

**Bayview Avenue Design Guidelines Study – Status Report**

<b>Date:</b>	March 21, 2014
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25
<b>Reference Number:</b>	14 106510 NPS 00 TM

**SUMMARY**

On December 16, 2013 City Council directed staff to undertake a study of Bayview Avenue between Highway 401 and Lawrence Avenue East "to review the appropriate development framework for the lots abutting Bayview Avenue". This report provides Council with information on the Terms of Reference being used for the study.

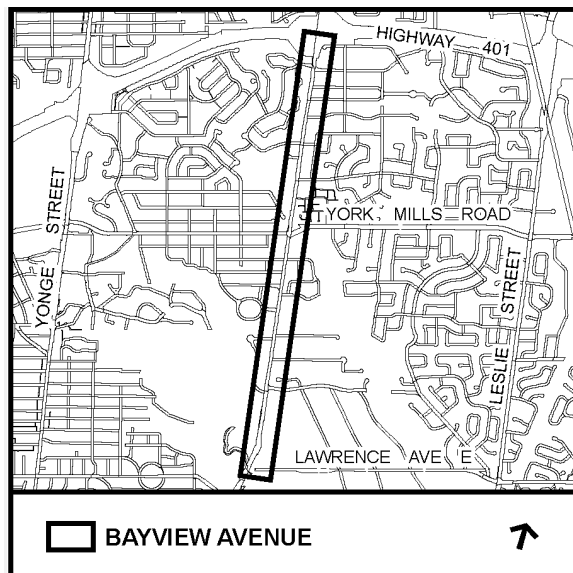
**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. North York Community Council receive this report for information.

**Financial Impact**

The recommendations in this report have no financial impact.



## **DECISION HISTORY**

On December 16, 2013 City Council directed staff to undertake a study of Bayview Avenue to review the appropriate development framework along Bayview Avenue between Highway 401 and Lawrence Avenue East. City Council's direction can be found at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY28.34>

## **STUDY BACKGROUND**

### **Study Area**

The study area includes all lots which abut Bayview Avenue between Highway 401 and Lawrence Avenue East. This stretch of Bayview Avenue has a distinctive character with a wide range of lot depths, large frontages and large front yard setbacks. The character of Bayview Avenue differs north of Highway 401, where lots have a more consistent depth. Only lots which abut Bayview Avenue are being reviewed as part of this study, since townhouses are not part of the character of the interior neighbourhoods.

### **Recent Ontario Municipal Board Decisions**

In November, 2006 the Ontario Municipal Board (OMB) approved a twenty-unit townhouse development at 2425 Bayview Avenue. City Council and Planning staff were opposed to the application. The OMB decision approving the townhouse development 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 are part of the emerging context of Bayview Avenue between Highway 401 and Lawrence Avenue East.

### **Recent Applications**

Since the OMB approved the two applications mentioned above, additional applications for townhouses along Bayview Avenue have been filed with the City. The next application for townhouses was at 6 Baytree Crescent and was approved in principal by City Council on September 10, 2013. The bill for this development has not yet been

enacted pending the issuance of Notice of Approval Conditions for the related Site Plan Control application. Once the bills are enacted the appeal period for interested parties will start. A copy of the Final Report can be found here:

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-61058.pdf>

In addition to the application at 6 Baytree Crescent, three other applications for townhouses have been filed with the City. Preliminary reports for the applications may be found here:

103 Bayview Ridge:

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-62107.pdf>

108 Bayview Ridge:

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-62112.pdf>

2655-2659 Bayview Ave and 15 Old Colony Rd:

<http://www.toronto.ca/legdocs/mmis/2014/ny/bgrd/backgroundfile-66470.pdf>

The development community is concerned that this study will delay any projects/applications. The applications at 103 and 108 Bayview Ridge have been appealed to the OMB due to Council's lack of making a decision. No hearing dates have been set.

## **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. These guidelines are applicable city-wide and do not deal specifically with the characteristics of Bayview Avenue.

In response to development pressure for townhouses on Bayview Avenue north of Highway 401, Council directed staff in 2005 to conduct a design guideline study. This study reviewed the west side of Bayview Avenue between Highway 401 and Finch Avenue East. These guidelines were adopted by City Council in the fall of 2007. The context of this area is different from the context south of Highway 401.

