

**202-204 Bathurst Street - Zoning By-law Amendment  
Application - Preliminary Report**

<b>Date:</b>	September 18, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	12 196322 STE 19 OZ

**SUMMARY**

This application proposes a new seven-storey mixed-use building at 202-204 Bathurst Street with ground floor commercial uses and 24 residential units on the upper floors.

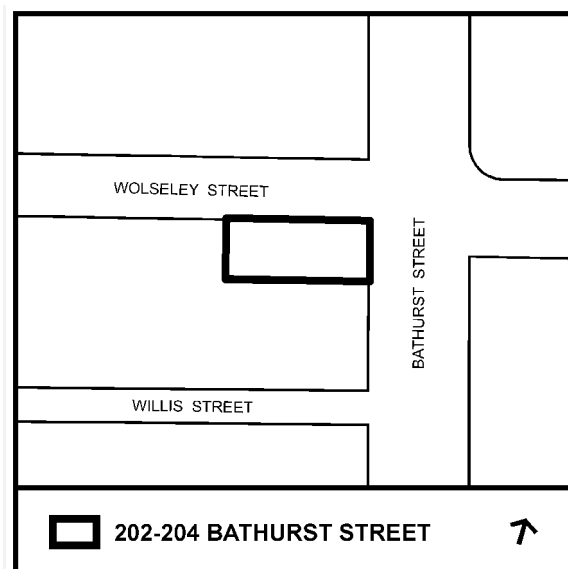
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

Staff recommend that a Community Consultation Meeting be held in late November 2012. Staff anticipate submitting a final report on the application to Community Council in the first quarter of 2013. These target dates assume that the applicant will provide all required information in a timely manner.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 202-204 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.

### **DECISION HISTORY**

Two site-specific Zoning Bylaws (nos. 573-82 and 144-83) were passed in 1982 and 1983 to permit an addition to the original building, to allow a maximum of four dwelling units, and to require a minimum of two on-site parking spaces.

City Council provided direction to City Planning on July 11, 2012, to initiate a planning study of Bathurst Street, between Queen Street West and Dupont Street, to examine land use and built-form and work with the Ward Councillors to establish a community consultation process. This City Council decision may be viewed online at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE17.57>.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on February 14, 2012, to discuss the proposed development and complete application submission requirements. At that time the applicant presented a development concept for an eight-storey building with 29 residential units. City Planning staff advised that the building height should be reduced, that an appropriate transition should be provided to the neighbouring houses, and that the building should include indoor amenity space for the occupants.

In response to the staff comments, the applicant revised their proposal by reducing the height from eight storeys to seven storeys, reducing the number of dwellings from 29 to 24 units, and adding 25 square metres of indoor amenity space.

### **ISSUE BACKGROUND**

#### **Proposal**

The proposed development comprises a seven-storey mixed-use building with ground floor retail uses and 24 residential units on the upper floors. The ground floor retail space has a floor area of 96 square metres, proposed to be occupied by a single store. The proposed breakdown of residential units is 4 bachelor units, 16 one-bedroom units, and 4 two-bedroom units.

The overall building height is proposed to be 22.2 metres, including the mechanical penthouse located on the seventh floor. The total gross floor area of the building is 1,882 square metres, with a density of 5.19 times the lot area.

The proposed building provides 25 square metres of indoor amenity space and 19 square metres of outdoor amenity space. The outdoor amenity space is provided along the Wolseley Street frontage and is accessible from the lobby.

There are two entrances proposed to the residential lobby: a primary entrance from Wolseley Street and a secondary entrance from Bathurst Street. The retail store has one entrance from Wolseley Street, close to Bathurst Street.

Ten parking spaces for the residential units are proposed in a parking stacker, which are accessed from Wolseley Street. No visitor parking spaces are proposed for the residential units or for the ground floor retail space. A total of 24 bicycle parking spaces are proposed within the building: two spaces at grade and 22 spaces in the basement. In addition, up to eight bicycles can be parked on Bathurst Street on four proposed post-and-ring stands.

## **Site and Surrounding Area**

The subject property, located at the southwest corner of Bathurst Street and Wolseley Street, is a rectangular-shaped parcel with 12.4 metres of frontage on Bathurst Street and 29.6 metres of frontage on Wolseley Street. The site area is 362 square metres.

The site is currently occupied by two abutting two-storey brick buildings with vacant commercial/retail space on the ground floors and a total of two residential units on the second floors. The existing buildings underwent substantial renovation in 1983, including the construction of a one-storey addition at the rear of 204 Bathurst Street.

