

6 Baytree Crescent - Official Plan and Zoning By-law Amendment Application - Preliminary Report

Date:	May 15, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	12 139054 NNY 25 OZ

SUMMARY

This application proposes to amend the Official Plan and rezone the subject site to provide for five townhouse units and a single-detached dwelling. The existing single-detached dwelling would be demolished.

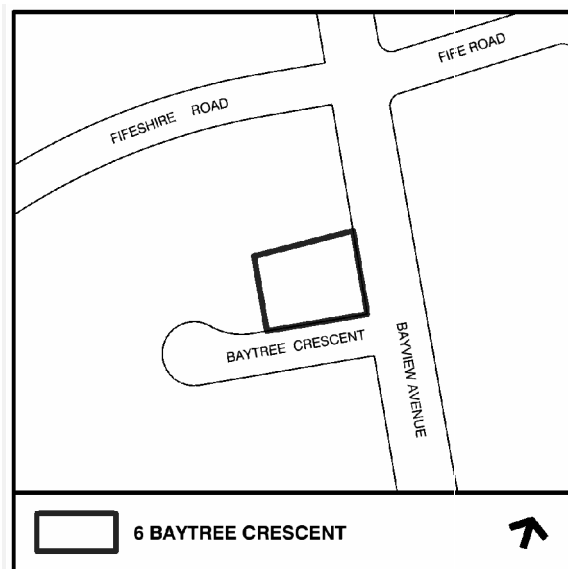
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This report recommends that a community consultation meeting be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a Final Report could be prepared and a Public Meeting held in late 2012.

RECOMMENDATIONS

The City Planning Division recommends that:

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



lands at 6 Baytree Crescent 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

In 1997 the site was the subject of applications to the Committee of Adjustment to sever the lot into two parcels and to construct a two-storey detached dwelling on each lot. The lots proposed had frontages of approximately 24 metres whereas the Zoning By-law requires a minimum frontage of 30 metres. The Committee refused the applications.

Recently, the Ontario Municipal Board has approved several townhouse developments in this area on Bayview Avenue. The closest of these, at 2500 Bayview Avenue and at 2425 Bayview Avenue were for 8 and 20 units, respectively.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

This is an application to amend the Official Plan and to rezone the subject site to permit five three-storey townhouse units and a single-detached dwelling. The five townhouse units would front Bayview Avenue while the detached dwelling would face Baytree Crescent. The detached dwelling is proposed to act as a transition between the townhouse units and the low density residential area to the west of the subject site.

Each townhouse unit would have a gross floor area of approximately 340 m² and provide vehicular access to parking via a rear lane accessed from Baytree Crescent. The detached dwelling would have a gross floor area of 430 m² and have a two car garage with access from Baytree Crescent.

Site and Surrounding Area

The site is approximately 1,200 m² in size and is located on the northwest corner of Baytree Crescent and Bayview Avenue. Currently, the site is occupied by a single-detached dwelling. Baytree Crescent is a short cul-de-sac with a total of five lots.

The site is abutted by single-detached dwellings on all sides.

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 Official Plan designates the site as *Neighbourhoods* which are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Small-scale retail, service and offices uses are also permitted. Development in this area is expected to “respect and reinforce” the existing physical character including size and configuration of lots, heights, massing and scale. Infill developments, such as the one proposed, should have heights, massing and scale that are appropriate for the site and surrounding area.

Zoning

The site is currently zoned R2 by former City of North York Zoning By-law No. 7625. This zone permits single-detached dwellings as well as recreational and some institutional uses.

Site Plan Control

The proposal is subject to Site Plan Control approval, although an application in this regard has not been submitted.

Infill Townhouse Guidelines

The Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on “protecting streetscapes and seamlessly integrating new development with existing housing patterns”. The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment.

Reasons for the Application

The rezoning application is required as the zoning does not permit townhouses on the site. Single-detached dwellings are the only permitted residential use.

