

**BAYVIEW TOWNHOUSE DESIGN GUIDELINES**



## **City of Toronto**

Bayview Townhouse Design Guidelines - Adopted by Toronto City Council December 2015

Bayview Townhouse Design Guidelines online:  
[toronto.ca/planning/bayviewstudy](http://toronto.ca/planning/bayviewstudy)

Photo Credits: All illustrations and photographs by City of Toronto

# Table of Contents

<b>Mandate</b>	<b>4</b>
<b>1.0 Introduction</b>	<b>5</b>
1.1 Role of the Guidelines	6
1.2 Public Consultation	7
1.3 Study Area	8
1.4 Organization of the Guidelines	10
1.5 Where, When and How they Apply	10
<b>2.0 Context</b>	<b>11</b>
2.1 Lot Structure	12
2.2 Landscaped Setbacks	12
2.3 Built Form	14
2.4 Townhouses on Bayview Avenue	15
2.5 Planning Framework	16
<b>3.0 Guiding Principles</b>	<b>19</b>
3.1 Appropriate Lots and Building Type	20
3.2 Location and Organization of Buildings and the Site	24
3.3 Parking, Servicing and Utilities	30
3.4 Built Form and Massing	32
<b>4.0 Guidelines</b>	<b>37</b>
4.1 Guidelines for Shallow Sites	38
4.2 Guidelines for Medium Sites	43
4.3 Guidelines for Deep Sites	48
<b>Appendices</b>	<b>55</b>
Appendix A: Extract from Toronto Official Plan Land Use Plan Maps 16 & 17	57
Appendix B: Extracted from Zoning Map By-Law 7625	58
Extracted from Zoning Map By-Law 569-2013	59

# Mandate

On December 16, 2013 City Council adopted a motion which directed City Planning staff to review the appropriate development framework for the lots abutting Bayview Avenue, between Highway 401 and Lawrence Avenue East. The focus of this study was to develop design guidelines to be used when designing and evaluating development applications for townhouses along this segment of Bayview Avenue.

In response to the direction of Council, these design guidelines were developed to ensure that proposed townhouse developments are sited, organized and designed in a manner which is consistent with the character of the area. This includes such things as building location and orientation, setbacks, unit size, parking, building massing and materials, and landscaping.

These Guidelines are the result of extensive public consultation that included broader community outreach and the formation of a working group made up of local residents, representatives from area resident associations and representatives of the development community.

These Guidelines provide guidance for the development of townhouses on appropriate lots on Bayview Avenue. The Guidelines implement City of Toronto Official Plan policies by ensuring that proposed townhouse developments respect and reinforce the character of the neighbourhood.

The Official Plan provides a long-term vision for the City that is intended to be supported by implementation plans, strategies and guidelines. These supporting documents, including these Design Guidelines, provide detailed implementation guidance and respond to changing circumstances and priorities, specifically to the Bayview Avenue context.



# 1.0 Introduction

Bayview Avenue between Highway 401 and Lawrence Avenue East has a unique character which is quite different from many other major arterials in the City. This segment of Bayview Avenue is predominantly residential with large detached dwellings on large lots with large front yard setbacks which often exceed the zoning requirements for lot frontage. The front yards of these residential lots are heavily landscaped, creating a landscape character for the street. This landscaping is also found in the side yards of corner lots which front onto side streets. The large setbacks and heavily landscaped yards create a unique arterial

street defined by vegetation interspersed with buildings on Bayview Avenue. This makes for an environment which feels like a landscaped street of significant mature landscaping.

Bayview Avenue, like other areas of the City, is beginning to experience change with townhouse developments becoming more prevalent along the street. These guidelines will assist in the design, review and approval of new and current townhouse developments to ensure that they fit within the unique character of Bayview Avenue and the surrounding neighbourhood.

## 1.1 Role of the Guidelines

## 1.2 Public Consultation

## 1.3 Study Area

## 1.4 Organization of the Guidelines

## 1.5 Where, When and How they Apply

## 1.1 ROLE OF THE GUIDELINES

The role of the Guidelines is to provide clear direction for how new and current townhouse developments fronting on Bayview Avenue can be developed in a way to ensure they fit with the unique existing and planned neighbourhood context. Residential areas designated as *Neighbourhoods* in the Official Plan require that development respect and reinforce the existing and planned context. In order to achieve these policies, the Guidelines respond to the physical character of the neighbourhood by identifying appropriate building location, orientation and setbacks, unit size, parking, building massing and materials, landscaping and other unique characteristics of the area. The standards in these Guidelines are consistent with the overall character of the neighbourhood and generally acknowledge and respect the underlying zoning by-law standards.

The Guidelines are intended to be read together with the Official Plan, applicable zoning by-laws, Toronto Green Standard, Toronto Development Infrastructure Policy and Standards, and other applicable City policies, standards, guidelines and requirements. The City of Toronto Infill Townhouse Guidelines or subsequent city-wide guidelines concerning townhouse

development do not apply to this area, neither do the area specific Bayview Area Study Design Guidelines which apply to townhouses developments located north of Highway 401 on the west side of Bayview Avenue.

The Guidelines are not intended to be applied or interpreted independently of each other. Rather, each guideline requirement should be weighed across the board with the other guidelines and "work together" to determine whether a townhouse development application has successfully met the overall intent of the Official Plan through these Guidelines.

In considering whether to permit a townhouse development on a site-by-site basis, many other planning issues must first be taken into account, including, but not limited to, the site context and availability of adequate infrastructure, public transit, parks, community and cultural services and facilities, schools, and child care facilities. If it is determined that a townhouse development is supportable, and represents "good planning," these Guidelines will then apply.



Figure 1: Bayview Avenue looking South from York Road

## 1.2 PUBLIC CONSULTATION

In creating these Guidelines, staff worked closely with the community, ward councillor and the development community. A preliminary meeting with the community was held to explain the study, to outline what the study would aim to accomplish and to get initial feedback on what the study should achieve.

