

3.2 LOCATION AND ORGANIZATION OF BUILDINGS AND THE SITE

4. Townhouses should frame and support Bayview Avenue

Townhouses should contribute to the framing and definition of the street edge along Bayview Avenue with buildings located parallel to the street. Bayview Avenue should be supported with active ground floor uses and townhouse entrances.

Entrances to the townhouse units should be from Bayview Avenue. On corner lots, the end unit at the corner of Bayview Avenue and the side street should have its entrance located on the side street.

Entrances along Bayview Avenue and side streets should be located close to grade. Habitable rooms should provide animation and overlook to the street. Pedestrian accessibility should be provided from the public sidewalk to the townhouse unit entrances.

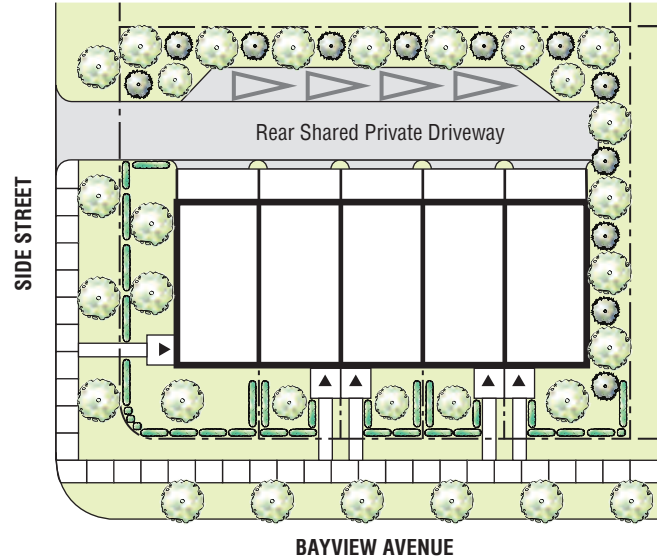


Figure 25: Townhouses which frame and support Bayview Avenue



Official Plan Reference

- 3.1.1 The Public Realm: Policy 13a, 13b, and 14
- 3.1.2 Built Form: Policy 1a, 1b, and 1c

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

Townhouses should promote attractive landscape streetscapes that fit with the existing landscaped character of Bayview Avenue and the irregular setback pattern found along the street. Appropriate front yard setbacks should be provided for the preservation of existing mature landscaping and the provision high quality landscaping treatments within front yard setbacks as part of new townhouse developments along Bayview Avenue. A generous front yard landscaped setback should work together with the landscape in the public boulevard to enhance the landscape character and provide amenity along Bayview Avenue.

Front yard setbacks should acknowledge and generally respect the underlying zoning by-law requirements, while maintaining appropriate rear yard setbacks to abutting properties. The

minimum landscape area between the Bayview Avenue curb and the townhouse building face should range from 12 to 15 metres and 6.5 to 9 metres from the front yard property line depending on the underlying zoning by-law requirement.

Building elements that project into the front yard setback, such as stairs, porches and bay windows should be limited in depth and width to ensure that generous space for front yard landscaping can be provided. Building entrances and walkways should be paired to ensure that building elements and paved areas are consolidated within the front yard to enhance the existing landscaped character of the street, minimize hard surfaces and maximize continuous soil volumes for planting.



Figure 26: Townhouse with a large front yard setback and generous landscaping.

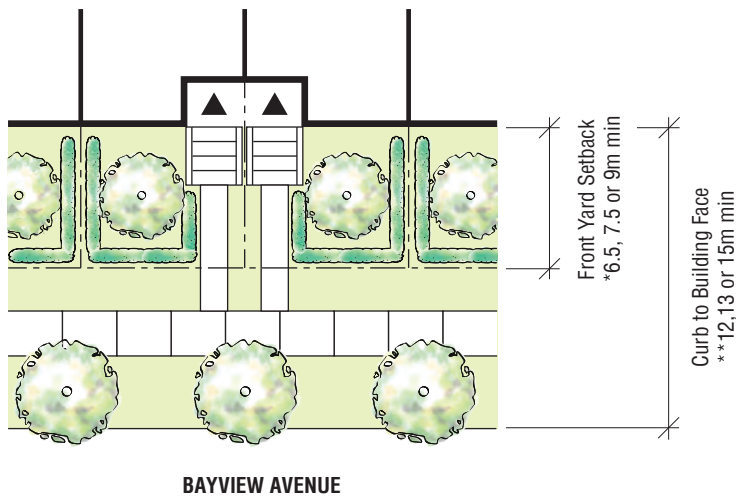


Figure 27: Appropriate landscaped front yard setbacks

* 9m if R1 Zoning,
7.5m if R2 Zoning and
6.5m if R3 Zoning based
on former North York
Zoning By-law 7625