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 Official Plan was submitted by the applicant as the application may not satisfy all the criteria for infill development in *Neighbourhoods*. The policies state that intensification of land on major streets is not encouraged and that any proposal should meet the same criteria as other developments with respect to lot patterns and physical character. Bayview Avenue is identified as a major street on Map 3 of the Official Plan.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Traffic Impact Study
- Sun/Shadow Study
- Arborist Report
- Functional Servicing Report

A Notification of Incomplete Application issued on April 11, 2012 identifies the following outstanding material required for a complete application submission:

- Toronto Green Standard Checklist
- Survey Plan
- Landscape Plan
- Tree Preservation Plan

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

Once the TGS Checklist has been submitted by the applicant it will be reviewed by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- The appropriateness of townhouses at this location on Bayview Avenue

- Whether the proposed number of units is appropriate
- Whether the proposed single-detached dwelling provides sufficient transition between the proposed townhouses and the abutting low scale residential area
- Compliance with the Infill Townhouse Guidelines
- Ensuring the development complies with the Toronto Green Standard
- The appropriateness of the proposed Official Plan Amendment
- Larger context considerations of townhouses on Bayview Avenue south of Highway 401

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

CONTACT

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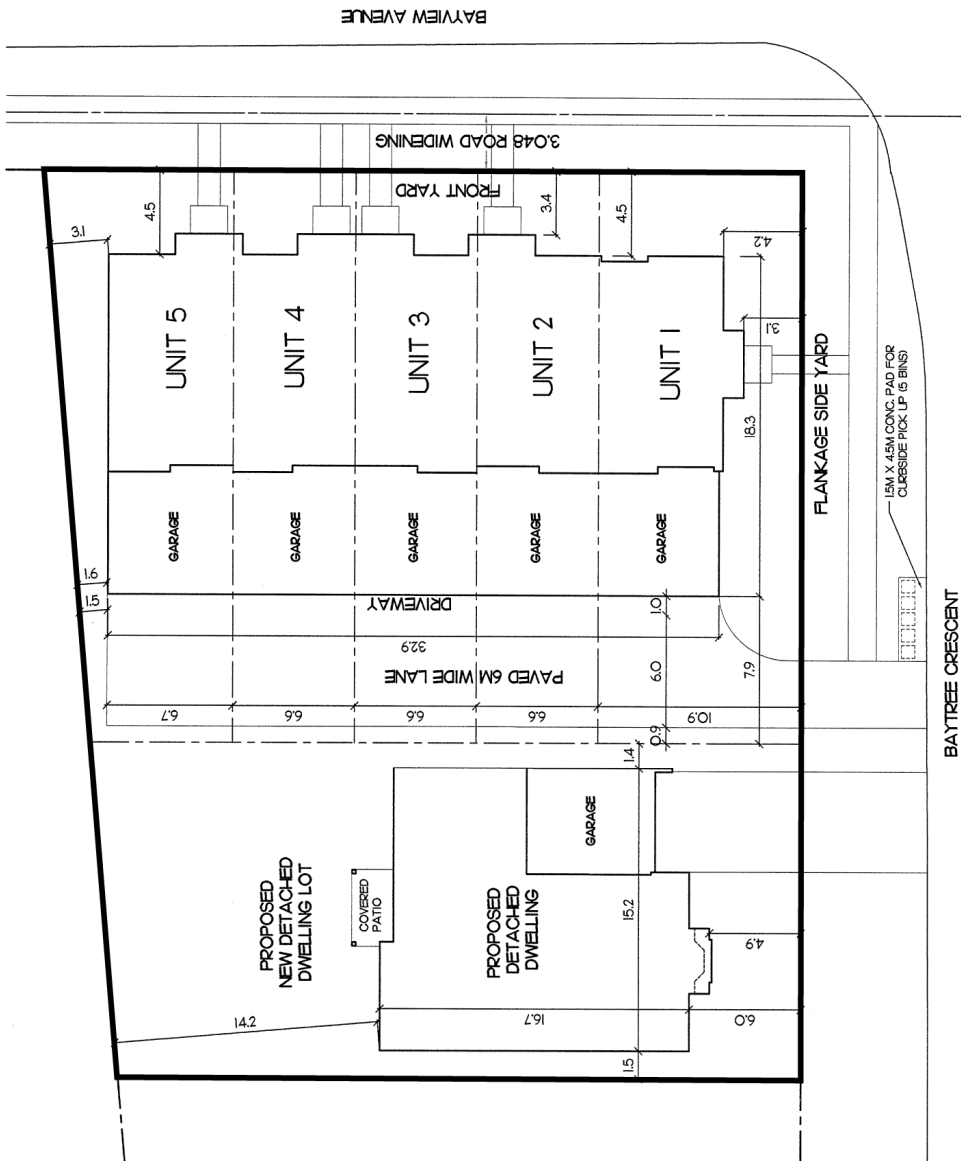
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

