

Public Consultation Strategy Report

**152-164 Bathurst Street &
623-627 Richmond Street West**
City of Toronto

Prepared for
Toronto (Bathurst & Richmond) Lp

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Introduction

This Public Consultation Strategy Report has been prepared to describe the proposed consultation approach for the Zoning By-law Amendment application by Toronto (Bathurst & Richmond) Lp ('the applicant) for **152-164 Bathurst Street & 623-627 Richmond Street West**, Toronto ('the site'). The site is located within the West Queen West neighbourhood.

The site is an assembly of properties that consists of a mix of semi-detached dwellings, several low-rise mixed-use buildings and an unnamed private lane located in the centre of the subject site with access from Richmond Street West.

The site is located at the southwest corner of Bathurst Street and Richmond Street West. This application seeks to redevelop the site with a 33-storey mixed-use building, which includes:

- 420 residential dwelling units
- 609 m² retail
- Heritage building at 164 Bathurst Street

As of July 2023, the site was approved for an 18-storey mixed-use building, with a total of 216 residential dwelling units. Subsequently, the approved tower heights have been reconsidered and an application for a Zoning By-law Amendment is being submitted to reflect proposed additional height, for a 33-storey mixed-use building.

Goals and Outcomes of the Public Consultation Process



GOAL

Inform the public and interested stakeholders about the proposed development and planning application process in a clear and accurate way

OUTCOME



The public and interested stakeholder groups feel confident in their understanding about the proposed development and rezoning application process to provide feedback



GOAL

Outline the key difference(s) in the application details and community engagement methods between the approved development and the proposed development

OUTCOME



The public understand the current application details and community engagement methods for the proposed development



GOAL

Consult and seek feedback about the proposed development using various methods of engagement with the public and interested stakeholders

OUTCOME



The various engagement methods were clear and straightforward, allowing a range of people to learn, ask questions, and provide input



GOAL

Summarize key themes and points about the proposed development from various engagement methods

OUTCOME



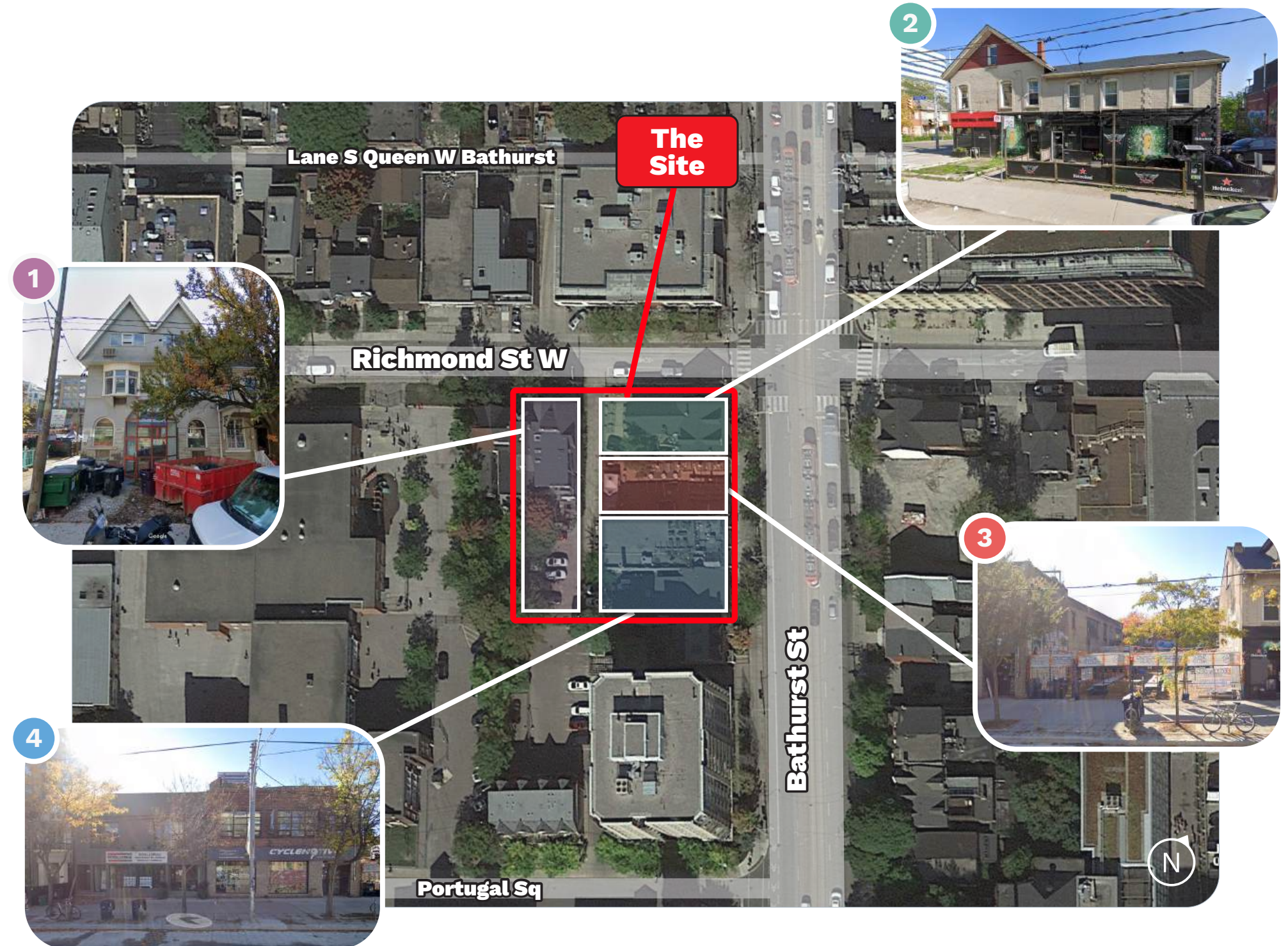
The applicant understands the full breadth of community input regarding the proposal, and what the priority issues are

