

**2350-2378 Bayview Avenue –
Zoning By-law Amendment Application – Final Report**

Date:	March 17, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	13 124600 NNY 25 OZ

SUMMARY

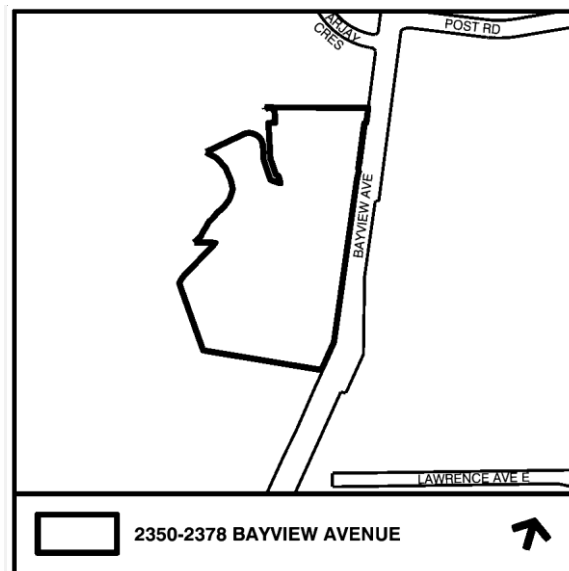
This application is to amend the zoning for the Granite Club lands at 2350 to 2378 Bayview Avenue to permit additional recreational uses associated with the Granite Club facility. The proposal is to add a new 2,275 m² outdoor recreational amenity area/facility and bubble (which could be used for 4 tennis courts or a soccer field) a small maintenance building and a one storey pavilion with roof viewing area. The existing homes at 2374 and 2378 Bayview Avenue would be demolished.

This report reviews and recommends approval of the rezoning application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625 for the lands at 2350-2378 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning



By-law Amendment as may be required.

3. Before introducing the necessary Bills to City Council for enactment, require the Owner to have received master site plan notice of approval conditions and enter into a site plan agreement, to the satisfaction of the Director, Community Planning, North York District and the City Solicitor.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2010 the Committee of Adjustment approved minor variances for the Granite Club to increase the gross floor area and building envelope. In 2011 the Granite Club received site plan approval for a two storey plus mezzanine addition and three levels of underground parking to their existing facility. The addition is currently under construction.

ISSUE BACKGROUND

Proposal

This application is to amend the zoning for the Granite Club lands at 2350 to 2378 Bayview Avenue to permit additional recreational uses associated with the Granite Club facility. The original rezoning proposal also included the lands at 2382 Bayview Avenue. Following concerns raised by planning staff and residents in the adjacent residential lots, the applicant has removed the property at 2382 Bayview Avenue from their application.

The rezoning application is to amend the existing R3(15) site specific zoning for the lands at 2350 to 2374 Bayview Avenue and the existing R3 zoning for the lands at 2378 Bayview Avenue to permit a new recreational amenity area/facility and bubble, maintenance building and pavilion. The existing homes at 2374 and 2378 Bayview Avenue would be demolished. No change is proposed to the portion of the Granite Club lands zoned G (Greenbelt). The proposal comprises the following:

- A one storey pavilion of 615 m² including basement storage and roof viewing area to be located adjacent to the existing outdoor tennis courts.
- A new outdoor recreational facility of 2,275 m² and bubble with a height of 11 metres which could be used for 4 tennis courts or a soccer field.
- A one storey maintenance building of 187 m² including basement storage area to be located directly north of the proposed recreational facility.

Site and Surrounding Area

The site is located on the west side of Bayview Avenue north of Lawrence Avenue. The Granite Club lands comprise 7.5 hectares. The existing Granite Club facilities are located at 2350 Bayview Avenue

and the club also owns three residential properties at 2374, 2378 and 2382 Bayview Avenue. There is an existing 3 storey building on the site with 3 levels of underground parking and 8 outdoor tennis courts which are covered by 2 bubbles in the winter. In 2012 construction started on a 4,889 m² addition to the existing building plus 3 levels of underground parking resulting in a total of 624 underground parking spaces. The expansion is expected to be completed in 2014.

Land uses surrounding the site are as follows:

North: Detached homes with large landscaped front yards.

South: Valley lands which are traversed by the Bayview Avenue bridge. Further south is the Toronto French School.

East: On the east side of Bayview Avenue is Crescent School, The Bob Rumball Centre for the Deaf, and further north is a 4 storey residential building.

West: Valley lands and a branch of the Don River and the Rosedale Golf Club. On the west side of the valley is a residential neighbourhood with detached homes.

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.

Official Plan

The lands at 2350 to 2374 Bayview Avenue are designated Natural Areas. The lands at 2378 Bayview Avenue are designated Neighbourhoods with a small area at the rear portion of these lands designated Parks and Open Space Areas - Natural Areas. The Don Valley on the west and south of the subject lands is identified as Green Space Systems on the Urban Structure Map 2 of the Official Plan. The Plan seeks to improve, preserve and enhance the Green Space System.

The Official Plan states that development is generally prohibited within Parks and Open Space Areas except for recreational and cultural facilities, conservation projects as well as some other limited uses. The Plan states further that Natural Areas are to be maintained primarily in a natural state while also allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features.

