

**2655 – 2659 Bayview Avenue & 15 Old Colony Road –
Zoning By-law Amendment Application – Preliminary
Report**

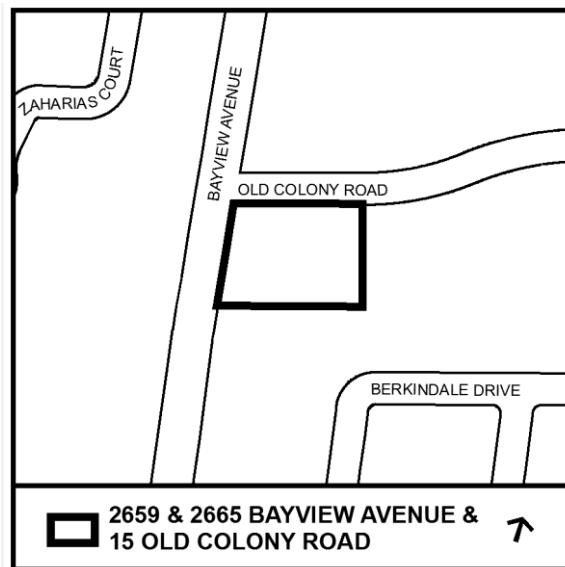
Date:	January 31, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	13 282215 NNY 25 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit eleven townhouse units fronting onto Bayview Avenue and two detached dwellings fronting onto Old Colony Road. The existing single-detached dwellings would be demolished.

This report provides preliminary information on the above-noted application 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 first quarter of 2015.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2655-2659 Bayview Avenue and 15 Old Colony Road 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*.
4. Staff be directed to review the application in the context of the Bayview Avenue and Design Guideline Study and encourage the applicant to work with City staff as part of that study.

DECISION HISTORY

No relevant planning applications have been submitted on the subject properties.

Pre-Application Consultation

A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This is an application to rezone the subject site to permit eleven three-storey townhouse units and two, three-storey detached dwellings. The eleven townhouse units would front Bayview Avenue while the detached dwellings would face onto Old Colony Road. The townhouses have a gross floor area ranging between 228 m² and 271.5 m². The townhouse units have a width of 5.49 metres. Parking for the townhouse units would be provided by two-car detached garages with outdoor amenity space for the townhouse units located between the garages and the townhouse units. There are no roof-top patios.

The floor space index for the townhouse portion of the development is 0.85. A setback of six metres would be provided from Bayview Avenue and north and south side yard setbacks of 3.66 and 2.13 metres would be provided. Each townhouse unit would have two parking spaces accessed via a rear lane with the entrance to the driveway from Old Colony Road. No visitor parking spaces are proposed on site.

The proposed detached dwelling lot immediately to the east of the proposed townhouses would have a frontage of 18.29 metres and an area of 1280 square metres. The dwelling would be two-storeys in height with a front yard setback of 13.44 metres. The gross floor

area of the dwelling would be 525 square metres, or a floor space index of 0.41. Parking would be provided in an integral garage.

The easterly most detached dwelling lot would have a frontage of 27.43 metres and an area of 1920 square metres. The dwelling would be two-storeys in height with a front yard setback of 13.38 metres. The gross floor area of the dwelling would be 926 square metres, or a floor space index of 0.48. Parking would be provided in an integral garage.

Recent Decisions

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.

On October 6, 7 and 8 City Council approved an application (file number 12 139054 NNY 25 OZ) for townhouses at 6 Baytree Crescent. The development consists of five townhouse units which front onto Bayview Avenue and a one detached dwelling which fronts onto Baytree Crescent. The implementing zoning by-law will be enacted following issuance of a Notice of Approval Conditions for the associated Site Plan Control application. More information on this application can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY26.52>.

