

**108 Bayview Ridge - Official Plan and Zoning By-law
Amendment Applications - Preliminary Report**

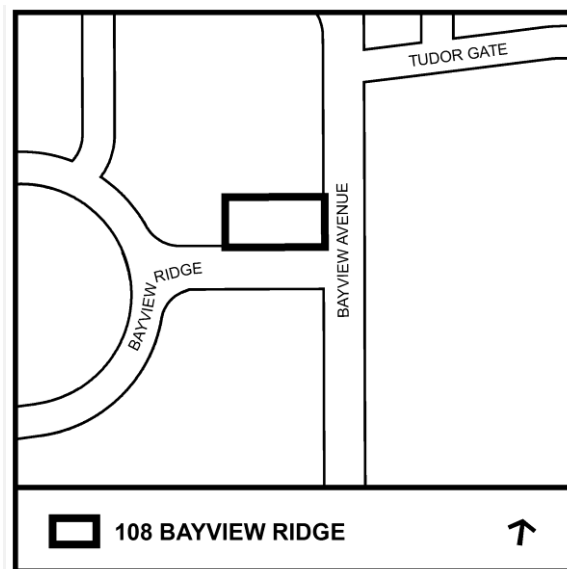
Date:	September 30, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	13 220414 NNY 25 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to permit five townhouse units and two detached dwellings at 108 Bayview Ridge. The townhouse units would front onto Bayview Avenue while the detached dwellings would front Bayview Ridge. The existing 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 108 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 are no previous planning applications for the subject site.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant January 8, 2013 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 four-storey townhouse units and two, two-storey detached dwellings. The five townhouse units would front Bayview Avenue while the detached dwellings would face onto Bayview Ridge. The townhouses have a gross floor area of approximately 350 m². The townhouse units range in width between 5.63 metres for the middle units and 6.24 metres for the end units. Each townhouse has amenity space on the roof of the unit and parking for two vehicles. The townhouses would be setback three metres from Bayview Avenue and have north and south side yard setbacks of 1.8 and 3 metres respectively. No visitor parking is proposed.

The proposed lots for the detached dwellings located to the west of the proposed townhouses would have a frontage of 18.45 metres and a lot area of 631 m². The dwellings would have a coverage of 35% and a floor space index of 0.64. 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 now 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 north-west corner of Bayview Ridge and Bayview Avenue and has an area of approximately 2323 m². 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 north 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 south is Bayview Ridge and then a single detached dwelling. Bayview Avenue abuts the site to the east. An application for six townhouse units and two detached dwellings has been submitted (file no. 13 220385 NNY 25 OZ) for the lot immediately across the street at 103 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 *Neighbourhoods* 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)(x882) 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 specific exception 882 requires a minimum front yard setback of 31 metres.

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 sixteen trees on the City's boulevard and seventeen trees on private property. 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 provides the opinion that 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
- 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 proposed development 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

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E-mail: gmatthe2@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan