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

Attachment 1: Site Plan



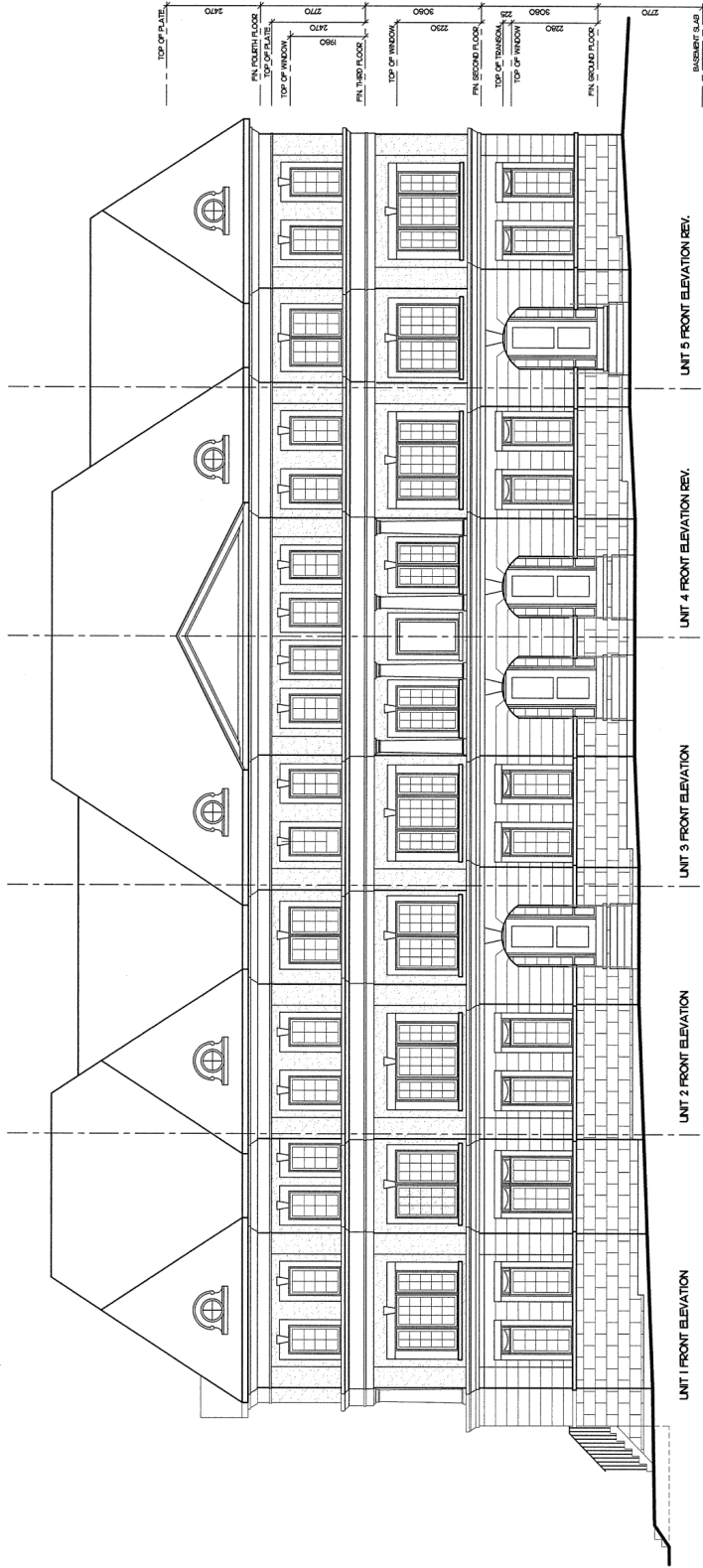
6 Baytree Crescent

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 