A working group was established, which was made up of local residents, representatives from area resident associations and representatives of the development community, namely those with active applications for townhouses within the study area. Five working group meetings were held.

The emphasis of these meetings was to think of Bayview Avenue as a whole rather than focusing solely on active development applications. Early on broad concepts were discussed such as the "vision" for Bayview and its character. More focused discussions followed, concerning how a townhouse development may "fit" within the existing character of Bayview Avenue. Through these discussions, Guiding Principles were established and several different lot types were identified which needed different guidelines based on specific lot characteristics.

In August 2014, a Status Report updating the work done on the study and introducing a number of Guiding Principles and Draft Guidelines for some lot types was presented to North York Community Council. Prior to presenting the Guiding Principles and draft guidelines to Community Council, they were vetted by the working group who were generally in support. Prior to presenting the final guidelines to Council, staff also presented a summary of the guidelines to the larger community at an evening community meeting. Input from this meeting was used in crafting these guidelines.



**Figure 2: October 5<sup>th</sup> 2015 Community Consultation Meeting**



**Figure 3: October 5<sup>th</sup> 2015 Community Consultation Meeting**



**Figure 4: October 5<sup>th</sup> 2015 Community Consultation Meeting**



## 1.3 STUDY AREA

City Council's direction noted that the study area should be between Highway 401 to the north and Lawrence Avenue East to the south. This motion also noted that the study should only include those lots which abut Bayview Avenue.

The character of this segment of Bayview Avenue is unique and differs from the character north and south of the study area. North of Highway 401 the lot pattern is different and lots have a more consistent depth. There is also a different range of zoning along Bayview Avenue north of Highway 401. The south of the study area at Lawrence Avenue East, Bayview Avenue is characterized by several institutional uses creating a break between the study area and residential areas farther to the south.

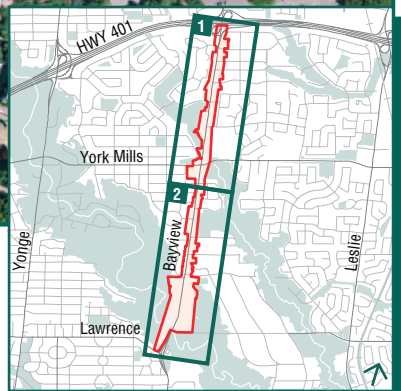
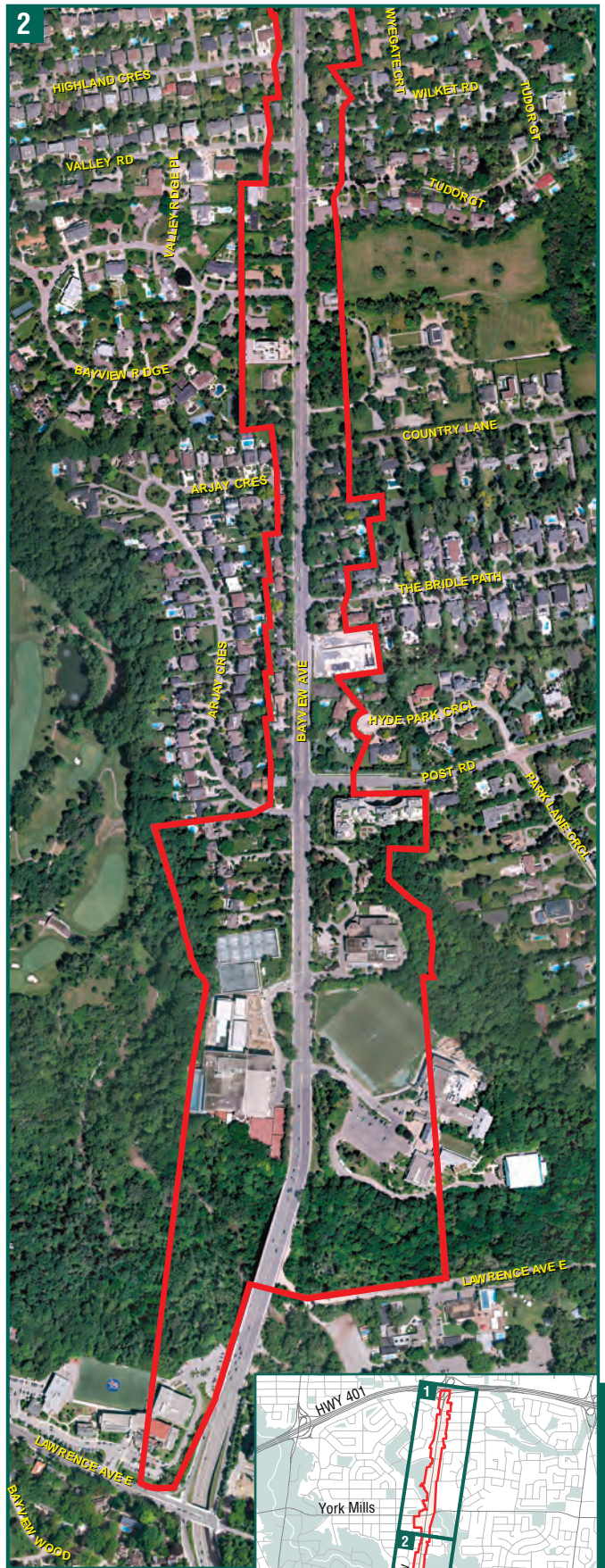
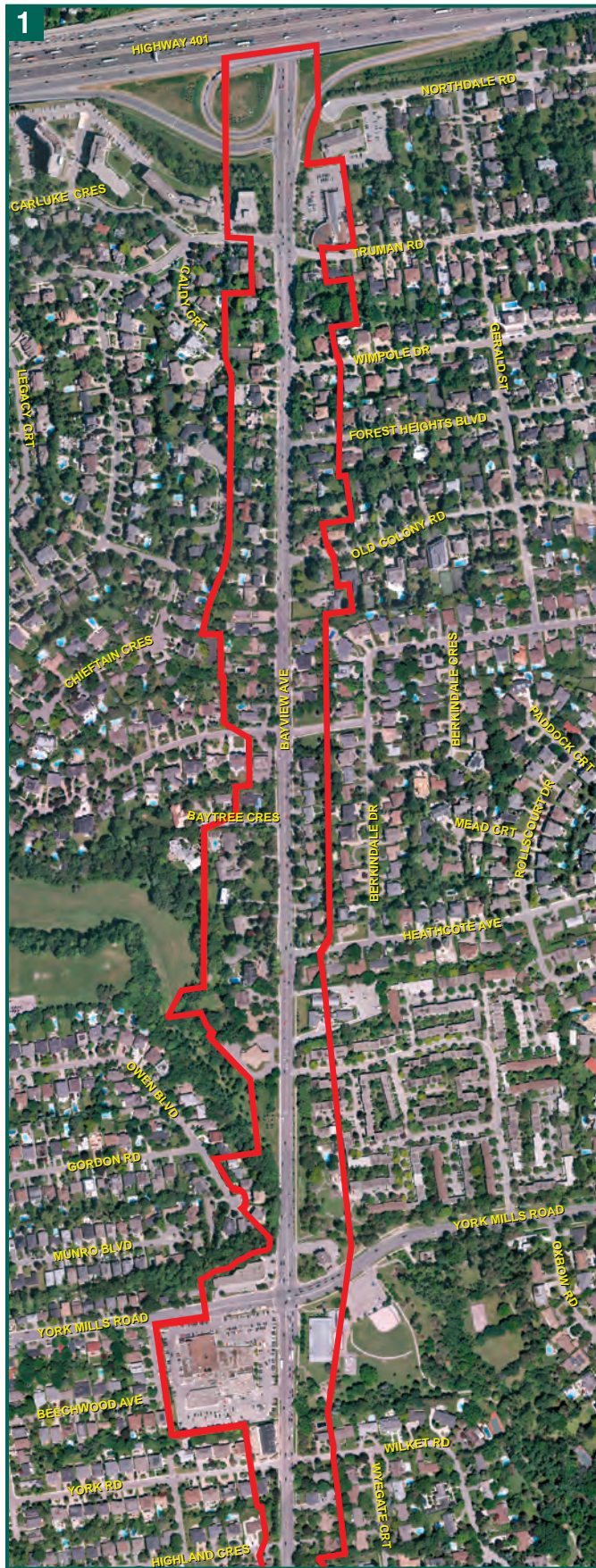