** 15m if R1 Zoning,
13m if R2 Zoning and
12m if R2 Zoning based
on former North York
Zoning By-law 7625



Official Plan Reference

- 2.3.1 Healthy Neighbourhoods: Policy 1
- 3.1.1 The Public Realm: Policy 5, 6a, and 6b
- 3.1.2 Built Form: Policy 1a, 1d, 5, 5a and 5b
- 4.1 Neighbourhoods: Policy 5e, and 5g

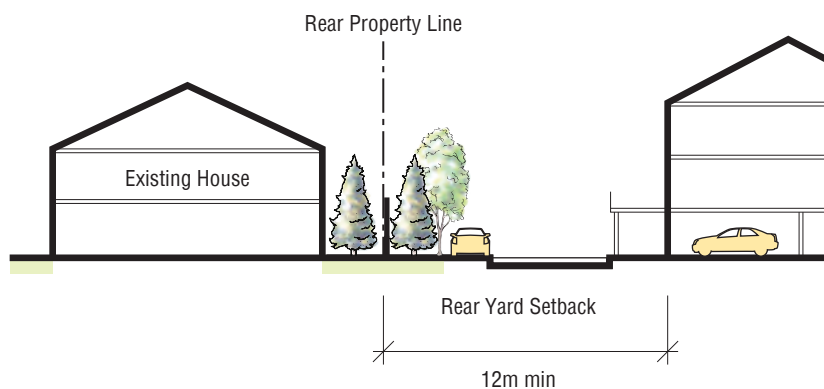
6. Properly scaled rear yard setbacks should provide an appropriate separation from the townhouse development to the existing neighbourhood

As part of providing appropriate transition in scale, rear yard setbacks should ensure adequate separation distance between the townhouse development and the adjacent detached homes and lots to maintain natural light, views and ensure privacy. Rear yard setbacks should minimize potential overlook and shadows on neighbouring properties.

Rear yard setbacks should fit with the existing and planned context of the neighbourhood by respecting and reinforcing the underlying zoning by-law requirements and by providing space for rear shared driveways, visitor parking, and other services and utilities.

Intensive landscape screening of the development and servicing uses should be provided within the rear yard setbacks to minimize visual and physical impacts on abutting properties. Rear yard setbacks should also allow for the preservation of existing mature landscaping located along the property line. When underground garages are provided, they should be set back from the rear yard property line to allow for the preservation of existing landscapes and for the planting of additional landscaping.

Figure 27: Rear yard setbacks



Official Plan Reference

3.1.2 Built Form: Policy 3c, 3d and 3e

4.1 Neighbourhoods: Policy 5f and 5g

7. Provide appropriate side yard setbacks and breaks in the townhouse blocks to provide landscaping and pedestrian access from the back of the townhouse units to Bayview Avenue

Side yard setbacks should fit with the existing and planning context of the area by respecting and reinforcing the underlying zoning by-law standards and the existing landscape character of Bayview Avenue.

On corner sites, the end townhouse unit located at the corner of Bayview Avenue and the side street should be sufficiently setback from the side street property line to provide adequate space for a townhouse entrance, the preservation of existing mature landscaping and the enhancement of generous and high quality landscaping treatments along the side street.