04/10/2012

File # 12 139045 NMY 25

Attachment 2: Elevations

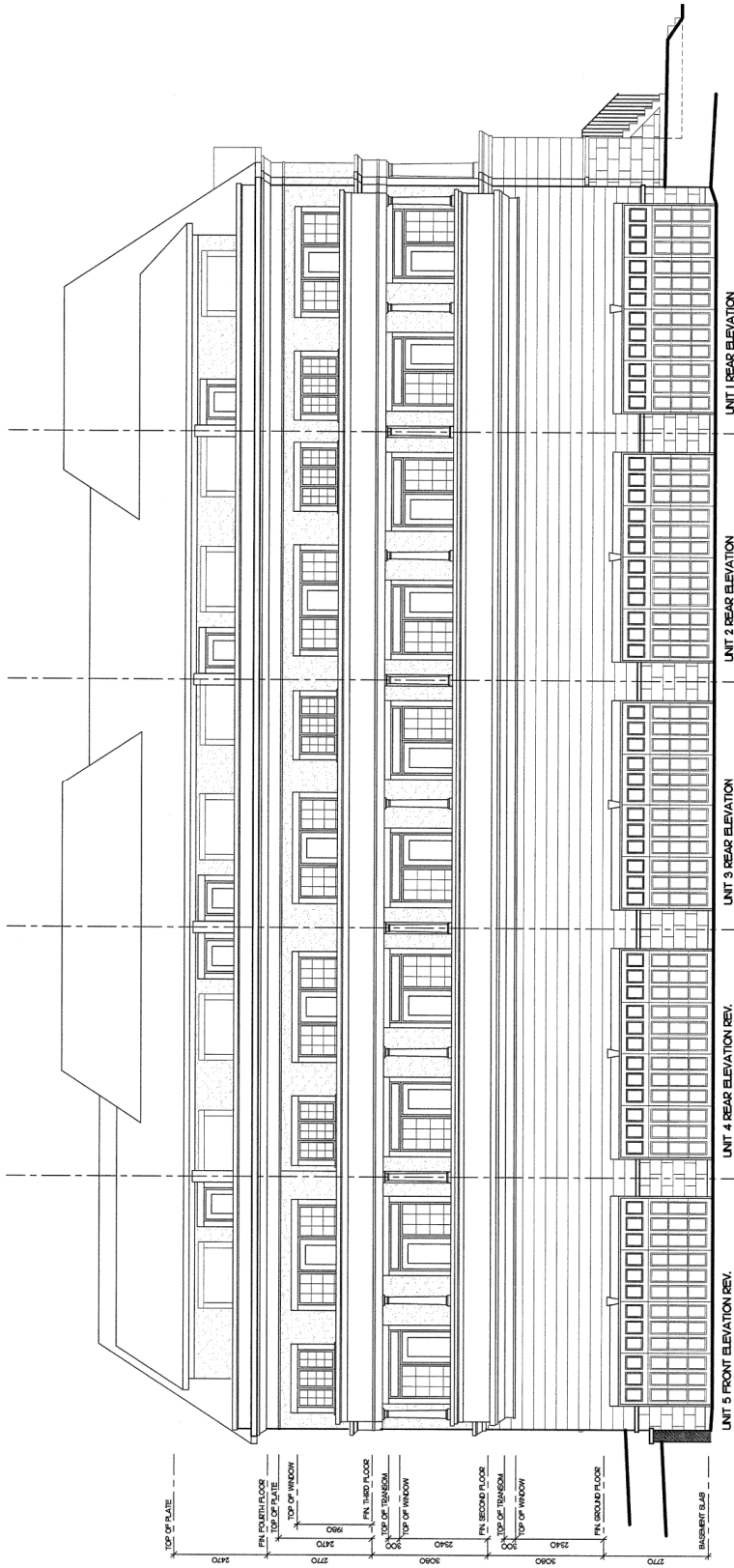


6 Baytree Crescent

Elevations - Townhomes
