

Community Consultation Meeting #2

1467 Bathurst Street



Sipo Maphangoh, Senior Planner
Ran Chen, Senior Urban Design

December 4, 2019 6:00 -8:30pm
Forest Hill Jewish Centre



Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



Agenda

6:00 – 6:30 p.m. Open House



6:30 – 6:45 p.m. Welcome / Councillor Opening Remarks



6:45 – 7:10 p.m. Planning Presentation



7:10 – 7:15 p.m. Instructions for Round Table Discussions



7:15 – 8:15 p.m. Break-out into Round Table Discussions



8:15 – 8:30 p.m. Closing Remarks & Next Steps



Councillor Josh Matlow

OPENING REMARKS

Conduct



- Everyone will have a chance to give their opinion & ideas
- Raise your hand to ask a question or make a comment at the end of presentations
- Be respectful - everyone deserves to be heard

1467 Bathurst Street



Site Details

Site Area

7,726 square metres (83,162 square feet)

Frontage

175 metres (574 feet)

Lot Depth

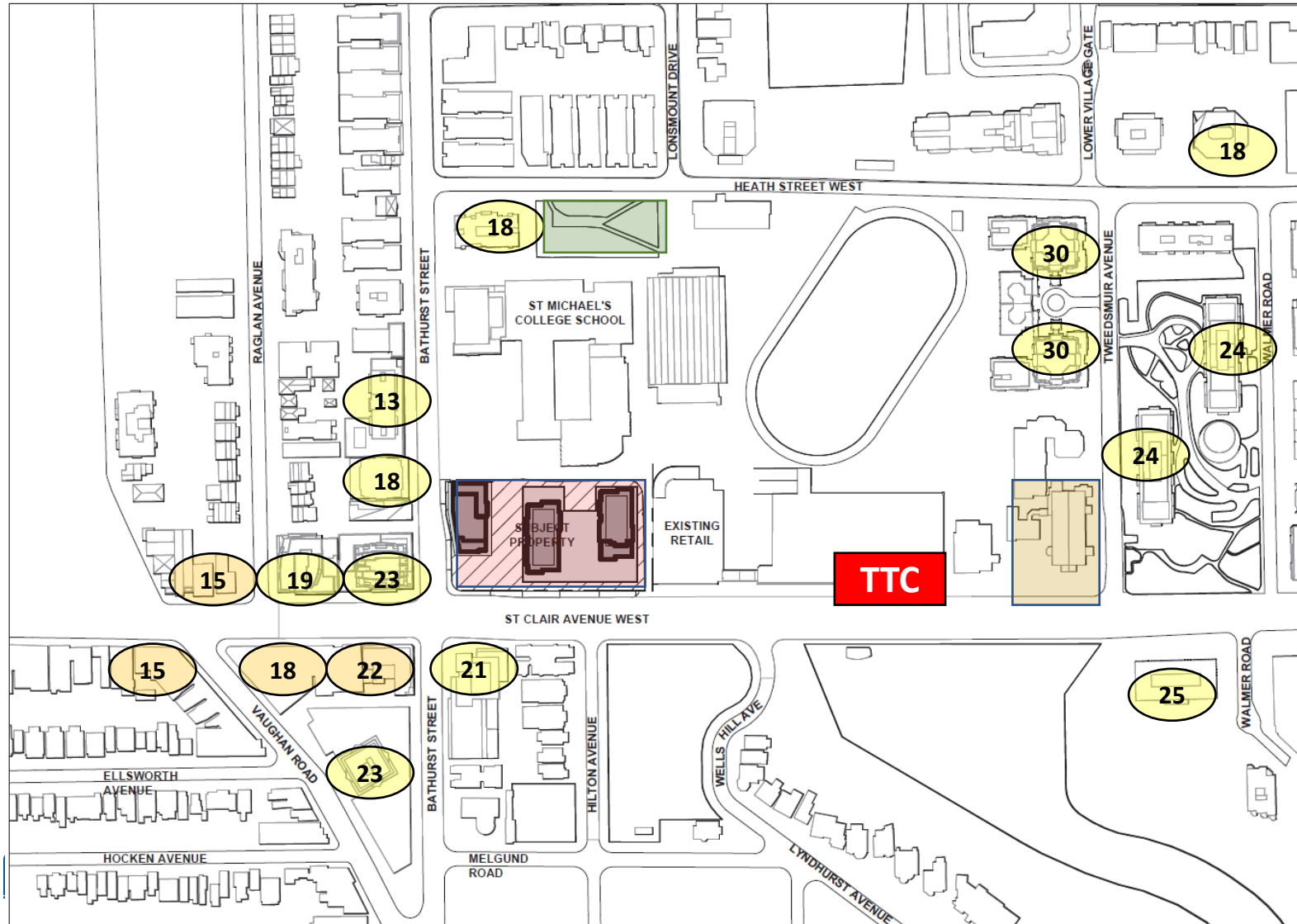
66 metres (216 feet)

