

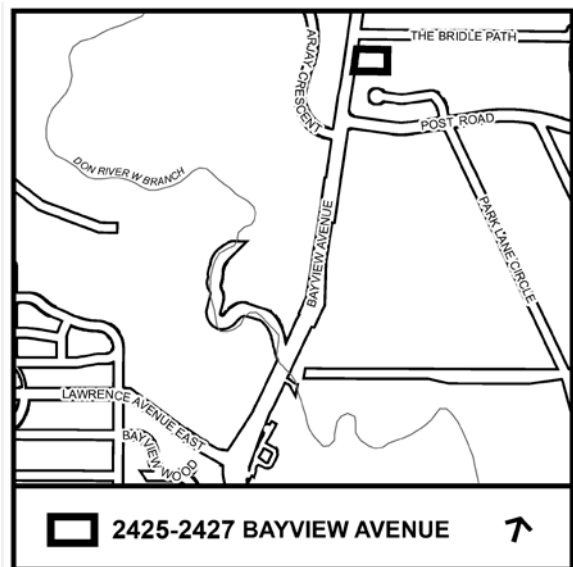
2425 – 2427 Bayview Avenue – Official Plan Amendment, Zoning Amendment and Site Plan Control Applications – Request for Direction Report

Date:	May 28, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	14 209080 NNY 25 OZ & 14 209092 NNY 25 SA

SUMMARY

The applicant has appealed the Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications to the Ontario Municipal Board (OMB) due to Council's failure to make a decision on the applications within the time prescribed by the *Planning Act*. A prehearing has been scheduled for July 27, 2015.

This application proposes to amend the Official Plan, former City of North York Zoning By-law 7625 and City of Toronto By-law 569-2013 to permit a forty unit townhouse development. The townhouses would be in two blocks of twenty. In each block, half of the units would be located behind the other half. The two townhouse blocks would be oriented in an east-west configuration with two of the four end units fronting onto Bayview Avenue. Situated between the townhouse units and Bayview Avenue are the driveway, an entrance to the below grade parking, a loading space and some parking spaces. All pedestrian entrances to the units would be from a common central courtyard located between the two blocks.



This report recommends that the City Solicitor, together with City Planning staff,

attend the OMB hearing in opposition to the current proposal.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning staff and other appropriate staff, to attend the OMB hearing to oppose the Official Plan and zoning by-law amendments and Site Plan Control application in their current form.
2. Should the OMB approve the applications, City Council authorize the City Solicitor to request that the OMB withholds its Order(s) approving the applications until such time as:
 - a. The Board has been advised by the City Solicitor that the proposed zoning by-law amendment is in a form satisfactory to the City; and
 - b. All pre-approval conditions have been met for the Site Plan Control Application.
3. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant to address the issues outlined in this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The current applications were received August 20, 2014 and on January 13, 2015 North York Community Council adopted a Preliminary Report on the Official Plan and Zoning By-law amendment application. Community Council directed that City Planning staff schedule a community consultation meeting with the Ward Councillor with an expanded notification area and that notice for the public meeting be given according to the regulations under the *Planning Act*.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-74197.pdf>

The site was previously subject to applications to amend the Official Plan of the former City of North York, to amend the zoning by-law and Site Plan Control.

In 2005 applications were filed to permit a twenty unit townhouse development with below grade parking (file no. 05 206510 NNY 25 OZ and 05 206515 NNY 25 SA). Staff opposed the applications and Council subsequently refused the applications which the applicant appealed to the Ontario Municipal Board (OMB). The staff report can be found at

<http://www.toronto.ca/legdocs/2006/agendas/committees/ny/ny060711/it030.pdf>.

On June 8, 2007 the OMB approved the applications (file no. PL060507).

An application for Site Plan Control was filed in 2008 to amend the OMB approvals reducing the number of townhouse units from twenty to sixteen (file no. 08 214479 NNY 25 SA).

In October 2011 another Site Plan Control application was filed to amend the proposal back to twenty units (file no. 11 205475 NNY 25 SA).

Bayview Townhouse Design Guidelines

On December 16, 2013 City Council directed staff 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. City Council's direction can be found at

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

A Status Report related to the study was adopted by North York Community Council at its meeting of April 8, 2014. The report outlined the Terms of Reference to be used in conducting the study, provided background information, what had occurred to that point and what the next steps should be to continue the study. The Status Report can be found at:

<http://www.toronto.ca/legdocs/mmis/2014/ny/bgrd/backgroundfile-67828.pdf>.

A further Status Report was adopted by North York Community Council at its meeting of August 12, 2014. The report outlined Guiding Principles and draft guidelines for certain lot types and identified further work and analysis to be conducted which is underway. It recommended that the Guiding Principles and draft guidelines be used in the review of active applications. The Status Report can be found at:

<http://www.toronto.ca/legdocs/mmis/2014/ny/bgrd/backgroundfile-72167.pdf>.

On August 25, 2014 City Council directed staff to use the Guiding Principles and draft guidelines in the review of applications for townhouse developments on corner lots and shallow mid-block sites on Bayview Avenue between Lawrence Avenue East and Highway 401 prior to the final guidelines being adopted. City Council's decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.NY34.72>.

ISSUE BACKGROUND

Proposal

This is an application to amend the Official Plan and amend the previous OMB approved site specific zoning by-law to increase the number of townhouse units from twenty to forty. The forty units are three storeys and would be located in two blocks of twenty which face each other and be oriented at right angles to Bayview Avenue. The entrances for the units would be taken from a central courtyard between the two blocks, with the

end unit entrances facing Bayview Avenue. The units in each block would be organized with 10 units located behind the other 10 units. Unlike back-to-back townhouses, all of the entrances would be from the same side fronting the central courtyard. The two townhouse blocks would be oriented in an east-west configuration with side relationships to Bayview Avenue. Located in the front yard, between the proposed blocks and Bayview Avenue would be a driveway leading to the entrance of the below grade parking garage. A loading space for moving and garbage pick-up would be located in the south portion of the front yard as well as a space to store garbage. Each unit would have an area between 141.5 square metres and 176 square metres and would have outdoor amenity space on the roof. Units which abut the north or south side lot lines would also have rear patios accessed from the first floor. The patios would be located approximately 3.8 metres from the side lot line.