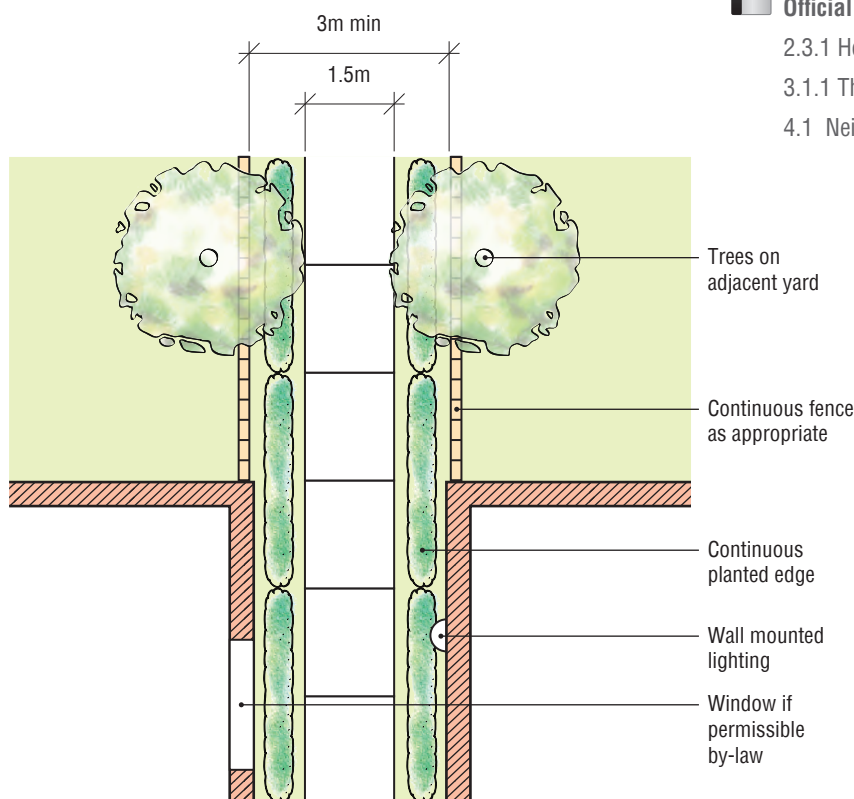


Figure 28: Side yard appropriate landscaping treatment

Intensive landscape screening should be provided along the side lot line to provide for appropriate screening to neighbouring properties and to fit with the landscape character of Bayview Avenue. An area for landscape screening should also be provided between a driveway or private street (mews) and an existing lot along Bayview Avenue for mid-block sites.

Townhouse developments that consist of multiple townhouse blocks should respect the character of the area and provide separation distances between the blocks that reinforce the underlying zoning by-law setback requirements of the area.

Pedestrian walkways should be provided between townhouse blocks and within side yards to provide access from the rear of the townhouse units to the public sidewalk along Bayview Avenue. These walkways will allow access for maintenance as well as reduce isolated and potential pedestrian entrapment areas and provide access from visitor parking spaces to the front doors of the townhouse units. These pedestrian routes should be direct and accessible connections from the rear of the townhouse units to the public sidewalk, and should be designed to be comfortable pedestrian routes that promote safety and security.



Official Plan Reference

- 2.3.1 Healthy Neighbourhoods: Policy 1
- 3.1.1 The Public Realm: Policy 13a, 13b, and 14
- 4.1 Neighbourhoods: Policy 5f and 5g

Figure 29: Mid-block pedestrian walkway

8. Townhouse units should provide active ground floor uses at grade to provide overlook to Bayview Avenue

Townhouse units should be designed with a habitable room located at grade along Bayview Avenue by providing a unit width that facilitates space for a rear double car garage. Narrower townhouse units tend to raise the livable area of the townhouse one level above grade, creating a less desirable streetscape. A wider townhouse unit that allows for a double car garage with side by side parking provides for habitable rooms to be located along the street frontage. This will enhance the character of the street, provide for active uses along the street and promote safety through overlook of the public street. A wider townhouse unit will also provide space inside the townhouse unit to store garbage, recycling, and other personal items as well as more space to deal with servicing and utilities at the rear of the unit. It will provide for larger front yards and landscaping space within the front yard setback, helping to further respect and enhance the landscape character of Bayview Avenue.