Former Use

Gas station and parking lot



Existing and Planned Context



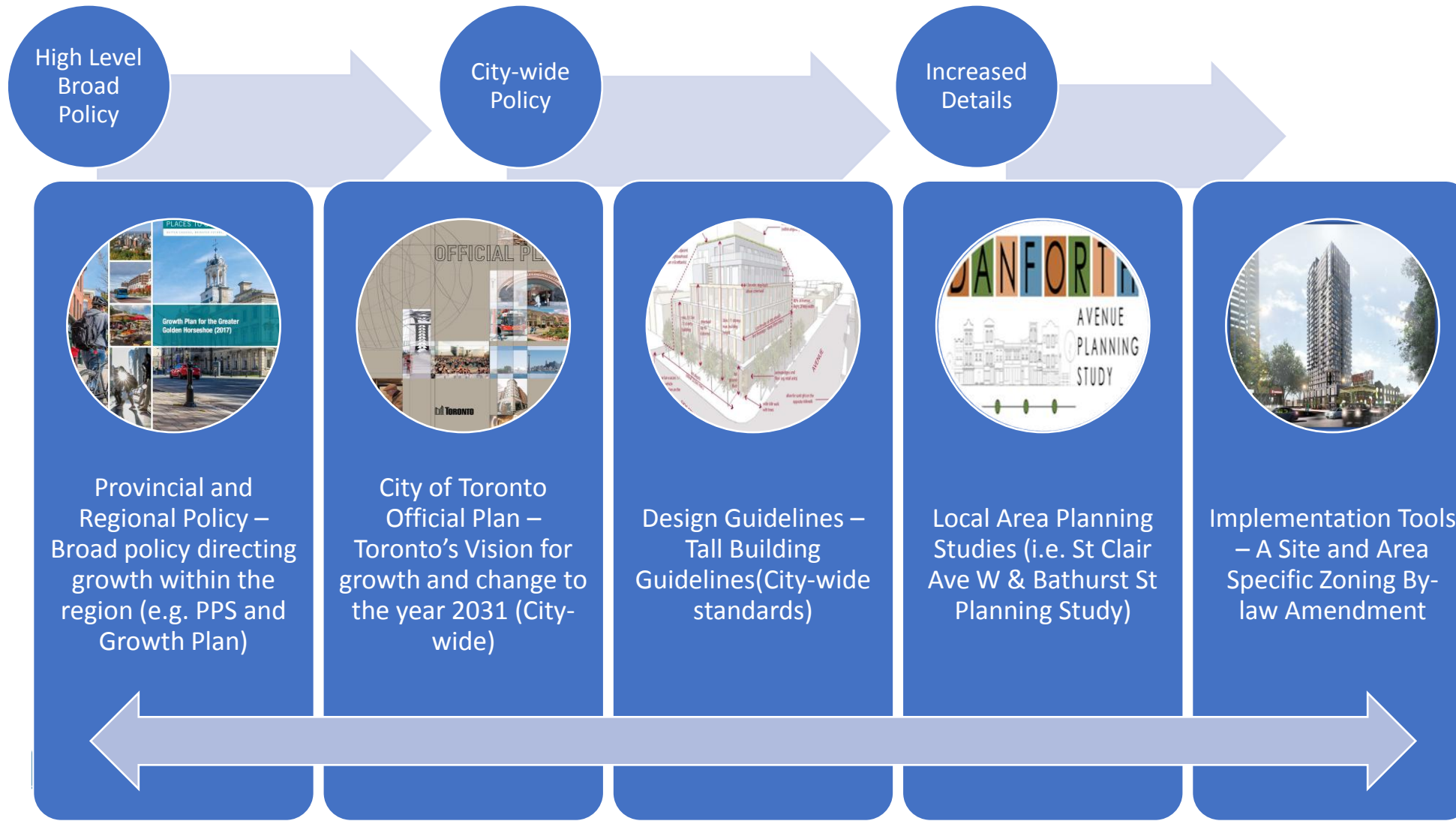
Community Engagement

- Planning Community Meeting #1 was held on March 7, 2018;
- Steering Committee Meeting No. 1 (Public Realm), June 14, 2018;
- Steering Committee Meeting No. 2 (Built Form), July 17, 2018;
- Steering Committee Meeting No. 3 (Transportation), August 27, 2018;
- Steering Committee Meeting No. 4 (Community Services), September 5th, 2018;
- Steering Committee Meeting No. 5 (Revised Proposal), November 13, 2019;
- Planning Community # 2 – December 4, 2019

Planning Policies



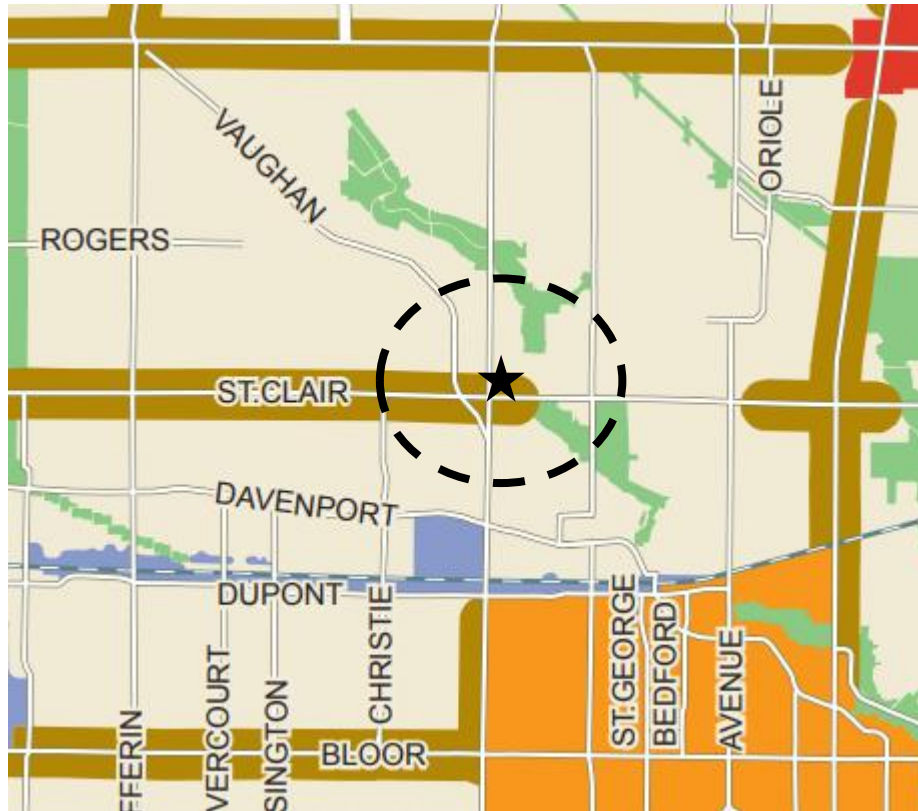
Policy Context - Overview



What is the Official Plan?

- **Visionary policy document**
 - How & where the City will grow
- **Big picture**
 - Holistic and integrated
- **All encompassing**
 - Residential areas, employment areas, institutional, regeneration, mixed use, park land/green open space etc.
 - Transit, Roads, Environment, Heritage, Energy, Culture, Economic Development, Housing etc.
 - Maps, land use designation, development criteria etc.
- **Council approved**
 - Used by all divisions in the City
- **Applications must conform to the Official Plan vision and policies**

Official Plan – Urban Structure Map



Official Plan – Map 2
Urban Structure



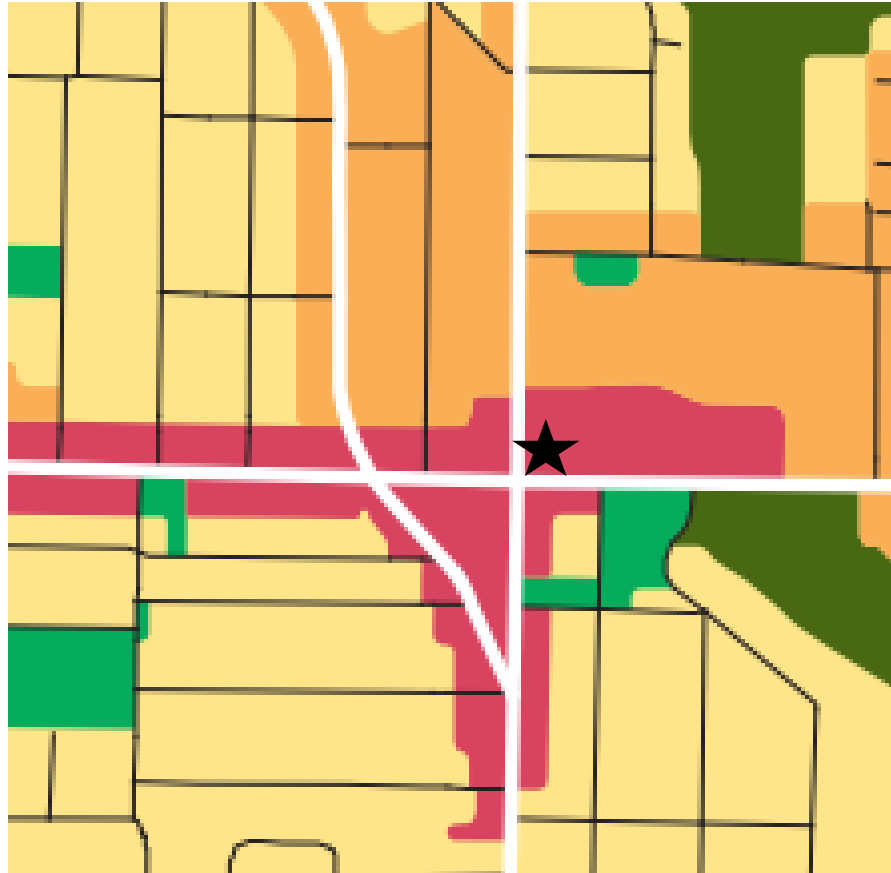
- Avenues
- Centres
- Employment Districts
- Downtown and Central Waterfront
- Green Space System

Urban Structure – Avenues (2.2.3)

- In conjunction with the *Centres, Employment Districts and the Downtown and Central Waterfront*, the *Avenues* form part of the City's growth management strategy in the Official Plan.