The site is primarily surrounded by two and three-storey residential and commercial uses, described as follows:

**North:** On the north side of Wolseley Street there are two and three-storey townhouses fronting onto both the east and west sides of Bathurst Street. Further north on the west side of Bathurst Street there are two and three-storey mixed use buildings and a three-storey office building.

**East:** At the southeast corner of Bathurst Street and Wolseley Street there is a two-storey office building that steps-up to three-storeys further south towards Queen Street West. North of Wolseley Street there is open space and a streetcar turn-around facility.

**South:** South of the subject property are two and three-storey mixed-use buildings similar to the existing buildings on-site. Further south, at the northwest corner of Bathurst Street and Queen Street West, is a community centre operated by St. Christopher House in a two-storey heritage building.

West: To the rear of the subject site on Wolseley Street there is a pair of two-storey semi-detached houses. Two-storey townhouses are further west on Wolseley Street on both the north and south sides.

## **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 subject property's land use designation is *Mixed Use Areas*, which allows for a "broad range of commercial, residential and institutional uses, in single use or mixed use buildings."

New development in *Mixed Use Areas* will "locate and mass new buildings to provide a transition between areas of different development intensity and scale...through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*." The location and massing of new buildings needs to limit the shadow impacts on adjacent streets and *Neighbourhoods*.

Section 3.1.2 provides policies for the built form of new development that require the massing and exterior design of the building to "fit harmoniously into its existing and/or planned context" and "limit its impact on neighbouring streets, parks, open spaces and properties."

The proposed mixed-use building is permitted in *Mixed Use Areas*, provided a suitable transition is provided to the adjacent *Neighbourhoods*.

## **Zoning**

The subject property is zoned *Commercial-Residential (CR 2.0 C0.5 R2.0)* with a maximum floor space index of 2.0 times the lot area and a maximum height of 12.0 metres. This zone permits a wide range of residential, commercial, and institutional uses, including apartment buildings and retail stores.

Two site-specific Zoning Bylaws (nos. 573-82 and 144-83) were passed in 1982 and 1983 to permit an addition to the original building, to permit a maximum of four dwelling units, and to require a minimum of two on-site parking spaces. The minimum parking requirement for the proposed development is 31 spaces, comprising 30 spaces for resident and visitor parking and one space for the retail store.

The proposed uses comply with the existing zoning but the proposed density and height are substantially greater than the current provisions and the proposed parking of 10 spaces does not meet the existing minimum requirement 31 spaces.

## **Site Plan Control**

The proposed development is subject to Site Plan Control. The applicant submitted a Site Plan Control application at the same time as the re-zoning application and they are being reviewed concurrently.

## **Tree Preservation**

There is one existing tree at the rear of 202 Bathurst Street that is protected by the Private Tree Bylaw. The proposed development assumes the removal of this tree. If removal is approved, there is insufficient space on-site for new tree plantings; therefore cash-in-lieu of tree plantings will be required.

## **Reasons for the Application**

A rezoning application is required for the proposed development primarily because the height and density of the proposed building are substantially greater than the height and density permitted by the existing Zoning Bylaw. In addition, the parking requirement is proposed to be substantially reduced and the minimum rear yard setback is also proposed to be reduced.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Justification Report
- Shadow Study

- Parking and Loading Review
- Functional Servicing and Stormwater Management Report
- Arborist Report

A Notification of Complete Application was issued on July 23, 2012.

### **Issues to be Resolved**

The following issues have been identified by City Planning:

- Height of proposed building.
- Transition to existing dwellings in adjacent *Neighbourhoods*: rear yard setback, upper floor step-back(s), rear angular plane, overlook.
- Character of proposed building and how it fits into the existing and planned context of surrounding streets and properties.
- Amount and location of indoor and outdoor amenity space.
- Implications of the Bathurst Street planning study and how it may apply to the development proposal.

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.