The developments which are under construction and the recently approved development at 6 Baytree Crescent 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, made up of three existing lots, is located on the south-east corner of Old Colony Road and Bayview Avenue and has an area of approximately 6558 m². There are currently three detached dwellings on the site which would be demolished. Lots in the surrounding area to the east of the site are large, with a minimum lot frontage requirement of thirty 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 Old Colony Road and then Bayview Avenue further north. The site abuts a single detached dwelling to the east and to the south are single detached dwellings which front onto Bayview Avenue.

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. As noted earlier, smaller townhouse developments are under construction at 2425 Bayview Avenue and 2500 Bayview Avenue and City Council recently approved a five-unit townhouse development to the south at 6 Baytree Crescent.

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. The policies of the Official Plan state that no changes will be made through rezoning that are out of keeping with the neighbourhood.

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*.

Bayview Avenue Design Guidelines Study

At City Council's meeting of December 16, 17 and 18, 2013 staff were directed to undertake a study to review the appropriate development framework for lots which abut Bayview Avenue. The first community meeting on this study has been scheduled for February 6, 2014. The study is expected to identify appropriate sites for townhouses developments and establish design guidelines to assist in the review of development applications between Highway 401 and Lawrence Avenue East. Both 2655 and 2659 Bayview Avenue are within the overall study area. This application will be reviewed in the context of the study.

More information on Council's decision can be found at:

<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&meetingId=6814>

Infill Townhouse Guidelines

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.

Zoning

The site is currently zoned One-family Detached Dwelling First Density Zone (R1) 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 (f30.0; a1100)(x69) 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. Exception 69 details performance standards such as lot frontage, balconies and accessory structures.

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 was submitted with the application and notes that ten private trees will require a permit to destroy. Staff are currently reviewing the submitted report.

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.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Cover letter explaining the application
- Arborist Report
- Geotechnical Investigation

A Notification of Incomplete Application issued on January 16, 2014 identifies the outstanding material required for a complete application submission as follows:

- Servicing and Grading Plans
- Functional Servicing and Stormwater Management Report
- Landscape Plans and Details
- Architectural drawings for the detached garages and detached dwellings.
- Planning Rationale
- Draft Zoning By-law
- Toronto Green Standards Checklist
- Traffic Operations Assessment

The applicant has since submitted additional information and staff are reviewing it to determine if the additional materials satisfy the application requirements for a complete application.

Issues to be Resolved

The study of Bayview Avenue is currently underway to determine appropriate townhouse development guidelines and this application will be reviewed in the context of those emerging guidelines. On a preliminary basis, the following issues have been identified:

- The appropriateness of townhouses at this location on Bayview Avenue
- Whether developing a lot on Old Colony Road as part of a townhouse proposal is appropriate
- Whether the proposed number of townhouse units are appropriate
- Whether the number of townhouses in a block are appropriate or whether the townhouses should be broken into smaller blocks
- 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 two detached dwellings are appropriate
- Does the development proposal appropriately respond to the specific context of Bayview Avenue
- compliance with the Tier 1 performance measures of the Toronto Green Standard