Official Plan Reference

3.1.2 Built Form: Policy, 1b, 1c, 2c, 2f, 5a, 5b, and 5d

4.1 Neighbourhoods: Policy 5g

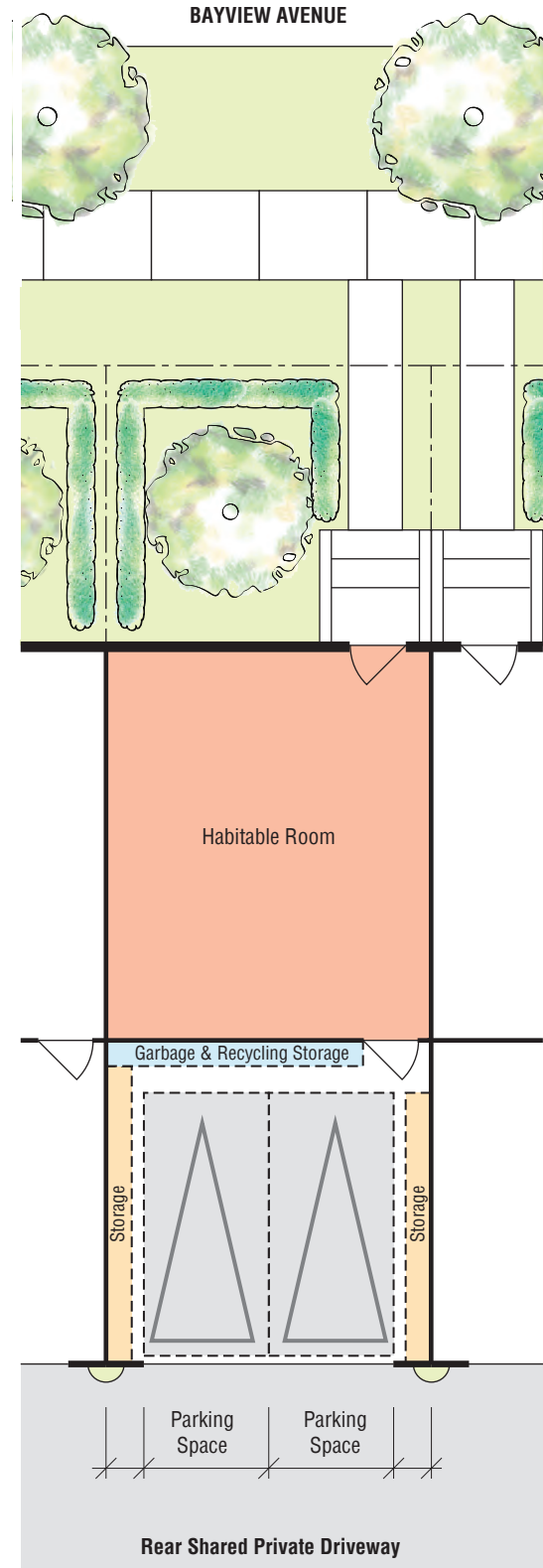


Figure 30: Wider townhouse units provide for habitable space at grade along the street

9. Fit the townhouse development into the neighbourhood context by using the existing natural grade

Townhouses should use the existing naturally occurring grades on site to avoid significant grade changes along streets and neighbouring property edges. Artificially raised and lowered grades may have adverse effects on stormwater flows and may create inappropriate relationships to adjacent properties, open spaces and along street edges. These grade changes may also result in the loss or damage to existing trees onsite and on neighbouring properties.

Buildings should be organized so that they respect the existing natural grades. If there is a significant grade difference on site, townhouses should be stepped in order to keep the townhouse unit entrances close to grade and to maintain consistent relationships between the front doors, habitable rooms and public sidewalk on Bayview Avenue. These existing grades can also be used when locating servicing and utility functions to screen them from the public realm, neighbouring properties and the development.

Avoid manipulating site grading along Bayview Avenue and side streets to avoid creating an overly tall townhouse building that does not fit with the neighbourhood character.

The use of retaining walls should be avoided along street frontages, lot lines, parks, ravines and areas of the public realm. Retaining walls aggravate overlook, reduce soft areas for landscaping, require the removal of existing mature landscaping and should be avoided. Where they are unavoidable, they should be made of high quality and durable materials and screened with soft landscaping.