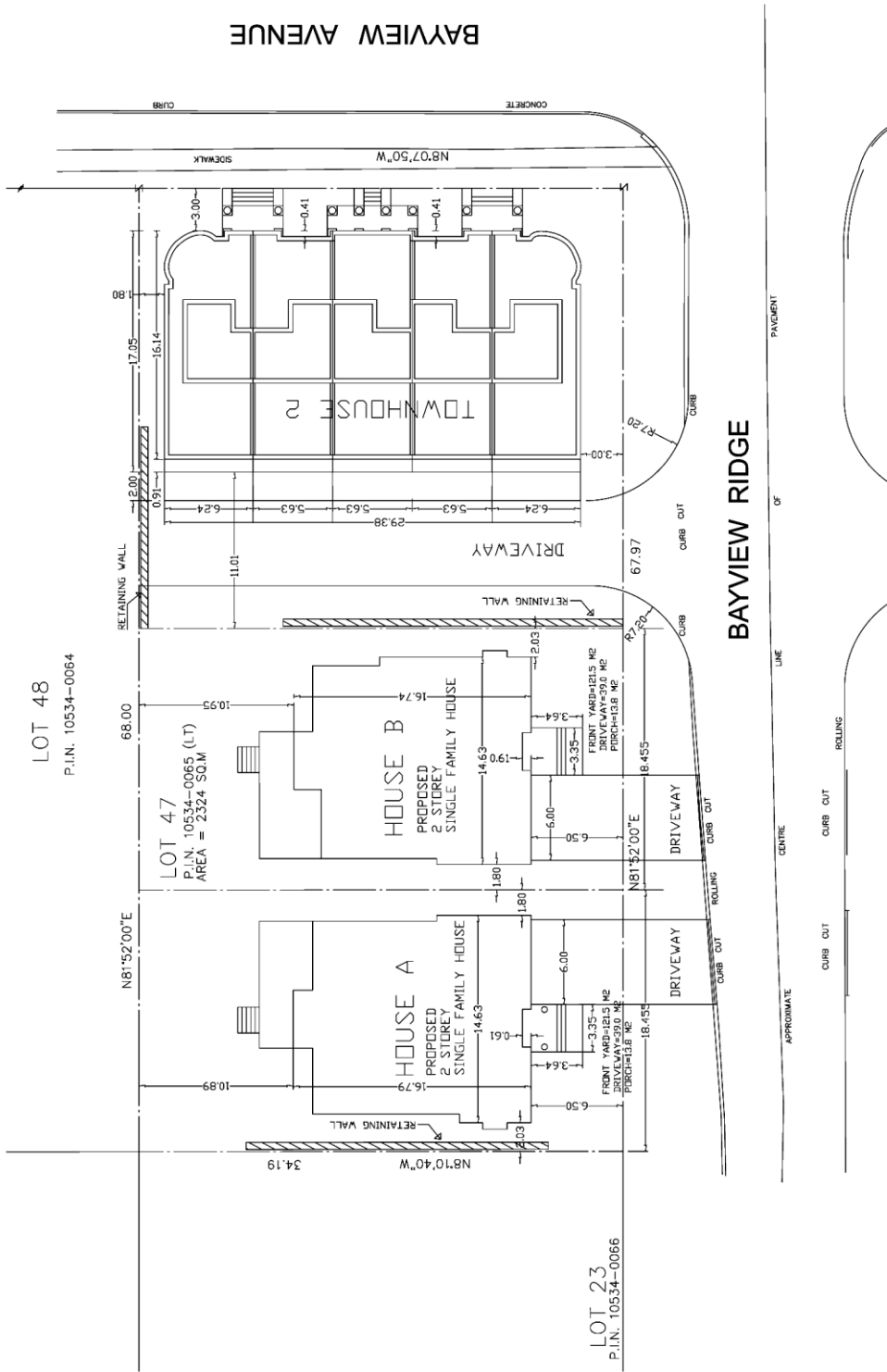
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