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

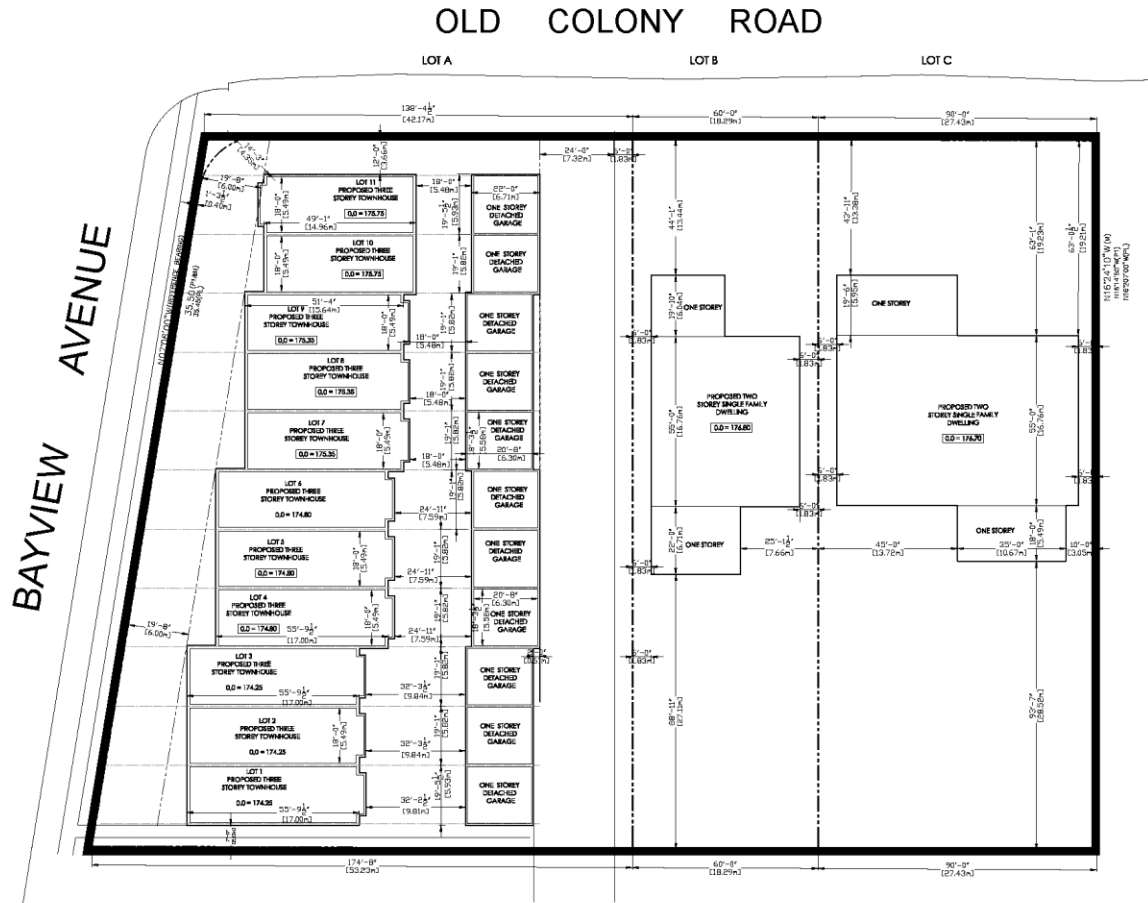
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

