compatibility with the existing neighbourhood context.

Built Form and Existing Context

The City of Toronto Official Plan requires that new buildings be sited, massed and scaled to fit harmoniously into the existing context and development must limit its impact on neighbouring streets and properties.

There are a number of distinct contexts in the immediate neighbourhood to be considered and respected in the redevelopment process for this site. Historically, the major intersection of Lawrence Avenue and Bathurst Street was designated a Sub-centre under the former City of North York Official Plan and in recognition of this, an Official Plan Amendment approved in 1990 permitted a significantly higher density development at the northwest corner of Bathurst Street and Lawrence Avenue. The ultimate development concept has not been completed.

The abutting neighbourhood context is low density residential dwellings mainly comprised of detached homes. Over time the post war bungalows are being replaced with new homes in the height range of 2 – 2 1/2 storeys.

The building context along the east side of Bathurst Street is varied with the buildings in the immediate vicinity being a much lower height than what has been developed across Bathurst Street as part of the Sub-node designation under the former Official Plan.

The Official Plan requires that new development will be massed to fit harmoniously into its existing and/or planned context. The redevelopment of this site must have regard for the existing built form context, particularly the abutting neighbourhood to the east; a proposal that fails to address this is not supportable.

The Official Plan also defines “tall buildings” as those whose height is greater than the width of the adjacent road allowance, and generally limits these buildings to parts of *Downtown*, *Centres* and other areas where they are specifically permitted by a Secondary Plan or Zoning By-law. The Official Plan establishes a maximum right-of-way of 27 metres for Bathurst Street. Given the 35.5 metre height of the proposed building, it is considered to be a tall building and would not be permitted by the Official Plan on Bathurst Street as a stand-alone development.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Determining the appropriate height and density of the proposed building;
- The location, orientation and organization of buildings and servicing areas, including appropriate built form distribution and relationships to the street and surrounding properties and uses;
- The need for the applicant to undertake an Avenue Segment Review as required by the Official Plan;
- Traffic impacts and parking assessment;
- An evaluation of the vehicular access points; and
- The adequacy of the proposed indoor and outdoor residential amenity space.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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

CONCLUSIONS

While a residential development is an appropriate use for these lands the desire to achieve residential intensification through additional development on the site must be balanced with a respect for the existing site condition and the low rise built form and character of the abutting community and in the surrounding area. Any new development on this site must provide a transition to the low density neighbourhood to the east.

