

## 103 Bayview Ridge - Official Plan and Zoning By-law Amendment Applications - Preliminary Report

<b>Date:</b>	September 30, 2013
<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>	13 220385 NNY 25 OZ

### SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to permit six townhouse units fronting onto Bayview Avenue and two detached dwellings fronting onto Bayview Ridge. The existing single-detached dwelling would be demolished.

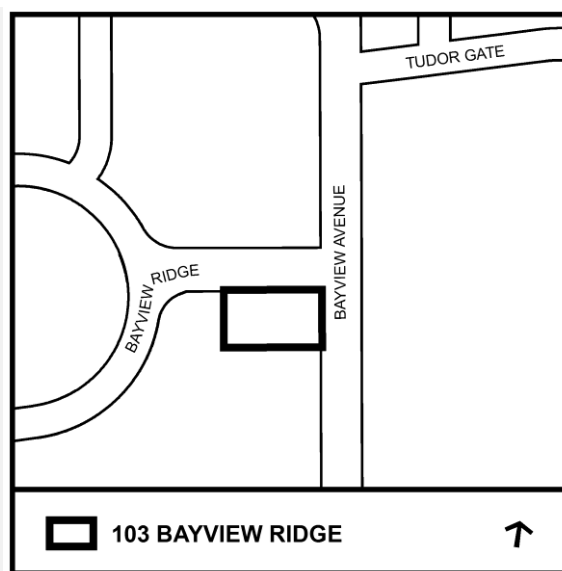
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

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 the second quarter of 2014.

### RECOMMENDATIONS

**The City Planning Division recommends that:**

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



lands at 103 Bayview Ridge 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**

There have been no previous planning applications on the site.

### **Pre-Application Consultation**

A pre-application consultation meeting was held January 8, 2013 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 six four-storey townhouse units and two, two-storey detached dwellings. The six townhouse units would front Bayview Avenue while the detached dwellings would face onto Bayview Ridge. The townhouses have a gross floor area of approximately 510 m<sup>2</sup>. The townhouse units range in width between 5.63 metres for the middle units and 5.99 metres for the end units. Each townhouse has amenity space on the roof of the unit.

The floor space index for the townhouse portion of the development is 1.68. A setback of three metres would be provided from Bayview Avenue and north and south side yard setbacks of 3 and 1.8 metres would be provided. Each townhouse unit would have two parking spaces accessed via a rear lane with the entrance from Bayview Ridge. No visitor parking spaces are proposed on site.

The lots for the detached dwellings located to the west of the townhouses would have a frontage of 18 metres and an area of 707.2 square metres. The detached dwellings would have a gross floor area of approximately 460 square metres, lot coverage of 35% and a floor space index of 0.65. A front yard setback of 6.5 metres is proposed. A two car garage would provide parking for residents while there is space in the private driveway for visitor parking.

#### **Recent Decisions of the Ontario Municipal Board**

In November, 2006 the Ontario Municipal Board (OMB) approved a twenty-unit townhouse development at 2425 Bayview Avenue notwithstanding Council and City Planning staff's

opposition. The OMB decision noted that townhouses at 2425 Bayview Avenue were “an appropriate form of intensification” which was sensitive to the residential area. This development is now under construction.

Council and City Planning staff also opposed an eight-unit townhouse development at 2500 Bayview Avenue however it too was approved by the OMB in May, 2010. In that decision, the OMB indicated that an appropriate neighbourhood context to review the proposal was along Bayview Avenue from Lawrence Avenue East to Highway 401 and that the context included townhouses. In its decision, the OMB stated that townhouses were appropriate on the site due to its “edge” condition along Bayview Avenue, and that it was not felt that townhouses would occur in the interior of the neighbourhood as a result of the development. This development is also under construction.

These developments which were recently approved by the OMB and are under construction are part of the emerging context of the area being considered as part of the review of this application.