The south setback would be 7.5 metres to the main wall and 3.8 metres to the edge of the ground floor deck. The north yard setback would be 7.8 metres to the main wall and 3.9 metres to the ground floor deck. An east setback of 7.5 metres to the main wall and a setback from Bayview Avenue which ranges between approximately 12.5 and 18 metres would be provided. The proposal has a total gross floor area of 5892 square metres with a Floor Space Index of 1.1 times the area of the lot. A garbage bin storage structure, located in the front yard along Bayview Avenue would be located approximately 1.5 metres from the south lot line.

Parking would be provided in an underground garage with a total of sixty-one spaces. Fifty-one parking spaces would be for residents while the remaining six would be for visitors. An additional two visitor and two resident parking spaces are proposed in the front yard at the south end of the site. A Type G loading space is also proposed in that location. The entrance to the parking garage would be in the front yard at the north end of the site. A portion of the central courtyard would also be used as a Fire Route.

Site and Surrounding Area

The site is located on the east side of Bayview Avenue approximately half-way between Lawrence Avenue East and York Mills Road. It has a lot frontage of 60.9 metres, an average lot depth of 88 metres and an area of approximately 5330 square metres. The site is currently a construction site for the approved twenty unit townhouse development. No construction activity has taken place on the site in quite some time.

Abutting uses include:

North: Two detached dwellings with rear yards abutting the site which front onto The Bridle Path

South: Two detached dwellings with rear yards which abut the site and front onto Hyde Park Circle

East: A stable residential neighbourhood of detached dwellings

West: Bayview Avenue and then detached dwellings which front onto Bayview Avenue

While the area is predominately single-detached dwellings, there is a large townhouse development at the north-east corner of Bayview Avenue and York Mills Road and a smaller townhouse development at 2500 Bayview Avenue. These existing townhouses are located approximately one kilometre north of the site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 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 healthy communities; wise use and management of resources; and, protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

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 be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff have reviewed the proposal 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 building typology, size and configuration of lots, heights, massing and scale. Infill developments, such as the one proposed, should have building types with heights, massing and scale that are appropriate for the site and surrounding area.

Map 27 of the Official Plan identifies the site as being subject to Site and Area Specific Policy 314 which permits a maximum of twenty townhouses with a maximum permitted building height of three storeys.

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 of the neighbourhood.

Zoning

The site is currently zoned Multiple-Family Dwellings First Density Zone (RM1) by former City of North York Zoning By-law 7625. As mentioned above, the site is subject to Site Specific By-law 619-2009(OMB) which designates the site as RM1(80). Exception 80 sets out development criteria for the previously approved twenty unit townhouse development including number of units, lot coverage, building setbacks and building height.

The site is zoned RT(u20)(x216) by City of Toronto By-law 569-2013 which is currently under appeal. Residential building types permitted in this zone are townhouses, detached dwellings and semi-detached dwellings. A maximum of twenty townhouse units are permitted and Exception 216 states that By-law 619-2009(OMB) is applicable to the site. By-law 569-2013 is available at www.toronto.ca/zoning.

Townhouse Guidelines

City-wide 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". They were intended for freehold townhouse units and did not anticipate this form of building with units which are set on top of a parking garage. 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.

Bayview Townhouse Design Guidelines

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 study is currently underway and a number of community working group meetings have been held. A Status Report was adopted by North York Community Council at its meeting of August 12, 2014. The report outlined draft guidelines for some lot types and identified further work and analysis which is underway. Council directed staff to use the Guiding Principles and draft guidelines in the review of active applications.

As part of the study, a number of Guiding Principles have been identified. These include:

- Townhouses should have a fronting relationship to Bayview Avenue
- Townhouse units should be organized in a standard layout
- Townhouses should frame and support Bayview Avenue
- The landscape character of Bayview Avenue should be respected and enhanced by providing appropriate front yard setbacks and landscaping treatments

Townhouses should have a fronting relationship to Bayview Avenue

Townhouses should only front onto and take address from Bayview Avenue. Townhouses should not extend into the adjacent stable residential neighbourhood. They should not take address from or front onto side streets, private streets or mews.

Townhouse units should be organized in a standard layout

Grade related, attached residential townhouse units, constructed in rows, divided vertically from one another, with parking located in the rear of the unit or underground are the appropriate form of townhouse development along Bayview Avenue. Back-to-Back and Stacked townhouse units are a more intensive form of development, similar to an apartment building that do not fit within the character of the neighbourhood and should not be considered.

Townhouses should frame and support Bayview Avenue

Townhouses should contribute to the definition of the street edge along Bayview Avenue with building faces located parallel to the street. Townhouses should promote an attractive and landscaped streetscape.

The landscape character of Bayview Avenue should be respected and enhanced by providing appropriate front yard setbacks and landscaping treatments.

To ensure new townhouse development fits with the existing landscaped character of Bayview Avenue and the irregular setback pattern found along the street, generous front yard setbacks should provide for the preservation of existing mature landscaping and the enhancement of generous and high quality landscaping treatments within front yard setbacks for new townhouse developments.

Site Plan Control

The application for Site Plan Control (file no. 14 209092 NNY 25 SA), submitted in conjunction with the applications for Official Plan and Zoning By-law Amendments, has also been appealed.

Community Consultation

Staff held a community consultation meeting on March 26, 2015 to present the proposal for 40 townhouse units. Approximately thirty members of the public attended. Residents had concerns over the increase in the number of units from twenty to forty and felt that it was too dense. The impact on traffic on Bayview Avenue was a significant concern. The residents felt that current traffic on Bayview Avenue is an issue and the increase in the number of units would add to this issue. Residents also spoke about the current condition of the site and if any ongoing maintenance was occurring. The applicant's architect indicated that the partially constructed foundation would need to be removed due to damage and reconstructed.

