

ing analysis has determined that will only apply when residential contemplated on appropriate lots. designated as “*Neighbourhoods*” n, front onto Bayview Avenue at lot depth to comply with the ds.

A detailed planning analysis has determined that these guidelines will only apply when residential redevelopment is contemplated on appropriate lots. These parcels are designated as “*Neighbourhoods*” in the Official Plan, front onto Bayview Avenue and have sufficient lot depth to comply with the transition standards.

The general objectives of the Bayview Avenue Area Study guidelines are to permit and encourage development for appropriate lots fronting Bayview Avenue while minimizing the potential for adverse impact on the land use characteristics of the adjacent low density residential lands.

The following general guidelines apply to all sites where townhouse development is appropriate, within the study area from Finch Avenue to Hollywood Avenue.

Only residential uses are to be permitted.

Vehicular Access and Parking

- The number of driveways providing access from Bayview Avenue is reduced. Existing driveways should be consolidated to provide the minimum number of driveways necessary for efficient vehicular access while reducing pedestrian-vehicular conflict.



Figure 1

- Parking is located at the rear of the development via a common shared driveway.
- A minimum driveway width of 6 metres is provided.

Built Form and Streetscape

Redevelopment along Bayview Avenue will contribute to the definition of the street edge and will promote an attractive pedestrian environment. Redevelopment should ensure the following:

- The height of any part of a residential building fronting Bayview Avenue will not exceed 3 storeys or 11 metres to the midpoint of the roof, whichever is the lesser.
- Buildings will be setback a minimum 3 metres from the Bayview Avenue property line and provide space for an entry and landscaping between the public sidewalk and the building.
- Buildings will be setback a minimum of 3 metres from side streets.
- Primary pedestrian access to the units should be at grade, facing the street.
- To provide for better integration with the Willowdale neighbourhood, units are to be treated as pairs and appropriately massed and articulated to more closely resemble the texture of Willowdale Street frontages. This can be achieved through articulation of the front façade or a change in rooflines or by using a different material every two units.
- Building elevations that are exposed to the public view should be articulated by windows that are appropriate in scale and proportion to support an eyes-on the street approach to the design of the development.
- Exterior illumination will be located so as to direct light onto the site and away from adjacent neighbourhoods.

DEVELOPMENT SCENARIOS

To ensure that redevelopment fits within the existing context of the Willowdale neighbourhood, there is to be transition from development along Bayview Avenue to the adjacent low density neighbourhood. This can be accomplished in two different ways.

Transition Scenario 'A'

Scenario 'A' provides for an appropriate transition and buffering by requiring a of a minimum 4.5 metre landscape strip at the rear of the property so that the adjacent neighbourhood is appropriately buffered from redevelopment along Bayview Avenue. In addition, Scenario 'A' applies a height and setback plane to be adhered to ensure that an acceptable built-form relationship between the low scale residential neighbourhoods and any proposed multiple residential buildings fronting Bayview Avenue. Specific guidelines for Scenario 'A' are as follows:

- no part of any building shall exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line, provided that the horizontal setback is not less than 9.5 metres;
- there will be a suitable opaque barrier 1.8 metres in height, as well as a minimum 4.5 metre landscape strip to buffer the adjacent low density residential neighbourhood from the potential impacts of redevelopment.