### **Site and Surrounding Area**

The site is located on the south-west corner of Bayview Ridge and Bayview Avenue and has an area of approximately 2636 m<sup>2</sup>. Lots in the surrounding area to the west of the site are large, with a minimum lot frontage requirement of eighteen metres. The lots fronting onto Bayview Avenue generally have large setbacks from the street.

To the south of the site are single detached dwellings which front onto Bayview Avenue. The site abuts a single detached dwelling to the west and to the north is Bayview Ridge and then a single detached dwelling. Bayview Avenue abuts the site to the east. An application for five townhouse units and two detached dwellings has been submitted (file no. 13 220414 NNY 25 OZ) for the lot immediately across the street at 108 Bayview Ridge.

While the area is predominantly single-detached dwellings, there is a large townhouse development at the north-east corner of Bayview Avenue and York Mills Road and smaller townhouse developments are under construction at 2425 Bayview Avenue and 2500 Bayview Avenue.

### **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 *Neighbourhoods* is expected to “respect and reinforce” the existing physical character including typology, 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.

Bayview Avenue is identified as a *major street* on Map 3 of the Official Plan. Applications for intensification along major streets in *Neighbourhood* designations are not encouraged. When a more intense form of development is proposed it is expected to respect and reinforce the existing physical character. When a more intense form of development along a major street has been approved, this should not be considered when assessing applications in the interior of the *Neighbourhood*.

## **Zoning**

The site is currently zoned One-family Detached Dwelling Third Density Zone (R3) 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. Townhouses are not permitted.

The site is zoned RD (f18.0, a690) by City of Toronto Zoning By-law 569-2013 which is currently under appeal. This zone permits detached dwellings, places of worship, group homes and community centres.

## **Site Plan Control**

An application for Site Plan Control under Section 41 of the *Planning Act* was filed in conjunction with this application for rezoning. The applications will be processed concurrently.

## **Tree Preservation**

City of Toronto By-laws provide for the protection of qualifying trees situated on both City and private property. An Arborist Report and Tree Preservation Plan were submitted with the application and the report recommends the removal of fifteen of the twenty-five inventoried trees within the Bayview Ridge street allowance. It also notes that nine private trees will require a permit to destroy and another three private trees are to be injured as part of the proposal. Staff are currently reviewing the submitted report.

## **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. Staff indicated to the applicant that an amendment to the Official Plan may be required as the application may not satisfy all the criteria for infill development in *Neighbourhoods*. Further, the policies state that intensification of land on major streets is not encouraged and that any proposal should meet the above noted criteria of respecting and reinforcing the existing physical character and should have regards for the existing built form along the street and its relationship to adjacent buildings.

The applicant submitted an application to amend the Official Plan, however in the submitted Planning and Urban Design Justification Report the applicant indicates that they feel no application is required.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Justification Report
- Draft Official Plan Amendment
- Draft Zoning By-law
- Sanitary Sewer Study
- Transportation Opinion Letter
- Toronto Green Standard Checklist
- Stage 1 and 2 Archaeological Assessment
- Arborist Report/Tree Preservation Plan
- Site Services and Stormwater Management Report

A Notification of Complete Application was issued on September 6, 2013.

## **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 townhouse units are appropriate
- Whether the proposed height, density, setbacks and landscaping are appropriate
- Whether the townhouse unit widths are appropriate
- The need for on-site visitor parking
- Whether the proposed number of parking spaces is sufficient
- How the storage and pick-up of waste occurs
- Whether the proposed single-detached dwellings provide appropriate transition between the proposed townhouses and the abutting low scale residential area and whether the proposed development standards are appropriate
- Whether the policies of the Infill Townhouse Guidelines and the development proposal appropriately respond to the specific context of Bayview Avenue
- Whether an Official Plan Amendment is required
- The TGS Checklist is under review by City staff for compliance with the Tier 1 performance measures.