Official Plan – Land Use Map

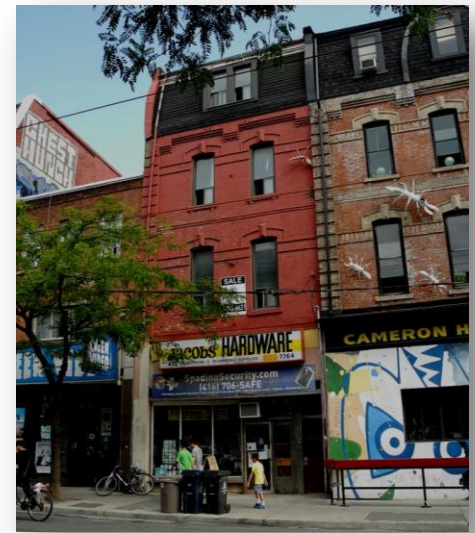


Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas**
- Parks and Open Space Areas
 - Natural Areas
 - Parks
 - Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors
- Special Study Area
See Chapter 7, Site and Area
Specific Policies 235, 236
- Major Streets and Highways
- Local Streets
- Railway Lines
- Hydro Corridors

Mixed Use

- Will absorb a portion of Toronto's growth over time.
- Create of a balance of uses that reduce automobile dependence, meet the needs of the community and provide new jobs and homes.
- Variable scale and density subject to area context.
- New buildings will frame streets, minimize shadow impacts, transition toward lower scale areas and provide an attractive, safe and comfortable pedestrian environment.

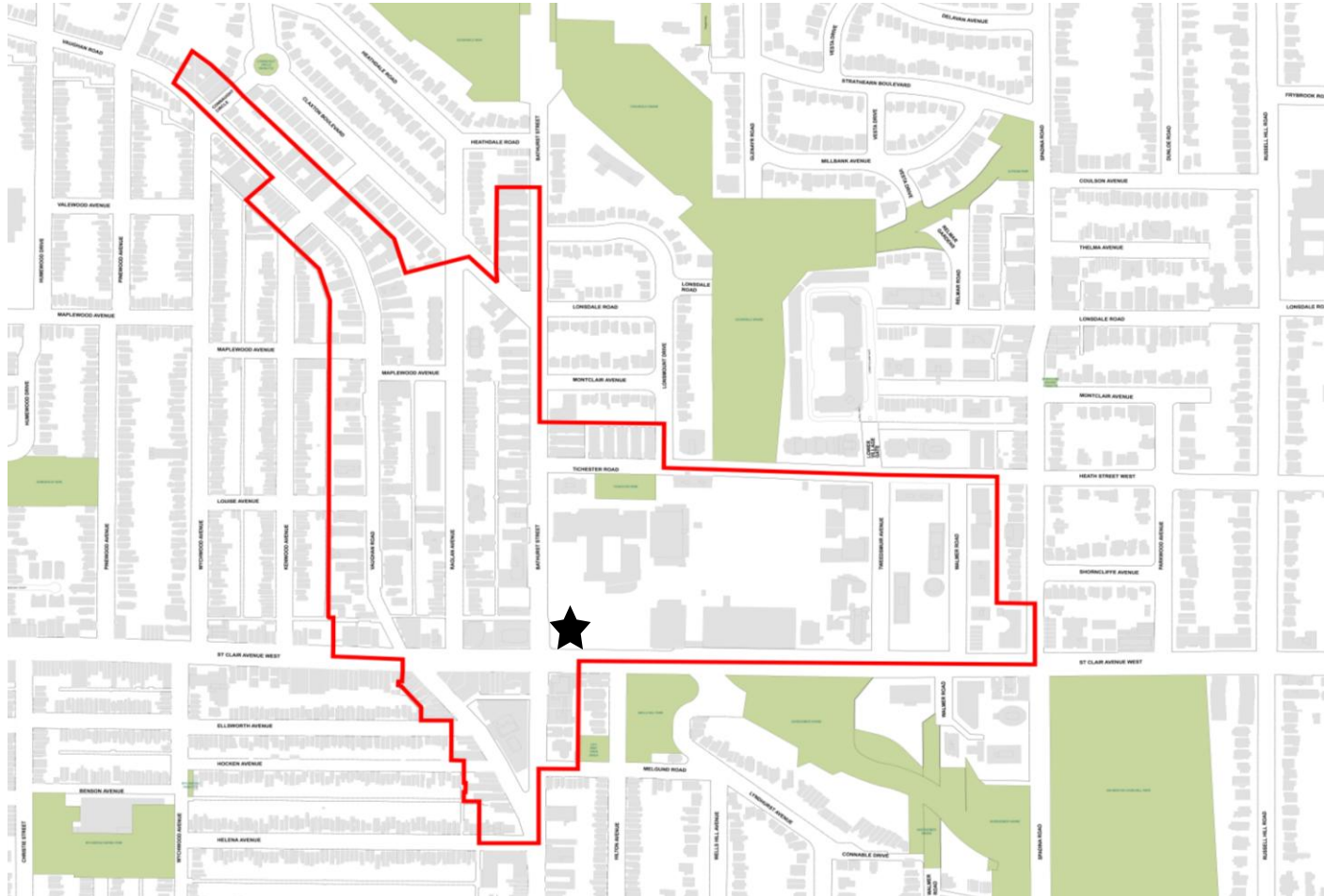


Site and Area Specific Policies

Site and Area Specific Policy 226

- This policy applies to the lands owned by St. Michael's College School and Loblaws on the northeast corner of St. Clair Avenue West and Bathurst Street. It states that educational, commercial retail and apartment residential uses are permitted and provides public realm and built form criteria for development.

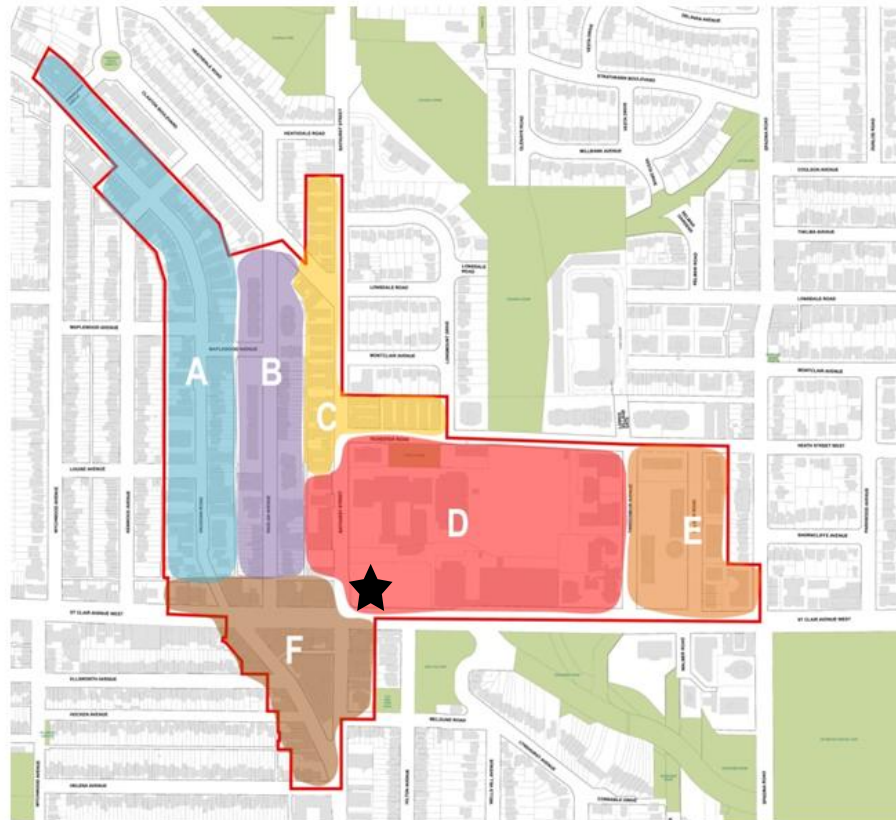
St Clair Avenue West & Bathurst Street Planning Framework Study



Motion Adopted January 30, 2019

City Council request the Chief Planner and Executive Director, City Planning, to modify the Official Plan Policy review for the Raglan Avenue/Vaughan Road area (initiated in a staff report dated May 27, 2015 and adopted by City Council on July 27, 2015), by **expanding the study boundary** as found in Figure 1 below and focusing on **built form, land use, and community services**.