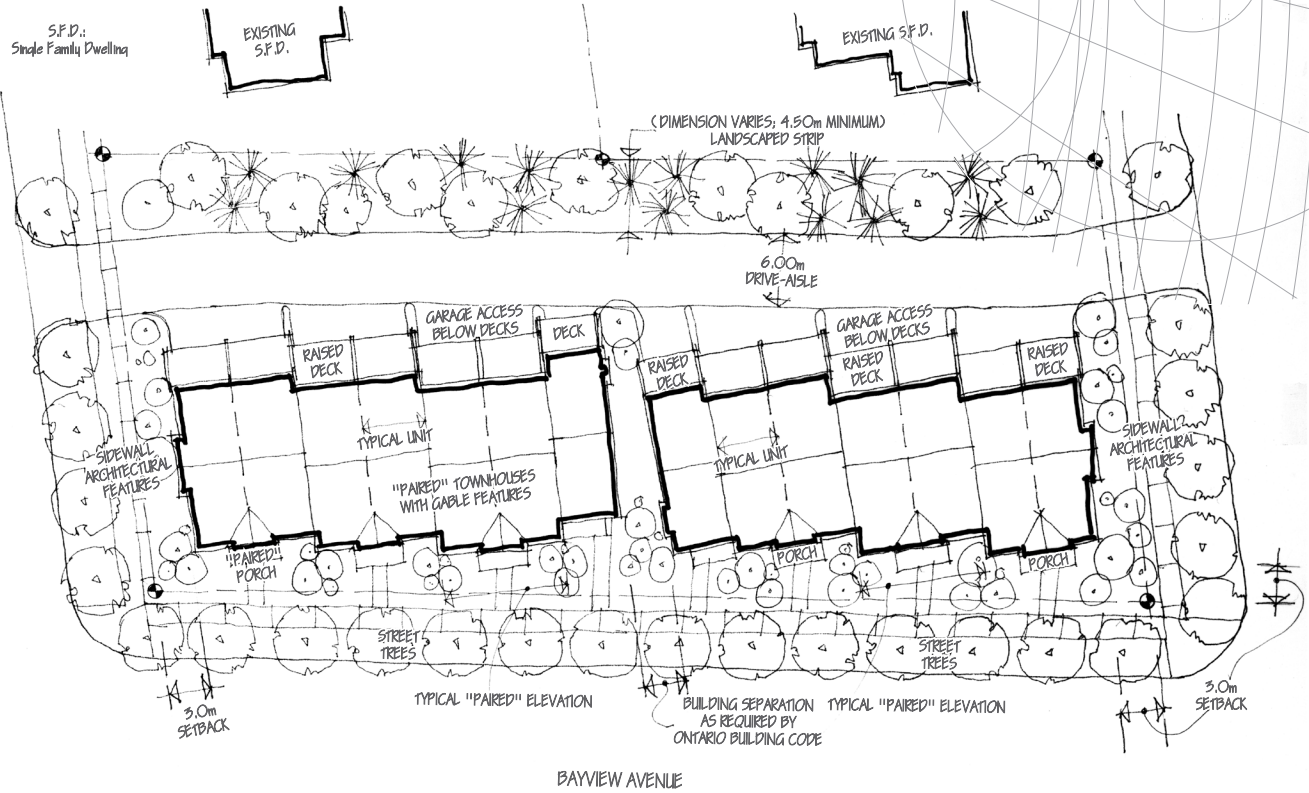


FIGURE 2

SCENARIO 'A' - PLAN

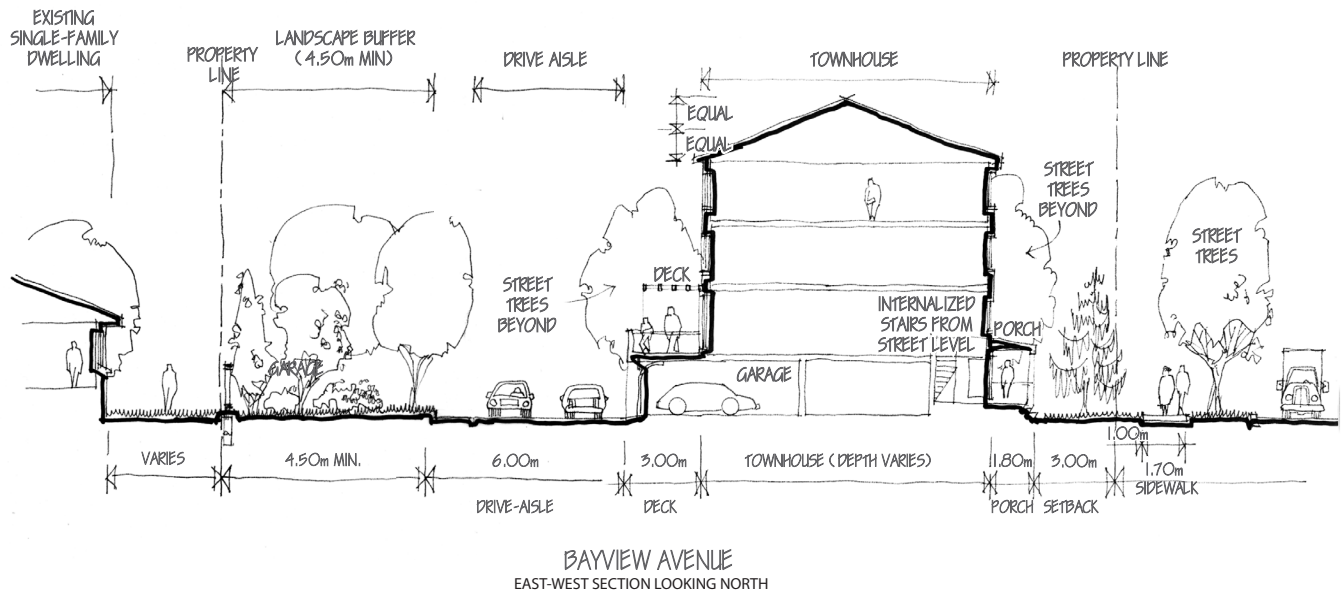


FIGURE 3

SCENARIO 'A' - SECTION

Transition Scenario 'B'

Scenario 'B' introduces single family dwellings on separate lots, to provide as a physical transition between the townhouse development on Bayview Avenue and the adjacent stable residential neighbourhood. The transitional houses will help to screen the adjacent low density dwellings from redevelopment, and reinforce the existing setback patterns within the neighbourhood.

- The single detached units abutting the townhouse units will have a minimum lot frontage of 12 metres.
- The front yard setback for the transition houses will be aligned to provide a transition between the houses so that the back of townhouses along Bayview Avenue are appropriately screened from the adjacent neighbourhood.
- There will be a minimum 1.5 metre side yard setback from the adjacent single detached lot.
- The transition units will have a single at grade integral garage to maximize the amount of soft landscaping, providing for better integration with adjacent neighbourhoods.