Figure 31: Side yard grading condition that fits the existing natural grade and preserves existing mature trees

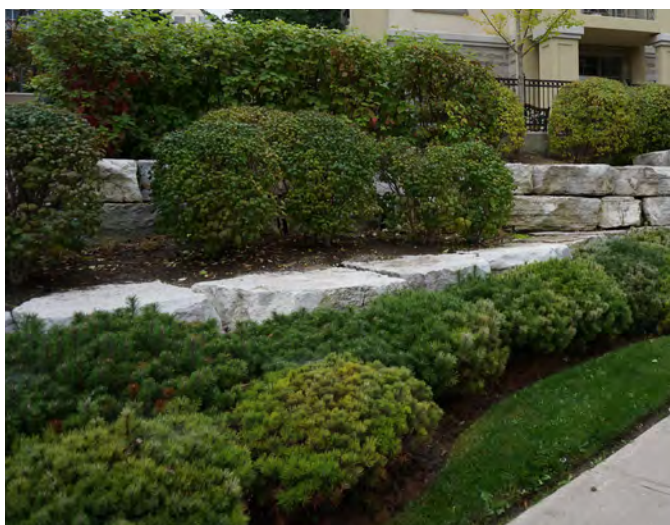


Figure 32: High quality, terraced retaining walls with landscape screening



Official Plan Reference

3.1.2 Built Form: Policy 1b, 1c, 1d, 3a, 3c, 5a and 5b

3.3 PARKING, SERVICING AND UTILITIES

10. Parking should be located at the rear of the townhouse development or underground and visitor parking should be provided on site

To provide for front yard landscaped streetscapes, the preservation of existing landscaping along the street and to reduce potential conflicts between pedestrians on the Bayview Avenue sidewalk and vehicles, parking should be located in shared underground garages or at the rear of the townhouse development accessed by a common shared driveway. Integral front garages and parking between townhouses and Bayview Avenue are not appropriate.

The number and width of curb cuts and driveways, where necessary, should be minimized, reduced and consolidated along Bayview Avenue. Driveways should be consolidated for mid-block sites to the minimum number necessary for efficient vehicular access, in order to reduce pedestrian-vehicular conflicts. Corner lots should take vehicular access from the side street.

Where underground parking is provided, access to underground parking should be located at the rear of the townhouse development and the ramp to the underground parking should be enclosed within the building mass with a garage door provided at its entrance.

With limited legal on-street parking permitted within the Study Area, shared on-site visitor parking should be provided. Double car garages are encouraged for each townhouse unit to provide additional resident and visitor parking on-site, which is in keeping with parking needs found within the existing neighbourhood.

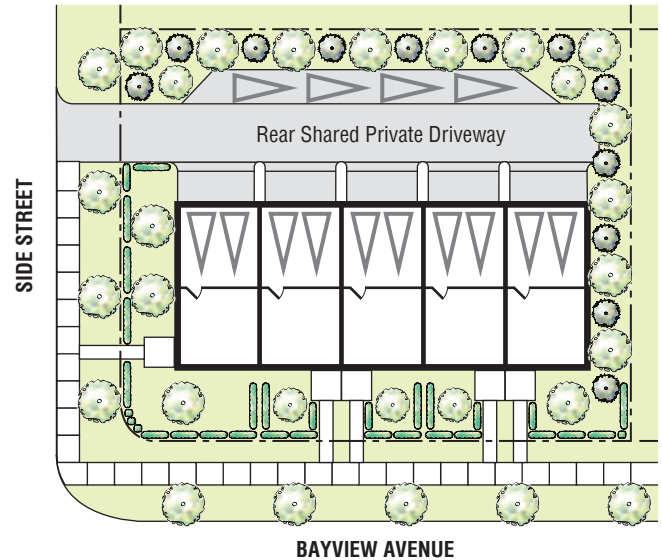


Figure 33: Rear integral garages located off a rear shared private driveway



Official Plan Reference

3.1.2 Built Form: Policy 1c and 2a to 2f

11. Minimize the impacts of garbage, servicing and utilities on Bayview Avenue and neighbouring properties

All servicing and utility functions, including garbage storage, loading areas, ramps to underground parking, vents, air conditioners, meters and transformers, should be located and organized in a way to reduce their visual, noise and odour impacts on the site, neighbouring properties, and the sidewalk of Bayview Avenue and side streets. Where possible, they should be provided inside or incorporated into the design of the building. If this is not possible they should be integrated into landscaped areas to minimize their noise and visual impact on pedestrian areas, streets and adjacent development.