Site & Surroundings

The Site

The site is located at **152-164 Bathurst Street & 623-627 Richmond Street West** at the southwest corner of Bathurst Street and Richmond Street West. The site is currently occupied by:

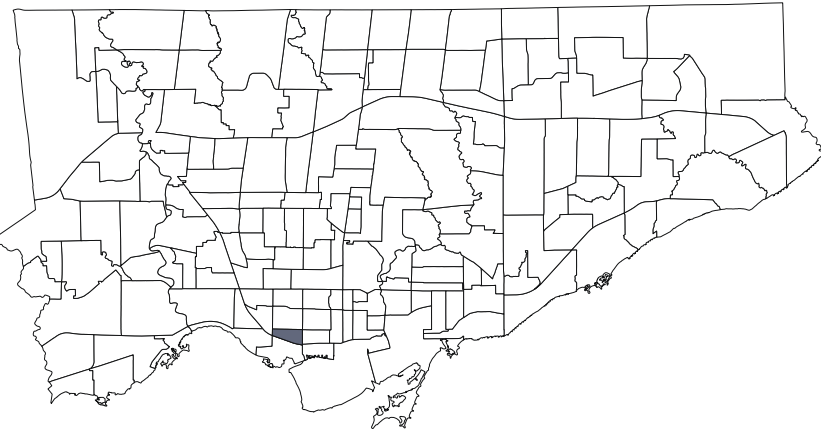
- 1 Two 3-storey semi-detached residential buildings
- 2 3-storey mixed-use building
- 3 Two vacant lots
- 4 A 2-storey commercial retail building and a 2-storey mixed-use building



Surroundings

It is situated within the **West Queen West** neighbourhood of Toronto. The site is also situated in close proximity to the **West Queen West BIA** and **Queen Street West BIA**.

Key Map



Transportation & Nearby Services

The site benefits from its proximity to a number of nearby TTC bus and streetcar routes, as well as expanding cycling infrastructure.




Nearby Transit & Cycling Routes:

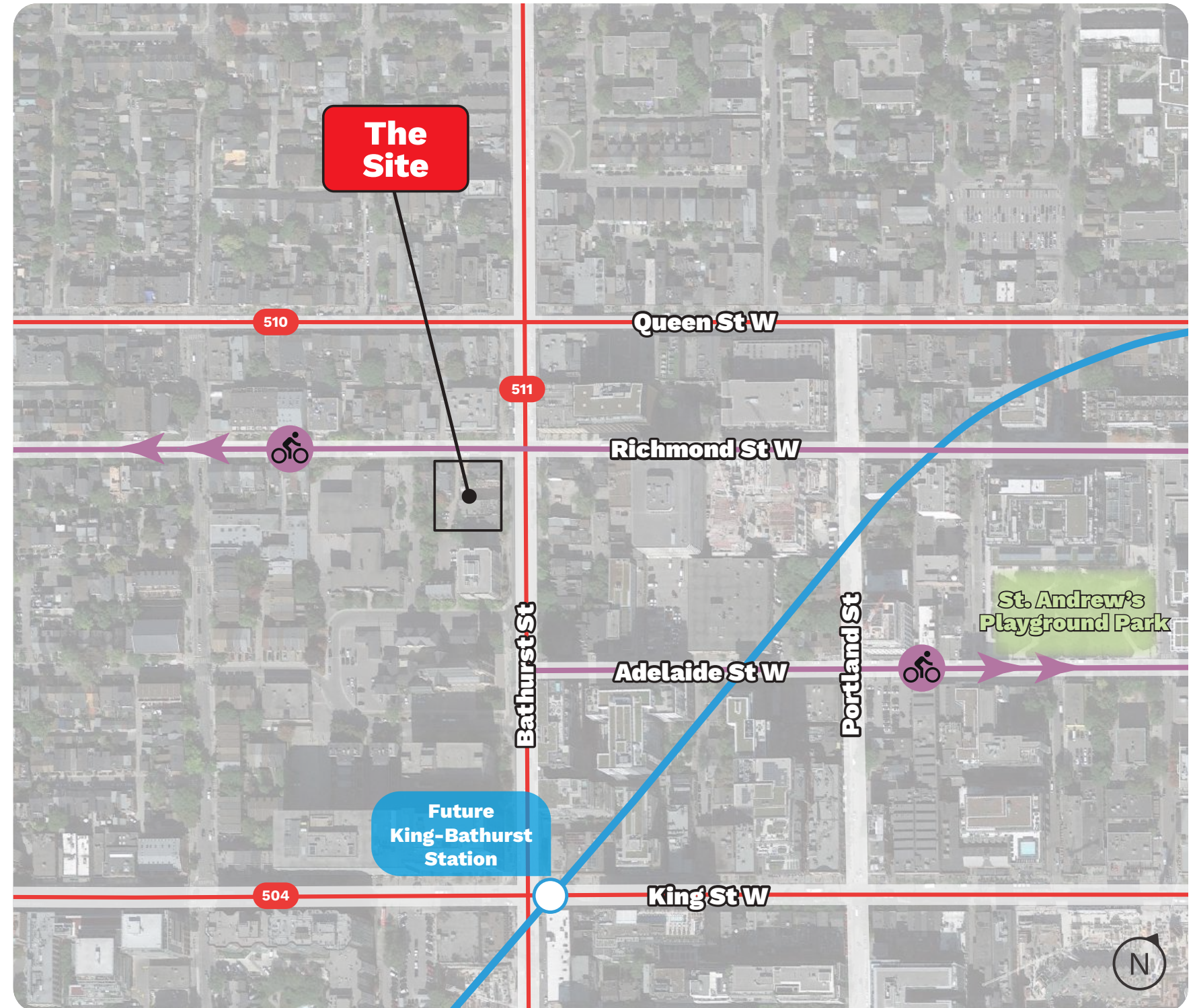
- 511 Bathurst, 510 Queen and 504 King streetcar lines
- Richmond Street and Adelaide Street cycle tracks
- King/Bathurst station on the Ontario Line, due for completion by 2031, is a 2-minute walk from the site

Nearby Amenities:

- **Retail:** Queen Street West is a 1-minute walk from the site
- **Green Space:** St. Andrew's Playground is a 6-minute walk from the site

Legend

-  Future Ontario Line
-  TTC Streetcar Route
-  Cycle Track



Proposal Highlights



26,444 m²
Total Gross Floor Area

Residential Uses: 98%
Retail Uses: 2%



420 units
Total Residential Units



272 (65%)
1-Bedroom Units



105 (25%)
2-Bedroom Units



43 (10%)
3-Bedroom Units

1,361 m²
Total Amenity Space



969 m²
Indoor Amenity Space



392 m²
Outdoor Amenity Space



58
Vehicle Parking Spaces



420
Bicycle Parking Spaces

* Icons are for illustrative purposes only.
** Where applicable, numbers have been rounded to the nearest whole number. Please refer to the Planning Rationale or Architectural Drawings for exact project statistics.