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

## **CONTACT**

Guy Matthew, Planner  
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Fax No. (416) 395-7155  
E-mail: gmatthe2@toronto.ca

## **SIGNATURE**

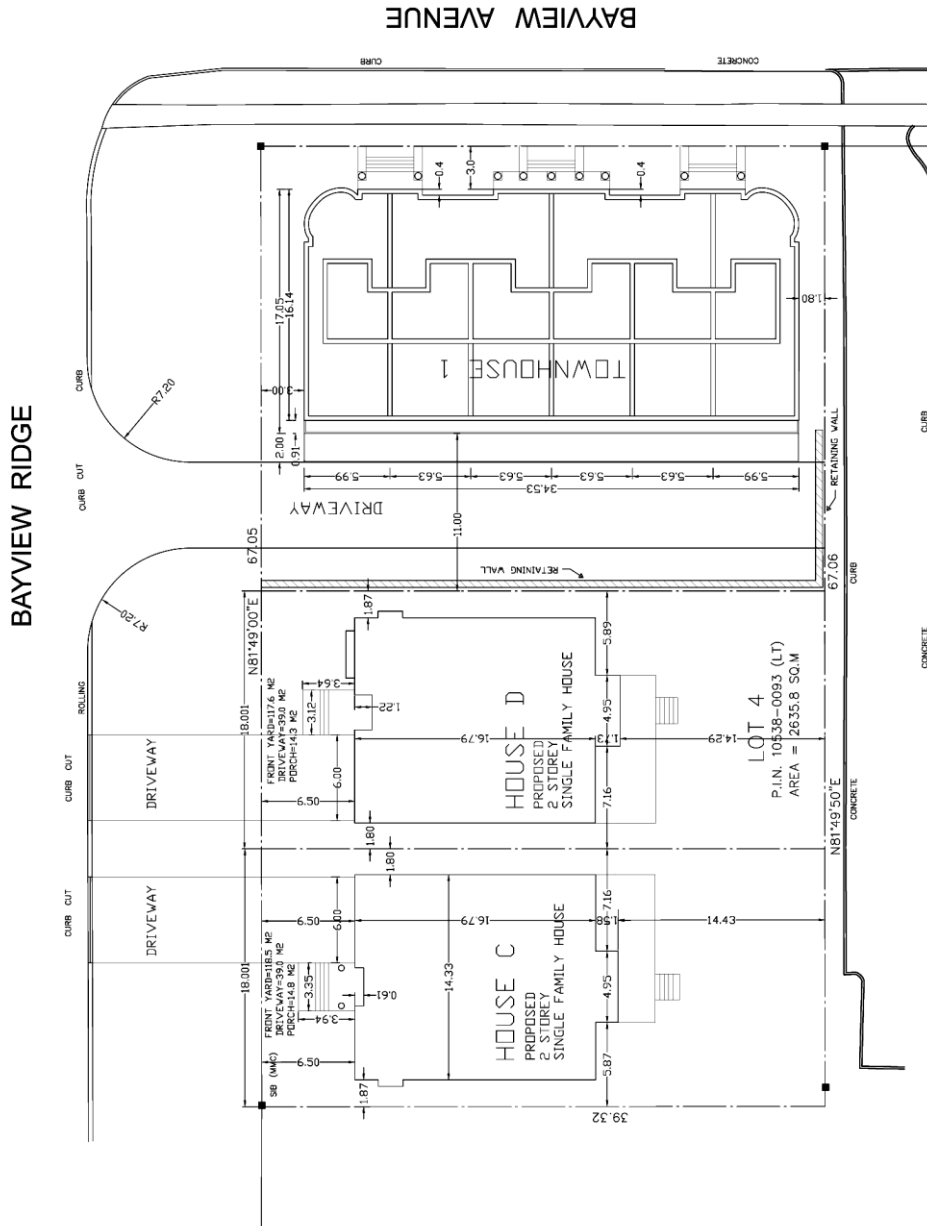
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