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

### **CONTACT**

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### **SIGNATURE**

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

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: 3D Rendering

Attachment 3a: North Elevation

Attachment 3b: South Elevation

Attachment 3c: West and East Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet





**Attachment 2: 3D Rendering**



**202-204 Bathurst Street**

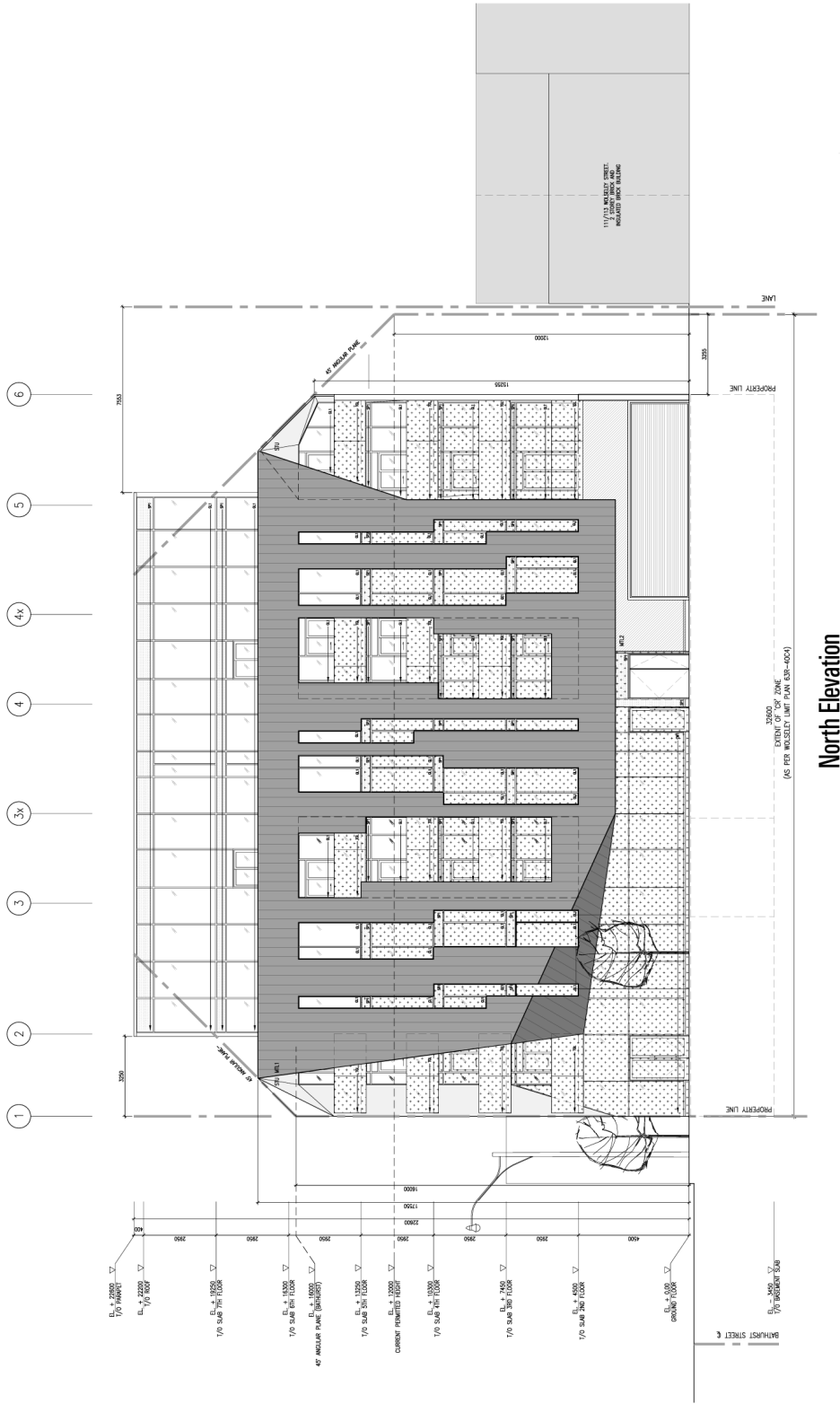
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**Architect's Rendering**