St Clair Avenue West & Bathurst Street Planning Framework



Character Area A
Upper Vaughan Village

Character Area B
Raglan Transition Zone

Character Area C
Bathurst/Tichester Walk-ups

Character Area D
Station District

Character Area E
Tweedsmuir/Walmer Apartments

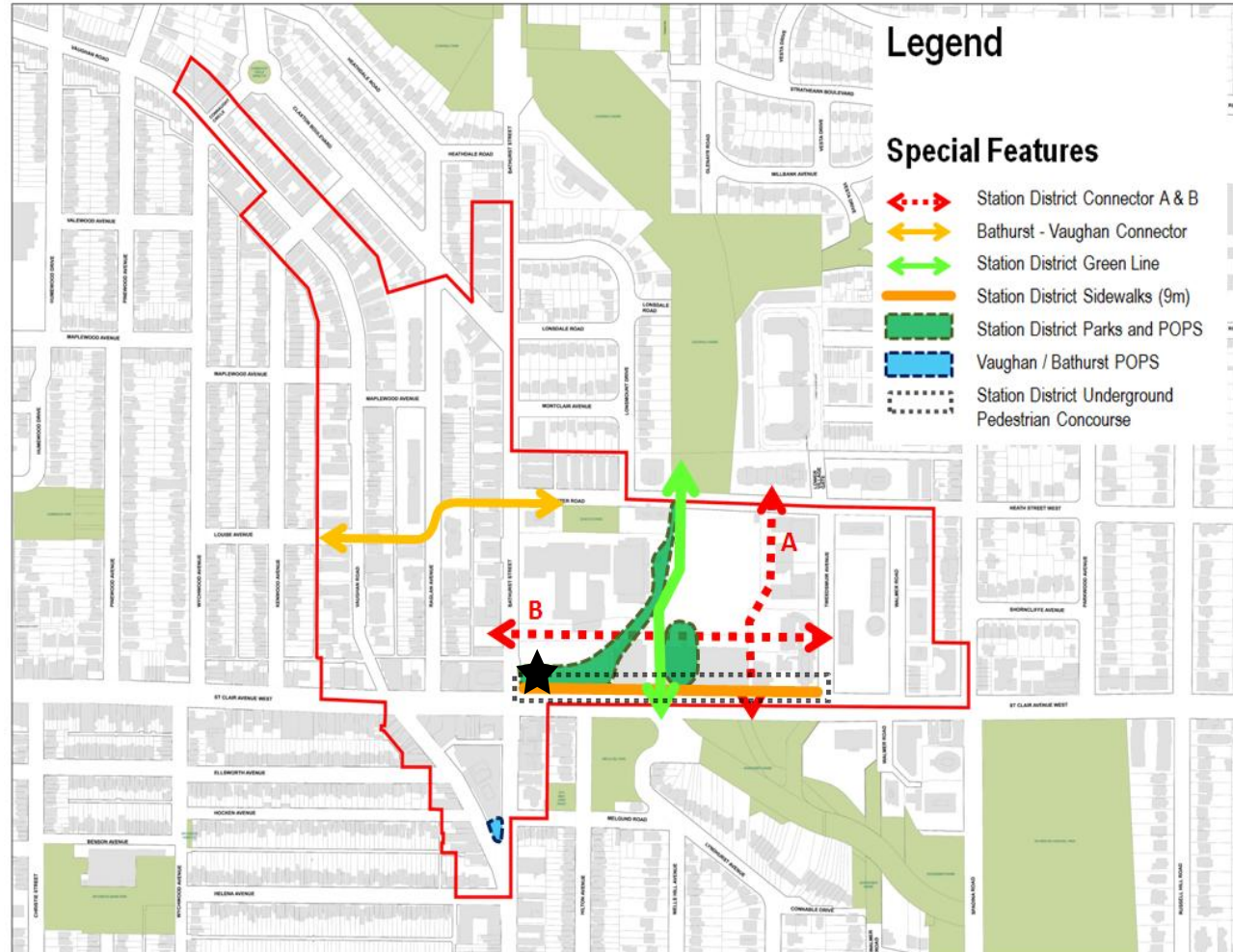
Character Area F
The Triangle

STATION DISTRICT

Excerpts Built Form Objectives:

- Ensure that a cluster of **landmark tall buildings**....mark the St. Clair Avenue West and Bathurst Street intersection and along St. Clair Avenue West;
- **Consist of the tallest buildings in the entire Planning Framework Area** which will be located on the corners of the St. Clair Avenue West and Bathurst Street intersection...;
- Be strategically placed to allow for the implementation of the **Public Realm Network Plan** which contains numerous Special Features which will define the Station District;
- **Mitigate the impact of wind** on the public realm...;
- **Frame POPS, parks and other open spaces with retail** and other uses in order to create vibrant public spaces that encourage public life;
- Include space within buildings to accommodate **new community services** or facilities including a **community centre** and a **daycare**;
- Provide **9.0 metre wide sidewalks** along St. Clair Avenue West.

St Clair Avenue West & Bathurst Street Planning Framework



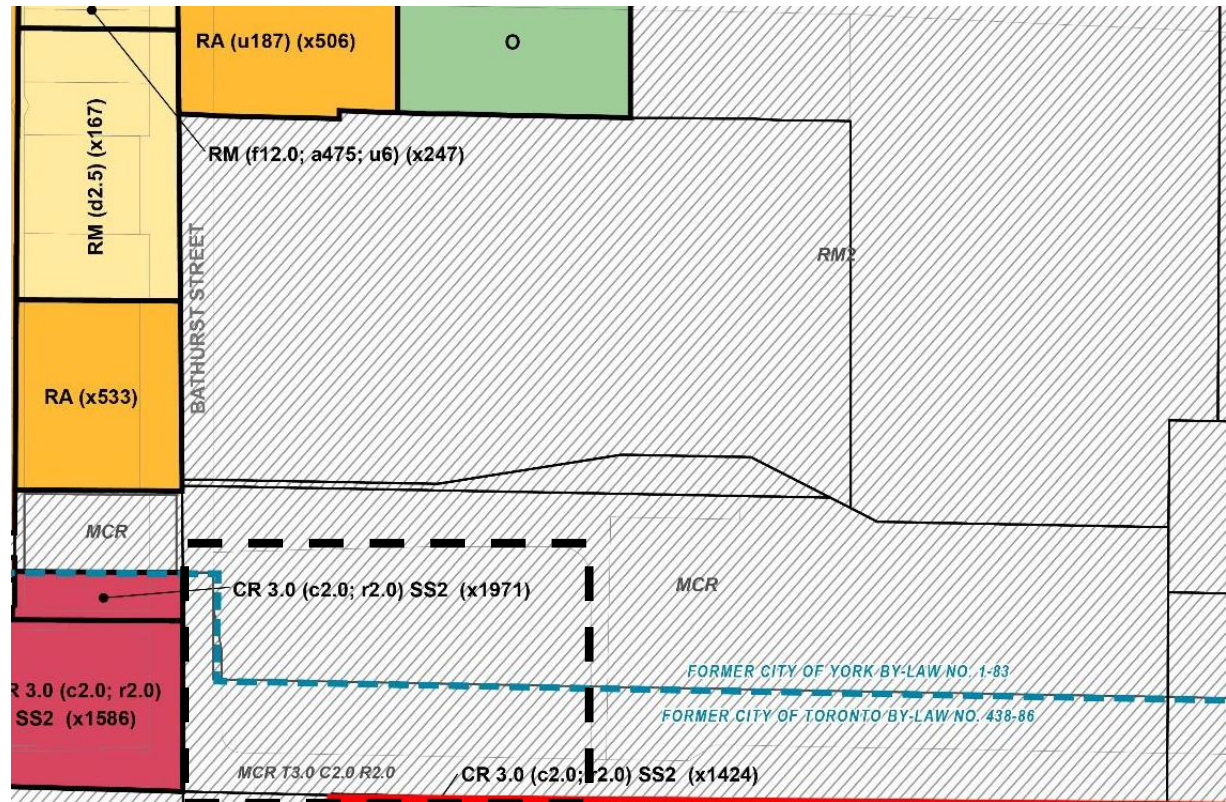
Zoning

City of Toronto Zoning By-law 569-2013

- Grey – refer to Former City of Toronto By-law 438-86 and Former City of York By-law 1-83
- Blue dashed line – separates former City of Toronto from former City of York

Former City of Toronto Zoning By-law 438-86

- Applies to a strip of land approximately 20m in depth along the north side of St. Clair Avenue West, east of Bathurst Street.
- This portion of the site is zoned **MCR T3.0 C2.0 R2.0** which permits a mix of **residential and non-residential** uses with a **total density of 3 times the lot area**.