108 Bayview Ridge

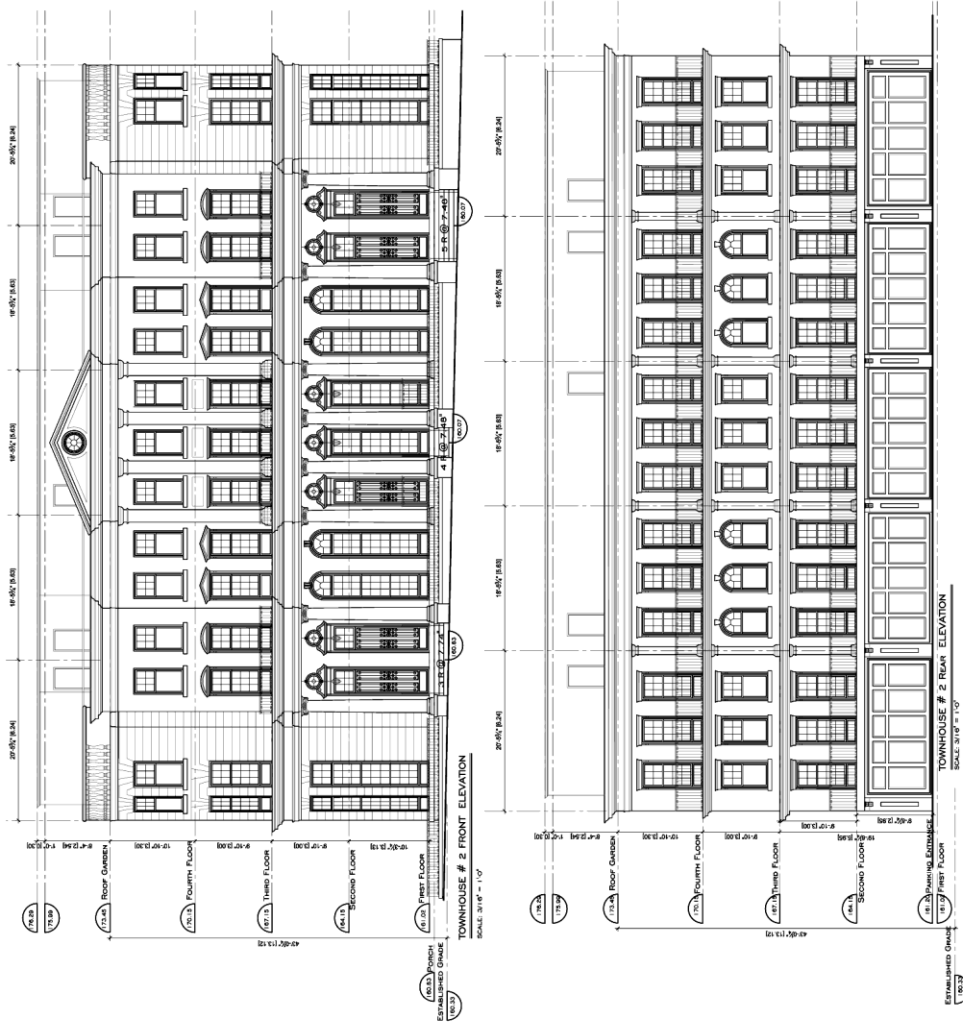
File # 13 220414 MNY 25 0Z

Site Plan

Applicant's Submitted Drawing

Not to Scale
09/09/2013

Attachment 2: Elevations



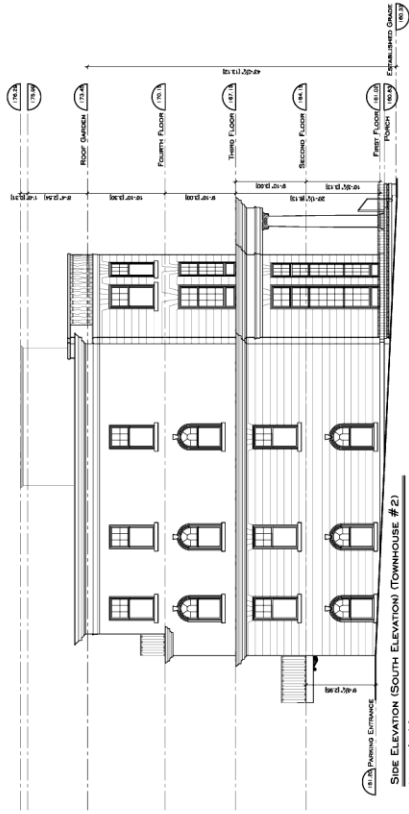
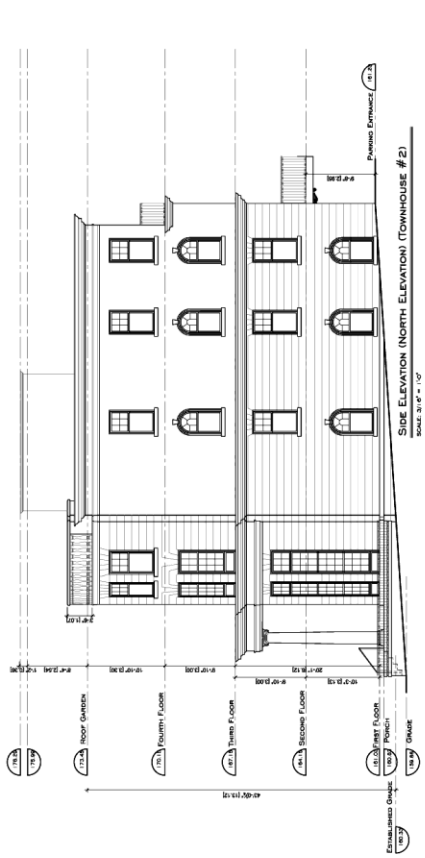
108 Bayview Ridge