Applicant's Submitted Drawing

Not to Scale  
09/12/2012

# Attachment 3a: North Elevation



North Elevation

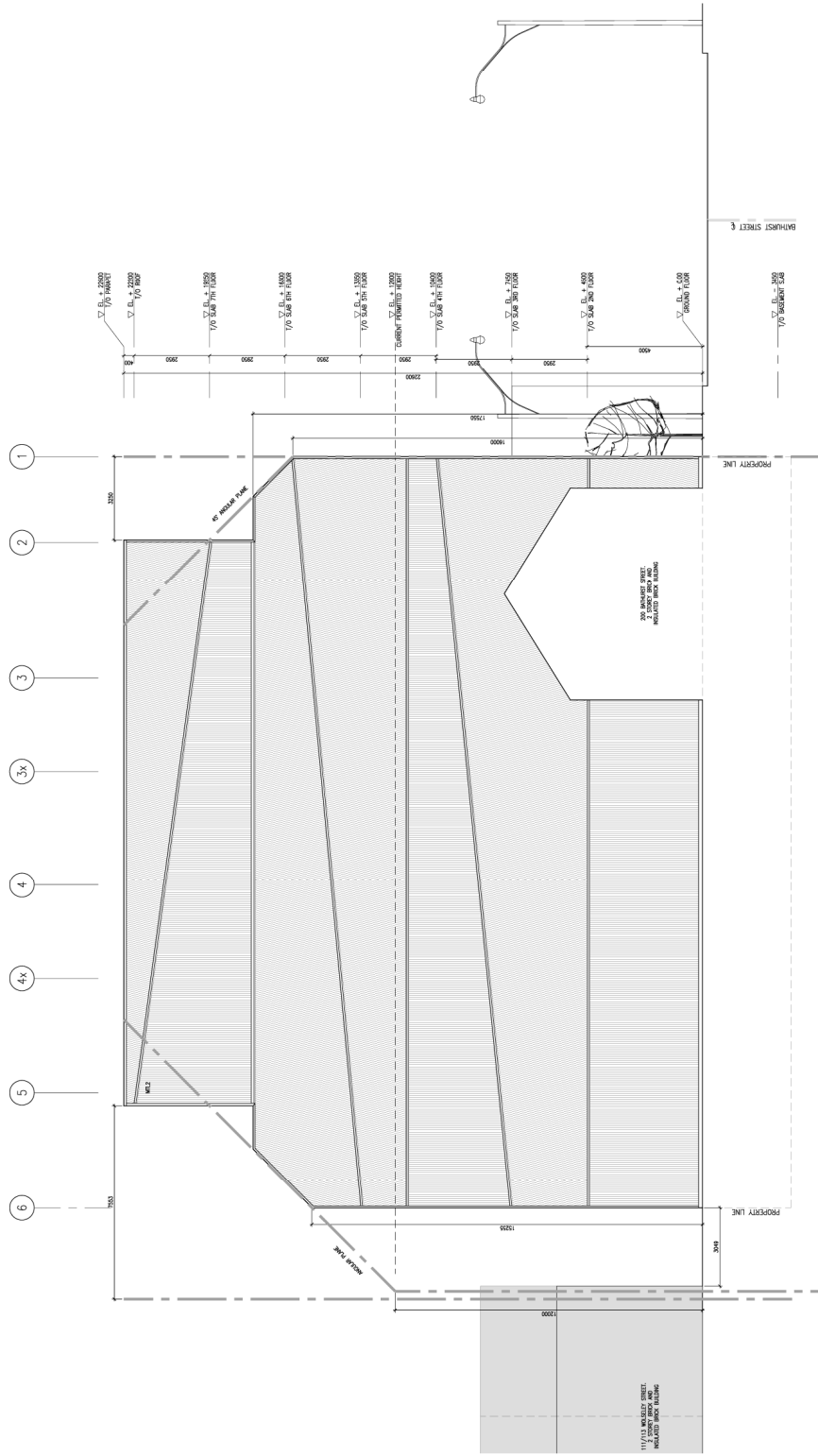
202-204 Bathurst Street

Elevations  
 Applicant's Submitted Drawing

Not to Scale  
 09/12/2012

File # 12 196322 0Z