Zoning

**Former City of York Zoning By-law 1-83 - OMB approved Exception #333
(applies to 1467 Bathurst St & 480 St Clair Ave W)**

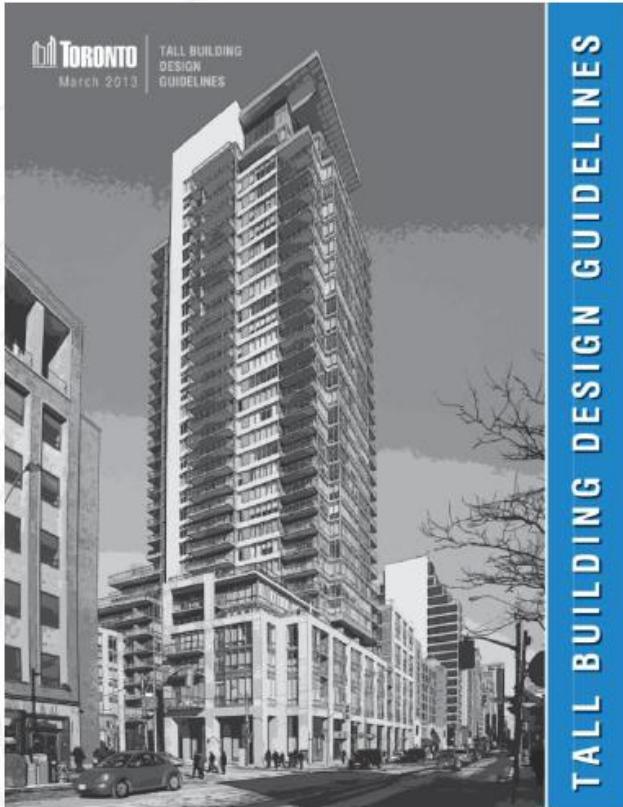
Zoning designation: “MCR” (Mixed Commercial Residential)

Permits:

- Maximum building heights of **2, 7 and 25 storeys** (no metric height maximum required)
(a **7-storey building** at the corner of Bathurst Street (where the former gas station was); followed to the east by **two 25-storey towers** integrated atop a podium building that covered the site and further east a **2-storey building**.)
- Maximum **gross floor area of 4 times the lot area**;
- Maximum of **570 residential units**
- Maximum **residential gross floor area of 74,500 sq m**
- A minimum **landscaped open space of 10% on the lands**

Generally, the first phase (east block) was anticipated to be the Loblaws commercial building (now built). The second phase (west block) was to be a mixed-use residential and commercial development (not built).

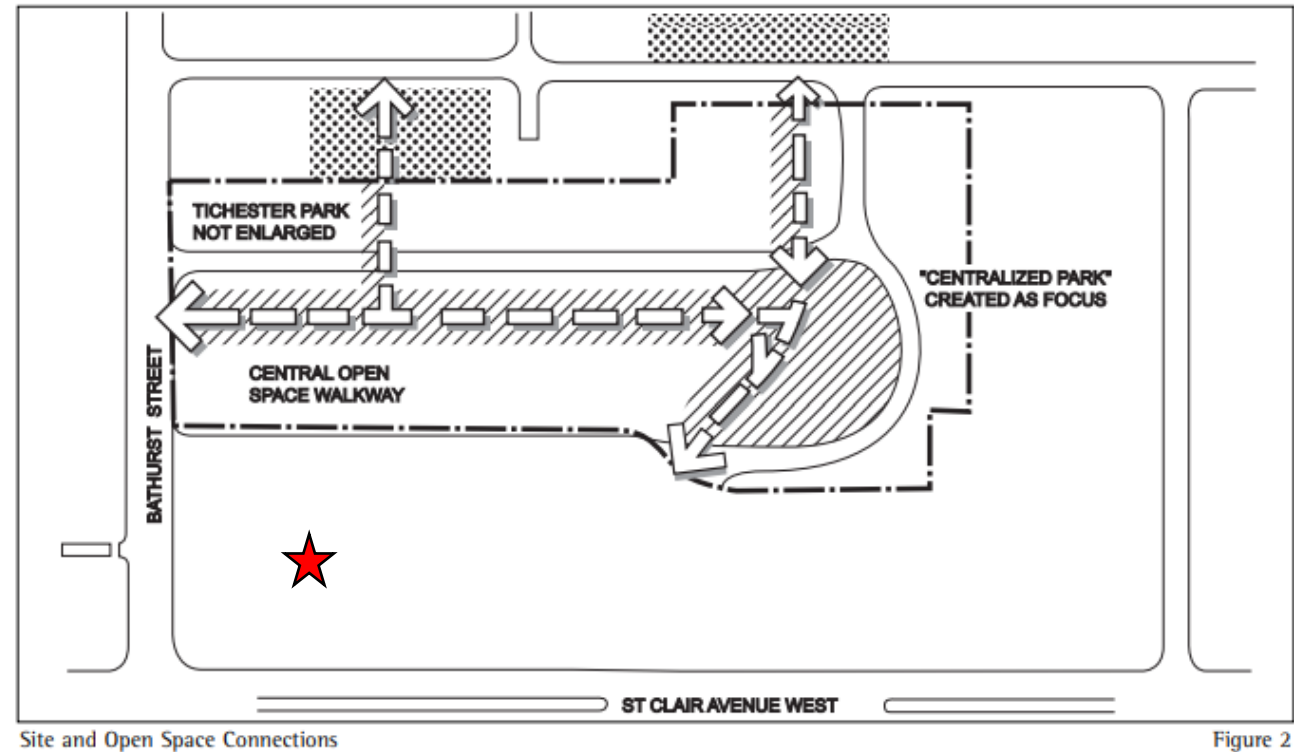
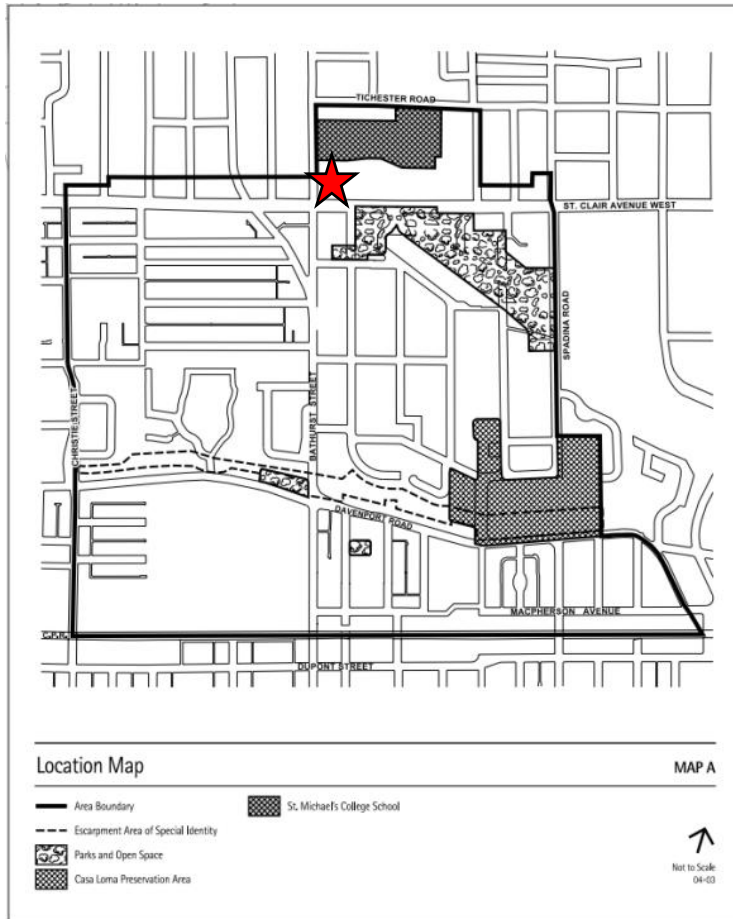
Urban Design Guidelines