Figure 5: 9 Fifeshire Road




Figure 6: Bayview Avenue Looking North at Tudor Gate





**Figure 7: Aerial Photograph of Study Area**

 Study Area Boundary



## 1.4 ORGANIZATION OF THE GUIDELINES

These guidelines have been organized into 4 sections. The first 2 sections provide background information on the character of the area, the reason the guidelines were created and the process which was undertaken in developing them.

- 1.0 Introduction
- 2.0 Context
- 3.0 Guiding Principles
- 4.0 Guidelines

Section 3 outlines 15 Guiding Principles. These Guiding Principles are further broken into 4 subsections which follow the order of the Official Plan Built Form Policy 3.1.2: appropriate lots and building type; location and organization of the buildings and the site; parking, services and utilities; and building massing. These Principles are rooted in Official Plan policy and form the basis for the Guidelines.

The last section is the Guidelines which implement the Guiding Principles for the different lot types. In undertaking the study, it was apparent that 3 different lot types exist within the study area. Separate guidelines have been created for each of the 3 lot types.

## 1.5 WHERE, WHEN AND HOW THEY APPLY

The study originally included every lot which abuts Bayview Avenue between Highway 401 and Lawrence Avenue East in accordance with Council's direction. However, in reviewing the area, it became apparent that certain sites should be excluded from the study. They were deemed inappropriate for townhouses and excluded for a number of reasons, including:

- There was an existing townhouse development on the site;
- The site was occupied by an apartment building;
- The site is owned by the City;
- It is a non-residential lot;
- Lots which were rear lotted along Bayview Avenue; and
- Sites which were not designated *Neighbourhoods* in the Official Plan such as:
  - *Parkland*
  - *Natural Areas*
  - The existing retail mall

The Guidelines should apply to any proposed townhouse development within the study area provided it is not on a site which has been excluded based on the criteria noted above.



Figure 8: Bayview Mills Condominium Townhouses



# 2.0 Context

Bayview Avenue has unique lot characteristics and a distinctive landscape and built form character. The planning context of the study area is made up of the existing physical characteristics of the area and the underlying planned context as identified by the zoning by-law and Official Plan policies. This section outlines both the existing and planned context of the study area.

- 2.1 Lot Structure**
- 2.2 Landscaped Setbacks**
- 2.3 Built Form**
- 2.4 Townhouses on Bayview Avenue**
- 2.5 Planning Framework**

## 2.1 LOT STRUCTURE

Lots within the study area are generally large and range in both lot frontage and lot depth. The lot frontages range from approximately 18 metres to 196 metres while the lot depths range from approximately 21 metres to 173 metres. Larger lot frontages are not necessarily coupled with larger lot depths and may actually have a relatively shallow lot depth. Corner lots were included in the study area and their lot frontages and lot depths were measured relative to Bayview Avenue rather than at the shortest lot line as defined in the zoning by-law. The variation in lot types results in the need for different guidelines for different lot types in order to achieve the Guiding Principles which are set out in Section 3.