Key Messages

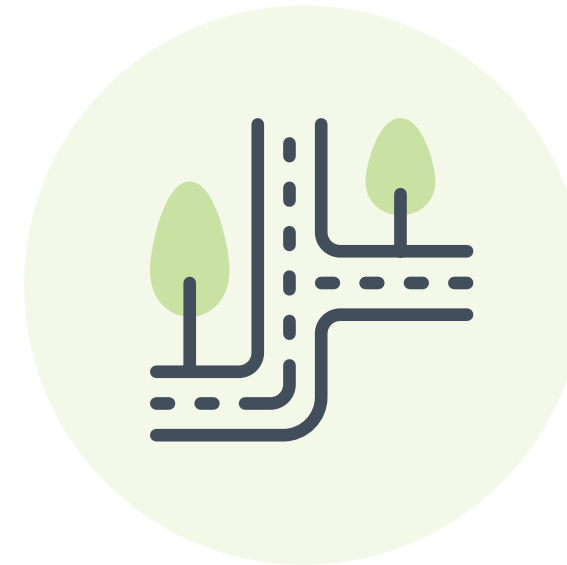
To communicate and share information about the proposed development with the public and local stakeholders in a simple and straightforward way, key messages have been developed and grouped them into themes. As we move through development review process, these messages will be updated to reflect current information and adapted based on the engagement tool used.



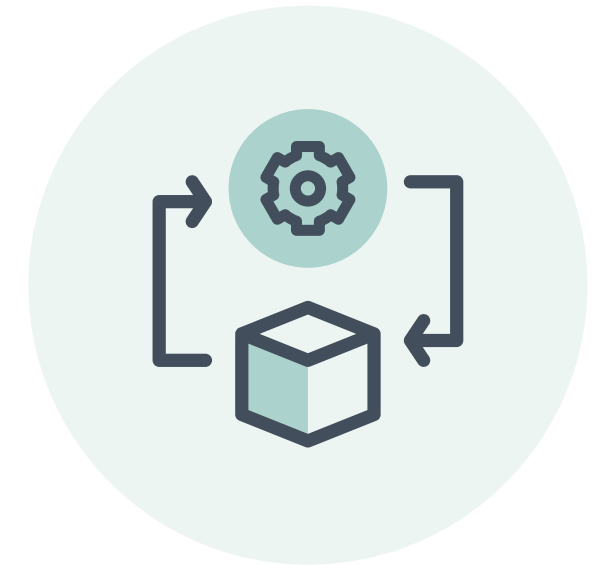
Additional Height



Unique Development Opportunity



Streetscape & Public Realm



Supporting Transitional Growth



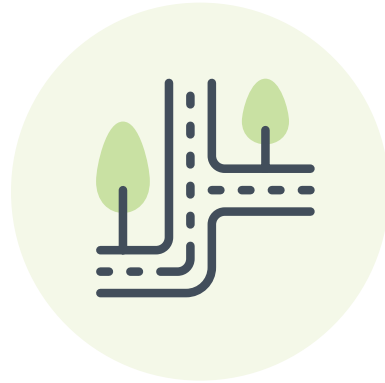
Additional Height

- “The approved 18-storey building has been reconsidered, and a ZBA application is being submitted to reflect proposed additional height for a 33-storey building.”
- “The proposed additional height will provide additional housing opportunity, addressing the ongoing housing crisis identified by the Province of Ontario and City of Toronto.”
- “With access to diverse transit options, amenities, and services, additional housing provides further opportunity for people interested in moving into the neighbourhood.”
- “With the site being a 2-minute walk from the future King/Bathurst station, connecting to the new Ontario Line, the additional housing promotes transit-supportive densities.”



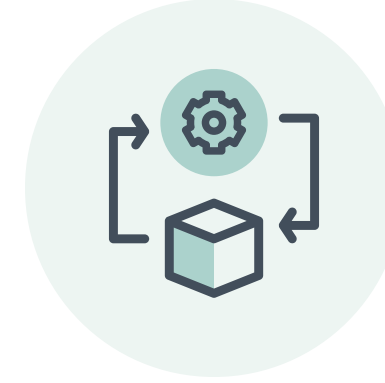
Unique Development Opportunity

- “This site is located within walking distance to many community amenities along Queen West, as well as cultural institutions such as the Factory Theatre down the street.”
- “With the Bathurst and Queen streetcars, a future Ontario Line station, and two cycle tracks nearby, this site is an ideal location for adding residential development.”
- “As a result of this transit accessibility, the need for parking spaces is reduced while supporting more pedestrian and cyclist-friendly urban environments.”
- “Being able to retain the existing building at 164 Bathurst Street helps to promote the heritage of the neighbourhood and provides the intersection of Bathurst and Richmond with a more human-scale public realm.”