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

# Attachment 1: Site Plan



103 Bayview Ridge

Site Plan  
Applicant's Submitted Drawing

Not to Scale  
09/09/2013

File # 13 220385 NNY 25 02

Attachment 2: Elevations



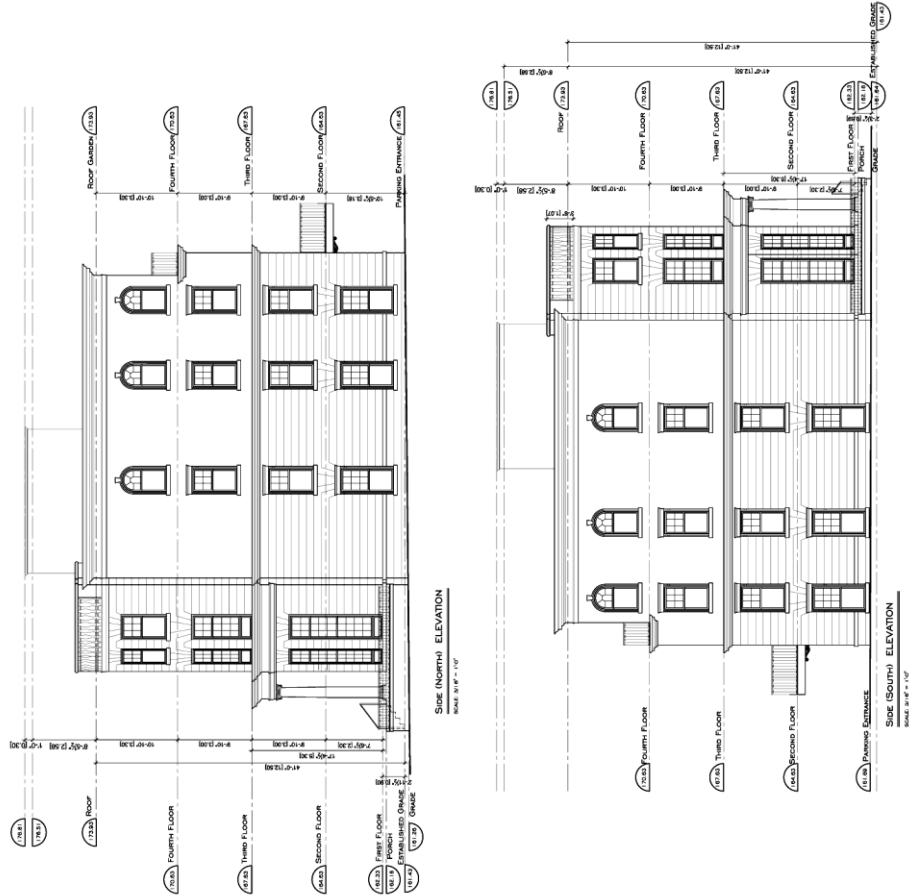
103 Bayview Ridge

Elevations - Townhouse  
Applicant's Submitted Drawing

File # 13 220385 NNY 25 0Z

Not to Scale  
09/09/2013



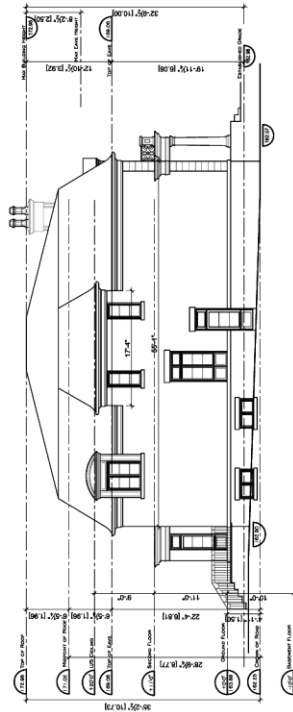


# Elevations - Townhouse Applicant's Submitted Drawing

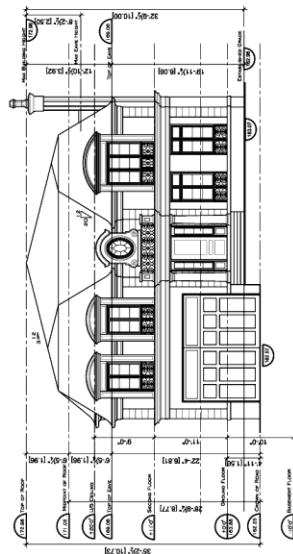
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## 103 Bayview Ridge