Figure 9:1 Wilket Road



Figure 10: 2443 Bayview Avenue

## 2.2 LANDSCAPED SETBACKS

The existing detached dwellings abutting Bayview Avenue generally have large and varying front yard building setbacks. Some dwellings have significant setbacks from Bayview Avenue which exceed the zoning by-law requirements, with many ranging in the 10 to 30 metre setback range (see Figure 13). Front yards, especially those on lots with large front yard setbacks, are heavily landscaped often with large mature trees. This creates a corridor of vegetation interspersed with buildings, resulting in a unique vehicular and pedestrian environment along Bayview Avenue.

The rear yard setbacks range in size, generally related to the size of the front yard setback. Both the rear and side yard setbacks are also heavily landscaped.

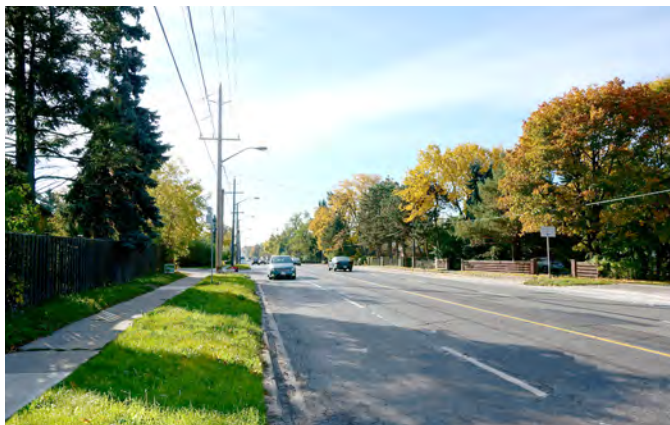
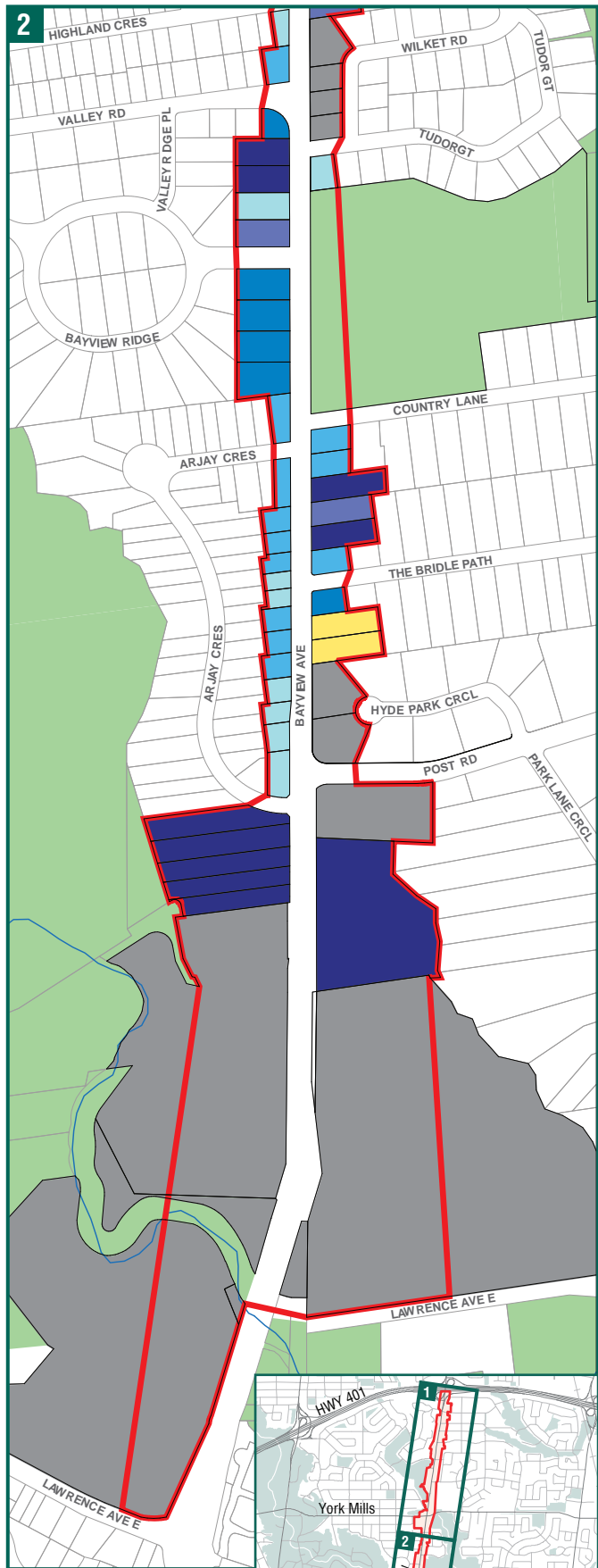
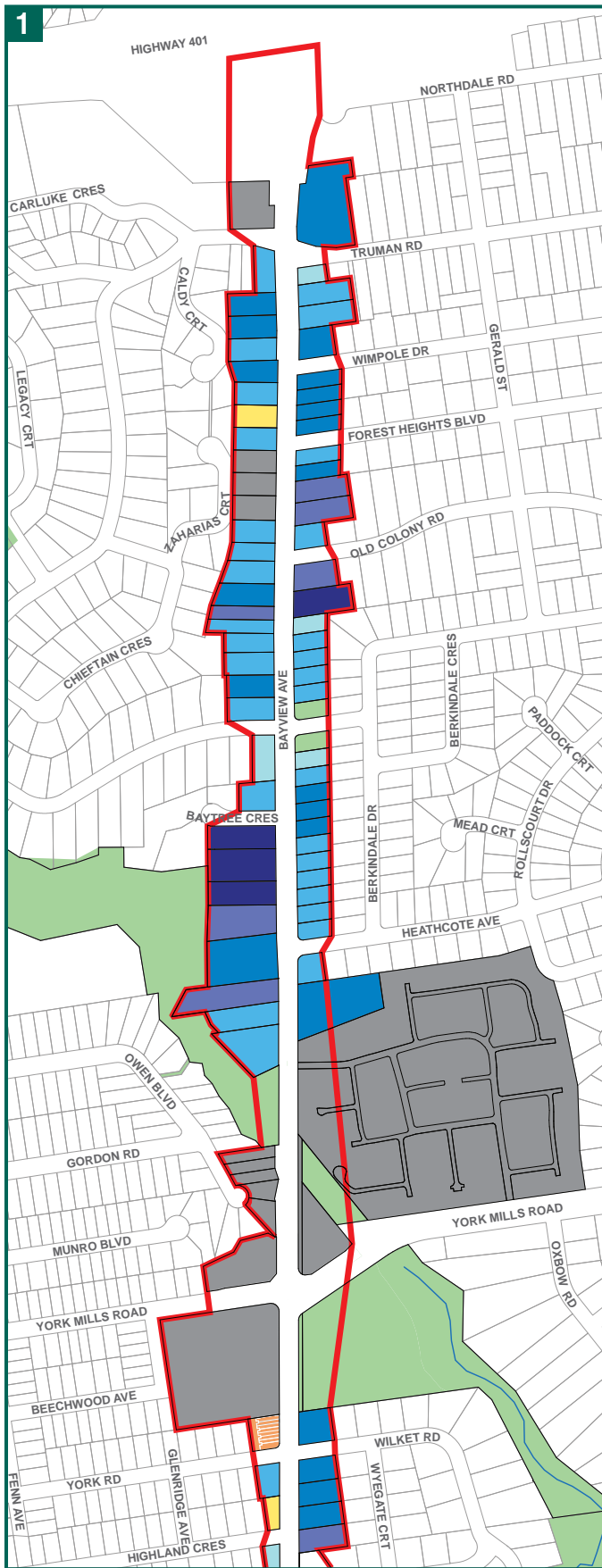