Garage Example 1



Garage Example 1

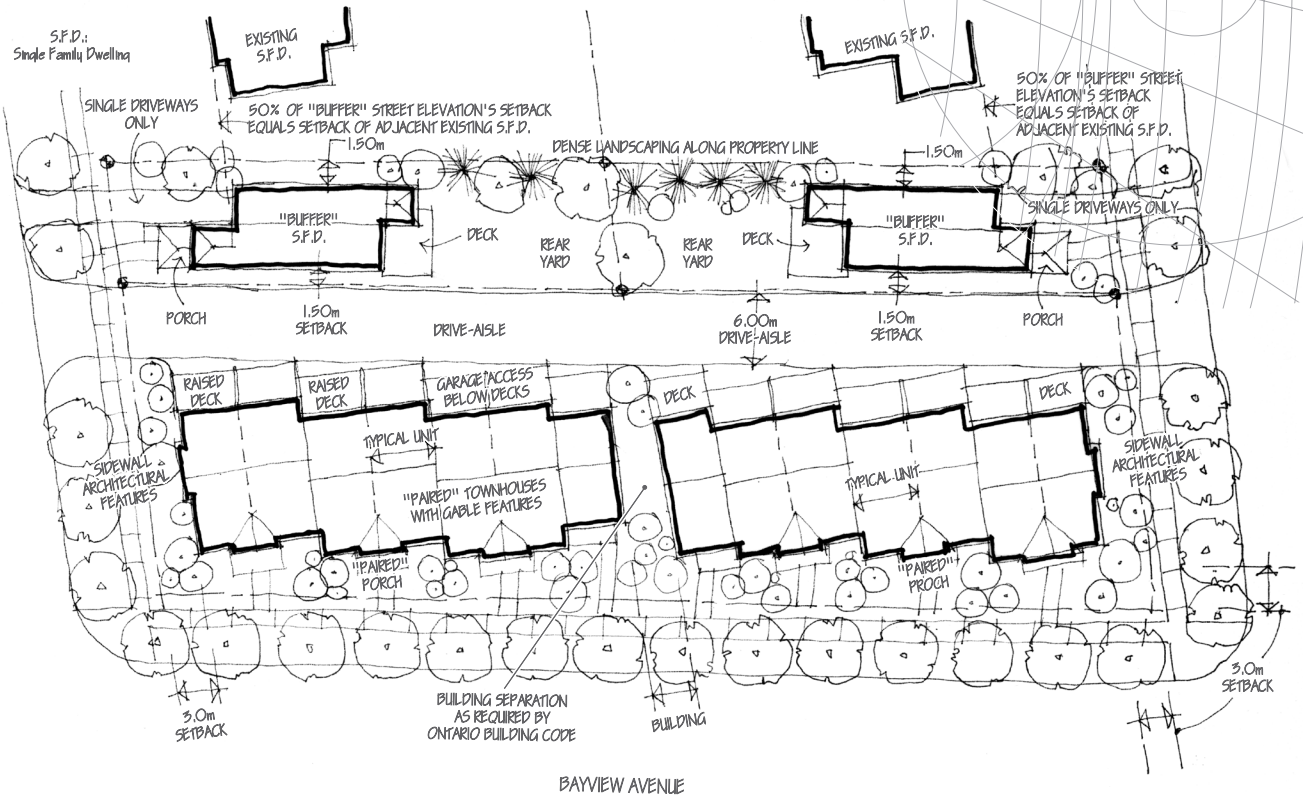


FIGURE 4

SCENARIO 'B' - PLAN

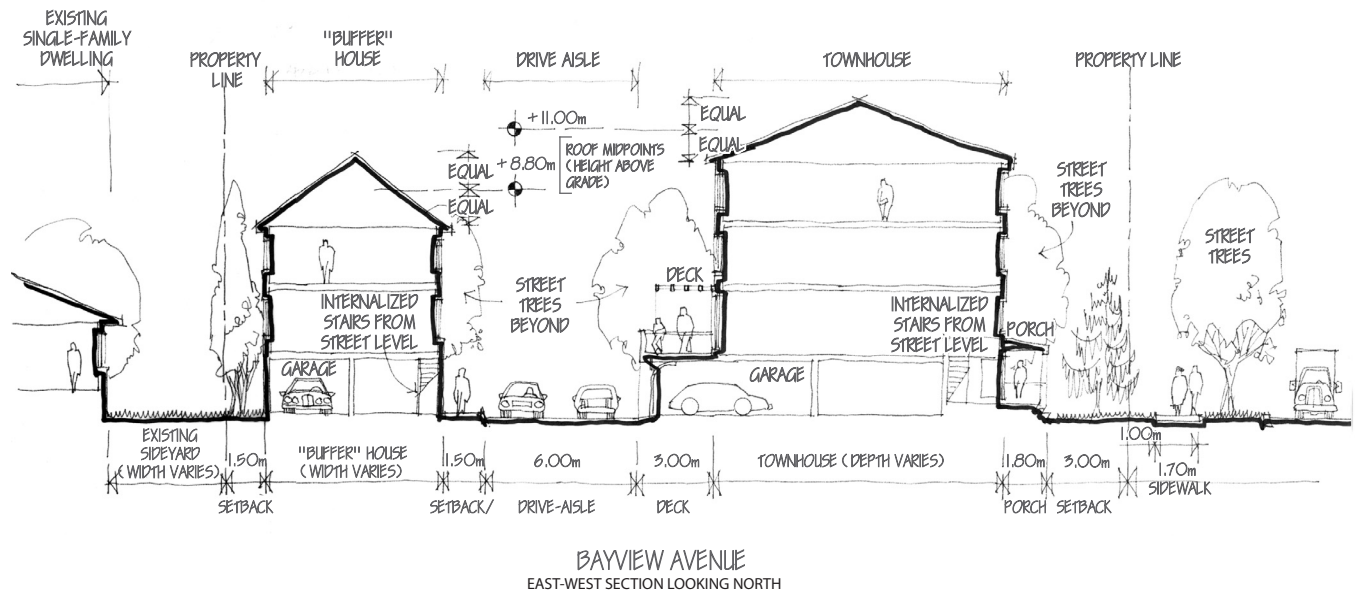


FIGURE 5

SCENARIO 'B' - PLAN