The preferred location for garbage storage is inside an underground or rear garage. Alternatively, garbage can be stored within the front yard setback providing that it is fully enclosed, screened from the public realm and integrated into the building design and landscape concept of the development.



Figure 34: Garbage storage screened in the front yard



Figure 35: An example of servicing and utilities located at the rear of the townhouse development



Official Plan Reference

3.1.1 The Public Realm: Policy 6b

3.1.2 Built Form: Policy 2c

3.4 BUILT FORM AND MASSING

12. Townhouse heights should generally fit the scale of Bayview Avenue and respect the height limits of the existing and planned context of the adjacent neighbourhood

Building heights for townhouse units should be of an appropriate height to frame Bayview Avenue and generally fit with the existing and planned context of the neighbourhood, while maintaining light and views, ensuring privacy, and minimizing overlook of abutting properties.

Townhouse units are a more compact building footprint and are often taller than a detached dwelling because of the need to accommodate rear integral garages at grade and similar internal rooms on the Bayview Avenue frontage.

Existing building heights of detached dwellings in the Bayview Avenue neighbourhood are 1 to 3 storeys. A height limit of 3 storeys or 11 metres, which is marginally taller than the existing zoning by-law permissions, will be of an appropriate scale to frame Bayview Avenue, and is generally in keeping with height context of the neighbourhood while allowing for rear integral garages and a range of architectural expressions.

Upper floor decks and roof top amenity should not be located at the rear of the townhouse, to reduce any overlook and maintain privacy. These amenities can be provided facing Bayview Avenue or side street frontages, where overlook and privacy issues are less of a concern. For any upper floor or roof top amenity, appropriate screening should be provided to limit overlook and ensure privacy is maintained.

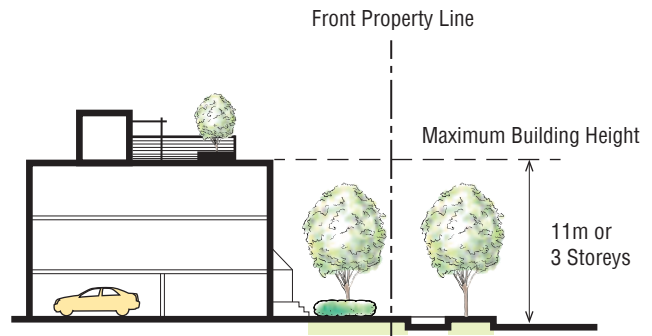


Figure 36: Maximum building height for new townhouses



Official Plan Reference

3.1.2 Built Form: Policy 3a, 3c and 3d

13. Part of an appropriate transition in scale to the existing neighbourhood should be provided by applying an angular plane from the rear property line at grade

Appropriate transition in scale can be achieved with many geometric relationships and design methods. The use of an angular plane is one method of providing transition in scale, in addition to the stepping of height limits, providing setbacks and the stepping of the building mass. An appropriate transition in scale can be achieved by providing a number of these transition elements in multiple combinations.

Providing appropriate rear yard setbacks for the townhouse units will provide part of an appropriate transition in scale to the neighbouring properties, as discussed in Principle 6, however an angular plane should also be provided to limit shadow impacts and maintain privacy.

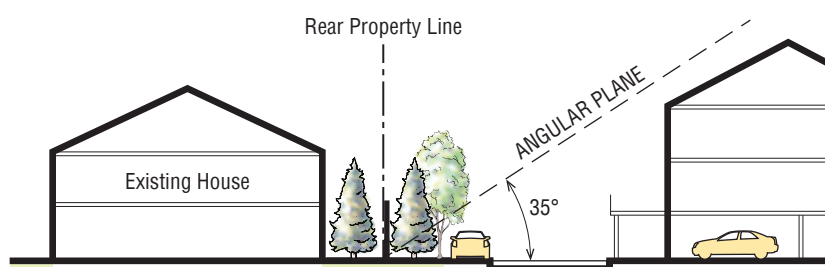


Figure 37: Appropriate transition provided by a 35° angular plane



Official Plan Reference

3.1.2 The Public Realm; Policy 3c to e

14. Where the lot depth permits, neighbourhood house(s) should be provided that meet the minimum standards of the applicable zoning by-law

On sites where the lot is deep enough, one or more "neighbourhood house(s)", detached dwellings on a separate lot(s), should be introduced or maintained on site to provide an appropriate fit between the new townhouse development on Bayview Avenue and the existing adjacent stable residential neighbourhood.