 Applicant's Submitted Drawing

Not to Scale
 04/10/2012

File # 12 139045 NNY 25



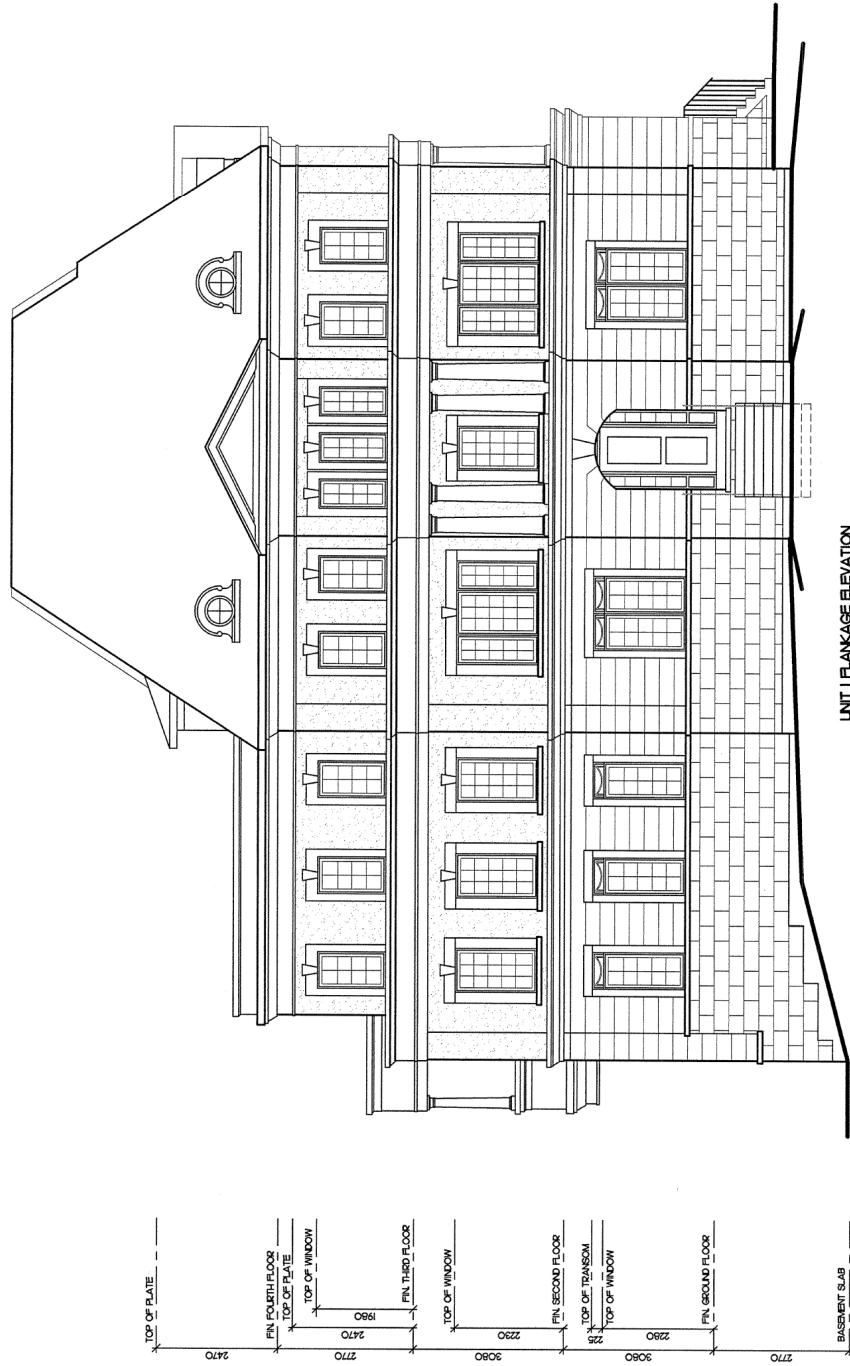
6 Baytree Crescent

File # 12 139045 NNY 25

Elevations - Townhomes