Streetscape & Public Realm

- “The intersection of Bathurst and Richmond presents a significant opportunity for improvements to the public realm, as many storefronts are boarded up and 160 Bathurst is a vacant lot. The redevelopment and consolidation of these properties allow for a coordinated approach to improving the pedestrian experience on Bathurst Street.”
- “Investing in the preservation of 164 Bathurst Street will help to restore its façade to its original character and create a more visually pleasing public realm.”
- “The proposed podium provides a transition to the adjacent built form that is considerate of scale within the neighbourhood.”



Supporting Transitional Growth

- “The site is within the Garrison Common North Secondary Plan which encourages a variety of land use and density patterns and provides for a range of housing types.”
- “With the Neighbourhoods designation to the west, the tower element of the proposal is situated closer to the north-east corner to provide transition down towards the low-rise homes along Richmond as well as greater separation between the residential tower to the south.”

Scope of Consultation

We recommend that the Scope of Consultation for the proposed development be defined as an area of approximately 120 metres around the subject site, which aligns with the minimum notice area outlined in the *Planning Act*. Residents, businesses and other members of the public may be interested in the proposed development due to their proximity or relationship to the site.



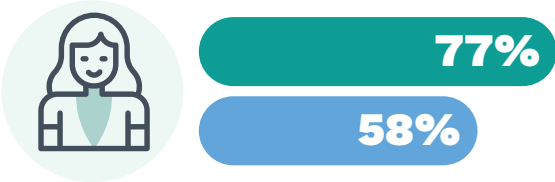
Demographic Snapshot

In the following section, we highlight some of the key demographic trends in **Census Tract (CT) 5350010.02** ('the local area'), compared to the **City of Toronto**. All data is distilled from the 2021 census. This information has been helpful in informing our key messages and what engagement strategies we have employed thus far and recommend going forward. A more comprehensive demographic table of the 2021 census is available in Appendix A.

Age

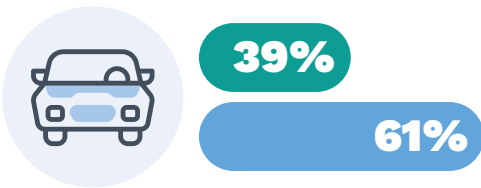


25-64 years



There are significantly more working age people (25-64 years old) in both neighbourhoods, and few children (0-14 years old) compared to the City average.

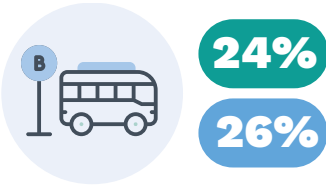
Main Mode of Commuting



Bike



Public Transit



Other



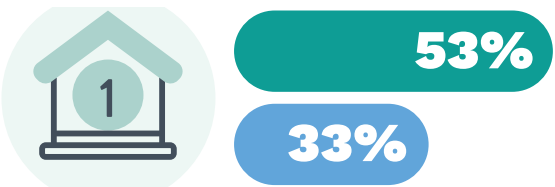
Walking



There is a low percentage of residents opting to travel by car at 39%, compared to the City average of 61%.