It is appropriate to develop area specific guidelines to assist in the review of development applications for townhouses south of Highway 401.

## **COMMENTS**

The purpose of the study is to identify sites which may be appropriate for townhouses and to create a set of design guidelines to guide the physical form of development

proposals on those sites. As the base zoning by-law currently does not permit townhouses on this stretch of Bayview Avenue, there are no performance criteria in the zoning to guide this form of development. These guidelines will be supplemental to the Council approved Infill Townhouse Guidelines, and provide more specific guidance to deal with the unique characteristics of Bayview Avenue south of Highway 401.

The Terms of Reference (see Attachment 2 – Draft Terms of Reference), provide a framework for completing the study. They set out how the study will be undertaken. The attached Terms of Reference outline the study area, the schedule, timeline and how the community will be involved in the study. It outlines, as discussed below, the phases of the study and what each phase entails.

The study should be broken into three distinct phases. The first phase will involve the creation of a study area profile. This will be done by City staff focusing on completing an inventory of the existing physical characteristics of the lots, built form characteristics, including height, setbacks and parking and analysis of current zoning and Official Plan policies. The second phase will involve community input through the use of working group meetings. These meetings will review various development options for different sized lots. Preferred options for each lot type will be identified. Lastly, the third phase will be the implementation of the study. Staff will draft guidelines which will be presented to North York Community Council and City Council for adoption and will then be used to assist in the review of development applications for townhouses within the study area. A detailed description of the stages can be found in Attachment 2 – Draft Terms of Reference.

## **NEXT STEPS**

A kick-off meeting for the study was held February 6, 2014 at which approximately forty members of the public attended. The purpose of that meeting was to describe the study structure and how it will move forward, largely guided by these terms of reference.

A first working group meeting was held February 24, 2014 with fourteen members attending. At this meeting "big picture" ideas were discussed with the working group members and the profile of the area was presented. This information and the members' responses will be used to inform the various options staff will present at the next working group meeting, scheduled for the end of March 2014.

The proposed timeline, which is included in the draft Terms of Reference as Attachment 2, aims for completion of the study and guidelines to be adopted by City Council in early 2015. Staff are targeting a report to North York Community Council in the third quarter of 2014 which will outline the main principals the guidelines will seek to achieve. Due to the municipal election occurring this year there are no fall meetings of Council. A result the finalized guidelines will be presented to Council in early 2015. By submitting the main principals in the third quarter of 2014 staff will have a basic framework to use when reviewing development applications while the full guidelines are being drafted. These

principals will also be presented to the community at large after they have been discussed and reviewed by the working group.