CONTACT

Cathie Ferguson, Senior Planner

Tel. No. 416-395-7117

Fax No. 416-395-7155

E-mail: cfergus@toronto.ca

SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Parcel Map

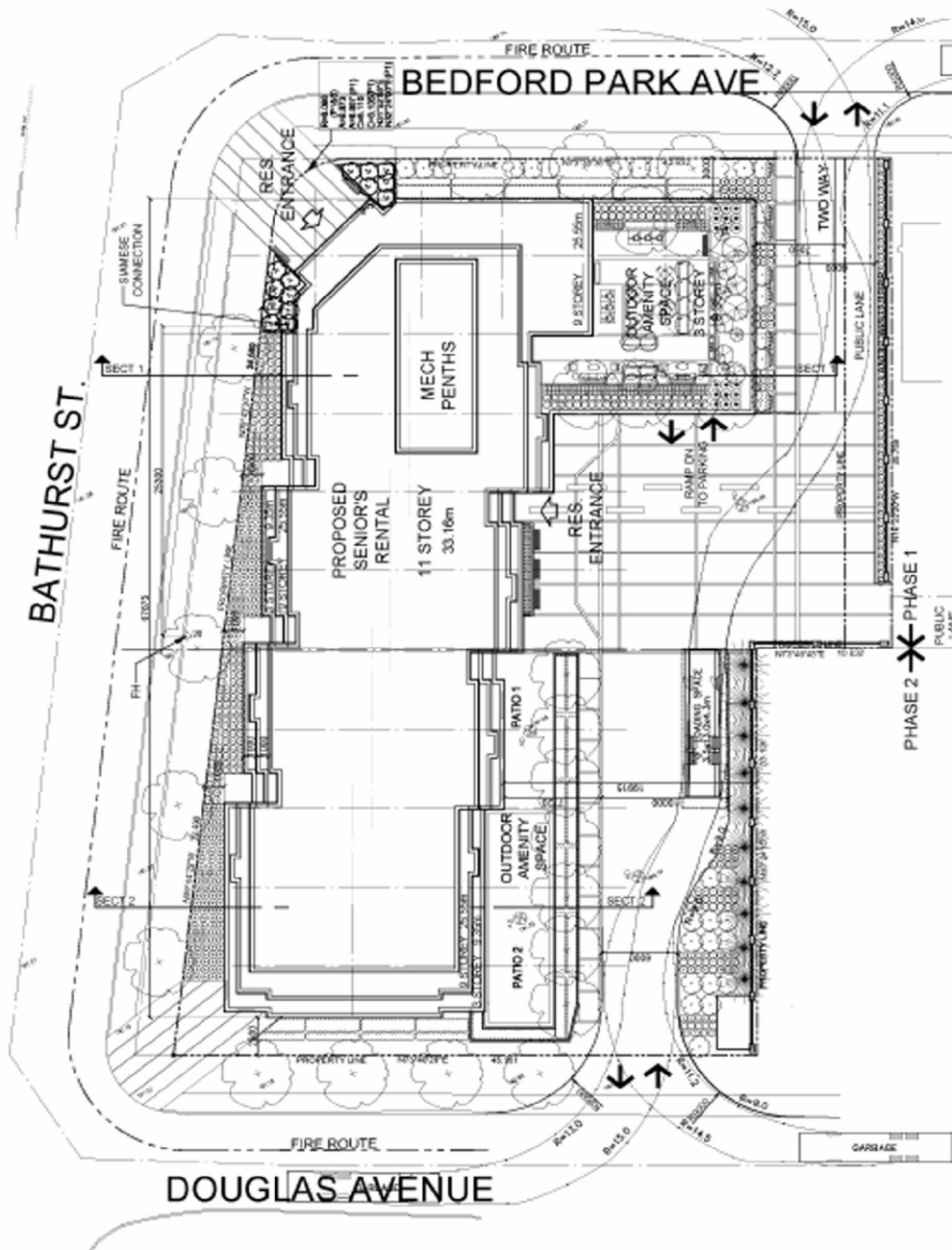
Attachment 3: Elevations [as provided by applicant]