Figure 11: Bayview Avenue looking south from Old Colony Road



Figure 12: View of Bayview Mills Condominium Townhouses from Bayview Avenue



October 2015

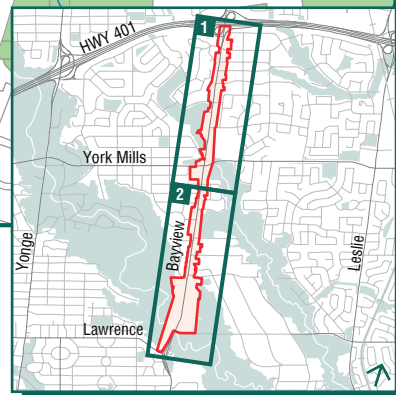


Figure 13: Existing Building Setbacks from Bayview Avenue

- Study Area Boundary
- Less than 9.99m
- 10 - 19.99m
- 20 - 29.99m
- 30 - 39.99m
- Greater than 40m
- Excluded Sites
- Vacant Sites
- Existing Townhouses
- Parks & Open Spaces



## 2.3 BUILT FORM

The majority of Bayview Avenue consists of large detached dwellings. These dwellings range in height from 1 to 3 storeys and vary with regard to architectural styles. However, buildings tend to be finished in high quality materials. Initially built in the 1950s and 1960s, some sites are developed with the long, low ranch building style from that era. Redevelopment has since occurred on some sites, but in a wide range of architectural styles and characters. The built form within the adjacent neighbourhoods tends to be similar to that along Bayview Avenue; the homes simply tend to be larger.