File # 13 220414 NNY 25 0Z

Elevations - Townhouse

Applicant's Submitted Drawing

Not to Scale
09/09/2013

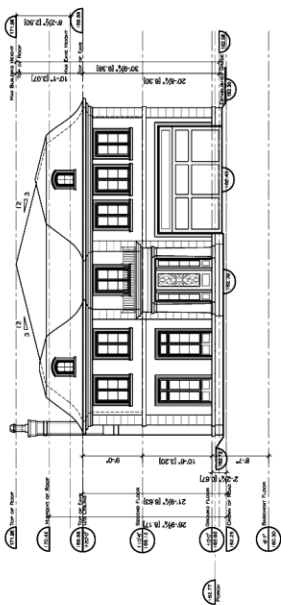


Elevations - Townhouse
 Applicant's Submitted Drawing

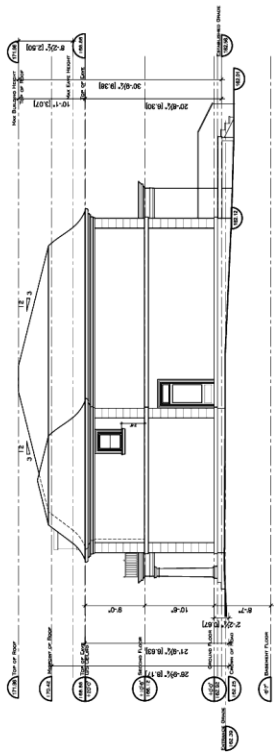
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108 Bayview Ridge

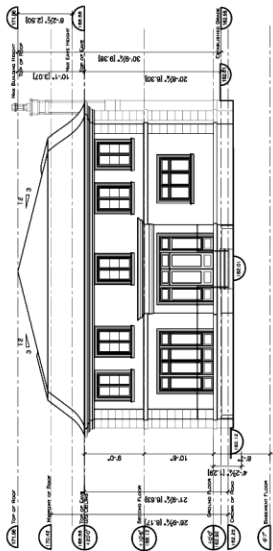
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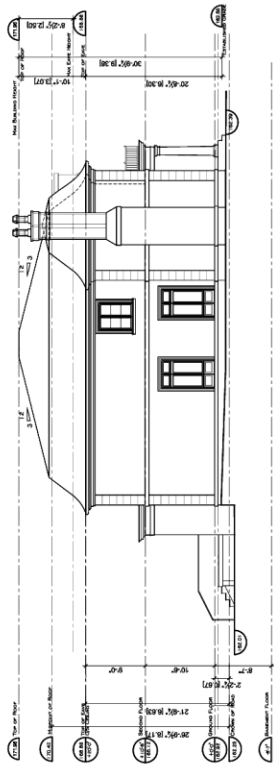
SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