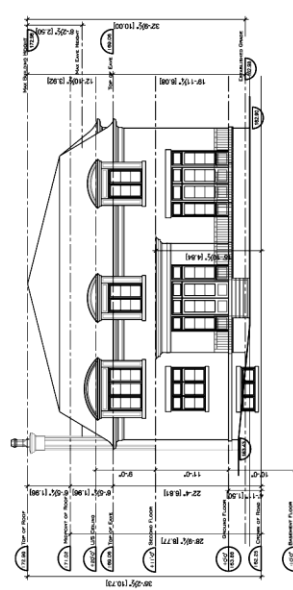
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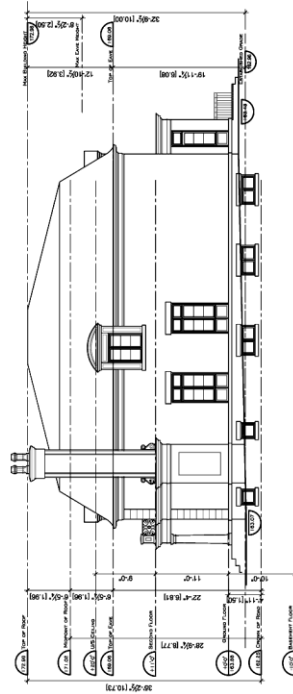
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