The amount of visitor parking is also a concern for the residents. It was felt that the proposed eight spaces is not sufficient and that all of these spaces may be used for one

unit holding a party, leaving the other thirty-nine units without visitor parking during that event. This may lead to on-street parking on adjacent streets.

Building height is a concern due to overlook issues onto surrounding properties. The proposed rooftop patios will also create privacy concerns due to overlook. The rooftop patios may be used in the evenings and residents are concerned that this may lead to excessive lighting which may affect adjacent properties.

Reasons for the Applications

The current site specific zoning, approved by the OMB under the former City of North York Official Plan, permits a maximum of twenty townhouse units fronting onto a private central courtyard. The applicant is seeking to amend the Official Plan and zoning by-law to permit an additional twenty units on the site for a total of forty units. As this is a new application it must be considered under the current City of Toronto Official Plan policies to ensure that the revised proposal is appropriate and fits within the existing and emerging context. The current zoning by-law was approved under the former City of North York Official Plan and not under the current policy framework.

A Site Plan control application was filed to meet the requirements of Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 and the Growth Plan for the Greater Golden Horseshoe are high-level and broad reaching documents. The City is a development area and infill is encouraged under these policies. However, the tenor of both the PPS and the Growth Plan is that planning authorities are responsible for identifying appropriate locations for growth. Intensification and redevelopment is to be provided in areas that take into account the existing building stock or area, and availability of infrastructure and public service facilities that meet projected needs.

Within this framework, the PPS recognizes that the Official Plan is the most important vehicle for implementing PPS requirements and that comprehensive, integrated and long term planning is best achieved through municipal official plans. The City's Official Plan meets the requirements of the PPS.

The proposal does not conform to the Official Plan policies respecting the character of *Neighbourhoods* and is not consistent with the way in which the Official Plan implements the Provincial Policy Statement. The proposal, therefore, is not consistent with the PPS and can not be supported.

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. The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) strives, among other things, to direct growth to areas of urban intensification. It requires municipalities to set clear targets for population and employment growth. The Growth Plan also directs growth to *urban growth centres, intensification corridors, major transit station areas, brownfield sites* and *greyfields* to provide as a key focus for transit and infrastructure investments to support future growth. This is not an area where the scale of intensification and built form proposed, is anticipated or appropriate. The proposal is not consistent with the way in which the Official Plan implements the Growth Plan for the Greater Golden Horseshoe. Based on this, the proposal does not conform to, and conflicts with, the Growth Plan for the Greater Golden Horseshoe.

Background/History

As discussed above, the site was previously the subject of an application to amend the former City of North York's Official Plan and zoning by-law to permit twenty townhouse units on the site. This application was approved at the OMB with both the City and area residents in opposition. Staff opposed the application to amend the former City of North York Official Plan due to the increase in density and proposed built form (townhouses). The staff report and evidence presented was primarily in relation to these topics and the orientation of the townhouses. Staff were of the opinion that townhouses were not an appropriate building type for Bayview Avenue and that the proposed density was too high.

Since the OMB's approval of that application, the Board approved another townhouse development at 2500 Bayview Avenue which the City also did not support. In light of those approvals, townhouses have become part of the emerging context of the stretch of Bayview Avenue between Lawrence Avenue East and Highway 401. In principle, staff no longer oppose townhouses on this stretch of Bayview Avenue provided they are developed in a manner which is sensitive to the existing and planned context. In order to ensure townhouse proposals are sensitive to the existing and planned context, staff are developing the design guidelines for townhouses previously mentioned. Staff no longer opposing townhouses in principle has led to Council approval of a townhouse development at 6 Baytree Crescent and settlements at the OMB for townhouses at 103 Bayview Ridge and 108 Bayview Ridge.

Policy Framework

The applicant is proposing to amend the Official Plan and zoning by-law to increase the number of townhouse units from twenty to forty. The site is designated *Neighbourhoods* in the Official Plan and Bayview Avenue is identified as a *major street* on Map 3. Policy 4.1.7 states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged but where a more intense form of development is proposed, it should be reviewed in accordance with Policy 4.1.5 of the Official Plan. Policy 4.1.5 states that, development in *Neighbourhoods* should "respect and reinforce" the existing physical character of the neighbourhood including matters such as prevailing building types,

prevailing patterns of rear and side yard setbacks and landscaped open space and the continuation of special landscape or built-form features that contribute to the unique character of the neighbourhood.

Built Form Policies 3.1.2.1 of the Official Plan state that new development should be located and organized to fit within its existing and planned context and that new development should frame and support adjacent streets. This policy further states that buildings should generally be located parallel to the street. Policy 3.1.2.2 provides direction on the location and organization of services and vehicle uses, stating that they should be designed to minimize their impact on the property and surrounding properties to improve the attractiveness of adjacent streets. This policy further states that surface parking should be limited between the front face of a building and the public street.

Since the previous approval on site, additional townhouses have been constructed or approved along this stretch of Bayview Avenue. These developments form part of the existing and emerging context which assumed the site would be built out as approved by the OMB. These townhouse developments are in a consistent form with units fronting onto Bayview Avenue and primarily having large, landscaped front yard setbacks with no loading or driveways between Bayview Avenue and the building. The Guiding Principles and draft design guidelines discussed above are consistent with these character elements.

The current proposal needs to be reviewed under the current Official Plan policies, including Built Form relationships and how a proposal should fit within a neighbourhood. The currently approved townhouse building footprint and orientation was approved under the former City of North York Official Plan, but the current policies are the criteria for examining a new proposal. Current policy, as mentioned above, requires new development to frame and support streets as well as respecting and reinforcing the existing physical character of the neighbourhood.

The proposed development does not respect and reinforce the character of the neighbourhood as required by the OP nor does it meet the Built Form policies of the Plan. Bayview Avenue is characterized by large, landscaped front yards with buildings fronting Bayview Avenue. The proposed townhouses front onto a private pedestrian courtyard and the front yard of the site is dominated by parking, servicing and a driveway leaving little opportunity for landscaping. The proposal is not consistent with the policies of the Official Plan and should be refused.