Attachment 4: Zoning

Attachment 5: Official Plan

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

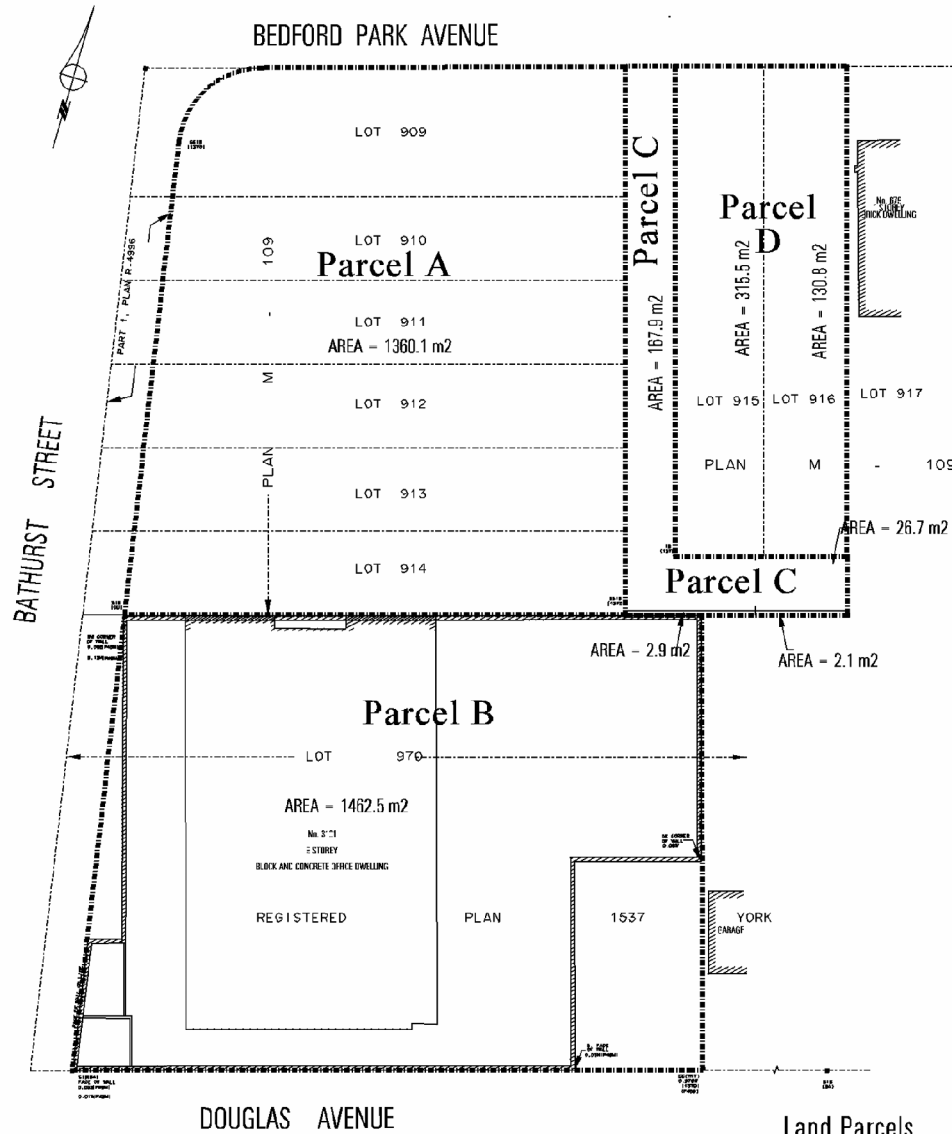
Not to Scale
05/28/2007



3101&3157 Bathurst St and
683 Bedford Park Ave.

File #07-132192-s

Attachment 2: Parcel Map



Land Parcels
Information by:

FIELD	DRAWN	CHECKED	JOB NO.
DWG NAME	PLAT INFO	WORK ORDER NO.	
1137 CRAIG STREET, THORNHILL ON L4J 3M6			
905.728.0088	F 905.739.9221		
www.krcmtr.ca			