The Official Plan indicates that Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, townhouses as well as walk-up apartments that are no higher than four storeys. Parks, low scale local institutions,

cultural and recreational facilities are also provided for in Neighbourhoods. Policy 4.1.5 of the Official Plan states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including heights, massing, setbacks from streets, and prevailing patterns of landscaped open space.

Section 3.4 of the Official Plan includes policies on protection of the natural environment. The west part of the lands which are located adjacent to the top of slope and in the valley are identified in the Official Plan as being part of the Natural Heritage System. The Plan's objective is to protect, restore and enhance natural features and to reduce impacts of development on the natural environment. Development is generally not permitted in the natural heritage system and is to be set back at least 10 metres from the top-of-bank of valleys. The Plan's policies require that a study be provided to assess the proposed development's impact on the natural environment.

Zoning

The lands at 2350 and 2374 Bayview Avenue are zoned R3(15) which is a One Family Detached Dwelling Residential Zone with site specific regulations, a small part is zoned R3 and the portion of the lands below the top of bank and in the valley are zoned G (Greenbelt).

The Greenbelt Zone permits detached dwellings, and recreational uses including parks, tennis courts, bowling greens and golf courses. No change is proposed to the portion of the lands zoned G (Greenbelt).

The lands at 2378 Bayview Avenue are zoned R3. The R3 zone permits detached dwellings with a maximum height of 2 storeys, parks and some institutional uses such as schools, libraries and places of worship.

The R3(15) site specific exception includes the following regulations:

- In addition to the uses permitted by the R3 zone, it also permits a private recreation club and accessory uses on the lands comprising 2350 to 2374 Bayview Avenue.
- All buildings are to be located within a building envelope shown on the by-law.
- A total gross floor area of all buildings and structures including covered tennis courts of 35,000 m²
- A total gross floor area for all buildings, excluding covered tennis courts and other structures of 28,050 m²
- The maximum permitted building height is 3 storeys for the north part of the lands and 5 storeys for the south part of the lands.
- A minimum of 481 parking spaces are to be provided.

On December 8, 2010 the Committee of Adjustment granted the following minor variances to the Granite Club to permit an addition to the north side of the building:

- Total gross floor area of all buildings and structures including covered tennis courts of maximum 38,100 m²
- Total gross floor area of all buildings excluding covered tennis courts and other structures of maximum 31,200 m²

- Permitting portions of the building to locate outside of the building envelope set out in the R3(15) by-law exception.

Site Plan Control

The applicant has submitted a master site plan application including a site plan, landscape plan and building elevations which will be secured in a site plan agreement.

Reasons for Application

The proposal does not comply with the development standards of the R3(15) zoning and the R3 zone uses and standards.

Community Consultation

A community consultation meeting was held on June 4, 2013, attended by 5 residents. The following concerns were raised:

- The Granite Club is acquiring properties in the residential area so as to expand the Club operations all the way to Arjay Crescent.
- Construction workers are parking their vehicles all day on Arjay Crescent.
- Maintain 2382 Bayview Avenue (which was originally included in the application) as a residential home.
- Lights from the tennis courts shining onto adjacent properties.
- Light reflecting from the tennis bubble.
- Loss of trees.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

Policy 1.1.1 of the Provincial Policy Statement states that healthy, liveable and safe communities are sustained by: b) accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term needs. The proposed recreational amenity area addresses this policy. The PPS also includes policies for protecting the natural heritage, conserving cultural heritage and archaeology and directing development away from hazardous lands. The proposed recreational area has been designed to be outside of the 10 metres setback from the long-term stable top of bank. The proposal is consistent with the Provincial Policy Statement and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use, Height, Massing

The proposal for a small 1 storey pavilion building adjacent to the existing tennis courts and to expand the recreational area/tennis courts to include 2378 Bayview Avenue and include a maintenance building is appropriate. The Official Plan Neighbourhoods designation permits cultural and recreational uses. In order to address concerns from residents in the adjacent area that the Granite Club is seeking to expand its operations northward into the residential area, the applicant has removed the lands at 2382 Bayview Avenue from their proposal. This will maintain 2382 Bayview Avenue zoned as a residential lot and provide a buffer, in the form of a residential use, between the proposed recreational area/tennis courts and the residential lots to the north.

The proposed maintenance building for the new tennis bubble has been reduced in size to 187 m² (66 m² above ground and 121 m² underground) and is setback 2 metres from the adjacent residential lot. The proposed tennis bubble is located 9 metres from the residential lot to the north. All mechanical equipment related to the new tennis bubble will be located underground thereby reducing the potential for noise to impact the adjacent residential area.

The existing R3(15) zoning allows a 3 storey building height for the portion of the site that is currently used for outdoor tennis courts and a tennis bubble. Recognizing that the Granite Club is currently completing a 3 storey building addition and has no plans for building expansion on the tennis courts, staff are proposing to remove this building height permission and replacing it with a regulation that permits the existing buildings and tennis bubbles. The tennis bubbles have a height of 11 metres. Any future building expansion would require a zoning by-law amendment.

The residential lots along this part of Bayview Avenue have large landscaped front yards with the homes set well back from Bayview Avenue. The Granite Club building addition that is under construction is also setback far from Bayview Avenue. In reviewing the location of the proposed recreation facility, staff are mindful of this as well as the fact that on the west side of the site the long term stable slope line and 10 m buffer extend deep into the site thereby reducing the buildable area. In addition, the R3 zoning requires a minimum front yard setback of 7.5 metres.