Bayview Townhouse Design Guidelines

In an effort to ensure future townhouse development better fits with the character of Bayview Avenue, staff are completing a study to create design guidelines. These guidelines are intended to be used in the review of development applications for townhouses along this stretch of Bayview Avenue. In August 2014 a report was presented to North York Community Council with a set of guiding principles and draft guidelines. Staff were directed to continue work on the guidelines but Council directed staff to use

the Guiding Principles and draft guidelines to assist in the review of active and future applications until the guidelines are finalized.

As discussed above, this site was the first townhouse proposal to front onto Bayview Avenue between Lawrence Avenue East and Highway 401. The Board's approval of twenty townhouse units on the site and a smaller townhouse project at 2500 Bayview Avenue has triggered development pressures for townhouses on this stretch of Bayview Avenue. In response, staff are completing design guidelines to assist in the review of townhouse applications. These guidelines will assist in ensuring that townhouse developments are sensitive to the existing and planned context and physical character of the neighbourhood.

The proposed townhouses do not achieve the General Principles, discussed earlier in this report, which have emerged from the study. The relationship between Bayview Avenue and the units is not appropriate as they neither front onto Bayview Avenue nor do they support the street. With the exception of two units, the unit entrances face the central courtyard rather than Bayview Avenue. In addition to not framing the street, the units are also separated from Bayview Avenue by a driveway, loading area and parking spaces. These spaces encompass the front yard reducing the opportunities for landscaping, while the character of Bayview Avenue is of large, landscaped front yards.

Neighbourhood Character

As discussed elsewhere in this report, the character of Bayview Avenue between Post Road and York Mills Road is primarily defined by detached dwellings on large lots with deep, well landscaped front yards. This is reflected in the underlying zoning of the lots which requires:

- A maximum lot coverage of 25 percent is permitted on the east side.
- Minimum lot area of 1100 square metres.
- Zoning By-law 7625 requires a minimum front yard landscaping of 60 percent with a minimum of 75 percent of the landscaped area being soft landscaping.
- A maximum of 1 dwelling per lot is permitted.

The draft by-law submitted by the applicant would permit:

- A maximum lot coverage of 52 percent rather than the 25 percent permitted
- Based on a lot area of 5331.2 square metres, permitting 40 units would result in a ratio of 1 unit per 133 square metres of lot area
- The draft by-law contains no minimums with regards to front yard landscaping
- The draft by-law also proposes to permit a maximum of 40 units which is double the 20 units currently permitted by the site specific zoning.

The applicant is proposing a development which varies significantly from the character of the neighbourhood in terms of the number of units, lot coverage and landscaping. In addition, there are two anomalies from the general character of the area nearby and the proposal tests the development criteria of those as well.

The zoning of the surrounding neighbourhood would only permit 2 units in this location whereas the applicant is proposing 40; this is a significant difference, as is the increase from the 20 units permitted by the site specific zoning. While an anomaly in the area, the apartment building to the south, at Bayview Avenue and Post Road, has a similar number of units as what is proposed but is on a site almost twice the area of the subject site. This number of units on a lot of this size is not in keeping with the larger neighbourhood context.

The applicant is proposing a lot coverage of 52 percent which more than double the 25 percent permitted by the R1 and RD zoning in the area. The existing apartment building at Post Road which is an anomaly in the area is on a much larger site and has a lot coverage of 40 percent. The townhouses at York Mills and Bayview Avenue, also an anomaly, permit a lot coverage of 25 percent and require a minimum lot area of 220 square metres per unit. The proposed coverage is not in keeping with the existing or planned context.

Bayview Avenue is also characterized by large, landscaped front yards which are primarily required to be soft landscaping under By-law 7625. The front yard of the proposed townhouses would largely be occupied by parking, loading and a driveway rather than providing soft landscaping. This does not respect and reinforce the existing physical character as required in the Official Plan.

The current zoning and site and area specific Official Plan policy permits a maximum of 20 units on the site which the applicant is proposing to double. This increase represents a two step zoning process in which the applicant secures a development through a comprehensive review and then attempts to increase the number of units without consideration of the other elements of the site. The proposal does not improve the fit with the context and neighbourhood character even though the number of units would double. An approved building footprint, achieved through a comprehensive review process for 20 units, is now proposed for twice that amount of units.

Site Plan

The applicant has also appealed the application for Site Plan Control. While staff have concerns with the proposed amendments to the Official Plan and zoning by-law, there are also concerns with Site Plan matters. The organization of the site along Bayview Avenue and the amount of landscaping in the front yard is insufficient and should be increased to better reflect the character of Bayview Avenue. In order to achieve this, the loading space and visitor parking should be removed from the front yard. In addition to increasing the landscaping, this also allows for direct pedestrian connections between the landscaped courtyard and the Bayview Avenue public sidewalk. The grading of the site and response to the streetscape also remain concerns of staff.

The building articulation and materials, as well as the mitigation of impacts on the adjacent neighbourhood need to be improved. The applicant should meet the Tier 1 requirements of the Toronto Green Standard.

Engineering and Construction Services have also outlined a number of issues including concerns with regards to Stormwater Management, Site Servicing, Site Grading, Functional Servicing, Solid Waste and Fire Services. These issues will need to be addressed prior to any Site Plan approval.

Conclusion

The proposal increases the number of units on the site significantly from what is permitted by the existing site and area specific Official Plan policy and by the zoning by-law. While current zoning on the site permits townhouses in the proposed configuration, the applicant is seeking to significantly increase the number of units without making changes to the proposal to address the character of Bayview Avenue. The tenor of both the PPS and the Growth Plan is that planning authorities are responsible for identifying appropriate locations for growth. The Official Plan does not identify this site as a growth area and proposals for intensification on major streets in *Neighbourhoods* is not encouraged by the policies of the Official Plan. The Official Plan policies state that the existing physical character of the neighbourhood should be respected and reinforced when reviewing a development application. The existing and emerging context for townhouses along this stretch of Bayview Avenue is for townhouses which front onto Bayview Avenue and have large landscaped front yards respecting and reinforcing the character of the street. The proposal is for townhouses which primarily do not front Bayview Avenue and where the front yard consists of paved areas for driveways, parking, garbage and a loading space are not in keeping with the character of Bayview Avenue. The proposal should be revised to address the policies of the Official Plan.