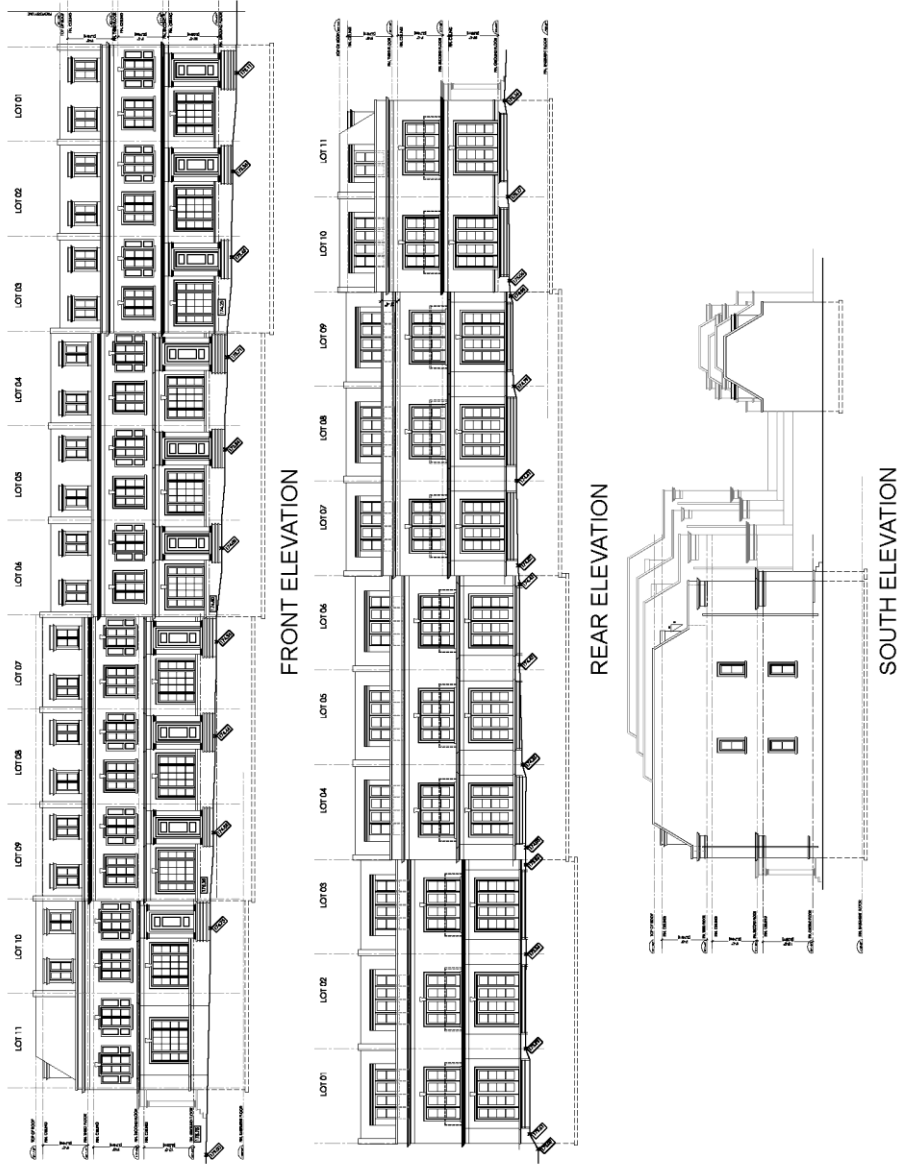
2659 & 2665 Bayview Avenue & 15 Old Colony Road

Applicant's Submitted Drawing

Not to Scale 

File # 13 282215 NNY 25 OZ

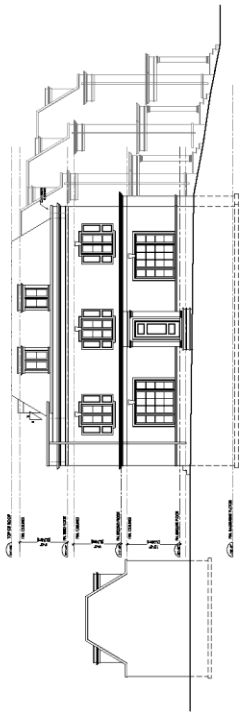
Attachment 2: Elevations



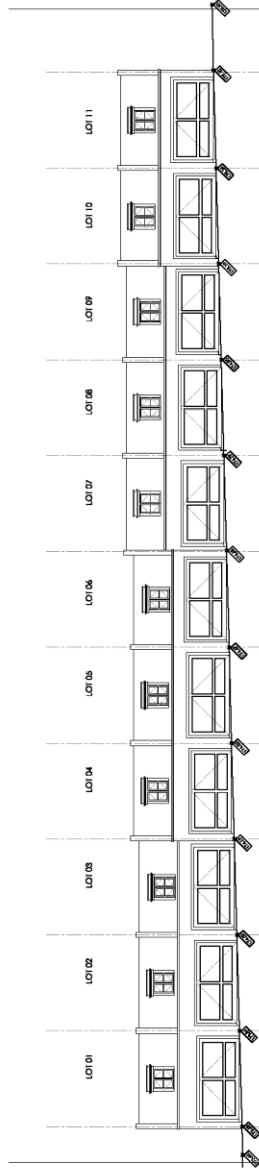
Elevations
Applicant's Submitted Drawing
Not to Scale
1/14/2014