## **CONTACT**

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## **SIGNATURE**

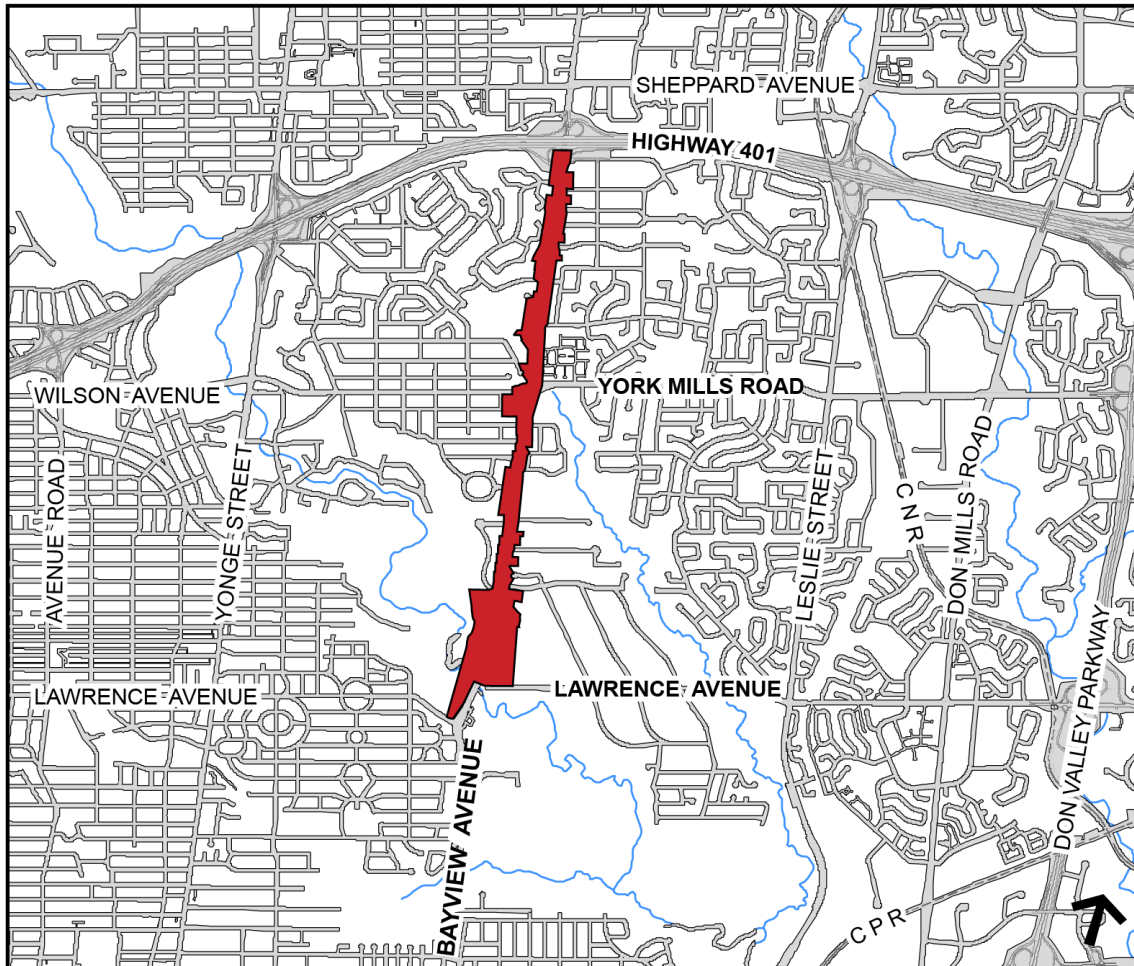
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Study Area  
Attachment 2: Draft Terms of Reference

# Attachment 1: Study Area



## **Attachment 2: Draft Terms of Reference**

### **Townhouses on Bayview Study – Highway 401 to Lawrence Avenue East**

#### Background

The built form context of Bayview Avenue has been changing in the recent past. Over the last several years, three townhouse development applications have been approved along Bayview Avenue either through the Ontario Municipal Board (OMB) or City Council. These approvals have changed the planning context for townhouses along Bayview Avenue. Two new townhouse applications have recently been submitted at 103 Bayview Ridge & 108 Bayview Ridge and 2655 & 2659 Bayview Avenue and 15 Old Colony Road. With these new applications there is increasing development pressure for townhouses along Bayview Avenue.

At its meeting of December 16, 17 and 18, 2013, City Council requested the Director, Community Planning, North York District to “undertake a study for Bayview Avenue from Highway 401 to Lawrence Avenue East, to review the appropriate development framework for the lots abutting Bayview Avenue”. This study is in response to this direction from City Council.

#### Study Area

Council has directed staff to study Bayview Avenue between Highway 401 to the north and Lawrence Avenue East to the south. This stretch of Bayview Avenue has a distinctive character with a great variety of lot sizes, building ages and landscaping. The area contains lots with deep and wide ranging lot depths, large frontages and large front yard setbacks. The character of Bayview Avenue differs north of Highway 401, where lots have a more consistent depth. A townhouse study was conducted along the west side of Bayview Avenue north of Highway 401, resulting in a set of guidelines and significant number of townhouses being built along the west side of Bayview Avenue. The recent OMB and City Council approvals for townhouses south of Highway 401 have occurred both north and south of York Mills Road. Lawrence Avenue East is a logical southern boundary to the study area as it is the next major street and the residential character of Bayview Avenue differs south of Lawrence Avenue East. The institutional uses north of Lawrence Avenue East on Bayview Avenue are similar to that south of Lawrence Avenue East but the character of the residential lots is quite different.