Figure 14: 19 The Bridal Path



Figure 15: Bayview Avenue Built Form - 2480 Bayview Avenue

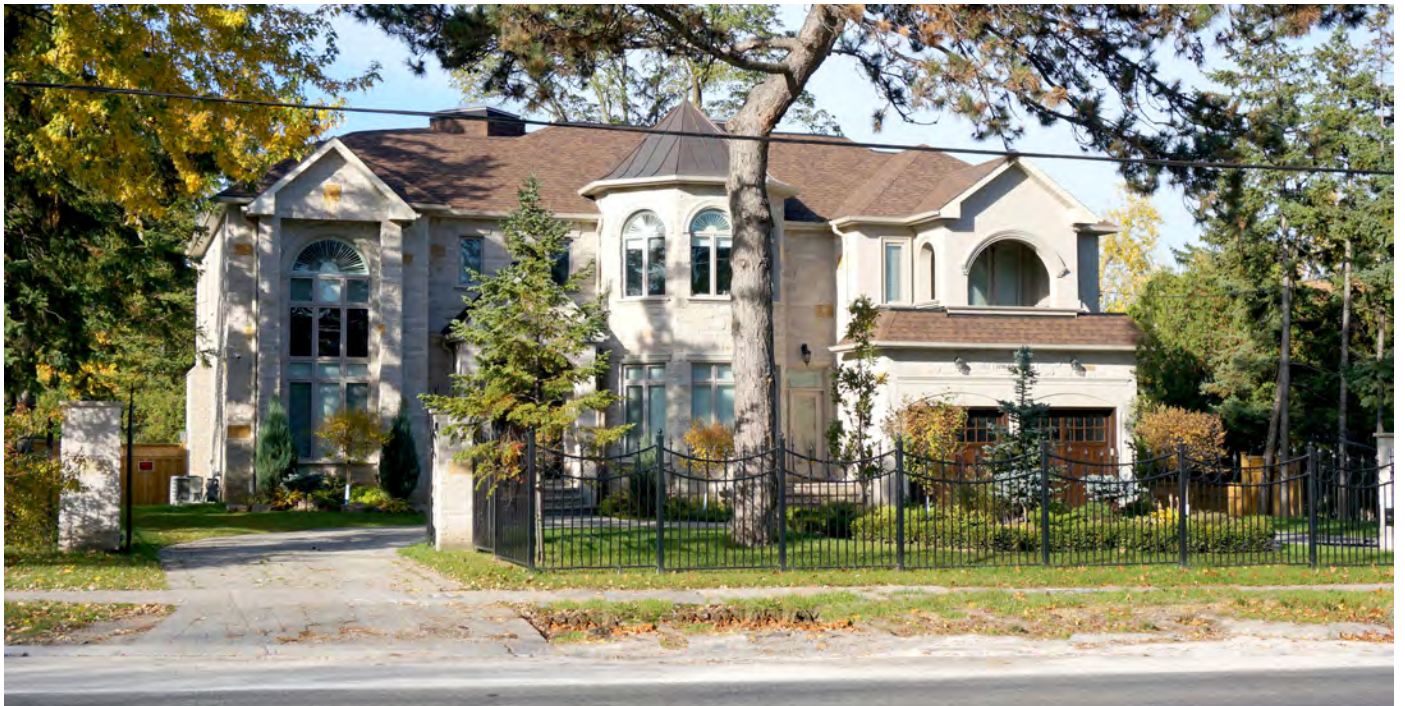


Figure 16: Bayview Avenue Built Form - 2706 Bayview Avenue



## 2.4 TOWNHOUSES ON BAYVIEW AVENUE

Townhouses have become part of the built form context of Bayview Avenue over the last decade. While the townhouse complex at the north-east corner of York Mills Road and Bayview Avenue is much older, dating back to the end of the 1960s or early 1970s, it backs onto Bayview Avenue rather than fronting onto the street. In 2006, the Ontario Municipal Board approved the first townhouse development on Bayview Avenue of 20 units at 2425-2427 Bayview Avenue, citing the existing development at the north-east corner of Bayview Avenue and York Mills Road. Since then several other townhouses have been approved by the Board and City Council, and a townhouse development has been constructed at 2500 Bayview Avenue.

The townhouse development constructed at 2500 Bayview Avenue introduced townhouses into the physical character of Bayview Avenue. Since its approval, more recent townhouse approvals have generally fit better with the landscape character of the area, by providing appropriate landscaped front setbacks.



Figure 17: Townhouse Development at 2500 Bayview

## 2.5 PLANNING FRAMEWORK

### Official Plan

The Official Plan approved, in part, with modifications by the Ontario Municipal Board June 2006 and further approved by the Board June 2015, designates the residential lots in the study area as *Neighbourhoods* (see Appendix A) which are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. *Neighbourhoods* are not intended to be areas which experience significant growth. 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.

Bayview Avenue is identified as a *major street* on Map 3 of the Official Plan. Applications for intensification along *major streets* in *Neighbourhoods* designations are not encouraged. When a more intense form of development is proposed, it is expected to “respect and reinforce” the existing physical character.

The Built Form policies in Chapter 3 of the Official Plan state that new development should be located and organized to “fit with the existing and/or planned context”, respecting and improving the character of the surrounding area. New development should be designed to frame and support adjacent streets and open spaces, with consistent front yard setbacks and the preservation of existing mature trees. Vehicle access and site servicing should be located and organized to minimize impacts on surrounding properties and adjacent streets, and new development should be articulated and massed to fit into the existing context of the area.

The Official Plan policies form the policy framework within which the Guiding Principles and Guidelines have been developed.



Figure 18: Junior Academy 2425 Bayview Avenue



Figure 19: York Mills Shopping Centre



Figure 20: York Mills Arena



## Zoning

The residential lots abutting Bayview Avenue, as of 2015, are subject to both the former City of North York Zoning By-law 7625 and the new city-wide Zoning By-law 569-2013 which is currently under appeal (see Appendix B).

The lots within the study area are in 1 of 3 residential categories under By-law 7625: R1, R2 and R3 which are all One-Family Detached Dwelling zones. The minimum lot requirements and the required yard setbacks which vary between the various zone categories under By-law 7625 are summarized in Table 1.

By-law 569-2013, which is currently under appeal, zones the sites in the study area as RD which is a residential designation which permits only detached dwellings. The requirements for

lot frontage and area vary across the study area however, the requirements are generally similar to the requirements of By-law 7625. In the RD designation an average of the abutting front yard setbacks is required at a minimum. The minimum required rear yard setback is either 7.5 metres or 25% of the lot depth, whichever is greater. Similar to the requirements in By-law 7625, certain sites within the study area are subject to site and street specific requirements.

Townhouses are not permitted in any of the residential zones mentioned above.

## Former City of North York Zoning By-law 7625 Summary Chart

	R1	R2 (Bayview East Side)	R2 (Bayview West Side)	R3 (Bayview East Side)	R3 (Bayview West Side)
Lot Frontage (m)	30	21	24	21	18
Lot Area (m <sup>2</sup> )	1100	975	1375	1375	690
Front Yard Setback (m)	12	9	9	6.5	6.5
Side Yard Setback (m)	3	1.8*	1.8*	1.8	1.8
Rear Yard Setback (m)	9.5	9.5	9.5	9.5	9.5
Height (m)	9.5	9.5	9.5	8.8	8.8
Height (storeys)	3	3	3	2	2

\* For each additional storey add 0.6m (so 3m for a 3 storey dwelling)

**Table 1**



# 3. Guiding Principles

Fifteen Guiding Principles have been established that address the main themes and priorities that have emerged through a review of Official Plan policies, community engagement and the working group meetings. They provide a general understanding of the goals and objectives of what the Guidelines seek to achieve. Each of these principles is part of the overall vision for how townhouse developments should be designed along this stretch of Bayview Avenue. The principles clarify how new townhouse development can fit within the context of the neighbourhood, while balancing

the varying issues and concerns identified through the course of the community engagement and working group processes.

The 15 Guiding Principles have been placed into 4 categories related to the objectives of each. The principles are consistent across all lot types, are meant to be read in conjunction with each other and implemented together. These principles form the basis for the Guidelines found in Section 4.