KRCMTR

Parcel Map

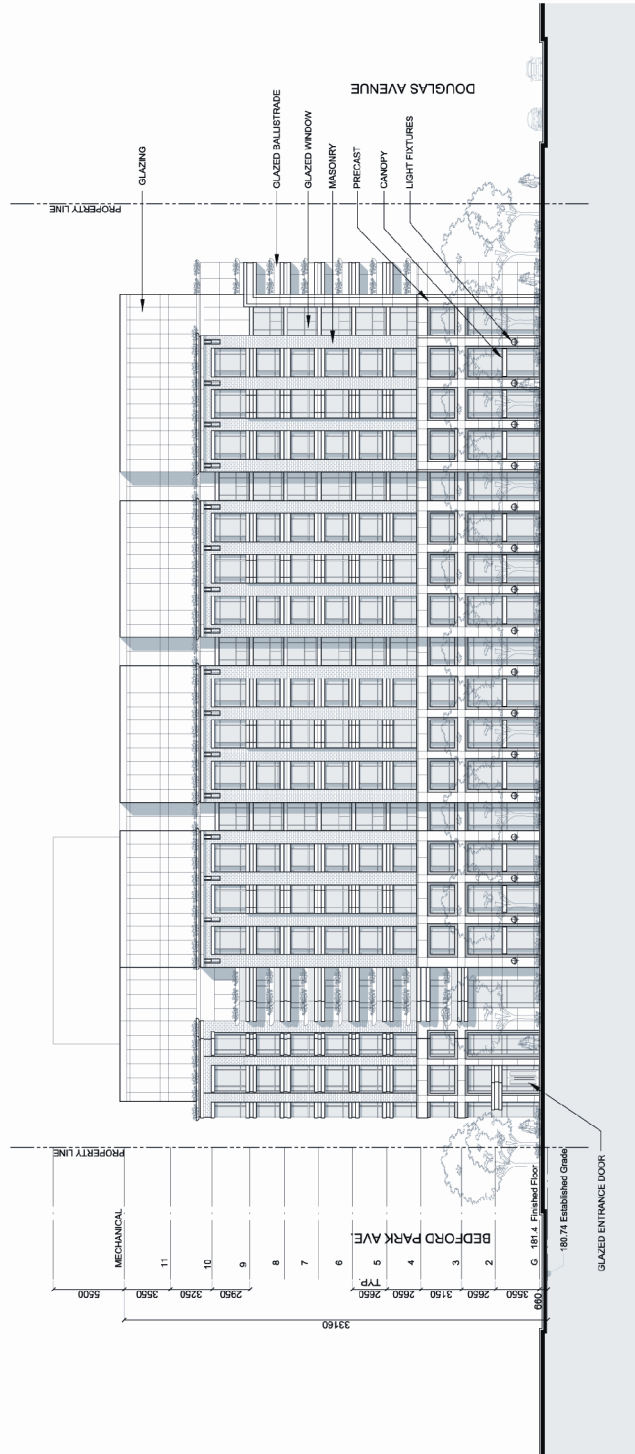
Applicant's Submitted Drawing

Not to Scale

**3101 & 3157 Bathurst St. and
683 Bedford Park Ave.**

File # 07_132192_s2

Attachment 3a: West Elevation (Bathurst Street)