Only lots which abut Bayview Avenue will be reviewed as part of this study, as City Council directed staff to review lots which abut Bayview Avenue.

#### Study Purpose and Schedule

Since townhouses are currently not a permitted built form along this stretch of Bayview Avenue, there are no performance standards within the Zoning by-law to specifically help guide the review of townhouse development proposals. The purpose of the study is to identify sites which may be appropriate for townhouses and to create a set of design guidelines to guide development proposals on those sites. These guidelines will be supplemental to the Council approved Infill Townhouse Guidelines, and provide more specific guidance to deal with the unique characteristics of Bayview Avenue south of Highway 401.

The study will be divided into three distinct stages.

Phase 1 of the study will involve the creation of a profile of the study area. Staff will create a lot inventory of the study area and review its current physical characteristics, in addition to a review of the current planning policies and zoning by-law standards. This will consist of, but not be limited to, the analysis of current zoning and Official Plan policies, lot size and configuration, densities, yard setbacks, massing, built form characteristics and landscaping. This analysis will lead to a series of lot types which will need to be reviewed in the later stages.

Phase 2 is the stage in which different options will be developed and reviewed based on the framework of the lot types that emerge in Phase 1. This will involve various City divisions and consultation with area residents. In consultation with the public various development options will be analyzed based on the framework of the lot types that emerge in Phase 1 and preferred options will be identified. These options will consider things such as site organization, site access, setbacks, unit widths, massing, heights, densities, design elements, landscaping and parking requirements. The transition, including scale of townhouses, setbacks and landscaping, between townhouses and the existing stable residential areas will also be reviewed to ensure good fit and minimize overlook and loss of privacy for existing residents. Other matters may be identified as part of the review and consultation process which will also be addressed.

The final phase, Phase 3, is the implementation of the study. Staff will draft guidelines based on the community consultation, design options and analysis of the area. These guidelines will be presented to City Council by way of a report for adoption to assist in the review of development applications for townhouses within the study area.

### Community Consultation and Timeline

Due to the development pressures being experienced along this stretch of Bayview Avenue, it is important that this study be completed in a timely fashion. New applications for townhouses should be reviewed as part of this study to assist in developing the guidelines and to ensure that any development does not create a precedent which would not be consistent with the guidelines.

Based on City Council's direction to conduct the study, staff held a kick-off meeting on February 6, 2014 and the first working group meeting was held February 24, 2014.



A working group has been established to assist staff in the analysis of Bayview Avenue and in the creation of the guidelines. In order to ensure it is representative and inclusive of all those that have an interest the following should be invited:

- members of all the adjacent resident associations
- some property owners of sites which face onto Bayview Avenue
- a representative from the three current applications for townhouses along this stretch of Bayview Avenue.

The make-up of this group will ensure that varying points of view and concerns are heard and addressed. The working group should be relatively small, between 10 and 15 people in order to be manageable. Invitations will be extended to keep the group small and focused. This group will meet on several occasions to discuss each of the phases mentioned above. The members will not be debating the appropriateness of townhouses on Bayview Avenue but how to integrate them best into the area and in a harmonious nature with the existing character and minimize their impacts. They will discuss work done by staff and also bring their own ideas on transition, scale and other factors to the discussion.

A Transportation Advisory Group should also be created to discuss the traffic impacts that additional townhouses on Bayview Avenue may have. The Group will be addressing the long term impacts that greater density along the street may create and what actions, if any, may be taken to minimize any negative impacts.

With the kick-off meeting being held February 6, 2014, and the first working group meeting held February 24, 2014 the following timetable may be achieved:

- Working group meeting in the end of March 2014 for phase 2
- Working group meeting in the middle of April 2014 to discuss the main principals of the group's work
- Status Report to a meeting of NYCC in the third quarter of 2014 on the main principals which will form the basis of the guidelines
- First quarter 2015 meeting with the larger community to present the draft guidelines
- First quarter 2015 a Final Report presenting draft guidelines to North York Community Council