The neighbourhood house(s) are not "transition house(s)" that do not fit with neighbourhood context. These neighbourhood house(s) will form part of the neighbourhood context and should therefore respect and reinforce the existing physical character of the neighbourhood. They should meet the existing zoning by-law requirements found in the adjacent neighbourhood, including lot frontage, lot area, lot coverage, setbacks, heights and landscape space, which will help to reinforce the existing lot and built form patterns found within the neighbourhood.

On corner lots, to reduce the visual impact of the garages and rear of the townhouses to the side street, the front yard setback of the new neighbourhood house(s) should provide an adjustment in the setback between the setback of the existing adjacent house and the minimum side street yard setback of the end townhouse unit. Provided that the minimum standard of the zoning by-law is met, the neighbourhood house(s) should have a front yard setback that is an average of the setbacks of the existing adjacent house and the townhouses. This transition in front yard setbacks for the neighbourhood house(s) will help to screen the new townhouse development along Bayview Avenue from the adjacent neighbourhood.

On deeper mid-block sites, address and access to an existing house or a new neighbourhood house(s) should be maintained or provided.

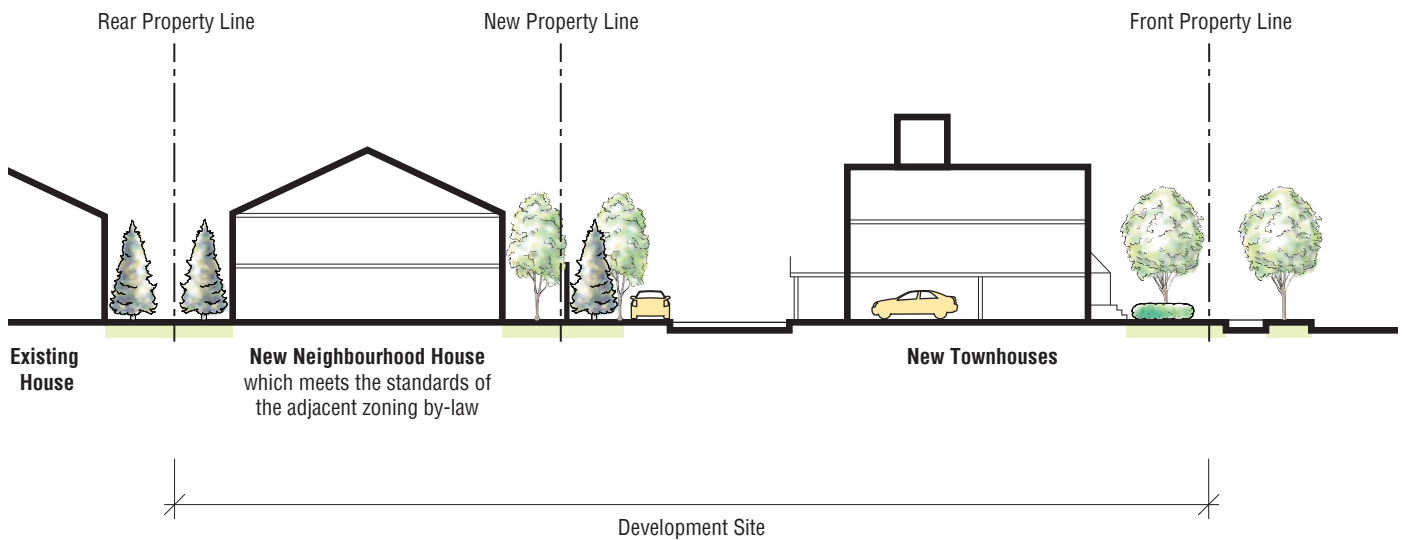


Figure 38: New neighbourhood house

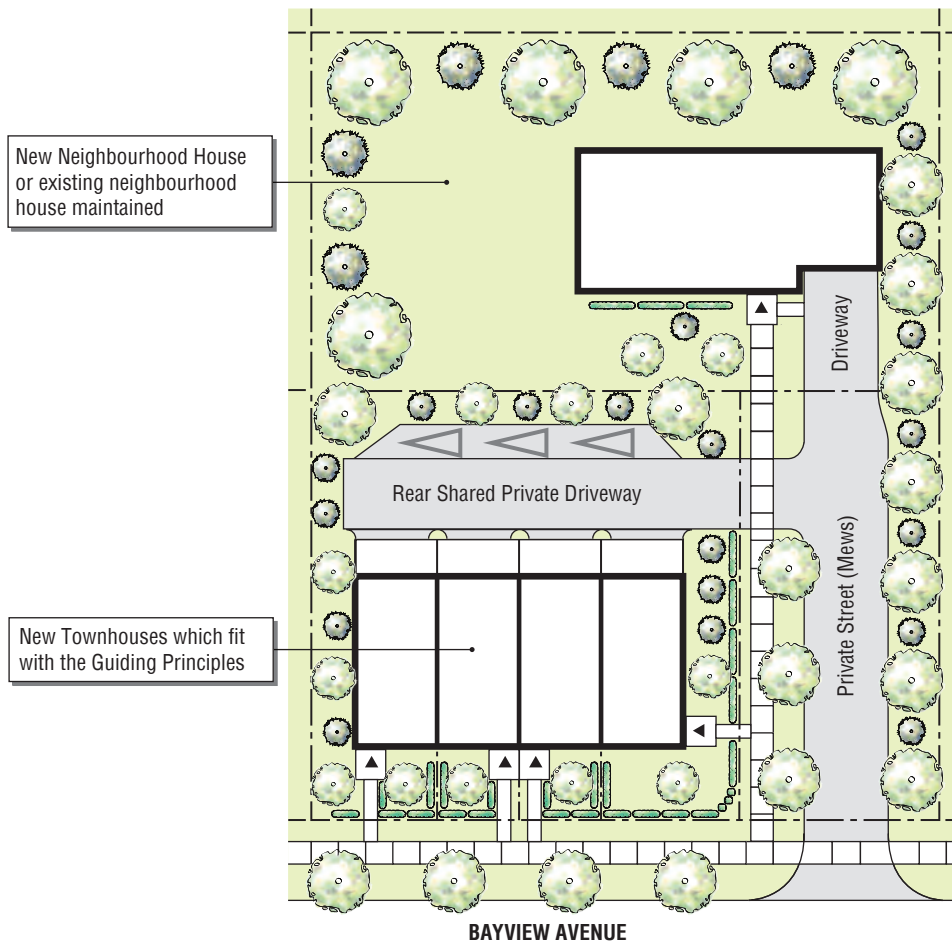