West Elevation

**3101 & 3157 Bathurst ST
and 683 Bedford Park Av**

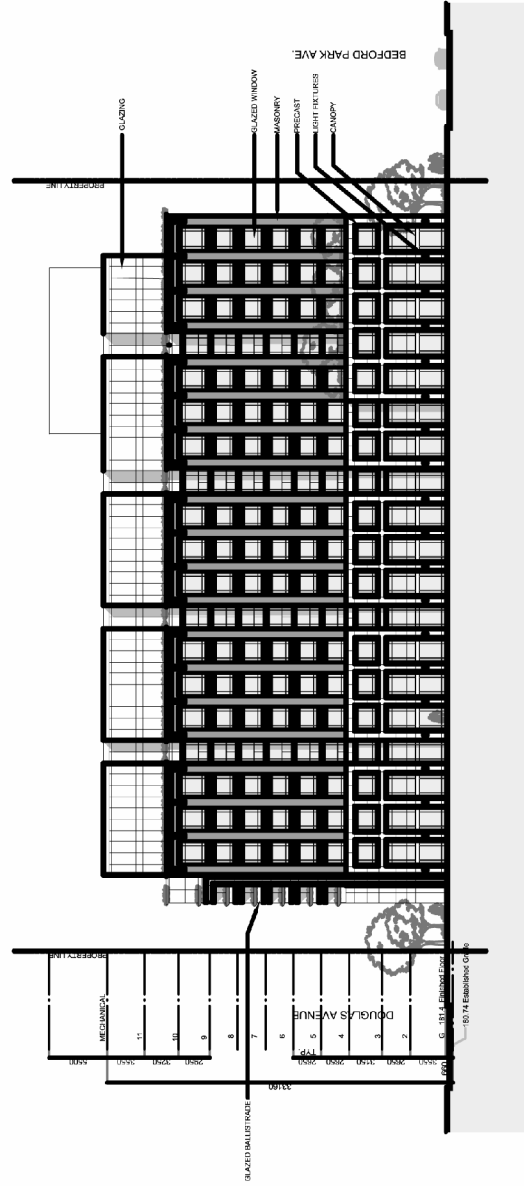
File # 07_132192_e1

Elevations

Applicant's Submitted Drawing

Not to Scale
05/01/2007

Attachment 3b: East Elevation



East Elevation

**3101 & 3157 Bathurst ST
and 683 Bedford Park Av**

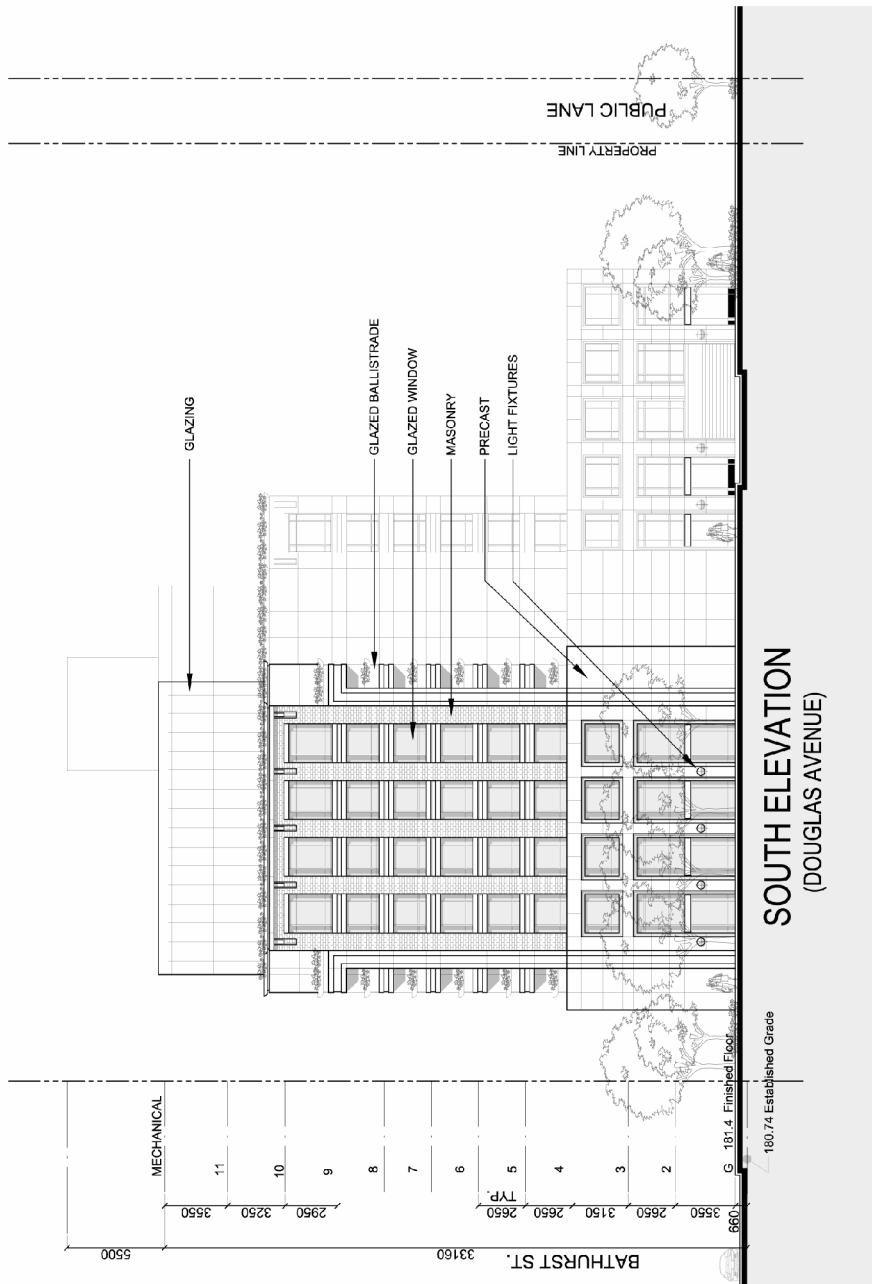
File # 07_132192_e2

Elevations

Applicant's Submitted Drawing

Not to Scale
05/01/2007

Attachment 3c: South Elevation (Douglas Avenue)