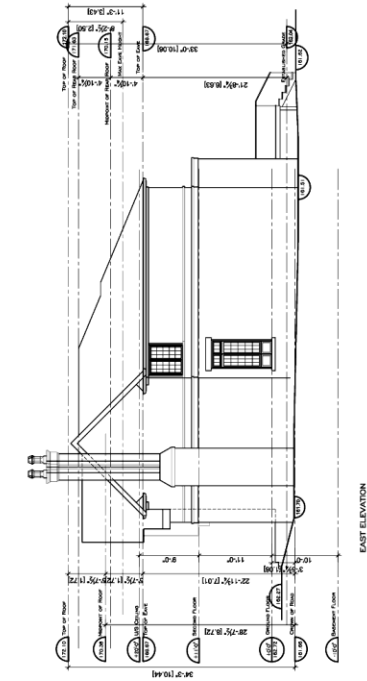
Elevations - House "A"

Applicant's Submitted Drawing

Not to Scale
09/09/2013

108 Bayview Ridge

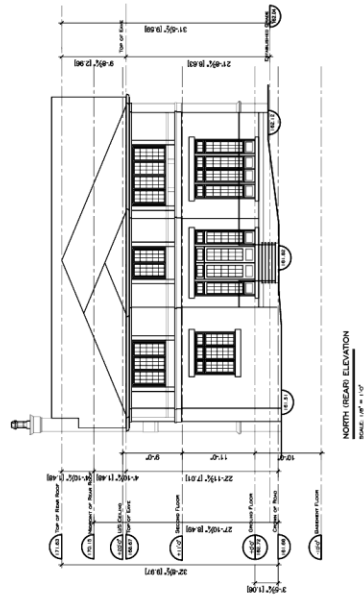
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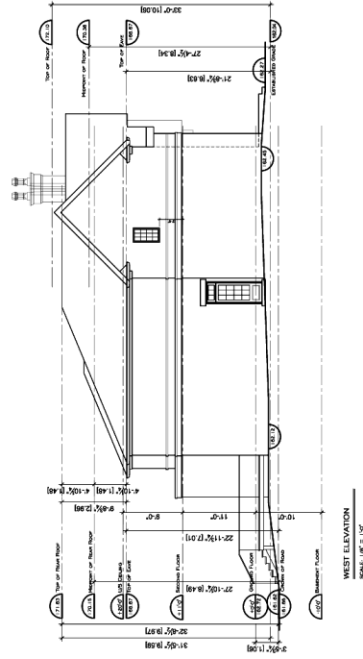
SOUTH FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

Elevations - House "B"