Household Size

0-14 years



Average Household Size



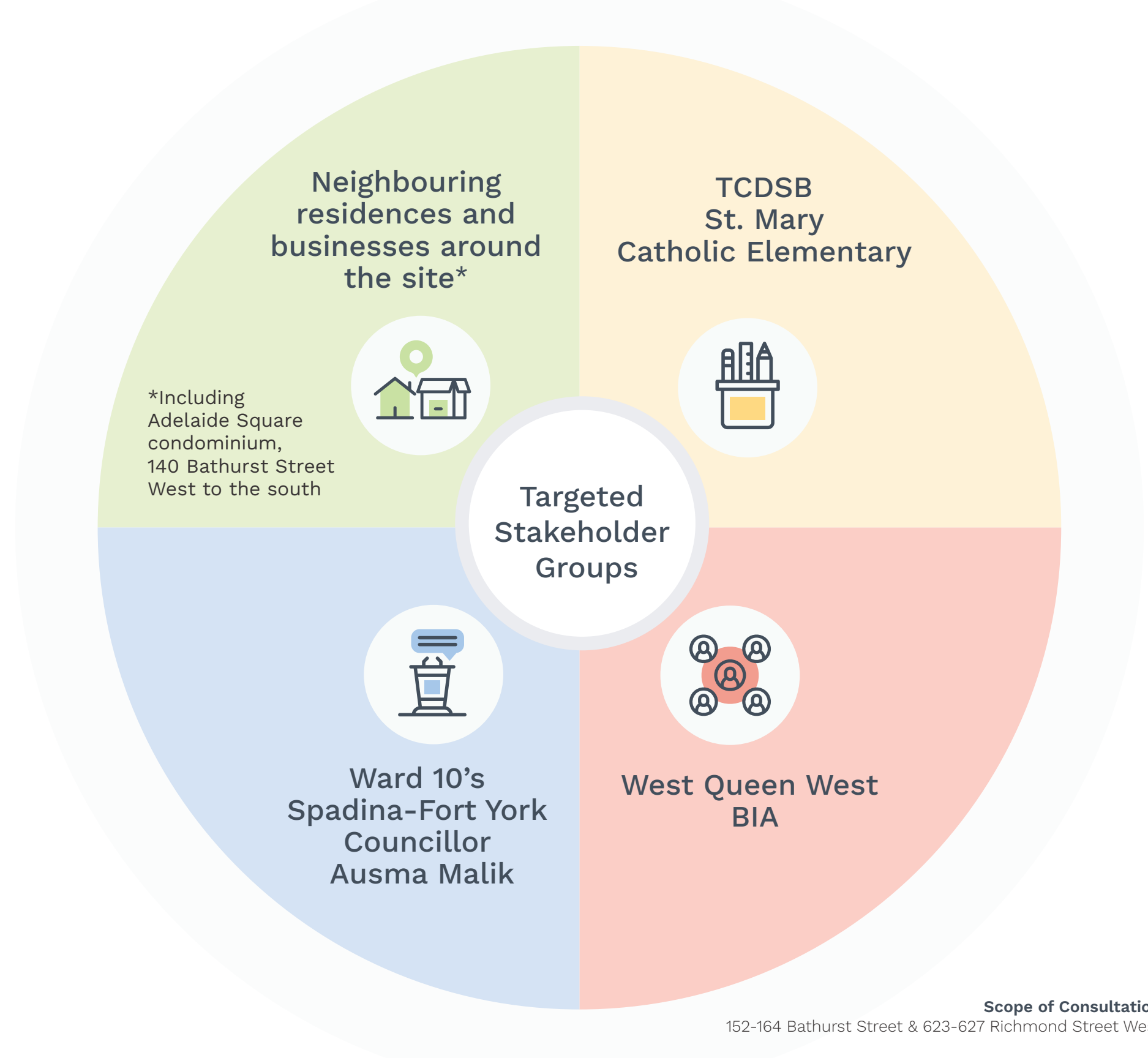
There is a significantly higher rate of 1-person households in the local area at 53%, compared to the City at 33%.

- Local Area (Census Tract 5350010.02)
- The City (City of Toronto)

All demographic information was distilled from the 2021 Statistics Canada Census.

Target Audience & Stakeholders

The applicant has completed consultations prior to this application, as part of the previous approved development for this site. In addition to individuals and interest groups already involved in previous consultation processes, the following list outlines key stakeholders that may take an interest in the proposal and wish to contribute throughout the application process.



List of Matters to be Addressed

The following list covers various topics and issues that have been raised during pre-application conversations with the public and local stakeholders, and will continue to be brought forward for further discussion and consultation.



Built Form
Architecture, massing,
& increased height



Unit Types



Heritage
Preservation and incorporation
of 164 Bathurst St



Public Realm



**Site Access &
Parking**



**Construction &
Project timeline**

Engagement Methods

The consultation tools and tactics listed here are meant to provide options for interested groups, individuals, and members of the public to stay informed and get involved. The Applicant will endeavour to support City Staff and the Councillor’s Office in the implementation of the City-initiated engagement approach. The engagement tools have been organized into either Applicant- or City-led engagement approaches.