CONTACT

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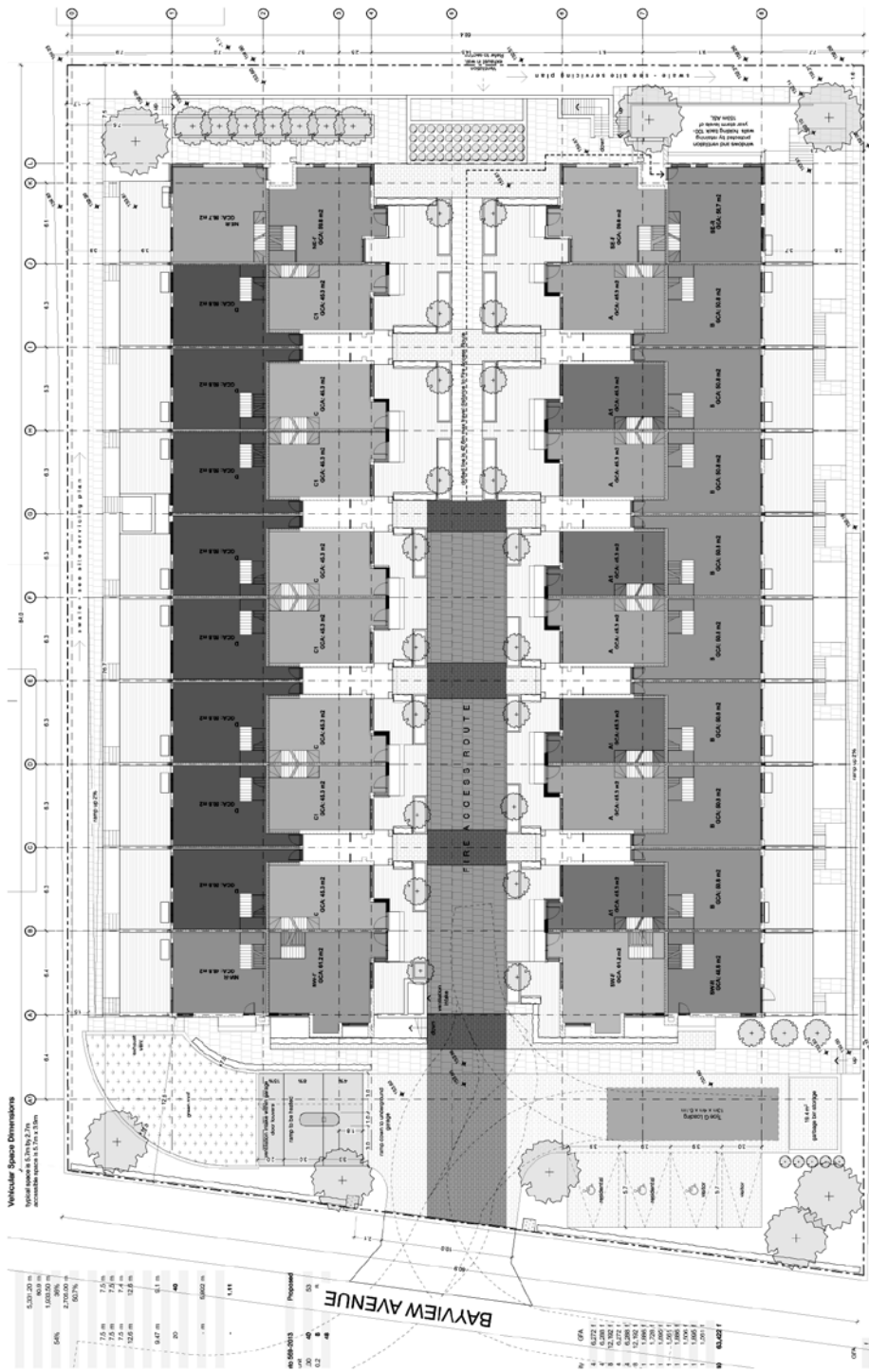
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