Applicant's Submitted Drawing

Not to Scale
 04/10/2012



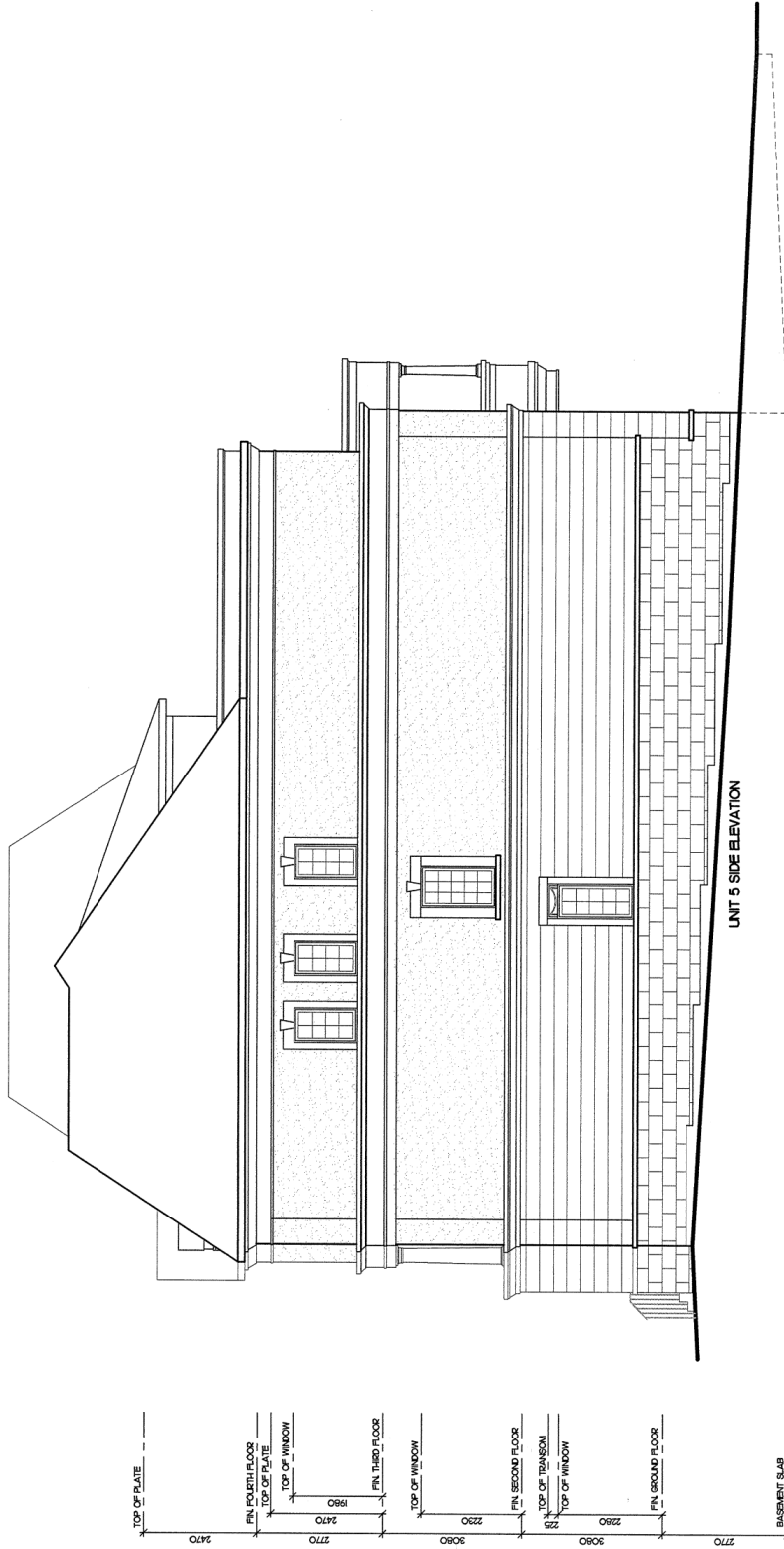
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Elevations - Townhomes