The proposed one storey pavilion building would have a setback of 15.5 metres from the property line along Bayview Avenue and the proposed tennis bubble would be setback 10 to 14.5 metres from Bayview Avenue. The existing tennis bubble to the west has a deeper setback ranging from 13.5-18 metres. In order to ensure that the tennis bubbles do not become permanent all year structures the draft by-law permits the tennis bubbles to be operated from October 1st to April 30th of each year. During the rest of the year, the bubbles would have to be removed and the areas would be used as outdoor tennis courts and outdoor recreational uses.

Traffic Impact, Access, Parking

The applicant submitted a traffic and parking study which has been accepted by Transportation Services. The study concludes that the existing signalized access on Bayview Avenue for the Club can accommodate any additional traffic for the proposed recreational area/facility. Transportation Services is also recommending that the zoning by-law amendment include a parking rate for the Club of minimum 600 parking spaces. This has been included in the draft zoning by-law amendment.

The original proposal was for the driveway at 2382 Bayview Avenue to be reconfigured to be used for emergency access to the proposed recreational area/tennis bubble to the south. The Fire Department has indicated that emergency access to the new recreational area/tennis bubble at 2378 Bayview Avenue can be achieved directly from Bayview Avenue. As a result, the property at 2382 Bayview Avenue is no longer needed for access purposes and has been removed from the zoning application.

Servicing

The applicant submitted a functional servicing report addressing drainage, water and sewer services and stormwater management. The report indicates that the proposed recreational area/facility can be fully serviced in accordance with the City's standards and design criteria. Development Engineering has not requested any changes to the report and has indicated that at the site plan stage additional studies and material will be required to be submitted.

Open Space/Parkland

Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with the middle quintile of current provision of parkland (0.8 – 1.56 hectares of parkland per 1,000 people). The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1020-2010. Parks, Forestry and Recreation staff advise that a 2% cash-in-lieu of parkland dedication is appropriate and is payable prior to building permit issuance.

Streetscape

Currently, the Bayview Avenue frontage of the Granite Club is comprised of a landscaped berm and fence starting at the end of the new driveway where the existing tennis courts are located and then transitions to a landscaped treatment without a berm at the front of the houses at 2374 and 2378 Bayview Avenue. The applicant originally proposed to continue the landscaped berm along the Bayview Avenue frontage in front of the new proposed tennis courts. Planning staff requested that the berm not be included so as to provide a better relationship to the street. The applicant has revised their plans to remove the berm and provide a heavily landscaped streetscape and behind it a fence. This will be reviewed as part of the site plan process.

Environment

The Granite Club facility is located adjacent to ravine lands. The proposed recreational area/facility has been set back a minimum of 10 metres from the long term stable top of bank. The Toronto and Region Conservation Authority (TRCA) advises that it is satisfied with this proposed rear development limit. TRCA has also asked that no structures be permitted inside the 10 metres setback line and that this buffer area be rezoned to a hazard or open space zoning.

The application has also been reviewed by Urban Forestry Ravine and Natural Feature Protection staff who advise that they do not object to the approval of the zoning by-law amendment. Ravine Forestry staff have requested that the lands in the 10 m buffer to the top of bank be zoned to an appropriate open

space zone. In addition, at the time of site plan approval, the owner is to agree to prepare and implement a restoration and renaturalization plan for the areas between the proposed recreational facility and the top of bank.

The draft zoning by-law addresses the comments from TRCA and Ravine Forestry staff by rezoning the lands in the 10 m buffer and below the long term stable slope line to a greenbelt zone similar to the rest of the valley lands.

The applicant submitted a Stage 1 and Stage 2 archaeological assessment of the site. The study concludes that no archaeological resources requiring further assessment were identified and that no further archaeological assessment of the site is required. Staff at Heritage Preservation Services advise that they concur with these conclusions.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet the Tier 1 performance measures of the TGS which will be secured through the Site Plan Approval process.

CONTACT

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Fax No. (416) 395-7155
E-mail: nsalamon@toronto.ca