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

Attachment 1: Site Plan



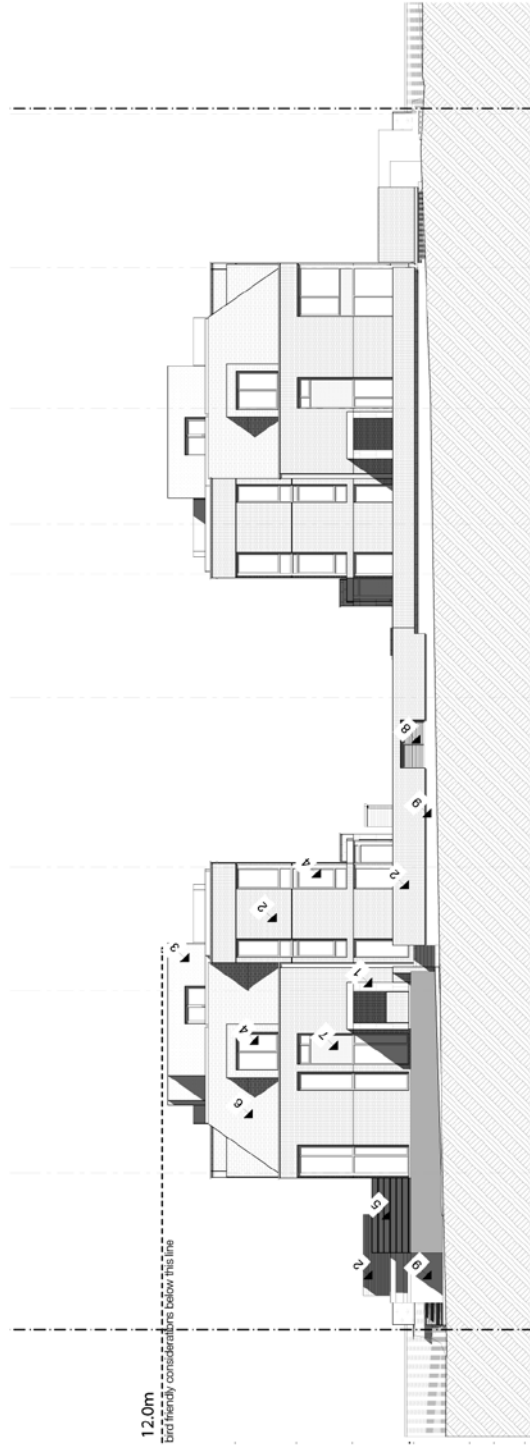
Site Plan
2425-2427 Bayview Avenue

Applicant's Submitted Drawing

Not to Scale
 08/28/2014

File # 14 209080 NNY 25 0Z

Attachment 2: Elevations



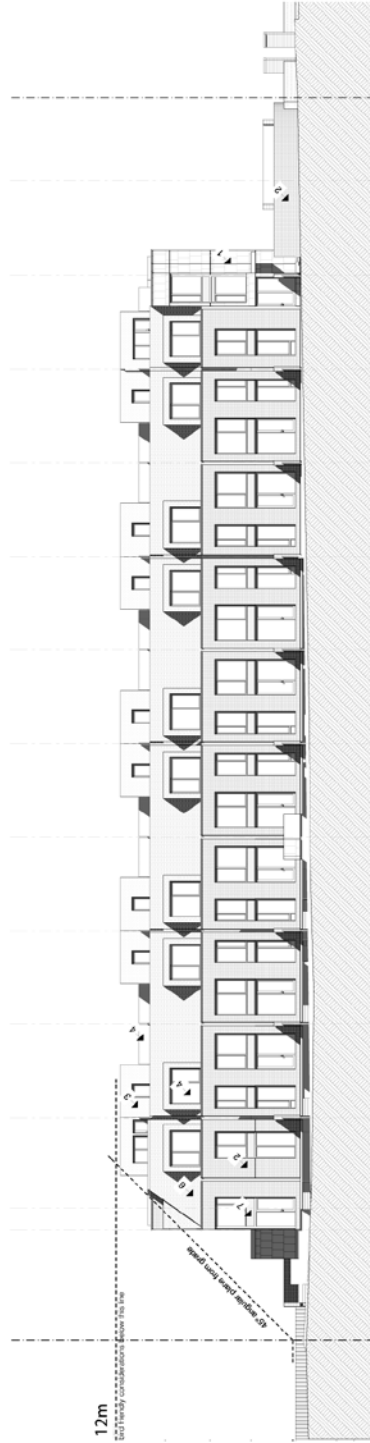
2425-2427 Bayview Avenue

File # 14-209080 NNY 25 02

East Elevation

Applicant's Submitted Drawing

Not to Scale
09/05/2014



North Elevation 1

Applicant's Submitted Drawing

Not to Scale
09/05/2014

2425-2427 Bayview Avenue

File # 14-209080 NNY 25 02



2425-2427 Bayview Avenue

North Elevation 2
 Applicant's Submitted Drawing

File # 14-209080 NNY 25 0Z

Not to Scale
 09/05/2014



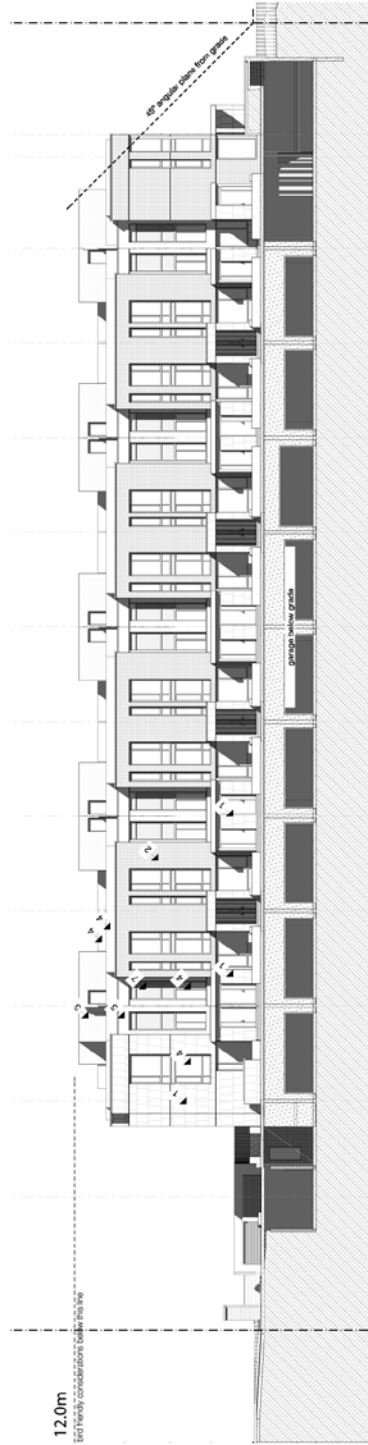
South Elevation 1

Applicant's Submitted Drawing

Not to Scale
09/05/2014

2425-2427 Bayview Avenue

File # 14-209080 NNY 25 0Z



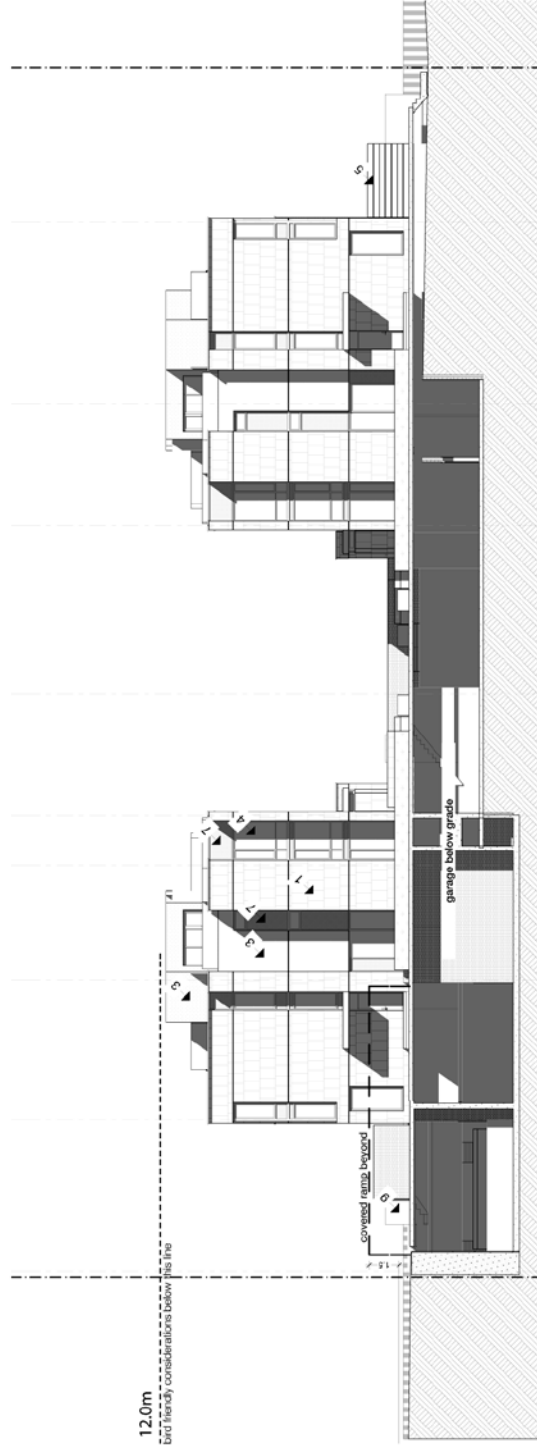
South Elevation 2

Applicant's Submitted Drawing

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2425-2427 Bayview Avenue