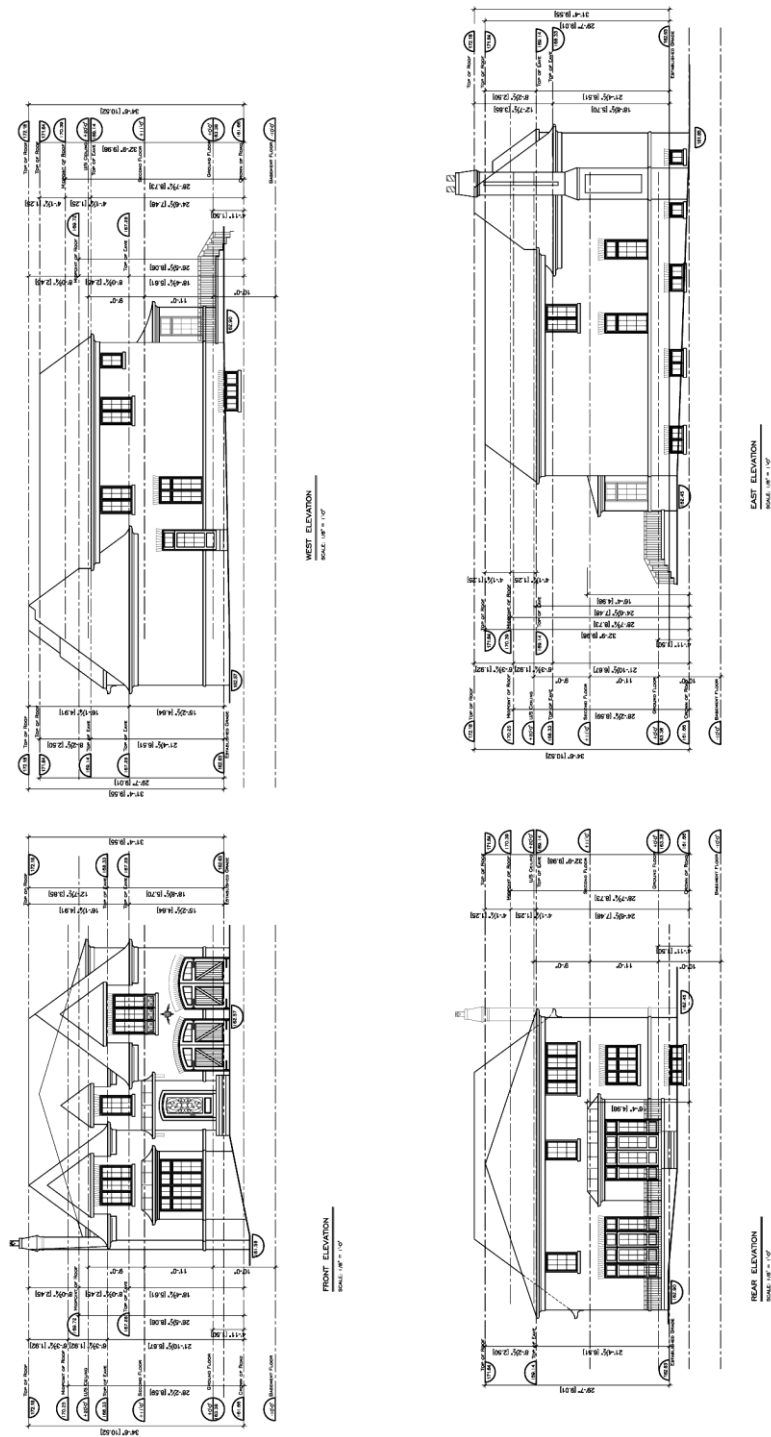
## 103 Bayview Ridge

## Elevations - House "C"

Applicant's Submitted Drawing

Not to Scale  
09/09/2013

File # 13 220385 NNY 25 02



# Elevations - House "D" Applicant's Submitted Drawing

Not to Scale  
09/09/2013

# 103 Bayview Ridge

File # 13 220385 NNY 25 02

### Attachment 3: Zoning



**Zoning By-law 569-2013**

**103 Bayview Ridge**

File # 13 220385 NNY 25 02



Location of Application

RD  
OR

Residential Detached  
Open Space Recreation



R3

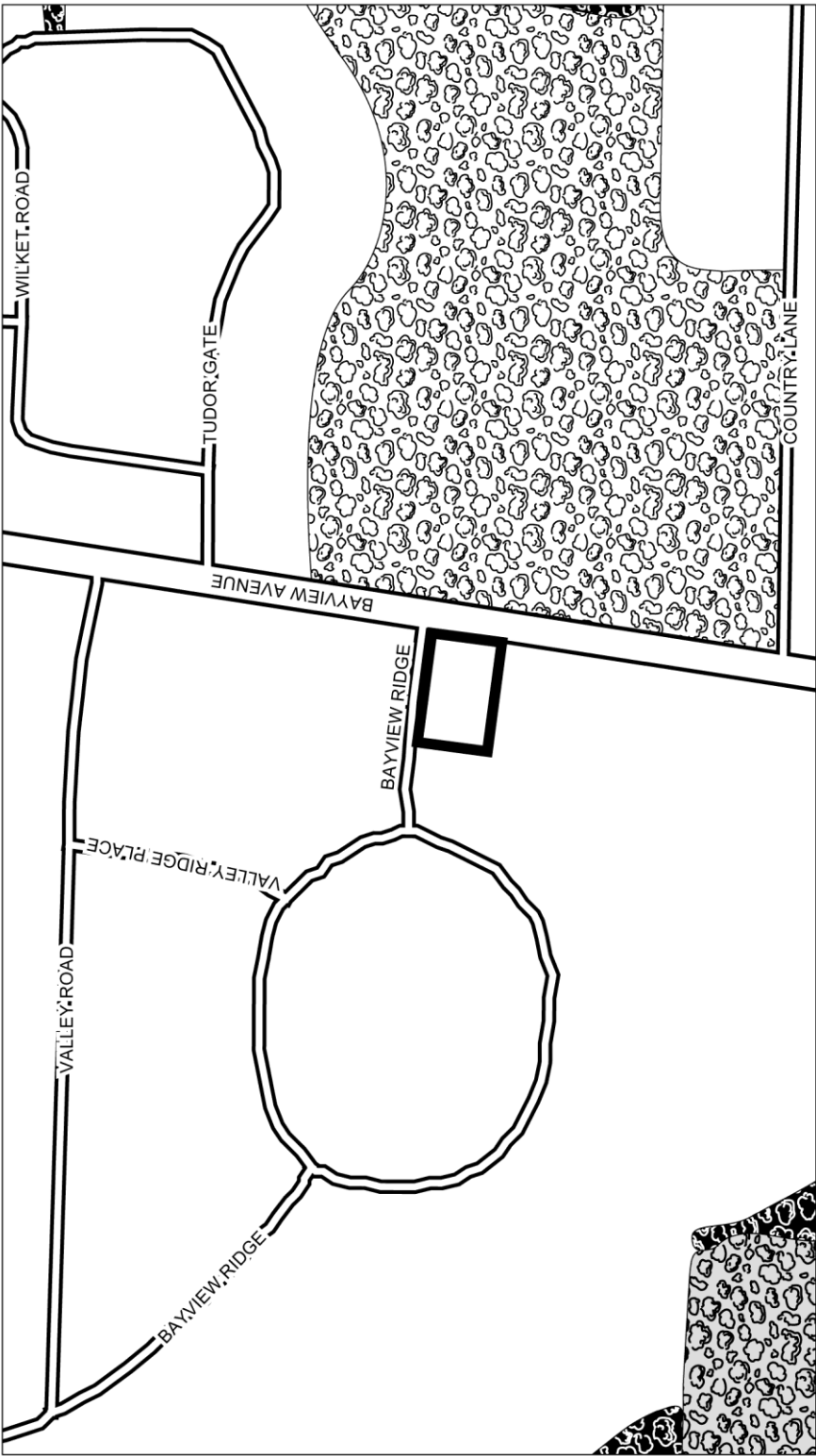
See Former City of North York Bylaw No. 7625

One-Family Detached Dwelling Third Density Zone



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Extracted 09/10/2013

Attachment 4: Official Plan



103 Bayview Ridge

**Toronto** City Planning  
**Official Plan**

File # 13 220385 NNY 25 02

Parks & Open Space Areas  
Natural Areas  
Parks  
Other Open Space Areas

Site Location  
Neighbourhoods



Not to Scale  
09/09/2013

## Attachment 5: Application Data Sheet

Application Type	Official Plan and Zoning By-law	Application Number:	13 220392 NNY 25 SA
Details		Application Date:	August 14, 2013

Municipal Address:	103 BAYVIEW RIDGE
Location Description:	PLAN 3681 LOT 4 **GRID N2503
Project Description:	To permit 6 freehold townhouse dwelling units and 2 single detached dwelling units along with private access road.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
M BEHAR PLANNING & DESIGN INC		LORNE ROSE ARCHITECT	2341853 ONTARIO INC.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	By-Law 7625: R3, By-law 569-20 RD (F18,a690)	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	2636	Height:	Storeys:	4
Frontage (m):	3933		Metres:	12.5
Depth (m):	6706			
Total Ground Floor Area (sq. m):	1075			<b>Total</b>
Total Residential GFA (sq. m):	3137		Parking Spaces:	20
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3137			
Lot Coverage Ratio (%):	40.87			
Floor Space Index:	1.19			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	3137	1075
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:	8	Institutional/Other GFA (sq. m):	0	0
Total Units:	8			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Guy Matthew, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7102</b>