### Attachment 3b: South Elevation



South Elevation

202-204 Bathurst Street

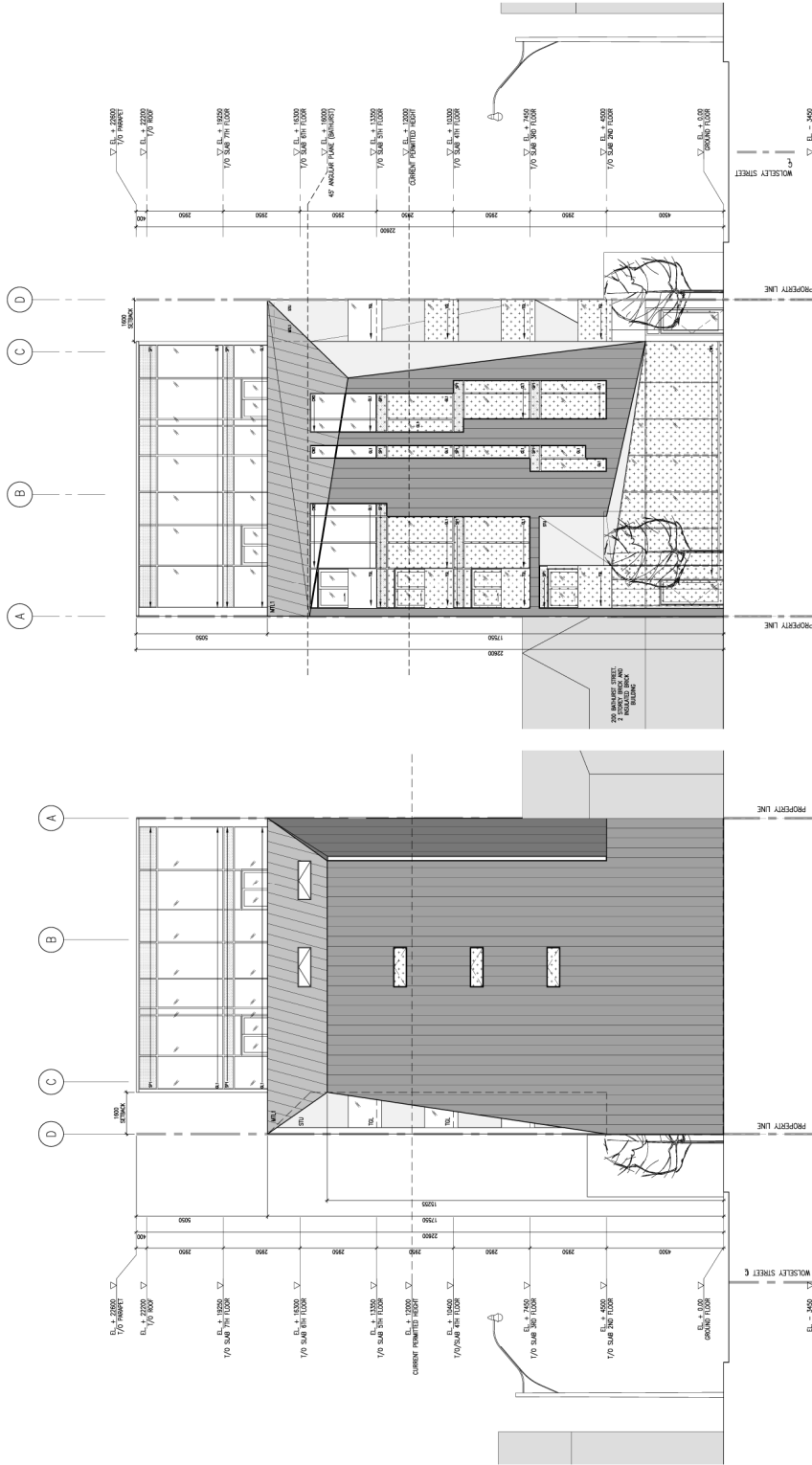
Elevations

Applicant's Submitted Drawing

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# Attachment 3c: West and East Elevations



