

**2500 Bayview Avenue - Official Plan & Rezoning  
Applications - Preliminary Report**

<b>Date:</b>	April 23, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25 – Don Valley West
<b>Reference Number:</b>	09 102185 NNY 25 OZ

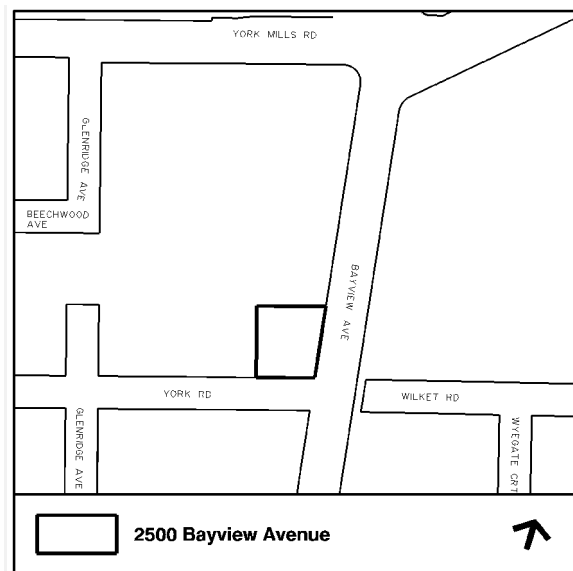
**SUMMARY**

This application was made on January 13, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the Official Plan and Zoning By-law to permit the construction of eight 3-storey townhouses at 2500 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 fourth quarter of 2009, provided that any required information is submitted in a timely manner.



## RECOMMENDATIONS

---

### 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 of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## DECISION HISTORY

On October 11, 2006 the Committee of Adjustment approved an application for consent to sever the subject lands into two parts for the creation of a new residential building lot.

## Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing to demolish the existing single detached dwelling on the subject lands and construct eight 3-storey townhouses fronting Bayview Avenue. A gross floor area of approximately 1911 m<sup>2</sup> is proposed, resulting in a density of approximately 1.1 FSI.

Vehicular access is proposed from York Road via a 6 metre private driveway. A total of 16 parking spaces (2 spaces per unit) will be provided in below grade garages. 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 north west corner of Bayview Avenue and York Road. The site currently contains a 2-storey single detached dwelling. The lands have an area of approximately 1,743 m<sup>2</sup> with a combined frontage of 44.6 metres and an average depth of 36.4 metres.

Land uses surrounding the site are as follows:

North: York Mills Shopping Centre. Further north there is a 2-storey commercial building.

South: Single detached dwellings.

East: Single detached dwellings and the York Mills Arena.

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* in the Official Plan. 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.

*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*.

## **Zoning**

The property is zoned One-Family Detached Dwelling Third Density Zone (R3). The R3 zoning permits single detached dwellings and accessory buildings.

## **Site Plan Control**

A Site Plan Control application is required but has not been submitted.

## **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 inventory have been submitted with the application and are being reviewed by City Forestry.

## **Toronto Green 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 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. An amendment to the City of Toronto Official Plan is required as the proposed development introduces lot sizes and patterns, as well as a building type that does not reinforce the existing physical character of the neighbourhood.

The R3 zoning that applies to this site does not permit the proposed townhouse development. A rezoning application is required to permit the proposed use and to provide the appropriate development standards for the development.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Survey
- Architectural and Preliminary Landscape Plans
- Planning Justification Report
- Arborist Report
- Preliminary Site Servicing Plan
- Site Servicing and Stormwater Management Report

### **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. The proposed building type, massing and height will be reviewed to ensure conformity with the Official Plan and to minimize impacts on adjacent residential areas;
2. This application will also be reviewed using the Council approved Infill Townhouse Design Guidelines to ensure the proposed development is well designed and compatible with the surrounding neighbourhood;

3. Review of proposed building location and organization, massing, pedestrian amenity, sidewalks, entrances and outdoor areas to ensure an appropriate relationship the adjacent public streets;
4. Assessment of the appropriateness of the proposed vehicular access, circulation, parking and site servicing; and
5. Assessment of refuse and recycling operations to ensure the proposed development complies with the City's Development Infrastructure Policy Standards (DIPS).