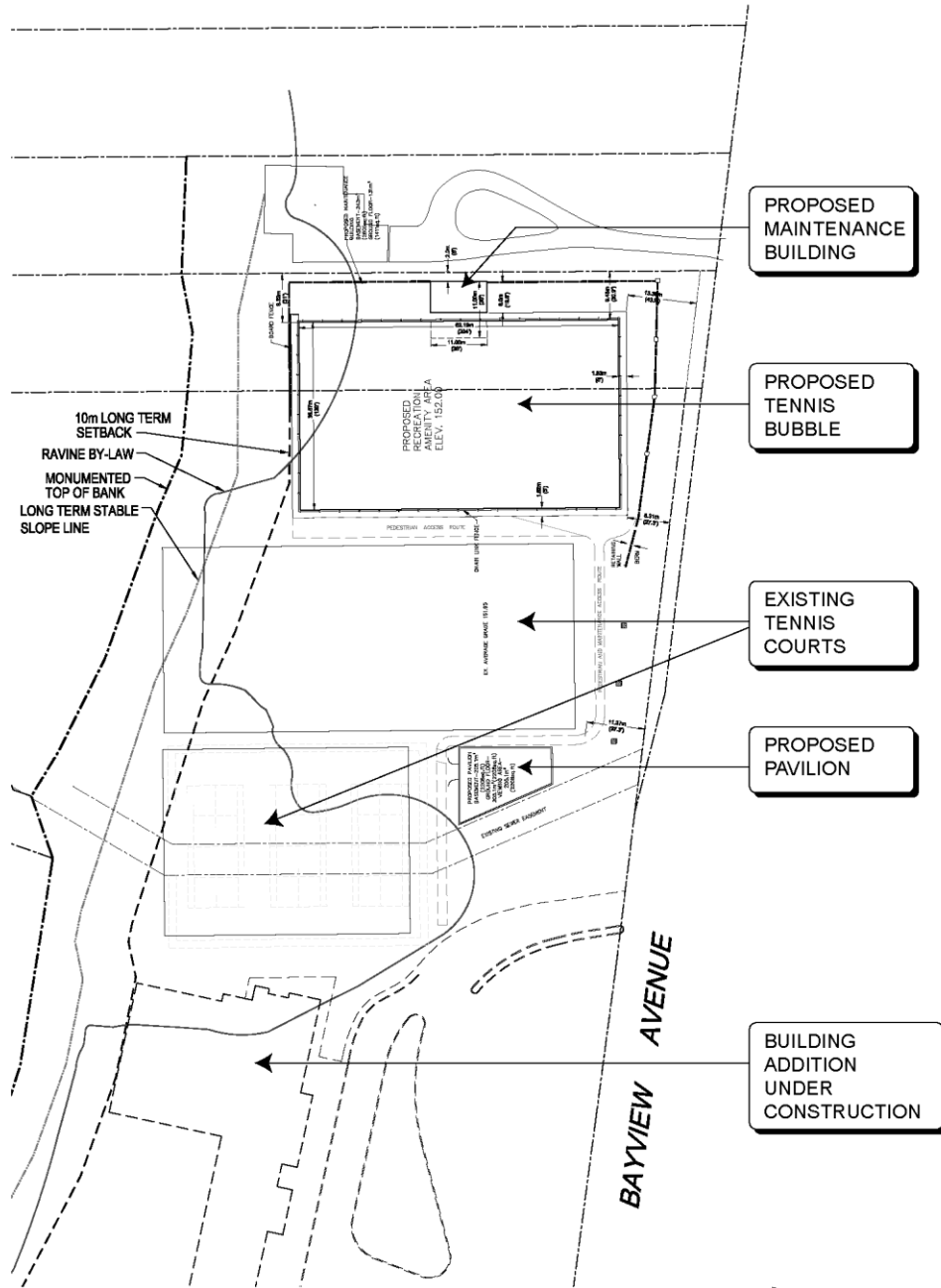
SIGNATURE

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 6: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

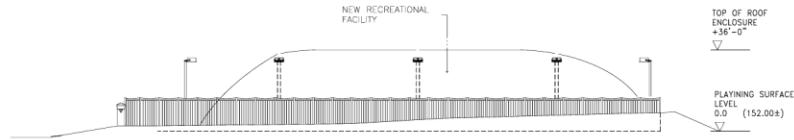
2350-2378 Bayview Avenue

Applicant's Submitted Drawing

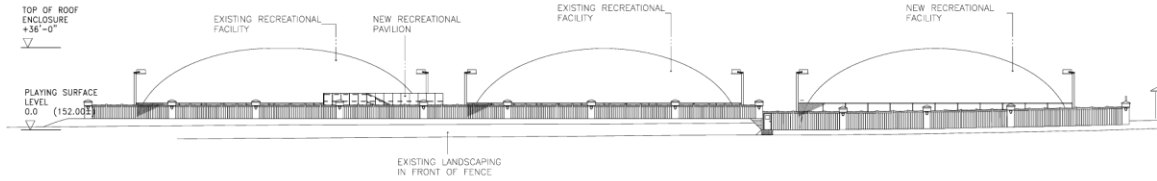
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01/21/2014