- Establish where tall buildings belong
- Regulate height, form and relationship
- Direct enhancement pedestrian environment
- Minimize shadowing of sidewalks, parks and public squares
- Protect landmark views and heritage resources
- Improve the quality of life for people living/working Downtown

Urban Guidelines – Area Specific

- St Clair and Bathurst Urban Design Guidelines, June 2004



Applicant's Proposal



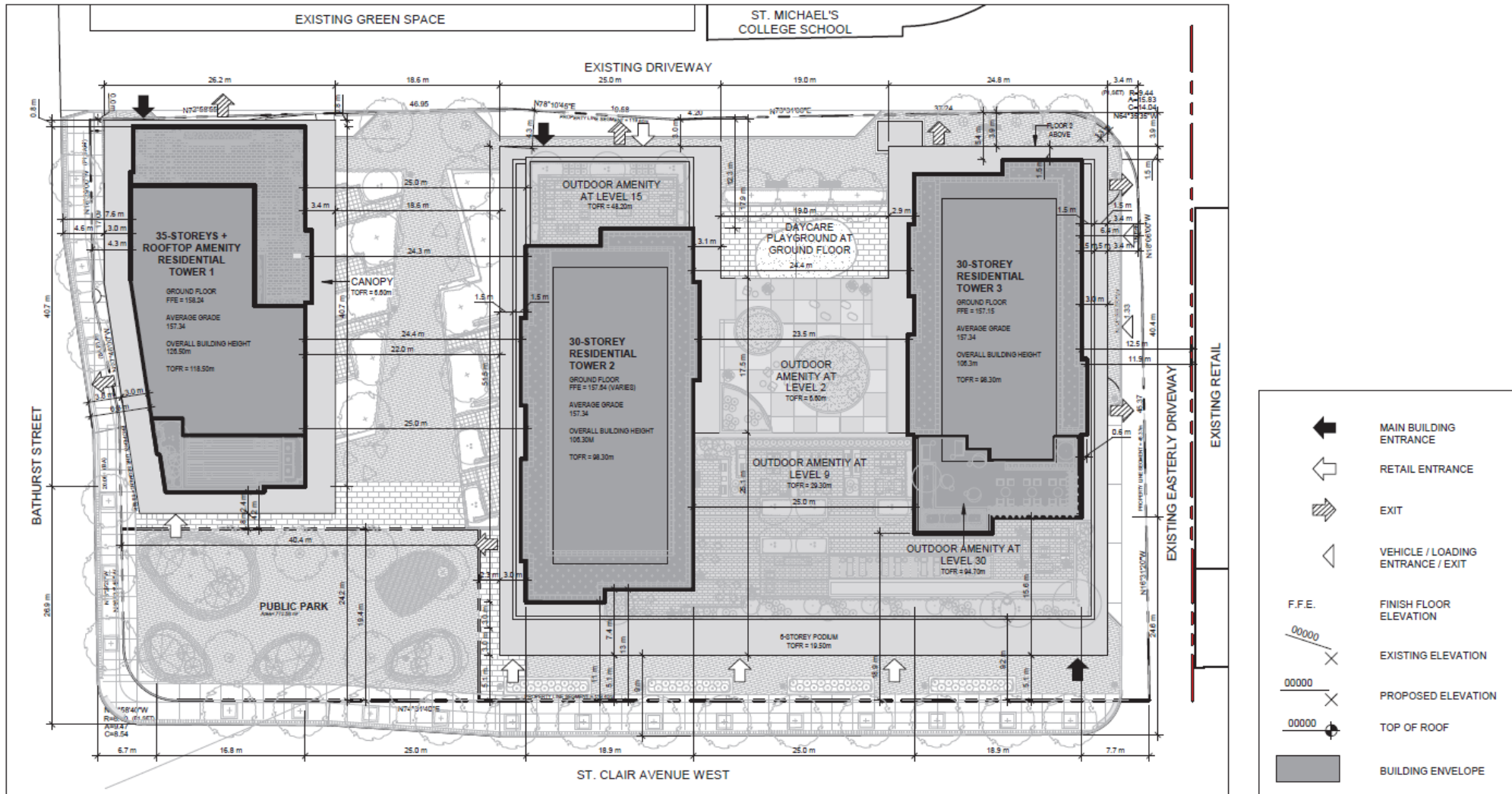
Overview

- Three towers 35, 30, 30 storeys (**126.5 metres**, 98 metres, 98 metres including mechanical)
- Tower 2 & 3 connected by a 6-storey base building/podium. Tower 1 distinctive design with no podium.
- 10.67 times the area of the lot
- 866 Residential Units (58% - 2 & 3 bedroom units)
- 901 parking spaces in 5-level underground garage space (res & commercial parking, visitor parking, daycare & retail parking spaces & 86 spaces for St Mike's)
- 1,732 sq m of indoor amenity & 1,644 sq m of outdoor amenity for residents – TOTAL 3,376 sq m

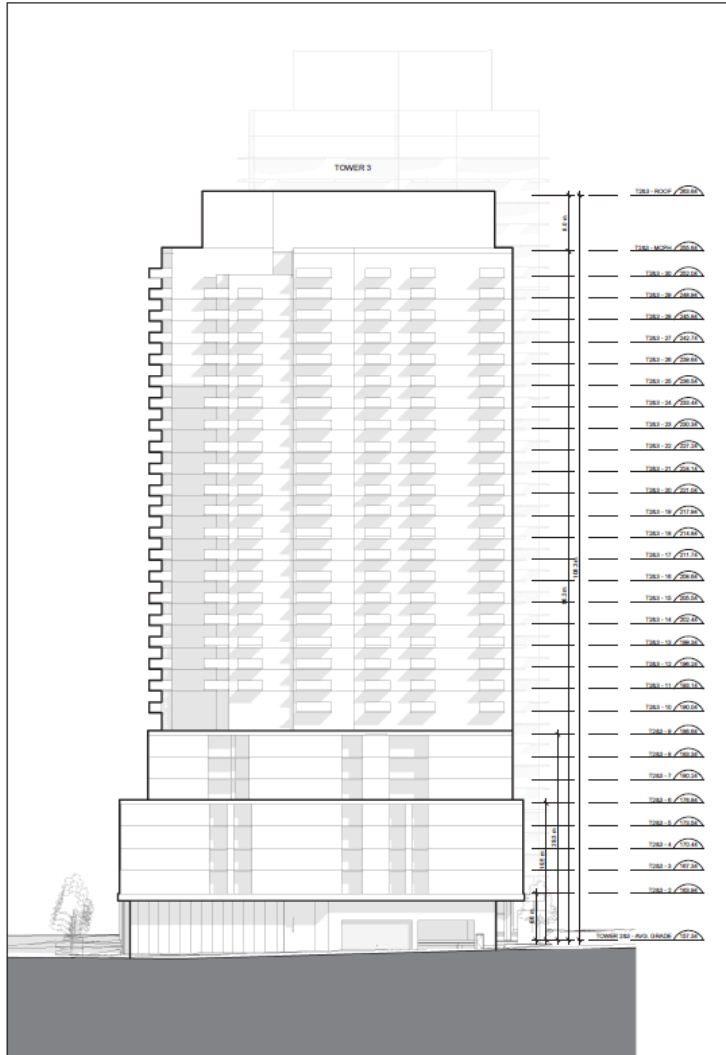
Overview continued

- 44% of site is open space
- Park – 772 sq m (required 760 sq m)
- POPS – privately owned, publicly accessible open space – connects to park, creates a mid-block connection through site, view of St.Mike's garden.
- Public City-run daycare and playground on ground floor of towers 2 & 3
- TTC knock out panel & future access
- 9.0 m sidewalk on St Clair Ave W;
- Tree planting along St Clair & Bathurst
- Retail units front onto St Clair