## **CONTACT**

Kelly Jones, Planner  
Tel. No. (416) 395-7127  
Fax No. (416) 395-7155  
E-mail: kjones2@toronto.ca

## **SIGNATURE**

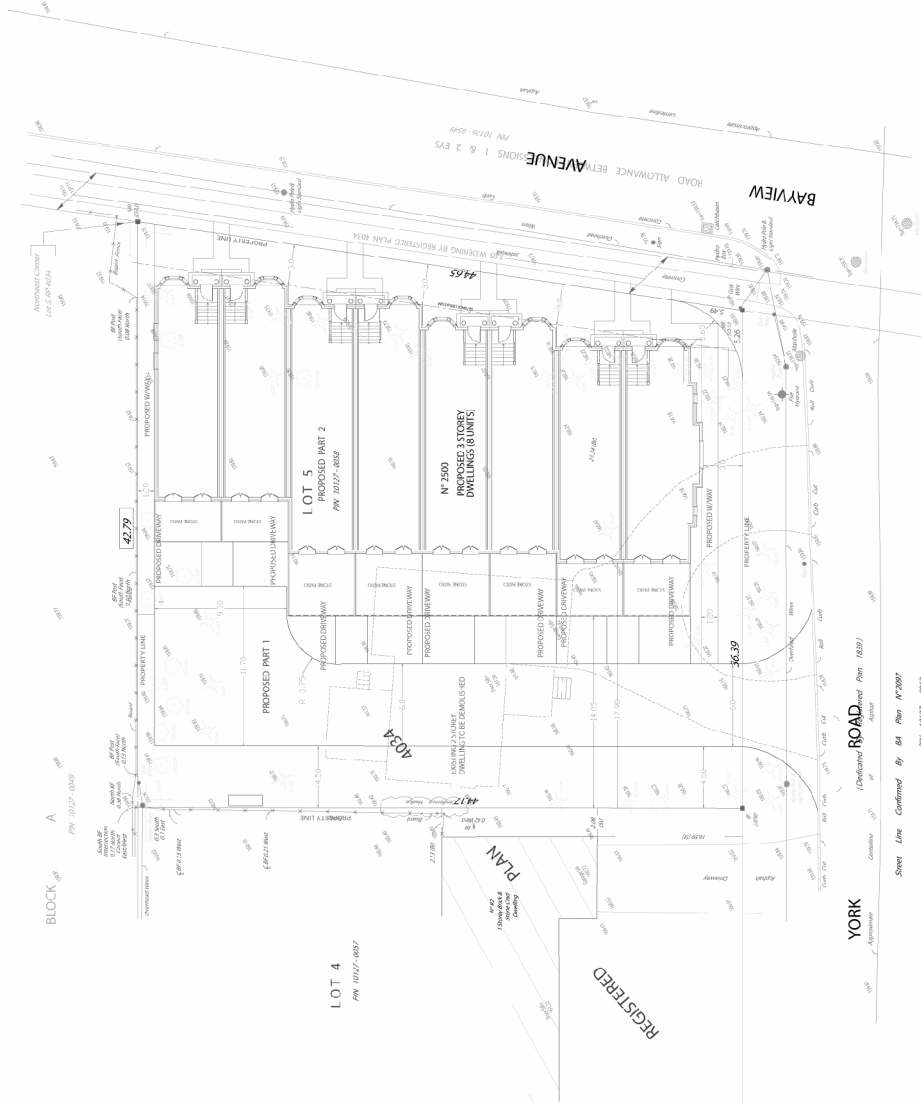
---

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

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



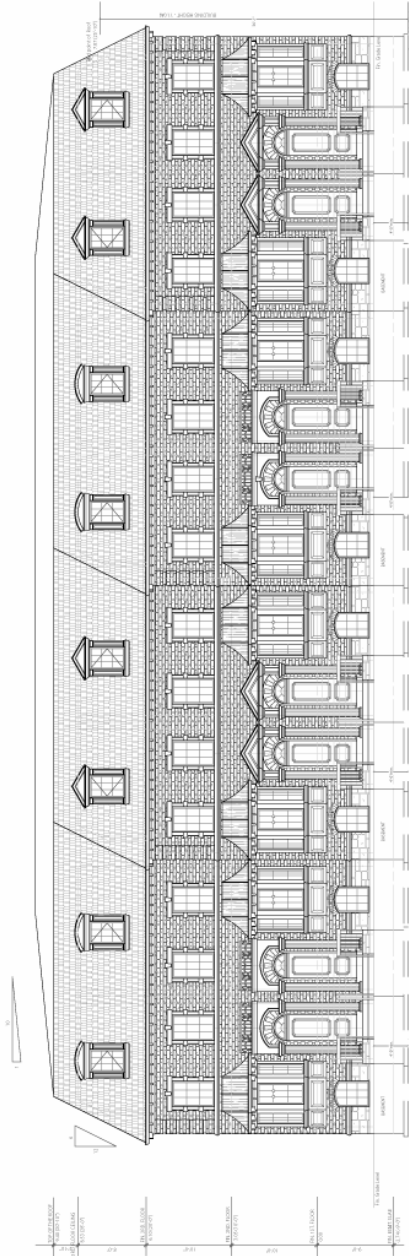
2500 Bayview Avenue

**Site Plan**  
 Applicant's Submitted Drawing

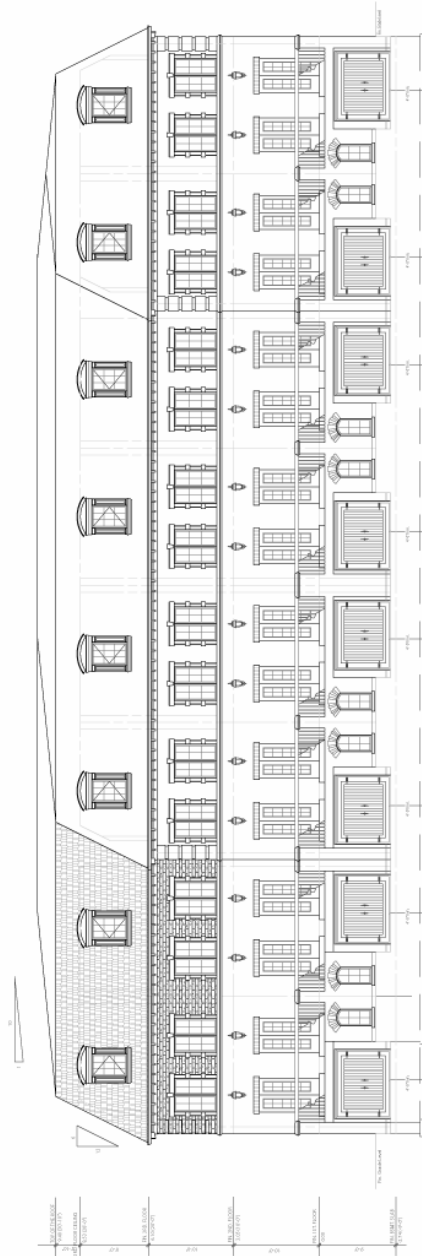
Not to Scale  
 04/22/2009

File # 09\_102185

Attachment 2: Elevations



East Elevation



West Elevation

**Elevations**

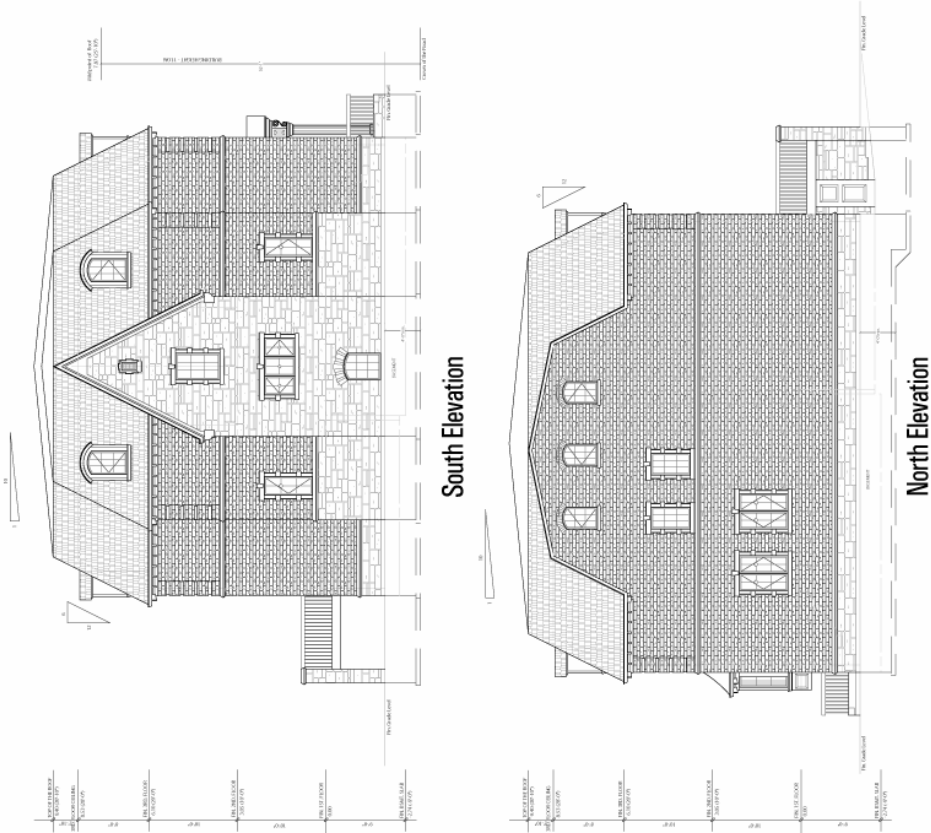
Applicant's Submitted Drawing

Not to Scale  
04/22/2009