File # 13 124600 NNY 25 0Z

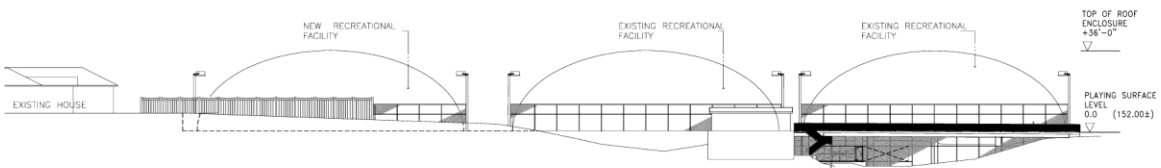
Attachment 2: Elevations



NORTH ELEVATION



EAST SITE ELEVATION— FROM ROAD



WEST SITE ELEVATION— FROM RAVINE

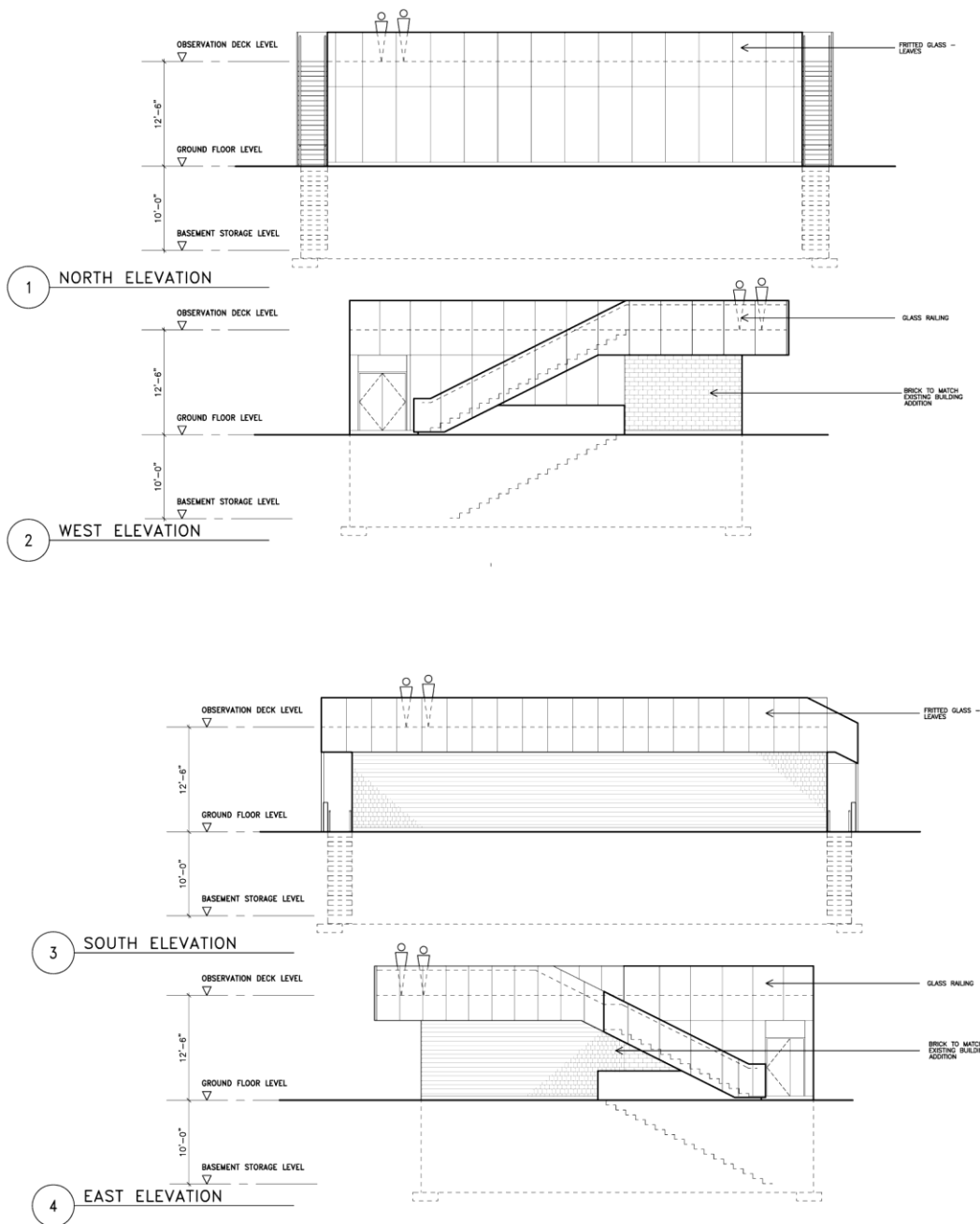
Elevations

Applicant's Submitted Drawing

Not to Scale
02/07/2014

2350-2378 Bayview Avenue

File # 13 124600 NNY 25 0Z



Elevations

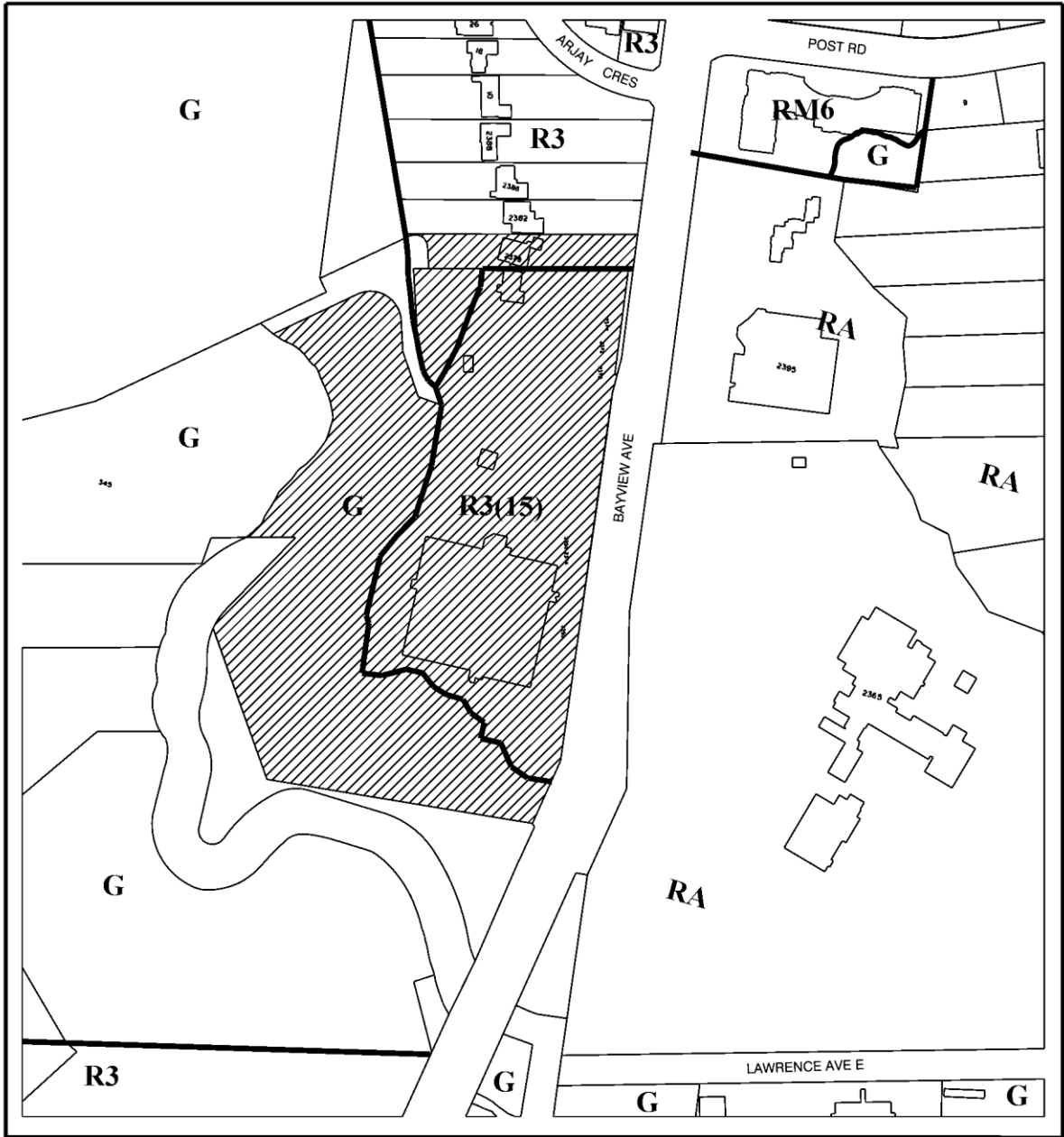
2350-2378 Bayview Avenue

Applicant's Submitted Drawing

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01/10/2014

File # 13 124600 NNY 25 0Z

Attachment 3: Zoning



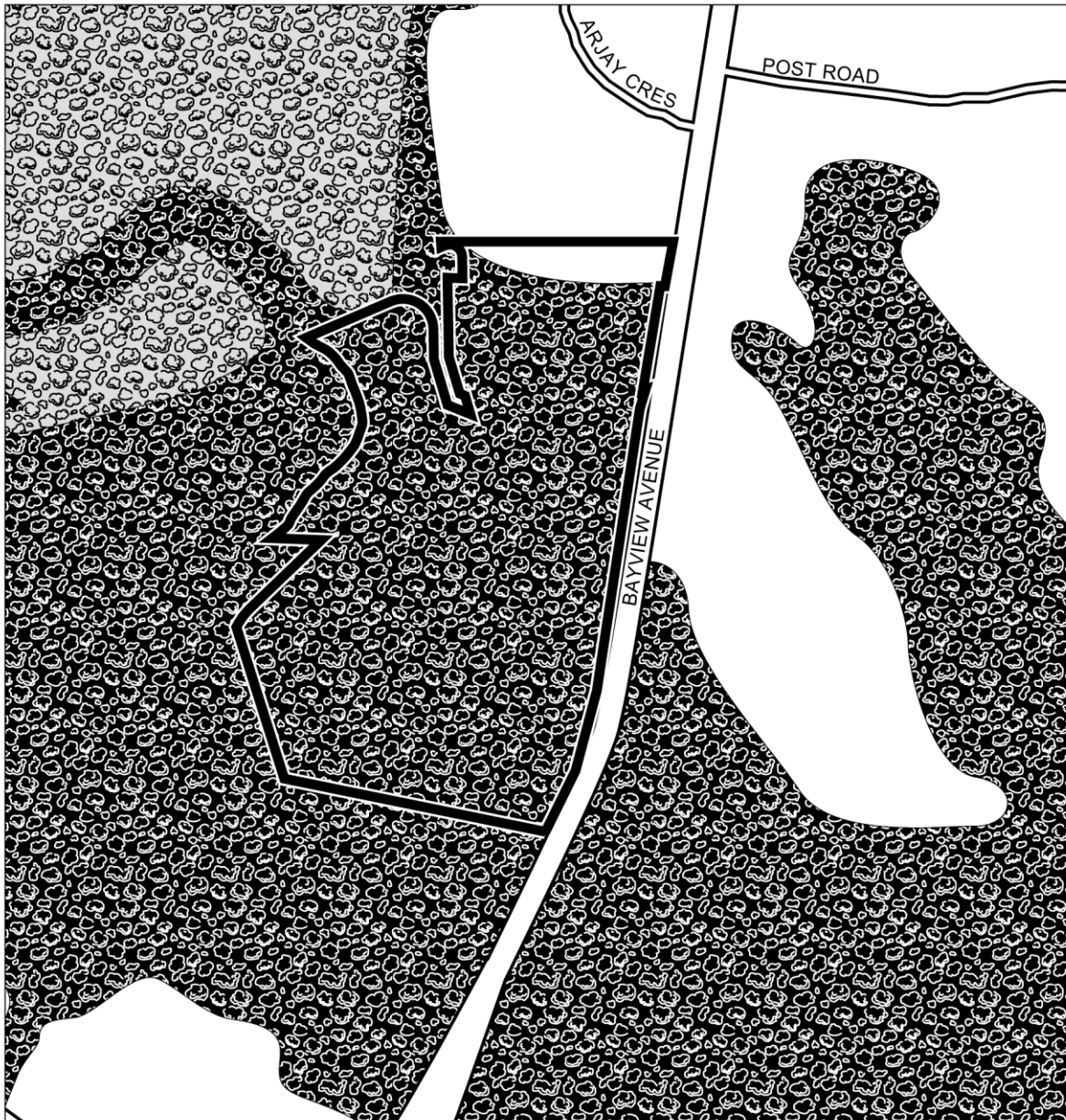
TORONTO City Planning
Zoning

2350-2378 Bayview Avenue
File # 13 124600 NNY 25 0Z

RA Suburban Residential Zone
R3 One-Family Detached Dwelling Third Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
G Greenbelt Zone
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
Not to Scale
Zoning By-law 7625
Extracted 12/20/2013

Attachment 4: Official Plan



Toronto City Planning
Official Plan

2350-2378 Bayview Avenue

File # 13 124600 NNY 25 0Z

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

↑
Not to Scale
12/20/2013

**Attachment 5:
APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	13 124600 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	February 25, 2013

Municipal Address: 2350-2378 BAYVIEW AVE

Location Description: PLAN M289 BLK PLAN 1858 BLKS A & B LOTS 229 TO 231 PT LOTS 224 TO 228, 232, 234 RP 66R 15620 PARTS 1 TO 4 **GRID N2503