## **3.1 Appropriate Lots and Building Type**

## **3.2 Location and Organization of Buildings and the Site**

## **3.3 Transition, Servicing and Utilities**

## **3.4 Built Form and Massing**



## 3.1 APPROPRIATE LOTS AND BUILDING TYPE

### 1. Townhouses should only be sited on lots fronting on Bayview Avenue

The Bayview Avenue Townhouse Design Guidelines only apply to residential lots designated *Neighbourhoods* in the City of Toronto Official Plan, which abut Bayview Avenue with front or side relationships to Bayview Avenue within the Study Area. As discussed in the Introduction, Section 1.5, lots that are designated *Mixed Use Areas*, *Apartment Neighbourhoods*, *Natural Areas*, *Parks* and *Other Open Space Areas* are not appropriate sites for townhouse development and therefore not subject to these guidelines. Lots that have a rear lot condition to Bayview Avenue are not appropriate sites for townhouse development.

Lots that abut Bayview Avenue where the Guidelines apply need to have sufficient frontage and depth in order to be appropriate

sites for townhouses. Lots that can accommodate a townhouse development that meets the Guiding Principles and standards of the Guidelines are appropriate sites for townhouses. Lots that cannot accommodate a townhouse development which meets these criteria are not appropriate sites for townhouses.

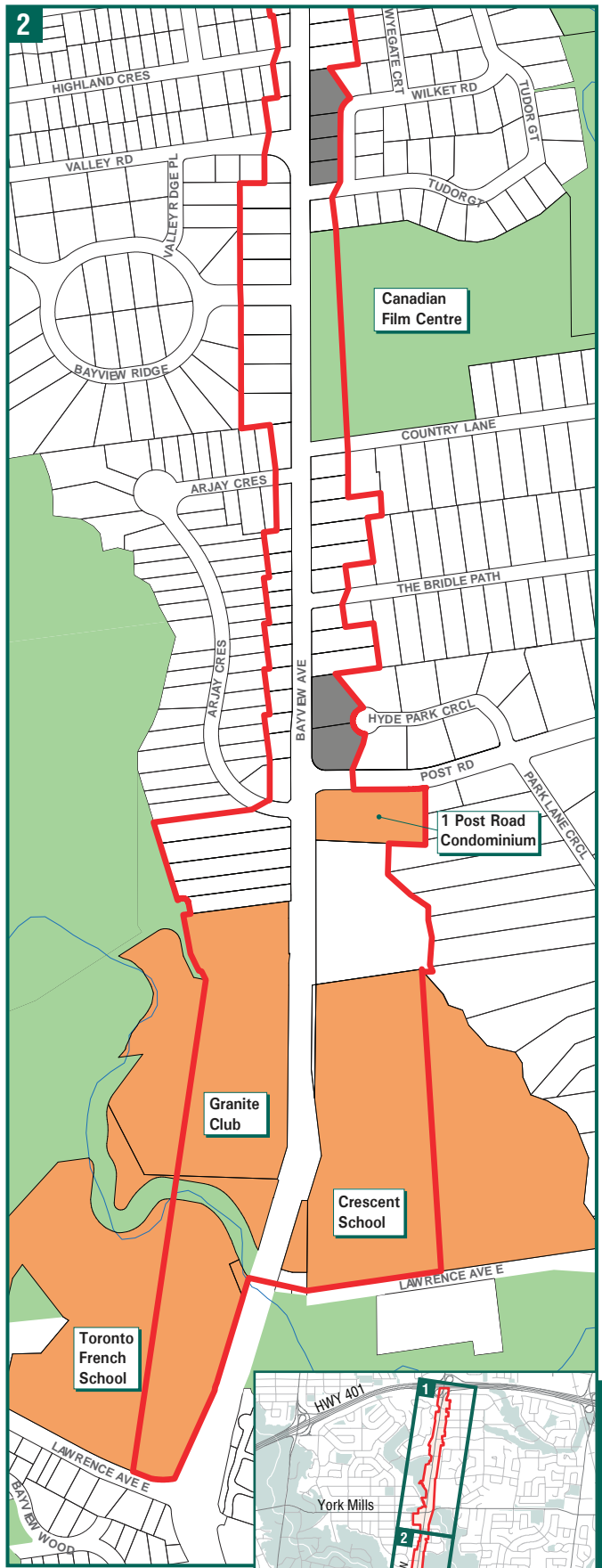
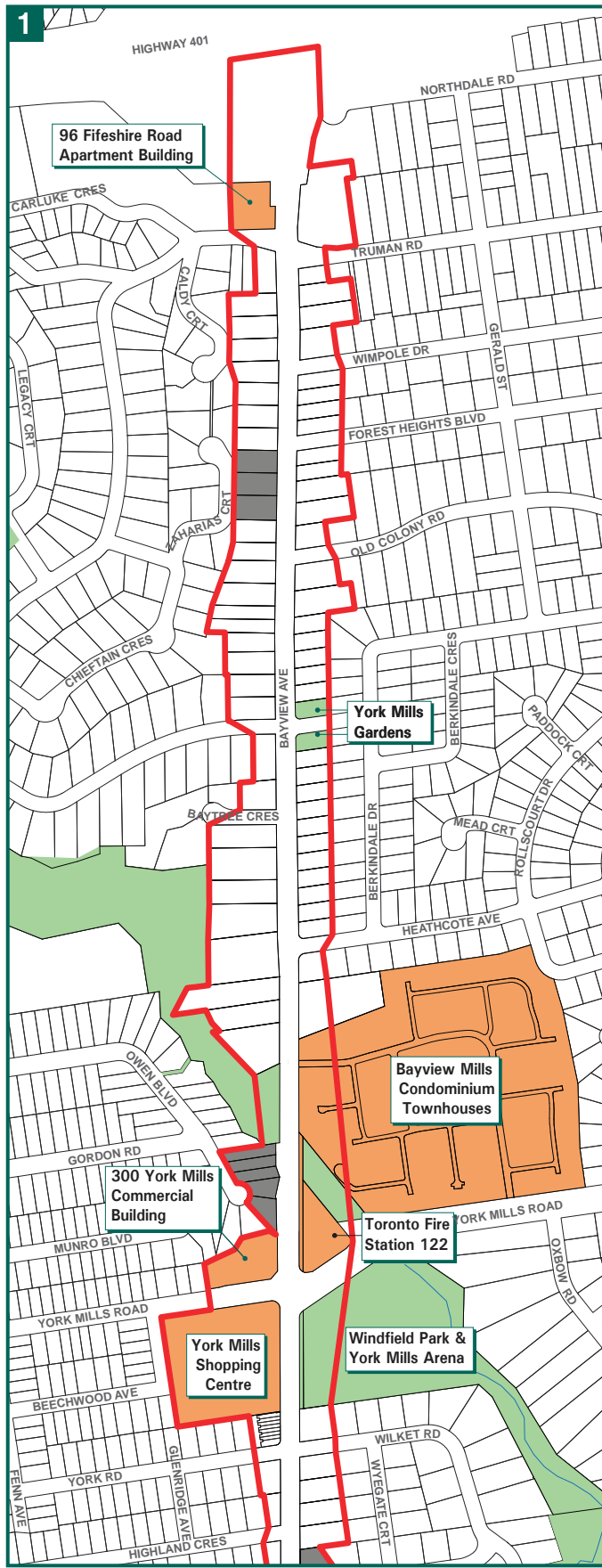
Lots that abut Bayview Avenue should not be consolidated with lots that have rear relationship to Bayview Avenue or lots that do not abut Bayview Avenue to form a development application for townhouses along Bayview Avenue. These lots are internal to the neighbourhood and these Guidelines do not apply.