**3101 & 3157 Bathurst ST
and 683 Bedford Park Av**

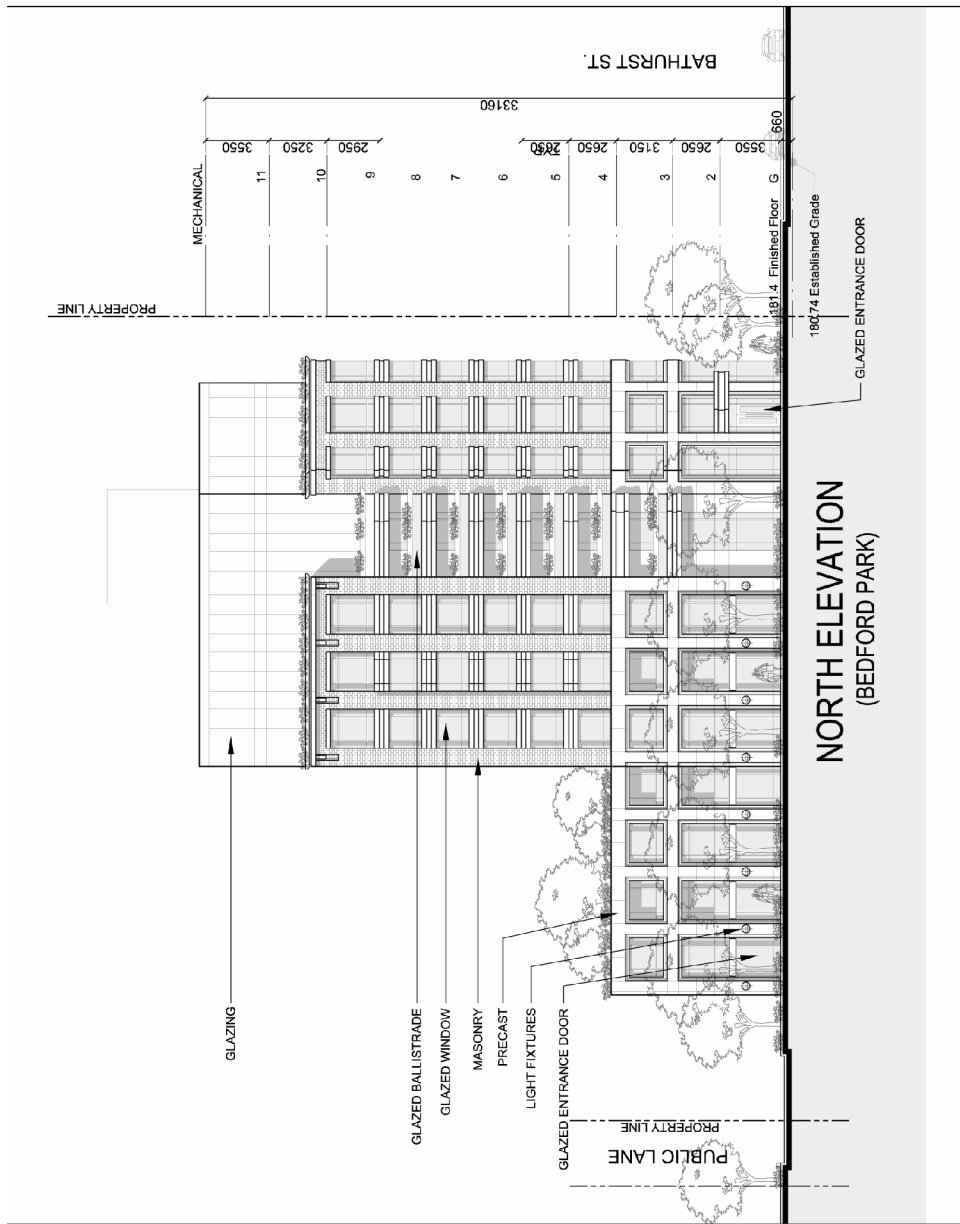
File # 07_132192_e3

Elevations

Applicant's Submitted Drawing

Not to Scale
06/01/2007

Attachment 3d: North Elevation (Bedford Park Avenue)