2500 Bayview Avenue

File # 09\_102185

### Attachment 3: Elevations



### Elevations

Applicant's Submitted Drawing

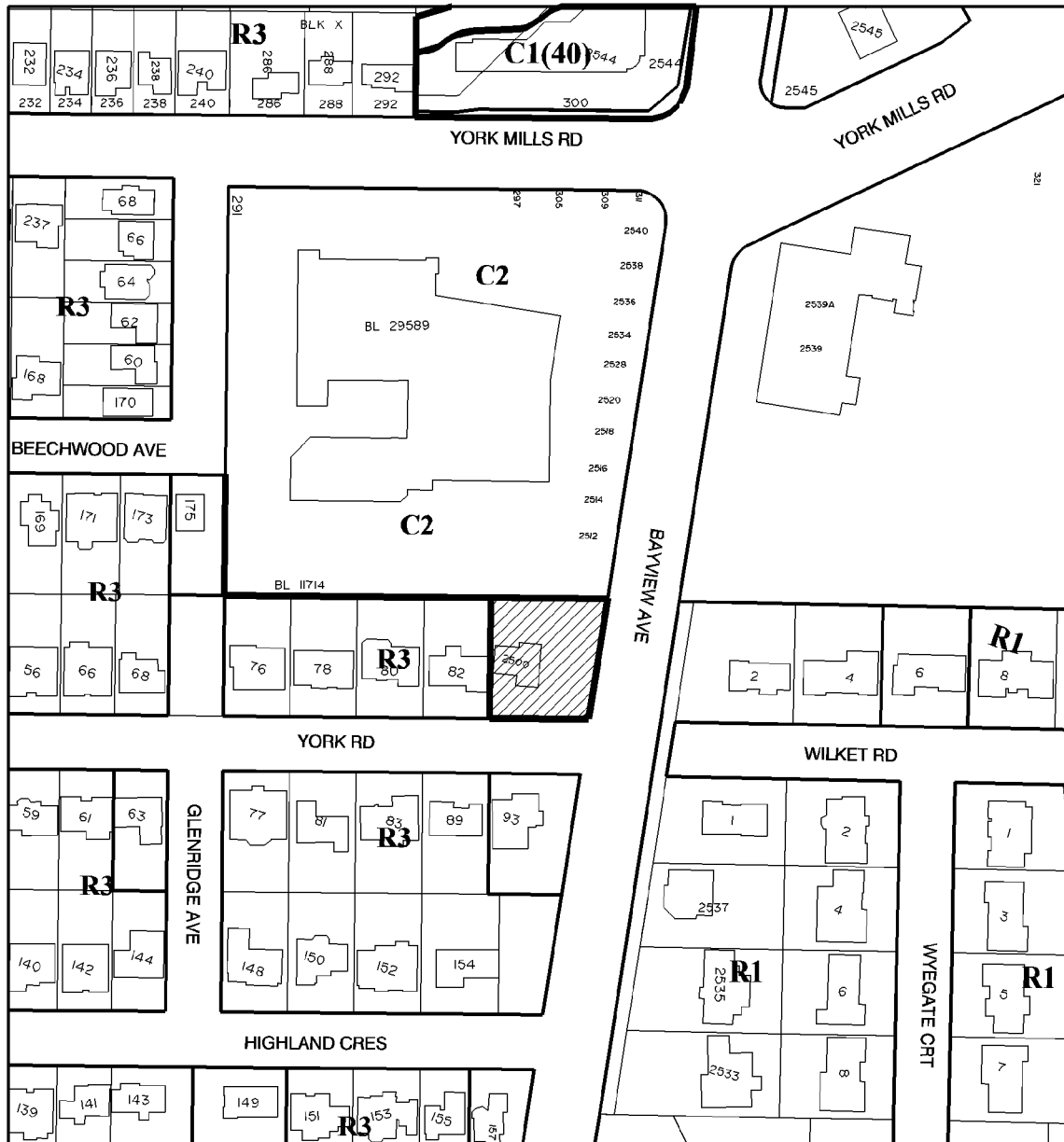
Not to Scale  
04/22/2009

2500 Bayview Avenue

File # 09\_102185




## Attachment 4: Zoning



**TORONTO** City Planning  
**Zoning**

**2500 Bayview Avenue**  
 File # 09\_102185

- R1 One-Family Detached Dwelling First Density Zone
- R3 One-Family Detached Dwelling Third Density Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone

  
 Not to Scale  
 Zoning By-law 7625  
 Extracted MO/DA/2008

## Attachment 5: Official Plan



**TORONTO** City Planning  
**Official Plan**

**2500 Bayview Avenue**

File # 09\_102185

- |   |   |
|---|---|
|  Site Location   | <b>Parks &amp; Open Space Areas</b>   |
|  Neighbourhoods  |  Natural Areas |
|  Mixed Use Areas |  Parks         |

  
 Not to Scale  
 04/22/2009

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	09 102185 NNY 25 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 13, 2009

Municipal Address: 2500 BAYVIEW AVE  
 Location Description: PLAN 4034 LOT 5 \*\*GRID N2503  
 Project Description: Proposing eight townhouses onto Bayview Ave.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ARMSTRONG GOLDBERG HUNTER			REZA AKBARI

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R3	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	N

### PROJECT INFORMATION

Site Area (sq. m):	1742.81	Height:	Storeys:	3
Frontage (m):	44.65		Metres:	11
Depth (m):	36.39			
Total Ground Floor Area (sq. m):	720.2			<b>Total</b>
Total Residential GFA (sq. m):	1910.8		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1910.8			
Lot Coverage Ratio (%):	41.3			
Floor Space Index:	1.1			

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	8
Total Units:	8

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1910.8		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

**CONTACT: PLANNER NAME: Kelly Jones, Planner**  
**TELEPHONE: (416) 395-7127**