Applicant's Submitted Drawing

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04/10/2012



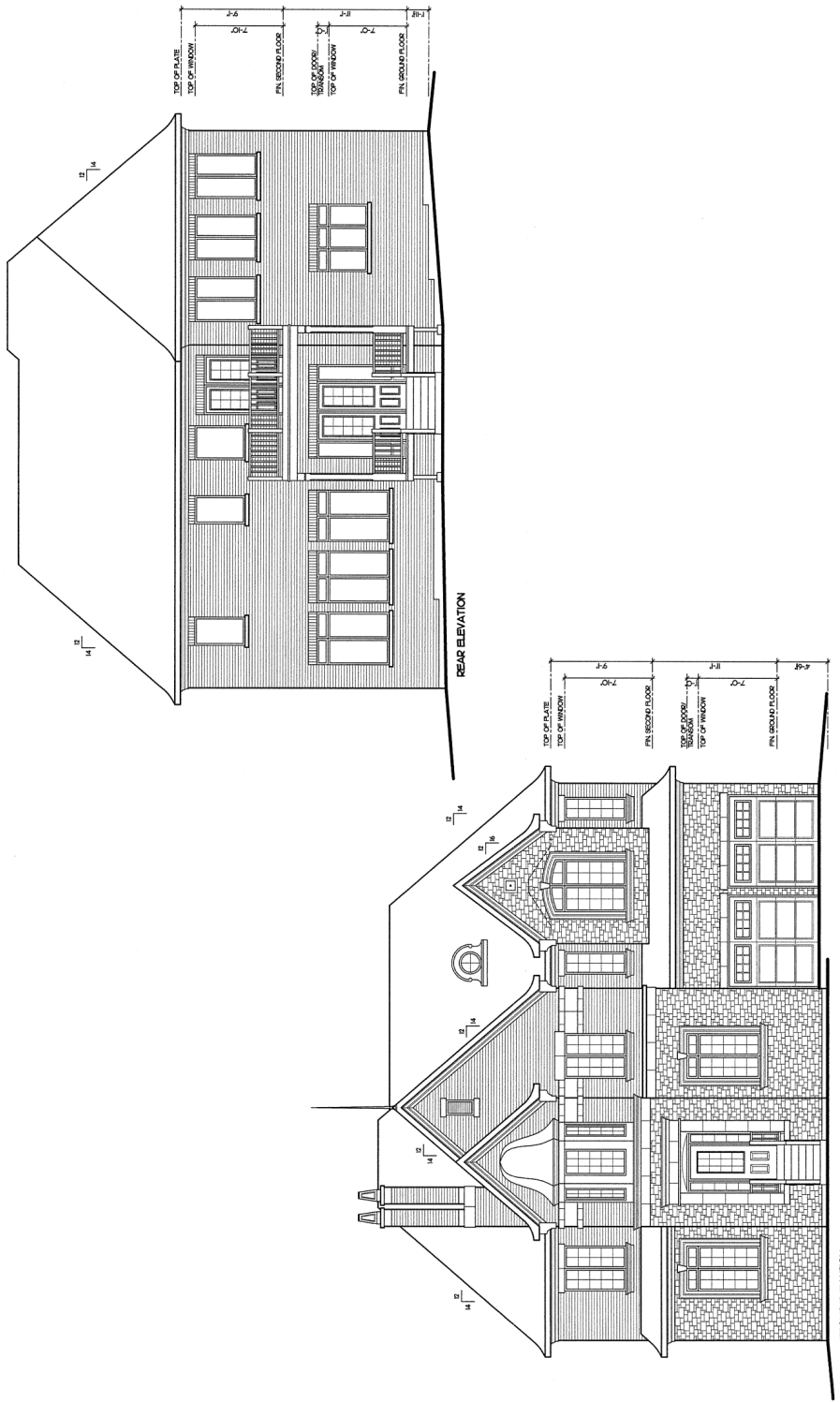
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Elevations - Townhomes

