

**2952-2958 Bayview Ave – Rezoning & Site Plan Control Applications - Preliminary Report**

<b>Date:</b>	August 14, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	08 175275 NNY 23 OZ & 08 186537 NNY 23 SA

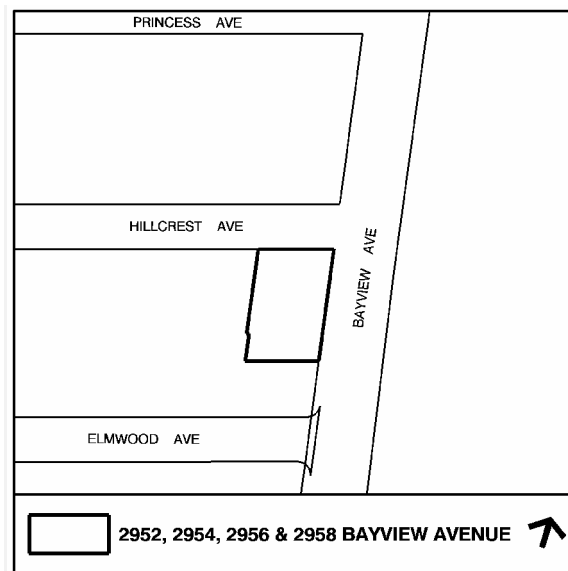
**SUMMARY**

These applications were made on June 25, 2008 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applications propose to amend the Zoning By-law No. 7625 and to seek Site Plan Control approval to permit the construction of eleven 3-storey townhouses at 2952 to 2958 Bayview Avenue.

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

It is intended that a community consultation meeting be scheduled by Staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the first quarter of 2009, provided that any required information is submitted in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting 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.

## ISSUE BACKGROUND

### History

In July 2005 City Council requested that the Director of Community Planning, North York District undertake an area study for the west side of Bayview Avenue from Finch Avenue to Highway 401, to review appropriate development options for lots fronting onto Bayview Avenue.

On October 23rd 2007, City Council approved the recommendations set out in the Bayview Avenue Area Study Final Report. This report included a set of Design Guidelines which assist in evaluating applications for townhouses for lots fronting the west side of Bayview Avenue, from Finch Avenue to Hollywood Avenue. This application is subject to the recently approved Bayview Area Study Design Guidelines.

### Proposal

The applicant is proposing to demolish the existing four single detached dwellings on the subject lands and replace them with eleven 3-storey townhouses. A gross floor area of 2,823 m<sup>2</sup> is proposed, resulting in a floor space index of approximately 1.5 FSI.

Vehicular access is proposed from Hillcrest Avenue via a 6 metre private driveway. A total of 22 parking spaces will be provided. Additional project information and details are contained on the attached Site Plan (Attachment 1) and Application Data Sheet (Attachment 5).

## Site and Surrounding Area

The subject lands are located on the west side of Bayview Avenue and on the south side of Hillcrest Avenue. The site currently contains four single detached dwellings, with the northerly lot fronting onto Hillcrest Avenue and the remaining three lots fronting onto Bayview Avenue. The lands have an area of approximately 1911m<sup>2</sup> with a combined frontage of 53.9 metres along Bayview Avenue and an average depth of 36 metres.

Land uses surrounding the site are as follows:

North: Single detached dwellings. Further north there is a rezoning application recently recommended for approval by North York Community Council for sixteen 3-storey townhouse units.

South: Single detached dwellings. Further south is a development project currently under construction consisting of eight 3-storey townhouses.

East: Bayview Village Park.

West: Single detached dwellings.

## 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 lands are designated "*Neighbourhoods*" under the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as single and semi-detached dwellings, townhouses and interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan policies state that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood. The Plan also states that no changes will be made through rezoning that are out of keeping with the neighbourhood.

## **Zoning**

The properties are zoned One-Family Detached Dwelling Sixth Density Zone (R6). The R6 zoning permits one-family detached dwellings and accessory buildings and various recreational and institutional uses.

## **Site Plan Control**

This application is subject to Site Plan Control. A Site Plan Control application has been submitted for approval and will be reviewed concurrently with the Zoning By-law Amendment application.

## **Tree Preservation**

The application is subject to the City of Toronto Tree Protection By-law on both private and City property. A Tree Management Plan and tree inventory have been submitted with the application.

## **Toronto Green Development Standards**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standards, adopted by City Council in July 2006.

## **Reasons for the Application**

The R6 zoning that applies to this site does not allow the proposed townhouse development. A rezoning application is required in order to implement the necessary zoning standards to permit the proposed use and to provide the appropriate development standards for the development.

## **COMMENTS**

### **Issues to be Resolved**

On a preliminary basis, the following issues have been identified. Further issues may be identified through community consultation and the processing of the application.

1. Development standards, landscaping, building siting, building height and massing will be reviewed to ensure conformity with the Official Plan and to minimize impacts on adjacent residential areas. This application will also be reviewed against the Council approved Infill Townhouse Design Guidelines and Bayview Townhouse Guidelines to ensure the proposed development is well designed and compatible with the surrounding neighbourhood;

2. Review of pedestrian access including sidewalks, entrances and outdoor areas and how they relate to the adjacent public streets;
3. Assessment of the proposed vehicular access, circulation, parking and site servicing; and
4. Assessment of refuse and recycling operations to ensure the proposed development complies with the City's Development Infrastructure Policy Standards (DIPS).