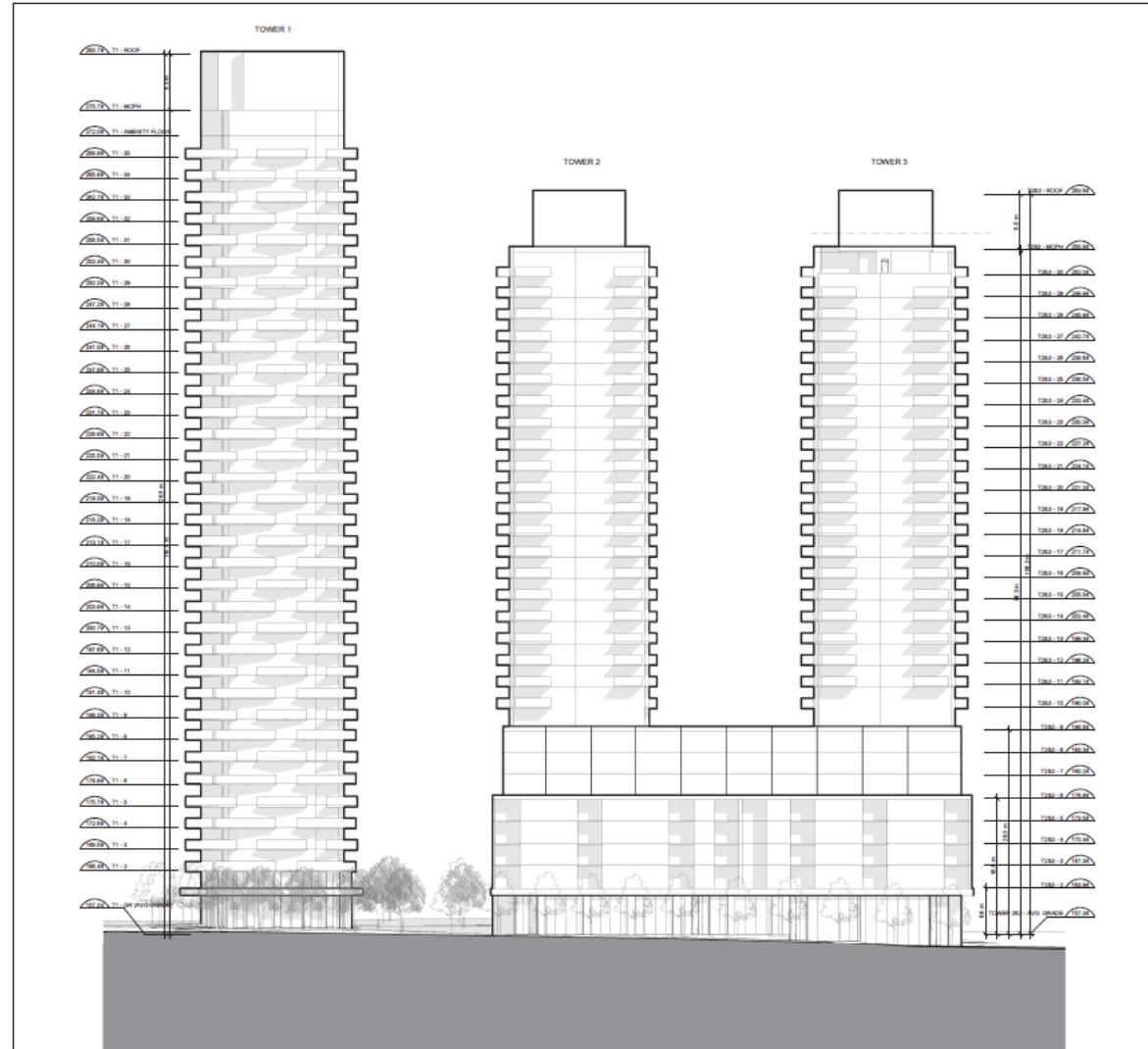
Site Plan



Elevations

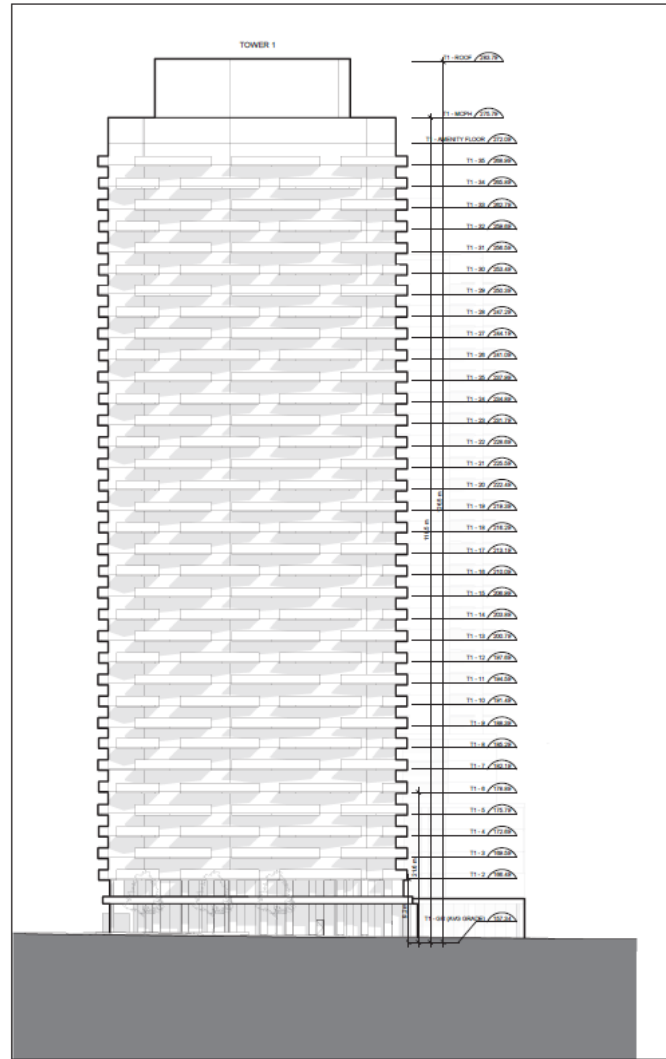


1 East Elevation
A401

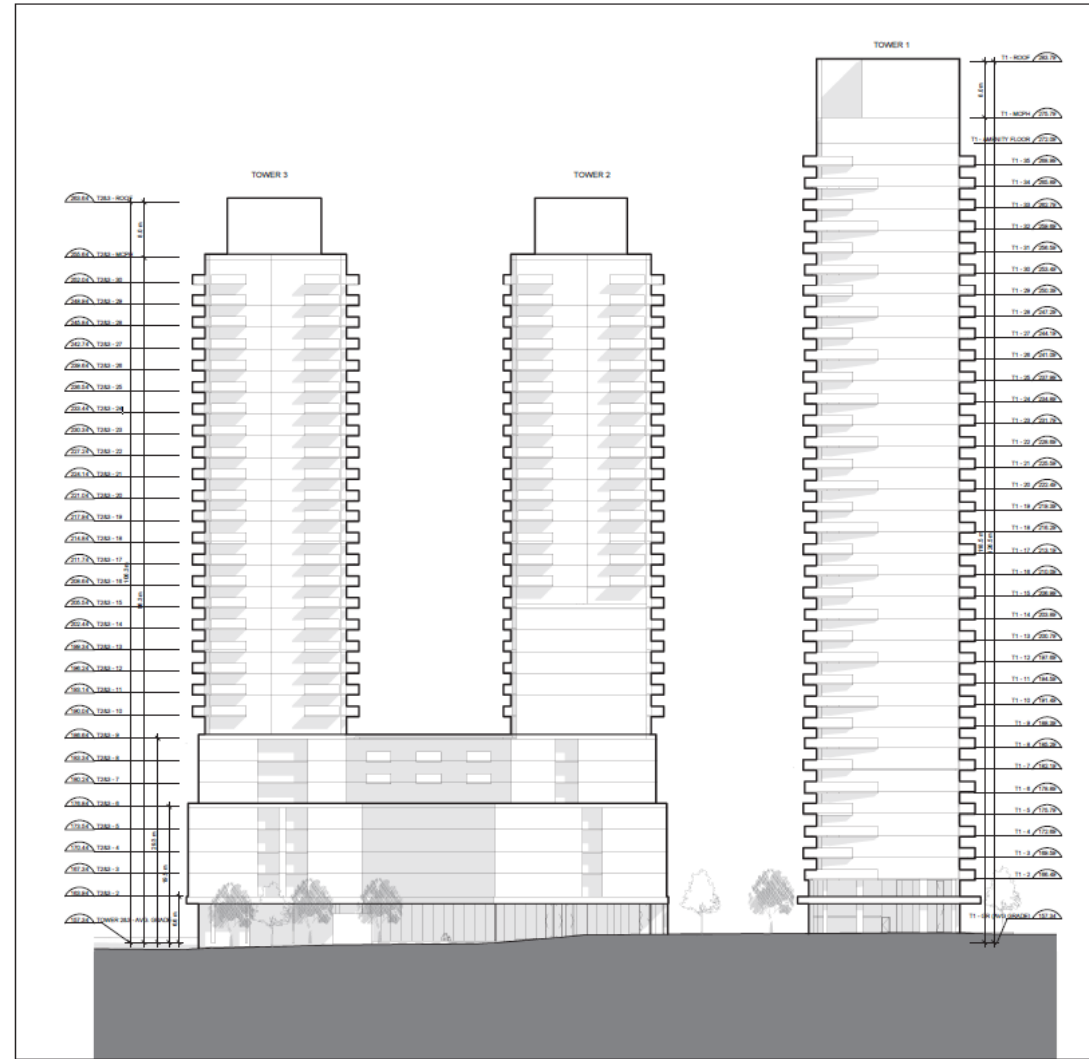


2 South Elevation
A401

Elevations



1
A.402 West Elevation



2
A.402 North Elevation

Issues to be Evaluated



Issues To Be Evaluated

- Community Space;
- Pedestrian Wind Impacts;
- Ensuring the planting of streets trees; and
- Design of proposed TTC future access.

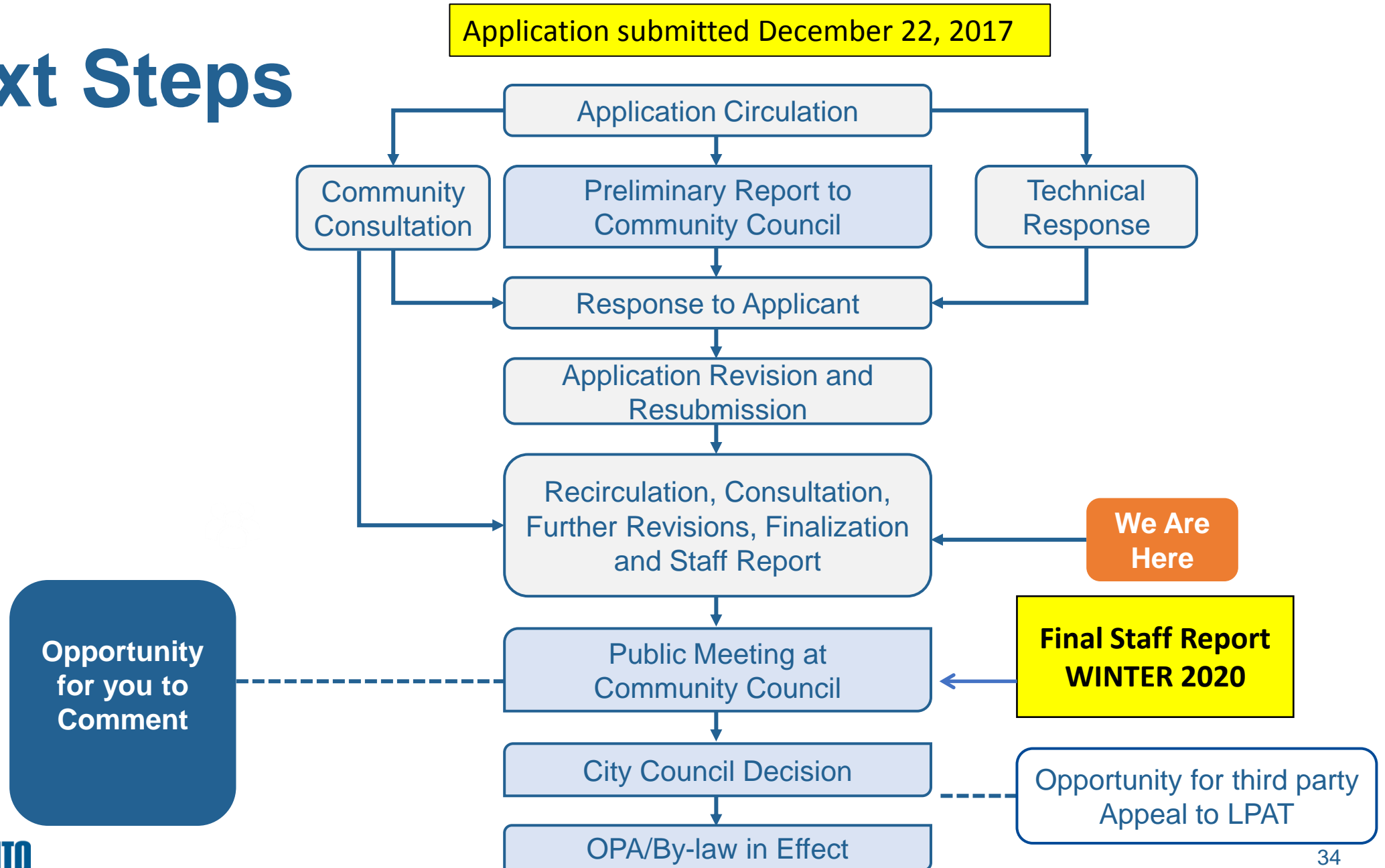
Conclusion



Determining the Public Interest



Next Steps



Next Steps

- Email or mail written comments as soon as possible to planner & Councillor
- City Planning staff will review comments received
- City Planning sending a final staff report to Toronto and East York Community Council in Winter 2020
- Next chance for public to provide input and comments is at Toronto and East York Community Council meeting at City Hall
- EMAIL CLERKS AT teycc@toronto.ca to put your opinion on the public record (reference application number, address & agenda item number)



Contact Us



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@ CityPlanTO

Thank you for attending!

Roundtable Discussions



Reason for Round Table Format

- This format encourages:
 - Deeper discussion among residents and other stakeholders
 - Hearing from those who may be hesitant to speak in front of a large group such as newcomers, youth, shy people.
- This format provides:
 - Planner with better, more useful feedback that highlights:
 - Consensus
 - Differing Opinion
 - New and Specific Ideas

Instructions

- 10 people to a table
- 1 **volunteer** facilitator per table
- 3 questions will be read out loud and discussed
- 20 minutes per question
 - Q1 – 7:15 -7:35pm
 - Q2 – 7:35 – 7:55pm
 - Q3 – 7:55 – 8:15pm
- Table members are encouraged to make comments, build on others' comments and make counter points
- Use materials on table
- Your comments will be recorded

Discussion Questions

1. What do you like about the revised proposal?
2. What in the revised proposal should be changed or improved?
3. What are your ideas for the public realm?
(Park, POPS, mid-block connections, retail interface etc.)