

DRAFT: 1109 Bathurst Street

Project Name: 1109 Bathurst St. ¹	Date of Application: 24 June 2020
Application Number: 20 159922 STE 11 OZ	Date of ARA Board Approval of this Position Statement: 9 September 2021
P+D² Draft recommended to Board on: 7 September 2021	P+D Review Group: David S., Terry M., Lynne D., Henry W.

Project Status: Planning and Zoning:			
Pre-Application	Application submitted	Project Review Meeting held: 9 March 2021	Community Meeting(s) held: 29 Oct. 2020
TEYCC decision pending	Council decision pending	Toronto Preservation Board pending	OLT appeal pending
Project Status: Site Plan Control:			
Application submitted	Staff-led WG	'Bumped up'	Councillor-led WG

What the Developer Wants:			
Official Plan Amendment	Zoning Bylaw Amendment	Site Plan Approval	Heritage Approval

This second Project Position Statement was prepared after additional meeting with the developer and their design team on 23 August, 2021 to discuss their changes to the proposed design in response to issues raise by ARA in its previous PPS. This Statement might be updated if further changes are made. This Statement, and the views expressed in it, are presented by ARA 'without prejudice' to any legal actions arising in the course of the City's review and possible appeals.

Brief Description of Project

The development application by Talus is for a nine-storey self storage facility on the northern part of the block between Dupont and the CPR line, and Bathurst and Albany. The application is for a Zoning Bylaw Amendment and Site Plan Approval. An Official Plan Amendment (OPA) is not necessary as it conforms to the OPA arising from the Dupont Visioning Study in which ARA was heavily involved.

Since the Dupont study and resulting OPA and Zoning Bylaws did not anticipate any free-standing facilities in the General Employment Area stretching 20 m south of the railway corridor, the applicant is asking to amend the zoning to: 1) extend the General Employment Area designation 10.5 m south into the Mixed Use zone abutting Dupont (their site stretches ~30 m south from the corridor boundary); and 2) extend the height limit of the southern Mixed Use zone to the rail corridor boundary to allow for a 9-storey (~35 m) building. The proposed building will have an entrance off Bathurst Street and an exit onto Albany Street.

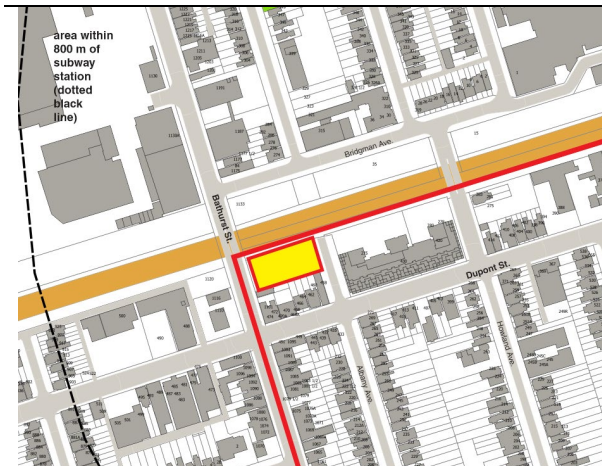
¹ Note: City Planner on this file is: Jason Tsang, Jason.Tsang@toronto.ca, 416-392-4237

² ARA's Planning and Development Committee

Planning Context:

The project site is immediately to the west of the nine-storey Bianca condominium under construction and immediately south of the CP Rail Corridor.

The site is subject to the 2016 mediated Ontario Municipal Board settlement on Official Plan Amendment (OPA) through a Site and Area Specific Policy (SASP) for the north side of Dupont between Kendal and Ossington, resulting from the Dupont Visioning Study that ARA spearheaded in 2011. This Planning Context has a major bearing on ARA's positions on projects along Dupont as it supported the mediated settlement.



1109 Bathurst St.



Architect's rendering looking north-east

ARA's Issues, including Possible Impacts:

1. Massing + Form

- The proposed building height, although still at 9 storeys, is now mitigated by step backs on both the Bathurst and Albany elevations, which reduce the massiveness of the building. Although 8 storeys or lower is preferred, the current proposed height, including the penthouse, is 32.3 m (top of mechanical penthouse) lower than the Bianca at 37.97 m, east of the site on Dupont.
- The floor levels are now expressed and glazing with single loaded corridors are provided on the Bathurst and Albany facades. The aforementioned step backs improve the relationship between the top two storeys and the remainder of the building.

2. Streetscape + Public Realm

- A demonstration proposal for the site immediately to the south on Dupont suggests that the land can accommodate a viable residential development using an essentially single loaded light well typology for the north elevation.

3. Environment + Resilience

- The shadow impact to the north is now partially reduced by virtue of the aforementioned step backs. Trees are now proposed along both Bathurst and Albany. Increased set backs on both the east and west elevations make this possible.
- Re: Impact of noise/vibration from trains (C P Rail). A noise study and peer review are in process. However, the use of rough brick cladding to dissipate noise has

now been proposed, although the question remains as to how high the cladding will go given the elevated track bed.

4. Movement

- as part of our environmental commitment, the ARA would like to support alternative modes of transportation, particularly for short trips. We would like the new Self Storage facility to prioritize bike, e-bikes, and bike trailers as preferred transportation vehicles for customers and act as an anchor to provide the community with e-bikes for community renting or borrowing.

5. Community Benefits:

- these have not yet been discussed publicly and likely will not be until the re-submission in response to written comments from Planning that have already been provided. ARA will then raise the following possible benefits with the Councillor and community members:
 - affordable housing
 - facilities for
 - children
 - teenagers
 - seniors
 - families
 - vulnerable persons
 - newcomers
 - parks and open spaces
 - environmental and resilience improvements

ARA's Position:				
	Negotiate 1-on-1		Mobilize neighbours	Request Project Review Meeting
	Request Working Group		Support: With recommendations outlined below. ARA will re-assess after revised designs are submitted to Planning.	Support unconditionally
	Oppose		Appeal as Party	No position yet

Comments:

ARA's P+D appreciates the developer's efforts to address our concerns since last April. We also appreciate the City's efforts on the concerns outlined in our first PPS on 8 April 2021. We believe these dialogues demonstrate that consensus is achievable when all parties act constructively and in good faith. Our remaining recommendations pertain mostly to site plan control issues. However, we suggest that they be considered at the ZBLA stage to ensure that they do not slip through the cracks at the SPA stage.

Recommendations

1. Remove the proposed windows to the storage rooms on the south facade. They are gratuitous and inappropriate.
2. The base (lower two floors) of the south facade should be masonry, matching that of the north facade and creating a more robust and durable wall in anticipation of a possible future light well.

3. The proposed glazed bay on the Bathurst facade is out of scale. The bay should be removed and the design of the Bathurst facade should more closely resemble that of the Albany facade.

Site Plan Control has not yet been formally addressed, although some suggestions have been made. SPC will proceed after the rezoning is decided at TEYCC; P+D has asked that the community be consulted in the Site Plan review process.

To comment on this interim Project Position Statement, please email David Sisam, Member of ARA's Planning and Development Committee, at: info@theara.com.