File # 14-209080 NNY 25 02



West Elevation

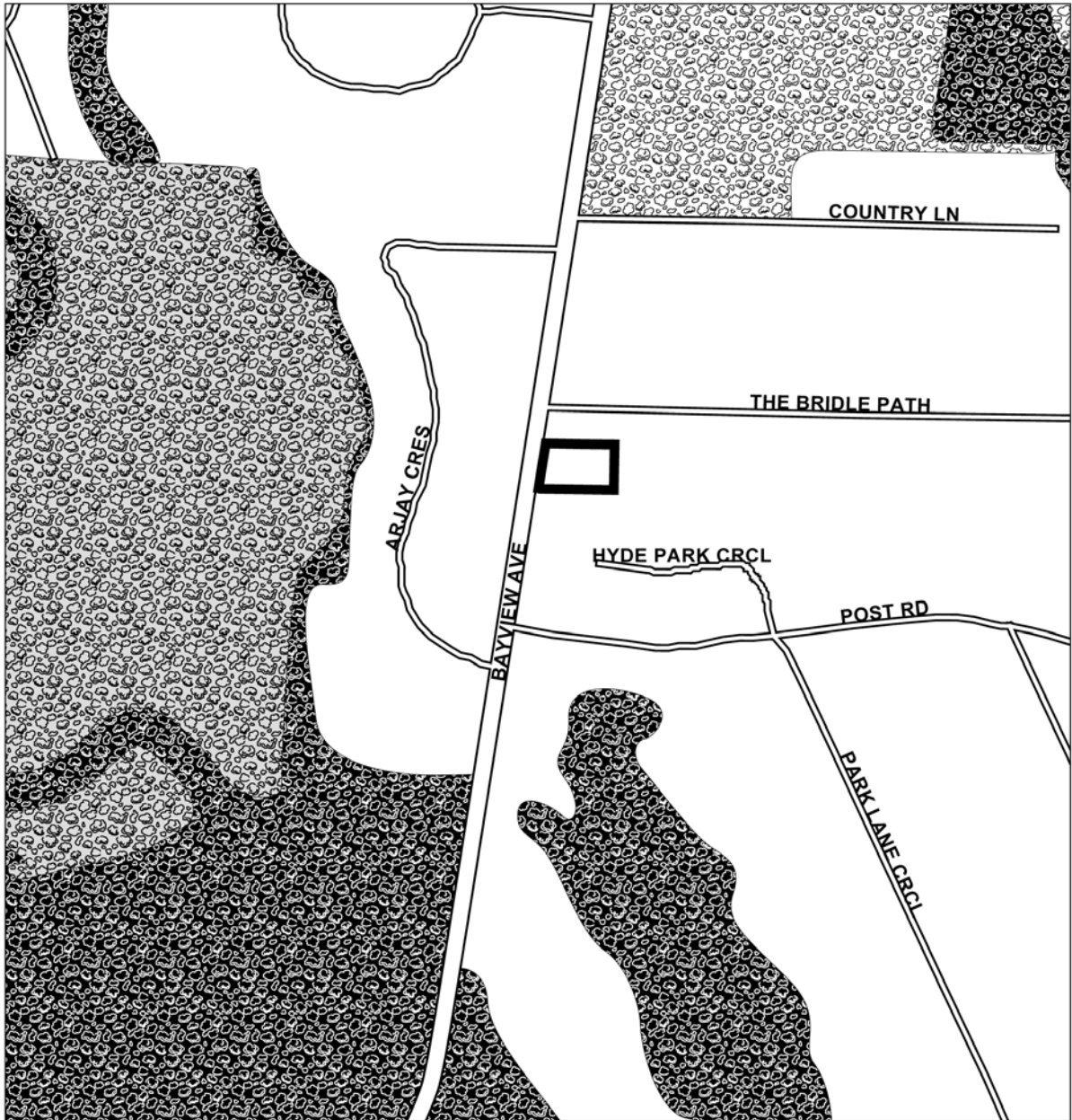
Applicant's Submitted Drawing

Not to Scale
09/05/2014

2427 Bayview Avenue

File # 14 209080 NNY 25 OZ





Attachment 3: Official Plan



TORONTO City Planning
Extract from Official Plan

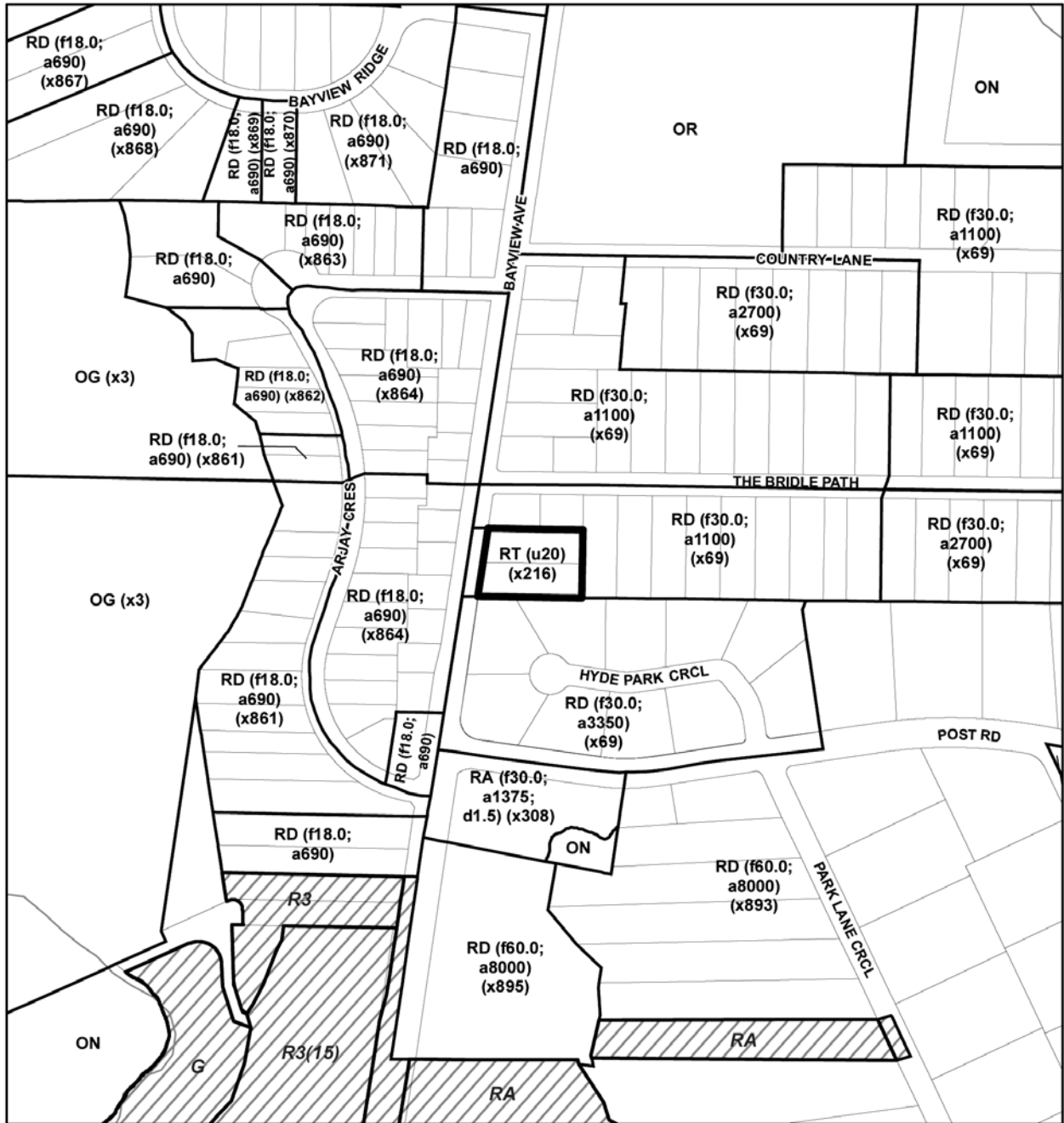
2425-2427 Bayview Avenue

File # 14 209080 NNY 25 0Z

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


 Not to Scale
 08/27/2014

Attachment 4: Zoning



Zoning By-law 569-2013

2425-2427 Bayview Avenue

File # 14 209080 NNY 25 0Z

Location of Application

See Former City of North York Bylaw No. 7625

RD Residential Detached
RT Residential Townhouse
RA Residential Apartment

ON Open Space Natural
OR Open Space Recreation
OG Open Space Golf Course

R3 One-Family Detached Dwelling Third Density Zone
G Greenbelt Zone
RA Suburban Residential Zone



Not to Scale
Extracted: 08/27/2014

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 209080 NNY 25 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 20, 2014

Municipal Address: 2425-2427 BAYVIEW AVENUE
 Location Description: CON 2 EYS PT LOT 8 RP 66R24078 PART 1 **GRID N2504
 Project Description: Application for 40 townhouse units. Site was previously approved at the OMB for 20 townhouse units. Site Plan Application File No. 14 209092 NNY 25 SA

Applicant:	Agent:	Architect:	Owner:
URBANCORP			URBANCORP (BRIDLEPATH) INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Y
Zoning:	569-2013: RT (u20)(x216)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	5331.2	Height:	Storeys:	3	
Frontage (m):	60.9		Metres:	9.1	
Depth (m):	87.49				
Total Ground Floor Area (sq. m):	2705				Total
Total Residential GFA (sq. m):	5892		Parking Spaces:	61	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	5892				
Lot Coverage Ratio (%):	50.74				
Floor Space Index:	1.11				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	40
Total Units:	40

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	5892	5892	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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