Applicant's Submitted Drawing

Not to Scale
04/10/2012



6 Baytree Crescent

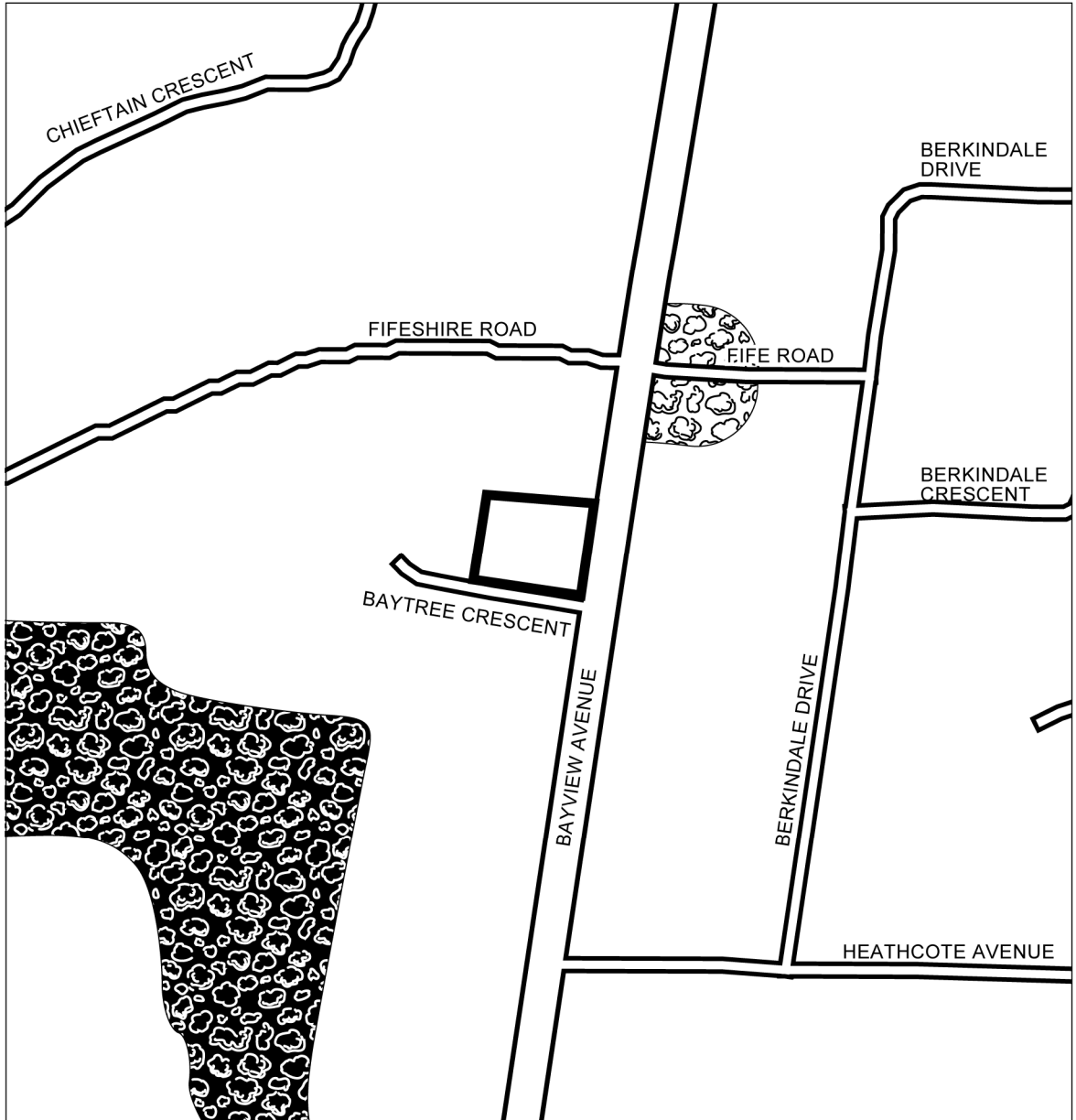
Elevations - Detached Dwelling

Applicant's Submitted Drawing

Not to Scale
04/10/2012

File # 12 139045 NNY 25

Attachment 3: Official Plan



Toronto City Planning
Official Plan

6 Baytree Crescent

File # 12 139054 NNY 25 0Z

- | | |
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|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
| |  Parks |


 Not to Scale
 04/24/2012

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 139054 NNY 25 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 20, 2012

Municipal Address: 6 BAYTREE CRES
 Location Description: PL 3456 PT LT 7 & PL 4917 PT BLK A **GRID N2501
 Project Description: Five freehold three-storey townhouses and one single family detached dwelling

Applicant:	Agent:	Architect:	Owner:
BAYTREE ESTATES INC			BAYTREE ESTATES INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R2	Historical Status:
Height Limit (m):	9.5	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1215.5	Height:	Storeys:	3	
Frontage (m):	28.8		Metres:	12.87	
Depth (m):	48.77				
Total Ground Floor Area (sq. m):	872.69				Total
Total Residential GFA (sq. m):	2136.48		Parking Spaces:	14	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2136.48				
Lot Coverage Ratio (%):	71.9				
Floor Space Index:	1.76				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold, Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2136.48	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:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	6			

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