Applicant-led Consultation Methods

Based on the context of the neighbourhood and stakeholder groups, the applicant and project team have implemented a series of engagement methods to both inform and consult with community members. These methods are ongoing and are adjusted based on feedback:

-  Ongoing Communication with Stakeholders
-  Update Project Website: www.164bathurst.ca

City of Toronto Public Consultation Methods

The applicant-led engagement methods are in addition to the following public consultation methods employed by the City:

-  Application Notice Sign
-  Community Consultation Meeting
-  Statutory Public Meeting
-  Development Application Information Centre (AIC)

Applicant-led Consultation Methods



Ongoing Communication

The applicant is prepared to meet with individual stakeholders or stakeholder groups to present the proposal, respond to questions, and receive feedback. These meetings have been and may continue to be held with any of the individuals or groups described earlier in this report, in the *Target Audience & Stakeholders* section.



Update
Project Website:
www.164bathurst.ca

- A project website has been created to provide details and updates about the application, and provides additional opportunity for feedback and questions
- Update project website to reflect new application proposal

City of Toronto Public Consultation Methods



Application Notice Sign

Once the application is submitted and is deemed complete by City Staff, a notice sign will be installed on the property to notify members of the application's submission. It will include:

- A 3D massing of the building
- Information about the proposal, including the type of application and some proposal statistics
- Contact details of the City Planner assigned to the file
- A link to the City's Development Application Information Centre



Community Consultation Meeting

- This meeting is hosted by the City of Toronto and is intended to provide all interested persons the opportunity to give feedback and ask questions
- The project team will proactively consult with City Staff and the Ward Councillor on how to best support the organization and facilitation of this meeting
- Members of the project team will attend the meeting to present the proposal, as well as respond to comments and questions from the public



Statutory Public Meeting

The Statutory Public Meeting will take place at Toronto and East York Community Council. This meeting will provide the public with another opportunity to share their feedback and commentary on the proposal.



Development Application Information Centre (AIC)

Members of the public can access the application submission materials provided to the City online at the AIC.

Methodology for Evaluating Feedback

Evaluating Feedback

Throughout the public consultation process for this proposal, information collected from stakeholder meetings, various communication methods and applicant or City-led community meetings, will be summarized to reveal key discussion topics. The applicant will aim maintain a consistent feedback loop with the public and interested stakeholders. At minimum, the goal is to provide them with access to clear summaries of any engagement that has transpired over the course of the development application process.

Reporting Back

After feedback has been documented, various tools may be used to report back to the public and stakeholder groups:

- In-person and/or online updates at community meetings
 - The project team reviews and considers feedback provided throughout the process derived from meetings with stakeholders and neighbours, as well as the project website and email, and report back either in-person or virtually at any future community meetings





Conclusion

Bousfields Inc. is pleased to discuss the proposed Public Consultation Strategy outlined in this report with City Staff, and if appropriate, make adjustments to the plan based on Staff's feedback. The applicant and project team are committed to engaging with the public throughout the application review process.

Appendix A: Demographic Profile

Census data has been distilled from the 2021 Statistics Canada Census.

CT: Census Tract 5350010.02

City: City of Toronto

Age	CT	City
0 to 14 years	8%	14%
15 to 24 years	6%	11%
25 to 64 years	77%	58%
65+ years	9%	17%

Education

No Certificate, Diploma, Degree	3%	9%
High School	14%	19%
Apprenticeship or Trades	3%	3%
College, CEGEP, Other	12%	17%
University Below Bachelor Level	2%	3%
Bachelors' Degree or Higher	66%	49%

Household Income

Median	\$97,000	\$84,000
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Language Spoken Most Often at Home	CT	City
English	85%	66%
French	1%	<1%
Non-Official	10%	26%
Multiple	4%	7%

Top 3 non-English Home Languages:
Portuguese, Cantonese &
Mandarin, Cantonese, Tagalog

Immigration & Minority

Visible Minority Population	38%	56%
Born in Canada	65%	48%

Top Places of Birth:
Philippines, China, United Kingdom
& Philippines, China, India

Housing Structure Type

Single-detached House	>1%	23%
Semi-detached	2%	6%
Row House	8%	5%
Duplex	3%	4%
Apartment <5 storeys	16%	14%
Apartment 5+ storeys	70%	47%

Housing Tenure	CT	City
Own	54%	52%
Rent	46%	48%

Household Size

Average persons per household	1.7	2.4
1-person	53%	33%
2-person	33%	30%
3-person	8%	15%
4-person	4%	13%
5 or more persons	2%	8%

Main Mode of Commuting

Car	39%	61%
Public Transit	24%	26%
Walking	24%	8%
Bike	7%	2%
Other	6%	3%