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

## **CONTACT**

Kelly Jones, Planner  
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## **SIGNATURE**

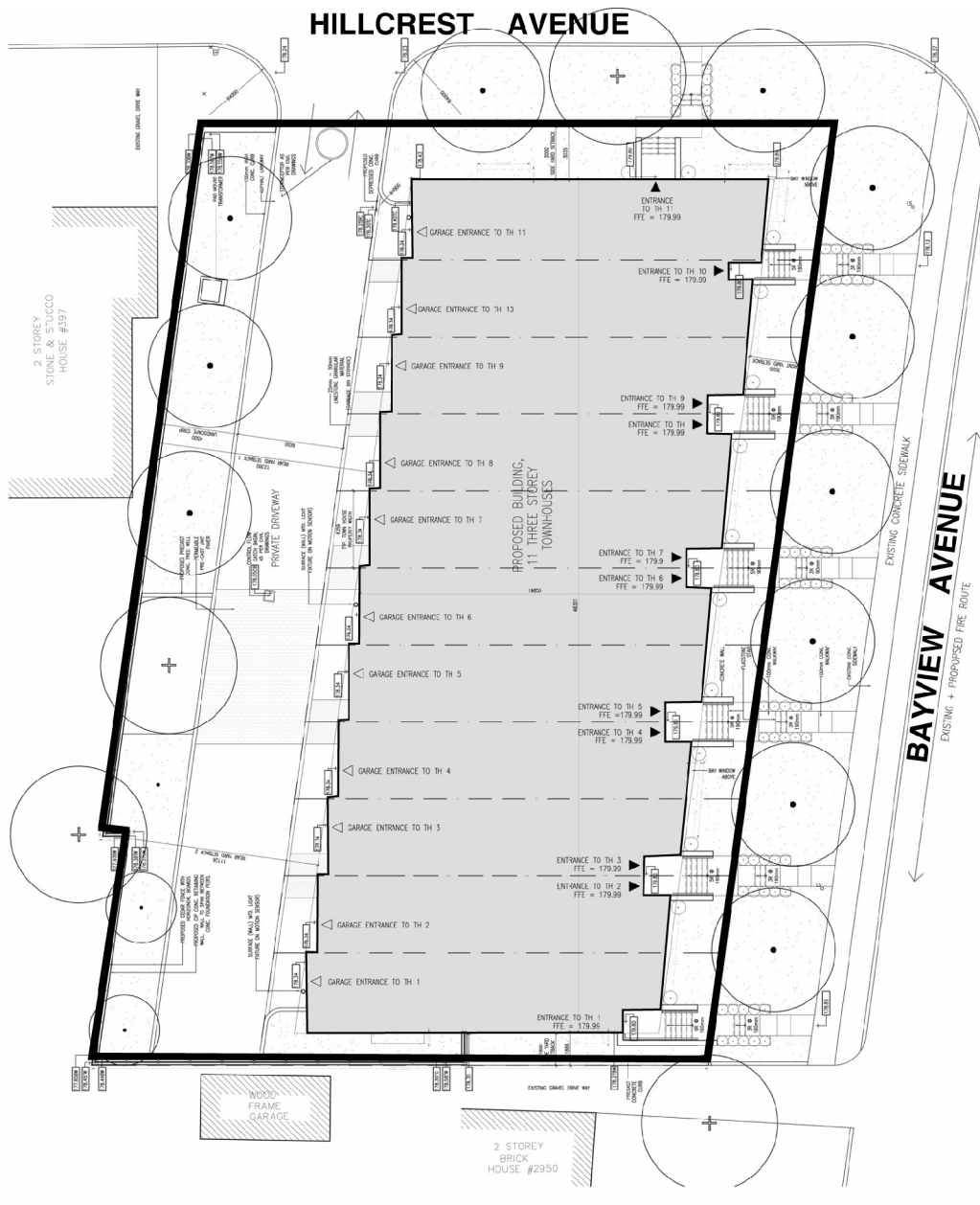
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations (east and west)  
Attachment 3: Elevations (north and south)  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