2659 & 2665 Bayview Avenue & 15 Old Colony Road

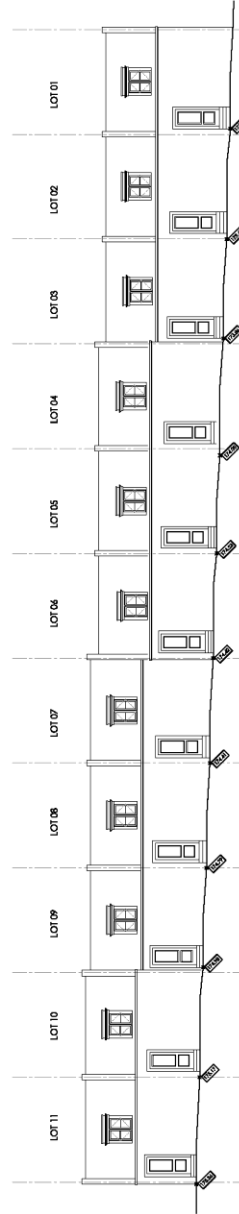
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NORTH ELEVATION



GARAGE EAST ELEVATION



GARAGE WEST ELEVATION

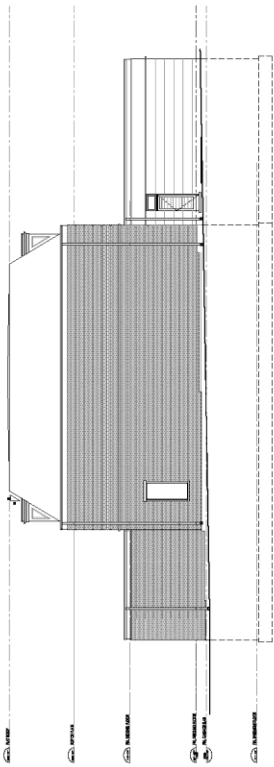
Elevations

Applicant's Submitted Drawing

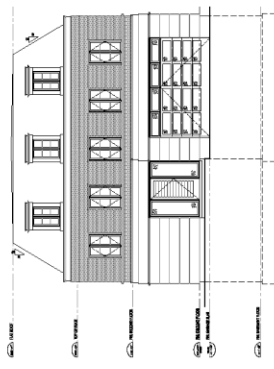
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2659 & 2665 Bayview Avenue & 15 Old Colony Road

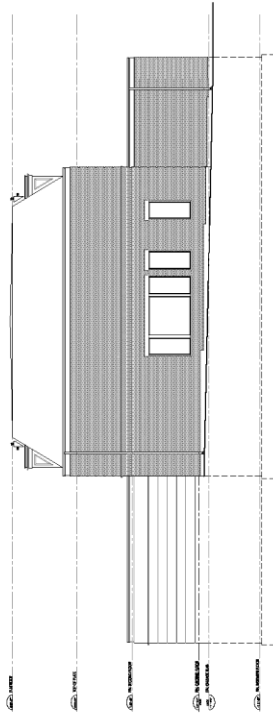
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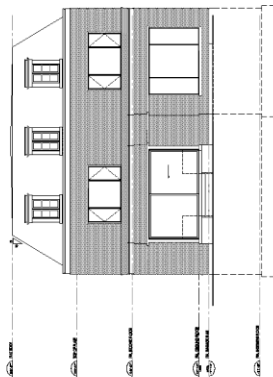
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