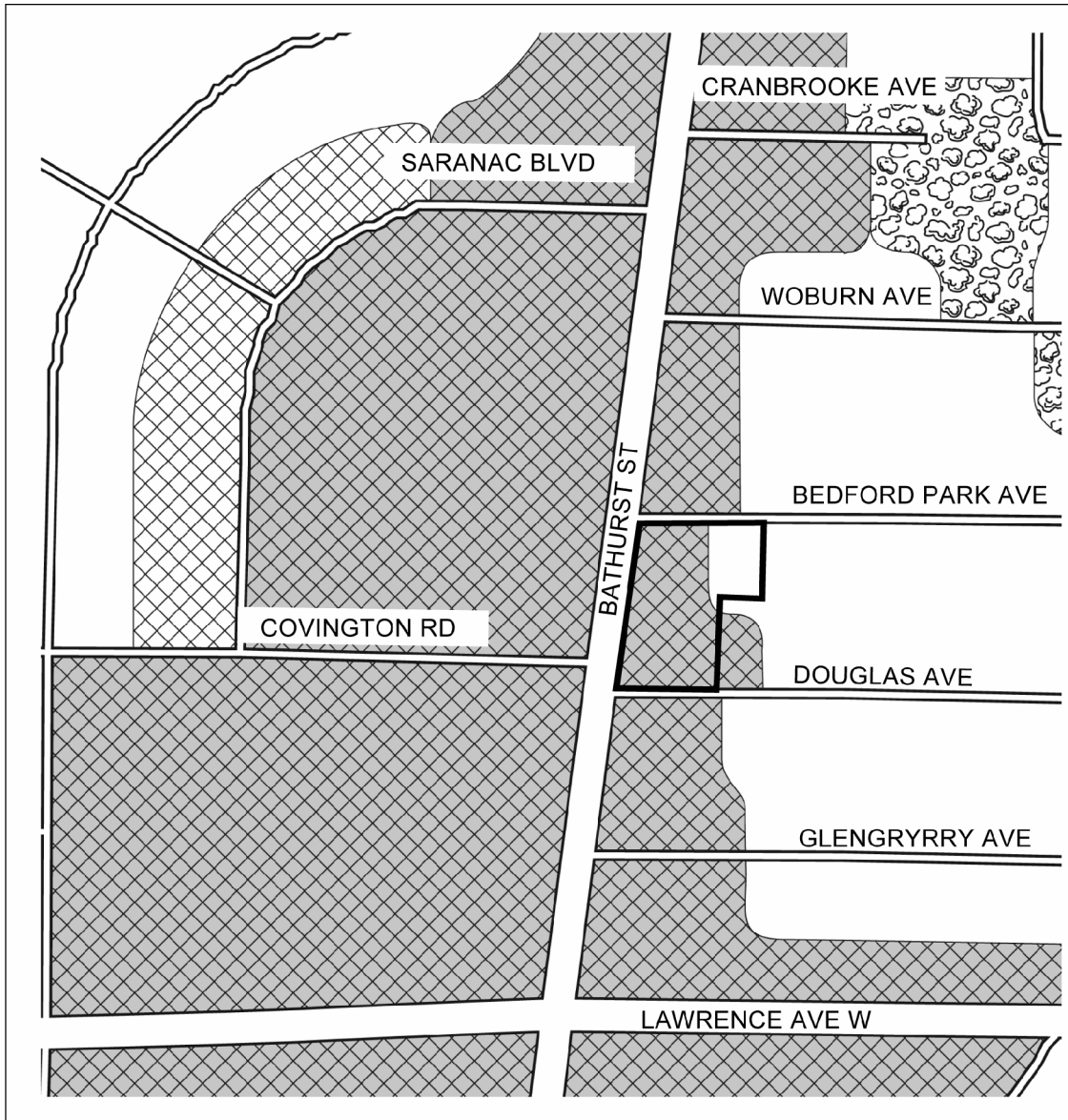


**3101 & 3157 Bathurst ST
and 683 Bedford Park Av**

Elevations
Applicant's Submitted Drawing
Not to Scale
05/01/2007

File # 07_132192_e4

Attachment 5: Official Plan



Toronto City Planning
Official Plan

**3101 & 3137 Bathurst St
 683 Bedford Park Av**

File # 07_156922_op

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks



Not to Scale
 04/27/07

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 132192 NNY 16 OZ & 07 156922 NNY 16 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 30, 2007

Municipal Address: 3101 BATHURST ST, TORONTO ON M6A 2A6
 Location Description: PLAN 1537 LOT 970 **GRID N1602
 Project Description: Proposed 11-storey 190-unit Senior's Residence

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL GOLD LEBOW ADAM BROWN			3101 BATHURST HOLDINGS LT

PLANNING CONTROLS

Official Plan Designation: MUA	Site Specific Provision:
Zoning: RM4(8), C1(48), R6	Historical Status:
Height Limit (m):	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	3322	Height:	Storeys:	11
Frontage (m):	0		Metres:	33.16
Depth (m):	0			
Total Ground Floor Area (sq. m):	1650			Total
Total Residential GFA (sq. m):	14950		Parking Spaces:	77
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	14950			
Lot Coverage Ratio (%):	50			
Floor Space Index:	4.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	14950	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	154	Office GFA (sq. m):	0	0
2 Bedroom:	36	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	190			

CONTACT: PLANNER NAME: Cathie Ferguson, Planner
TELEPHONE: (416) 395-7117