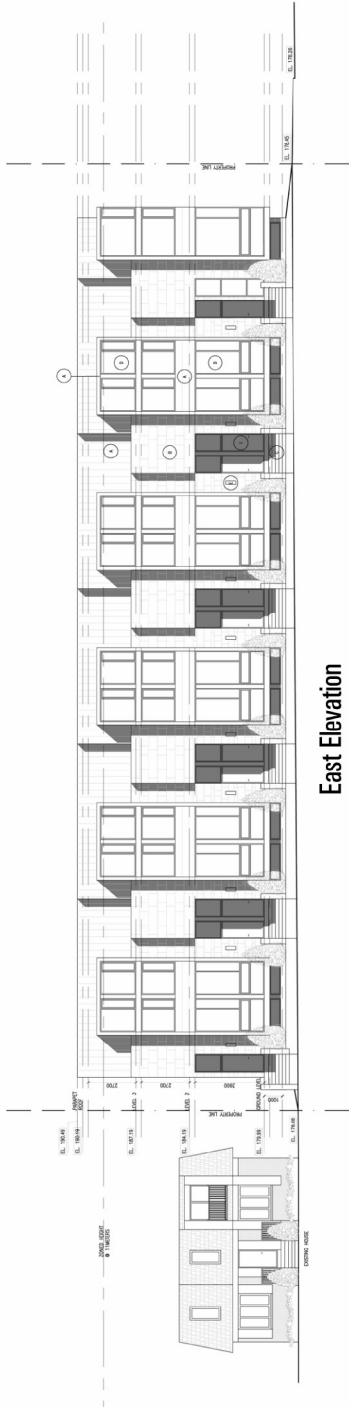
2952, 2954, 2956 & 2958 Bayview Avenue

Applicant's Submitted Drawing

Not to Scale  
08/07/2008

File # 08\_175275

**Attachment 2: Elevations (east and west)**



**East Elevation**



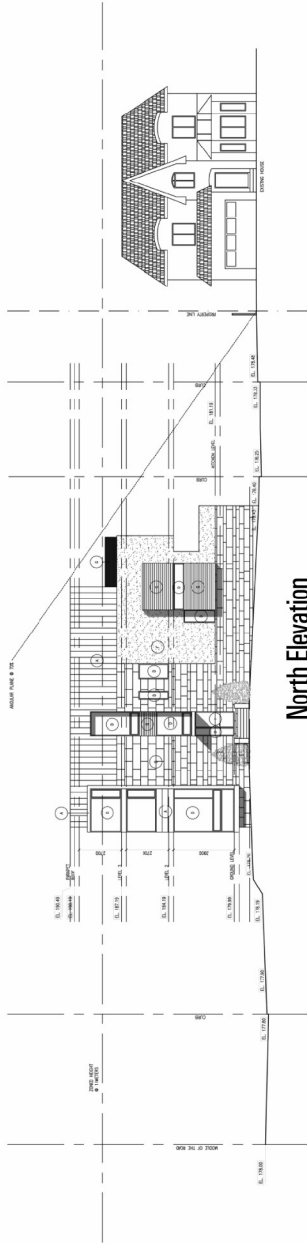
**West Elevation**

**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
08/07/2008

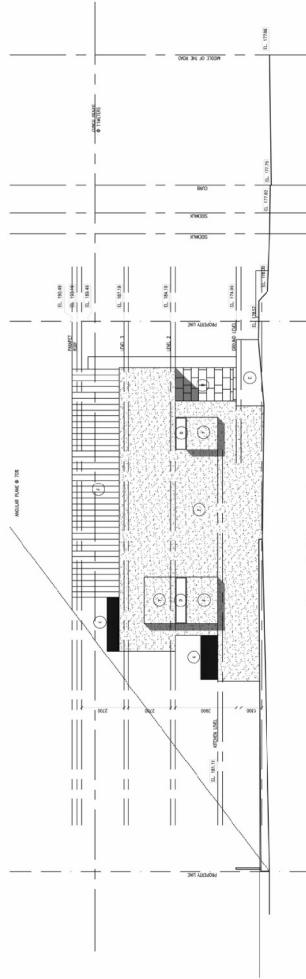
**2952, 2954, 2956 & 2958 Bayview Avenue**

File # 08\_175275

Attachment 3: Elevations (north and south)



North Elevation



South Elevation

**Elevations**

Applicant's Submitted Drawing

Not to Scale  
09/07/2006

**2952, 2954, 2956 & 2958 Bayview Avenue**

File # 08\_175275



# Attachment 4: Zoning



2952, 2954, 2956 & 2958 Bayview Avenue

File # 08\_175275

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- O1 Open Space Zone



Not to Scale  
Zoning By-law 7625  
Extracted 08/07/2008

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	08 175275 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	June 25, 2008

Municipal Address: 2952 BAYVIEW AVE  
 Location Description: PLAN 1801 LOT 468 PT LANE RP 64R12053 PART 15 \*\*GRID N2304  
 Project Description: Proposed 11 Townhouses in a R6 zone to be re-zoned into RM1

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ALAN YOUNG			SYMMETRY DEVELOPMENTS INC

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R6	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	1900	Height:	Storeys:	3
Frontage (m):	53.66		Metres:	11.2
Depth (m):	36			
Total Ground Floor Area (sq. m):	964.09			<b>Total</b>
Total Residential GFA (sq. m):	2823.03		Parking Spaces:	22
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2823.03			
Lot Coverage Ratio (%):	50.7			
Floor Space Index:	1.48			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m): 2823.03	0
Bachelor:	0	Retail GFA (sq. m): 0	0
1 Bedroom:	0	Office GFA (sq. m): 0	0
2 Bedroom:	0	Industrial GFA (sq. m): 0	0
3 + Bedroom:	11	Institutional/Other GFA (sq. m): 0	0
Total Units:	11		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Kelly Jones, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7127</b>