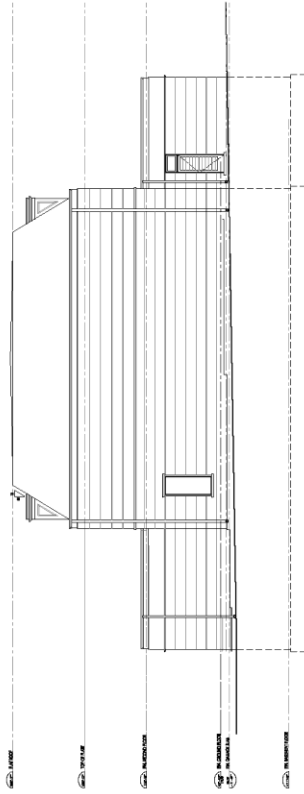


SOUTH ELEVATION

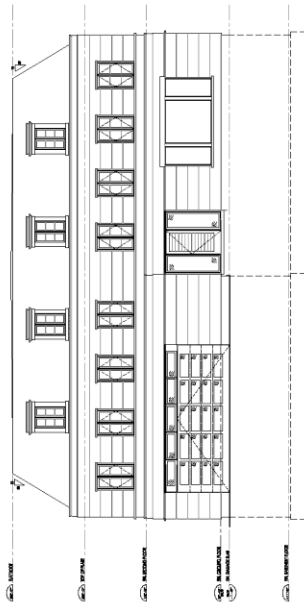
Elevations - Lot B
 Applicant's Submitted Drawing
 Not to Scale
 1/14/2014

2659 & 2665 Bayview Avenue & 15 Old Colony Road

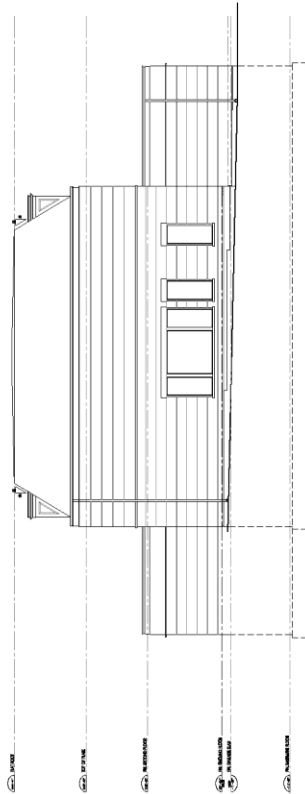
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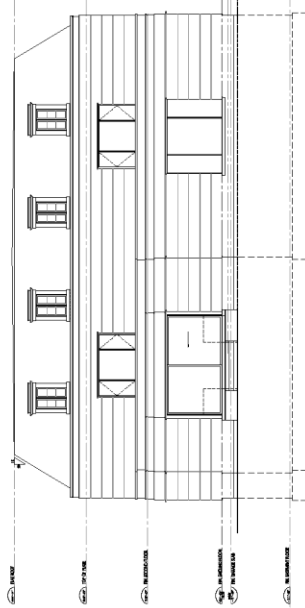
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Elevations - Lot C
Applicant's Submitted Drawing
 Not to Scale
 1/14/2014

2659 & 2665 Bayview Avenue & 15 Old Colony Road

File # 13 282215 NNY 25 0Z


Attachment 3: Zoning



TORONTO City Planning
Zoning By-law 569-2013

**2659 & 2665 Bayview Avenue
 & 15 Old Colony Road**
 File # 13 282215 NNY 25 0Z

-  Location of Application
- RD** Residential Detached
- O** Open Space


 Not to Scale
 Extracted 1/15/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 282215 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	December 31, 2013

Municipal Address: 2655 - 2659 BAYVIEW AVE & 15 OLD COLONY RD
 Location Description: PLAN 6800 PT LOT 21 64R2745 PART 1 **GRID N2502
 Project Description: Proposal to amend current zoning by-law to permit the approval of 11 townhouses fronting onto Bayview Avenue with two detached dwellings fronting onto Old Colony Road totaling a residential gross floor area of 4368.6m2

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP		RICHARD WENGLE ARCHITECT INC	MOHSEN ABBASZADEGAN

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	7625:R1 & 569-2013: RD(f30;a1100(x69))	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	6558.02	Height:	Storeys:	3 (townhouses), 2 (detached)
Frontage (m):	71.87		Metres:	9.71 (townhouses), 10.24 (detached)
Depth (m):	87.89			
Total Ground Floor Area (sq. m):	1477.3			Total
Total Residential GFA (sq. m):	4298.59		Parking Spaces:	26
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4298.59			
Lot Coverage Ratio (%):	22.5			
Floor Space Index:	0.65			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4298.59	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:	13	Institutional/Other GFA (sq. m):	0	0
Total Units:	13			

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