East Elevation

West Elevation

202-204 Bathurst Street

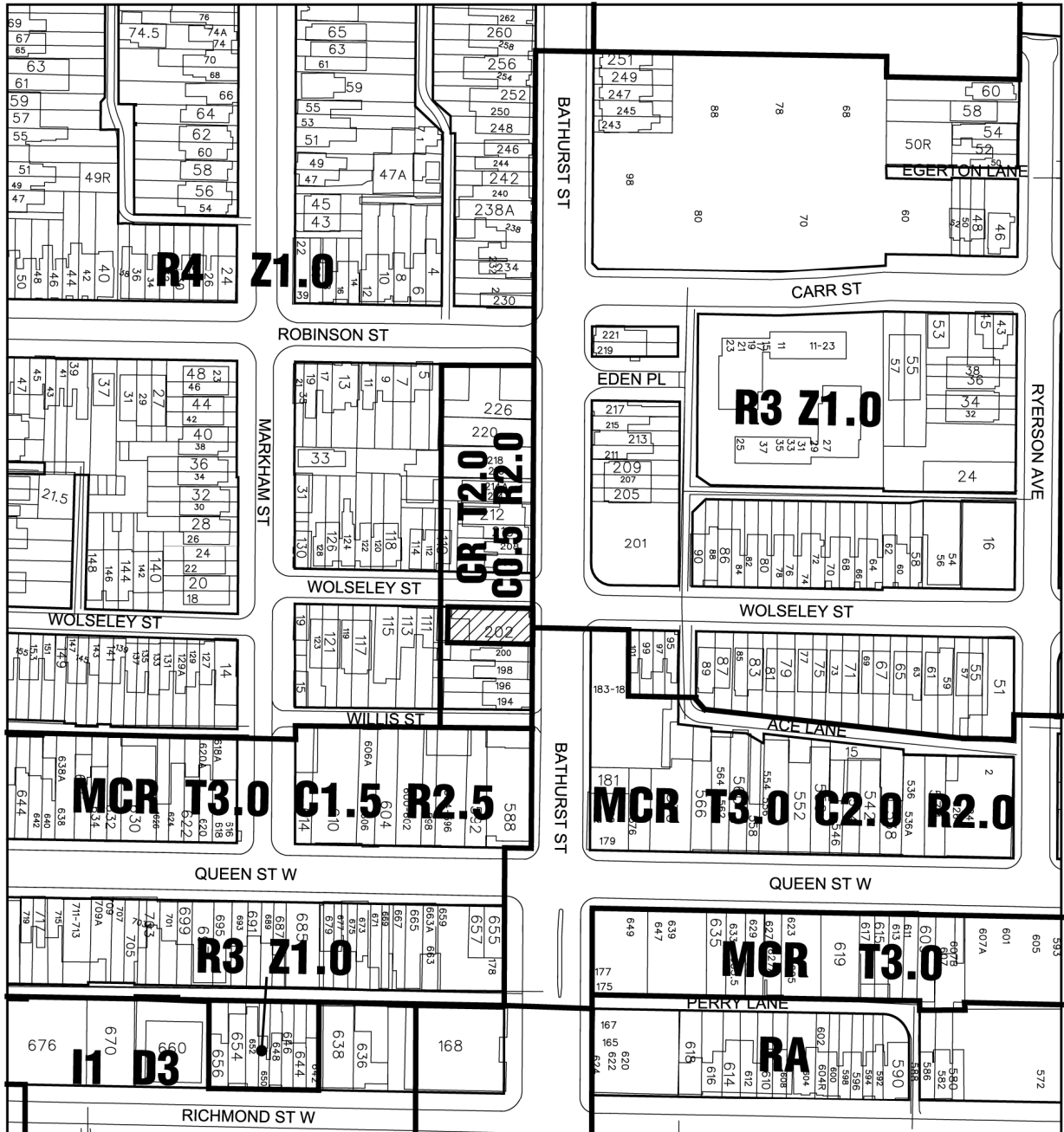
Elevations

Applicant's Submitted Drawing

Not to Scale  
09/12/2012

File # 12 196322 0Z

# Attachment 4: Zoning



202-204 Bathurst Street

File # 12 196322 0Z

- MCR Mixed-Use District
- R3 Residential District
- R4 Residential District
- RA Mixed-Use District



Not to Scale  
Zoning By-law 438-86 (as amended)  
Extracted 09/12/2012

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	12 196322 STE 19 OZ
Details	Rezoning, Standard	Application Date:	June 19, 2012
Municipal Address:	202 BATHURST ST		
Location Description:	CON 1 FB PARK PT LOT 19 WOTH R O W **GRID S1907		
Project Description:	Rezoning application for the construction of a new mixed use building - commercial at grade and residential above - 7 storey building - 24 residential units - parking stacker with 10 spaces - 28 bicycle parking spaces. - See 12 196328 STE19 SA for Site Plan Approval Application		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Weston Consulting Group Inc		Teepie Architects	202 Bathurst Holdings Inc

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	CR C0.5 R2.0 T2.0	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	362.3	Height: Storeys:	7
Frontage (m):	12.17	Metres:	22.6
Depth (m):	29.56		
Total Ground Floor Area (sq. m):	0		<b>Total</b>
Total Residential GFA (sq. m):	1785.8	Parking Spaces:	10
Total Non-Residential GFA (sq. m):	96.4	Loading Docks	0
Total GFA (sq. m):	1882.2		
Lot Coverage Ratio (%):	0		
Floor Space Index:	5.2		

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1785.8	0
Bachelor:	4	Retail GFA (sq. m):	96.4	0
1 Bedroom:	16	Office GFA (sq. m):	0	0
2 Bedroom:	4	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	24			

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