Project Description: Proposal is to amend the zoning by-law for the Granite Club to demolish the existing detached dwellings on the lands at 2374 and 2378 Bayview Avenue and permit the addition of a new recreational amenity area/facility, maintenance building and pavilion.

Applicant:	Agent:	Architect:	Owner:
DILLON CONSULTING LTD			GRANITE CLUB LTD

PLANNING CONTROLS

Official Plan Designation:	Natural Areas	Site Specific Provision:
Zoning:	R3, R3(15), G	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	75008	Height:	Storeys:	4
Frontage (m):	397		Metres:	19.3 exist. bldg.; 11 m tennis bubble
Depth (m):	240			
Total Ground Floor Area (sq. m):	10221			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	624
Total Non-Residential GFA (sq. m):	31093		Loading Docks	3
Total GFA (sq. m):	31093			
Lot Coverage Ratio (%):	13.62			
Floor Space Index:	0.41			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	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:	1	Institutional/Other GFA (sq. m):	31093	0
Total Units:	1			

CONTACT: PLANNER NAME: Nimrod Salamon, Senior Planner
TELEPHONE: (416) 395-7095

Attachment 6: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto
Council on ~, 2014
Enacted by Council: ~, 2014

CITY OF TORONTO
Bill No.
BY-LAW No. - 2014

**To amend former City of North York By-law No. 7625
in respect of lands known municipally in the year 2014 as 2350 to 2378 Bayview
Avenue (Granite Club)**

WHEREAS authority is given to Council by Sections 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto **HEREBY ENACTS** as follows:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.12(15) of By-law No. 7625 of the former City of North York is amended by deleting the text in its entirety and replacing it with the following:

"64.12(15) R3(15)

DEFINITIONS

- (a) Part 1 shall be the lands shown as Part 1 on Schedule R3(15)A.
- (b) Part 2 shall be the lands shown as Part 2 on Schedule R3(15)A.
- (c) Part 3 shall be the lands shown as Part 3 on Schedules R3(15)A and R3(15)B.

PERMITTED USES

- (d) In addition to the uses permitted by the R3 Zone, a private recreation club and accessory uses shall also be permitted subject to the following:
 - a. On Part 3 only tennis courts and soccer fields and accessory buildings and

structures and other similar outdoor recreational uses associated with the private recreation club located on Parts 1 and 2 shall also be permitted. Air-supported structures shall also be permitted during the months from October 1st to April 30th of each year.

EXCEPTION REGULATIONS

(e) Gross Floor Area

- a. On Parts 1 and 2 combined the maximum gross floor area shall be:
 - i. 30,220 m² for all buildings and structures excluding air-supported structures.
 - ii. 1,210 m² for all air-supported structures.
- b. On Part 3 the maximum gross floor area shall be:
 - i. 880 m² for all buildings and structures excluding air-supported structures.
 - ii. 6,890 m² for air-supported structures.

(f) Building Envelope

- a. For Parts 1 and 2, all buildings and structures, above and below grade, shall be located within the building envelopes shown on Schedule R3(15)A.
- b. For Part 3, all buildings and structures above and below grade shall be located within the building envelopes shown on Schedule R3(15)B.