#### Official Plan Reference

2.3.1 Healthy Neighbourhoods: Policy 1

4.1 Neighbourhoods: Policy 1, 5, 6, 8, and 9



**Figure 21: Properties Excluded from the Study**

- Study Area Boundary
- Rear Lots
- Other Site / Non-Residential
- Park & Open Spaces

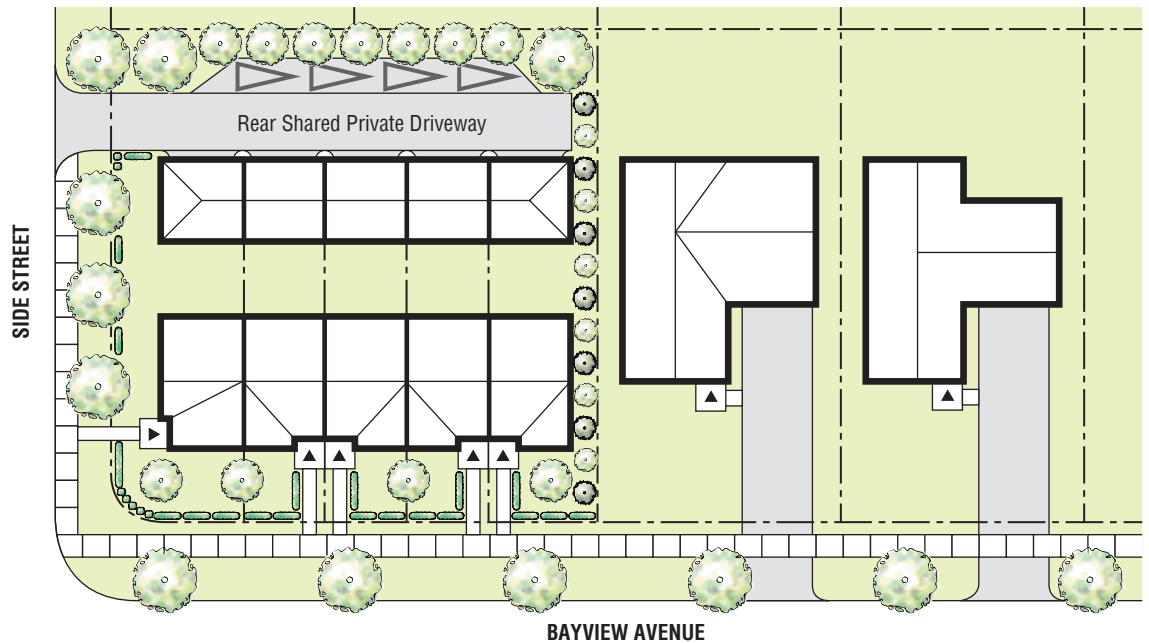


## 2. Townhouses should have a fronting relationship to Bayview Avenue

Townhouses should front onto and take address from Bayview Avenue only. Townhouses should not be located on lots fronting side streets and extend into the adjacent stable residential neighbourhood.

On deeper sites, townhouses and lots should front onto Bayview Avenue only. Townhouses should not be located behind other townhouses or extend into the interior of the lot on new public or private streets (mews or landscape mews).

On corner sites, townhouse blocks should only front onto Bayview Avenue.



**Figure 22:**  
New townhouses  
with a fronting  
relationship to  
Bayview Avenue



### Official Plan Reference

3.1.2. Built Form: Policy 1, 1a

### 3. Townhouse units should be organized in a standard layout

Grade related, townhouse units, constructed in blocks, divided vertically from one another, with parking located in the rear of the unit or underground are the appropriate built form type for townhouse development along Bayview Avenue. Back-to-Back, stacked and variations of these townhouse and apartment types are a more intensive form of development that do not fit with the existing and planned context of the neighbourhood.



Figure 23: Townhouses with a standard layout - Front



Figure 24: Townhouses with a standard layout - Rear



#### Official Plan Reference

- 2.3.1 Healthy Neighbourhoods: Policy 1
- 3.1.2 Built Form: Policy 1, 2, and 3
- 4.1 Neighbourhoods: Policy 5 to 8