Applicant's Submitted Drawing

Not to Scale
08/09/2013

108 Bayview Ridge

File # 13 220414 NNY 25 0Z

Attachment 3: Zoning



TORONTO City Planning


Zoning By-law 569-2013

108 Bayview Ridge

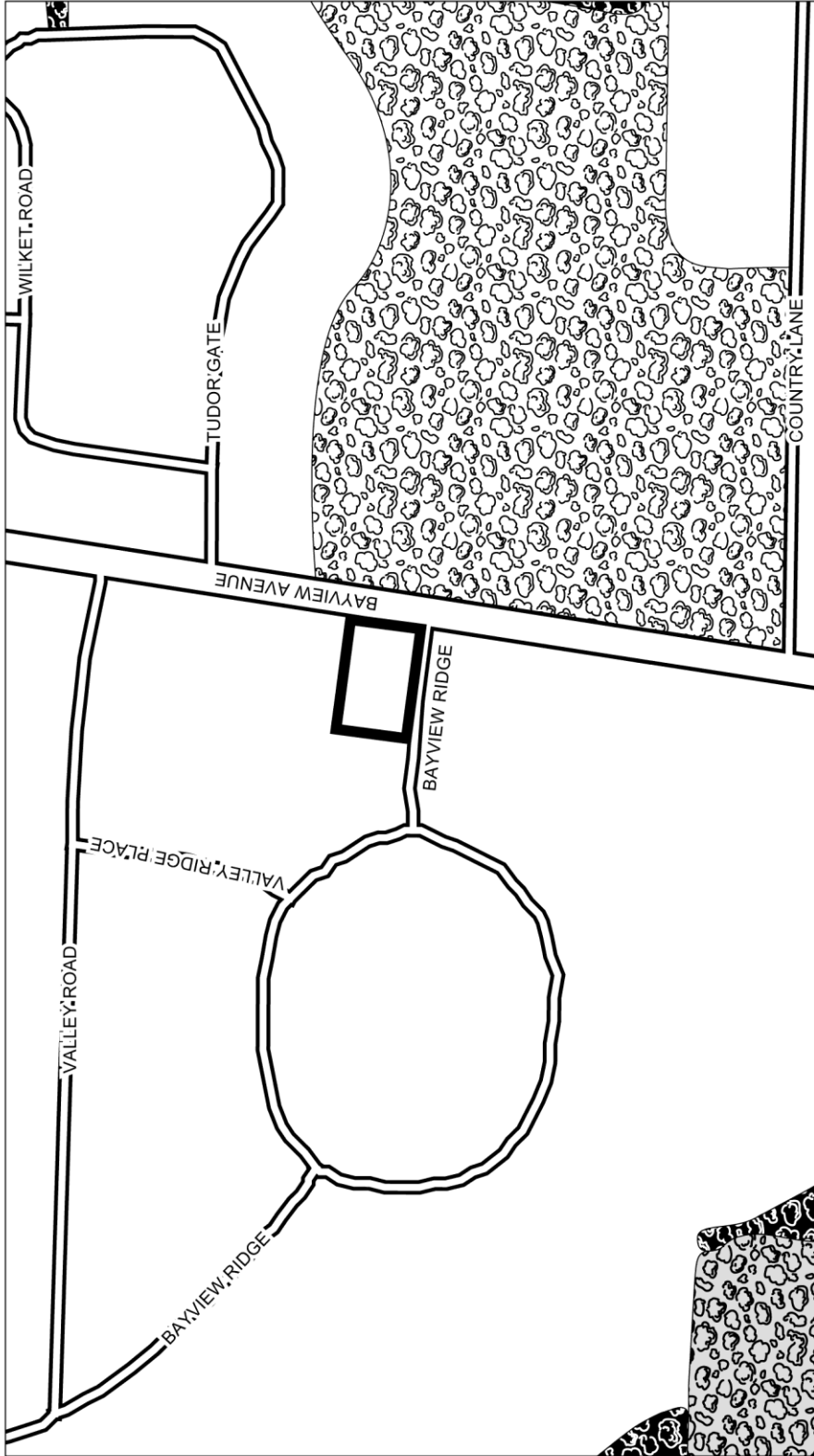
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 Location of Application
 RD Residential Detached
 OR Open Space Recreation

 See Former City of North York Bylaw No. 7625
 R3 One-Family Detached Dwelling Third Density Zone


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 Extracted 09/10/2013

Attachment 4: Official Plan



108 Bayview Ridge



File # 13 220414 NNY 25 0Z

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



Not to Scale
09/09/2013

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 220414 NNY 25 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 14, 2013

Municipal Address: 108 BAYVIEW RIDGE
 Location Description: PLAN 3681 LOT 47 **GRID N2503
 Project Description: To permit 5 freehold townhouse dwelling units and 2 single detached dwelling units together with a private access road.

Applicant:	Agent:	Architect:	Owner:
M BEHAR PLANNING & DESIGN INC			ANNE MILLER

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	By-law 7625: R3, 569-2013; RD(f18,a690)(x882)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3232.8	Height:	Storeys:	4
Frontage (m):	34.19		Metres:	13.13
Depth (m):	68			
Total Ground Floor Area (sq. m):	935.3			Total
Total Residential GFA (sq. m):	2696.9		Parking Spaces:	18
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2696.9			
Lot Coverage Ratio (%):	40.25			
Floor Space Index:	1.16			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2203.1	493.8
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:	7	Institutional/Other GFA (sq. m):	0	0
Total Units:	7			

CONTACT: **PLANNER NAME:** **Guy Matthew, Planner**
 TELEPHONE: **(416) 395-7102**