(g) Building Height

- a. The maximum building height on Part 1 shall be 5 storeys or 174 metres above sea level, whichever is less.
- b. The maximum building height on Part 2 shall be 3 storeys or 167.83 metres above sea level, whichever is less.
- c. The maximum building height on Part 3 shall be
 - i. For areas A and D, maximum 4.2 metres measured from an elevation of 152 metres above sea level.
 - ii. For areas B and C, air-supported structures shall have a maximum height of 11 metres measured from an elevation of 152 metres above sea level.
 - iii. For area E, maximum 1 storey plus viewing platform or 6.0 metres, whichever is less, measured from an elevation of 152 metres above sea level.

(h) Mechanical Equipment

- a. For Part 3, areas A and B, all mechanical equipment for air-supported structures shall be located underground.

(i) Parking Spaces

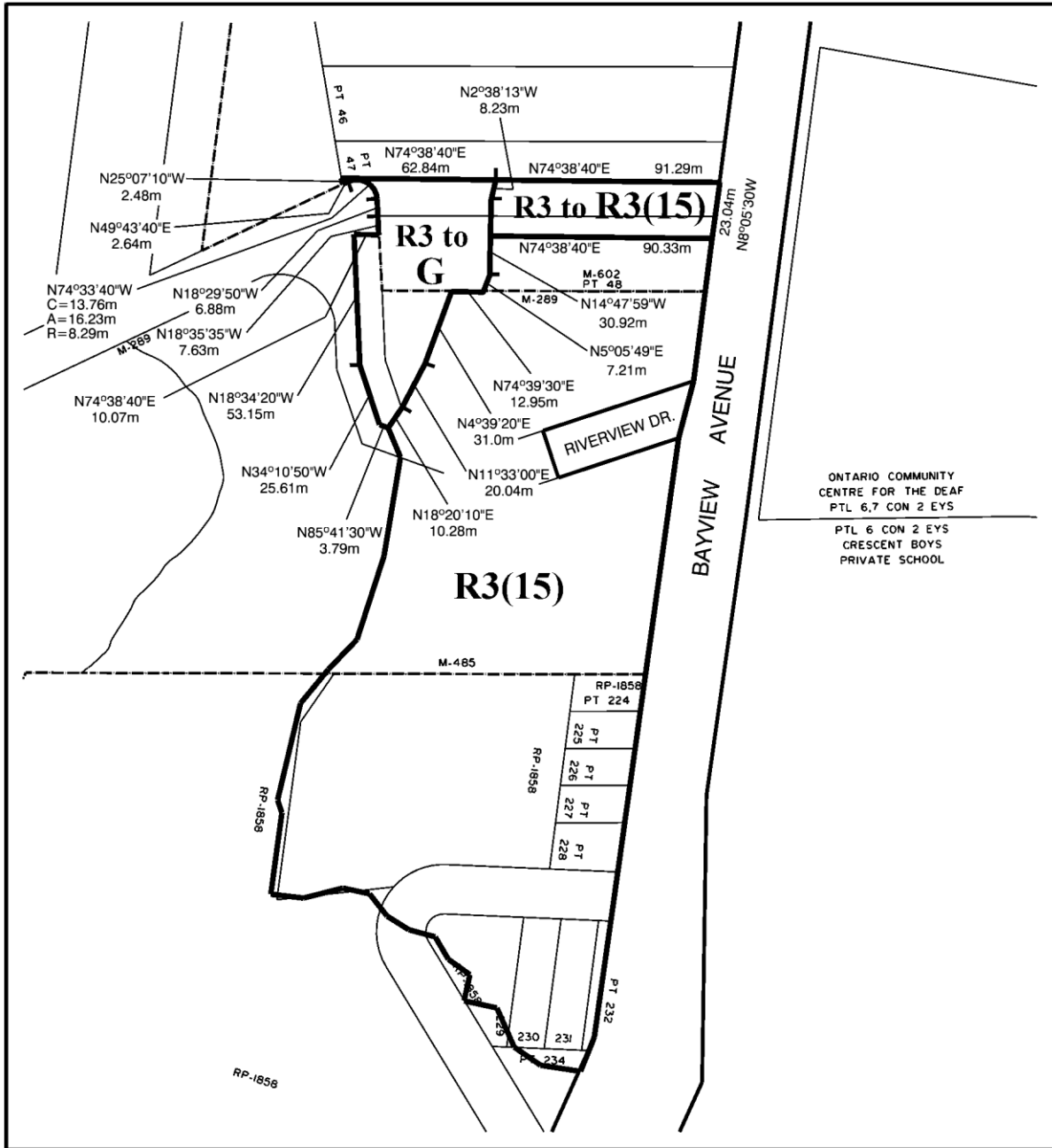
a. A minimum of 600 parking spaces shall be provided."

3. Section 64.12(15) of By-law No. 7625 is amended by deleting Schedule R3(15) and replacing it with the attached Schedule R3(15)A and Schedule R3(15)B.

ENACTED AND PASSED this ~ day of x, 2014.

Speaker

City Clerk



ONTARIO COMMUNITY
CENTRE FOR THE DEAF
PTL 6,7 CON 2 EYS

PTL 6 CON 2 EYS
CRESCENT BOYS
PRIVATE SCHOOL

Part of Lots 46, 47 and 48. R.P. M-602, City of Toronto
I.M. Pastushak Limited Ontario Land Surveyors

File # 13 124600 NNY 25 0Z

Date: 1/22/2014
Approved by: N.S.