Figure 39: New neighbourhood house or existing neighbourhood house maintained with a new townhouse development in a mid-block condition



Official Plan Reference

- 3.1.1 The Public Realm; Policy 5, 6a, 6b, 14 and 15
- 3.1.2 Built Form: Policy 1a, 1b, 3a, 3c, 5a, 5b and 5d
- 4.1 Neighbourhoods: Policy 5a, 5b, 5c, 5d, and 5g

15. New development should respect and reinforce the built form characteristics of the Bayview Avenue neighbourhood, with appropriate building block sizes, façade treatments and high quality materials

To provide for a better integration of new townhouses within the existing Bayview Avenue neighbourhood, they should be appropriately massed and articulated to resemble the scale and expression of the detached dwellings found within the neighbourhood.

The existing lot structure within the neighbourhood has a range of lot frontages with wide detached dwellings surrounded by landscaping which frame Bayview Avenue. New townhouses should respect this underlying pattern and avoid long townhouse blocks that do not fit. Limiting the townhouse block sizes will also provide increased opportunities for pedestrian mid-block walkways and landscaping between the townhouse blocks.

Building façades of the townhouses on Bayview Avenue and a new neighbourhood house(s), if provided, that are visible from streets, parks, ravines and other open spaces, should be designed with high quality materials, ample glazing and articulation. This will help to ensure that the new development fits with the existing irregular setback pattern found along Bayview Avenue and the high quality built form found within the neighbourhood.

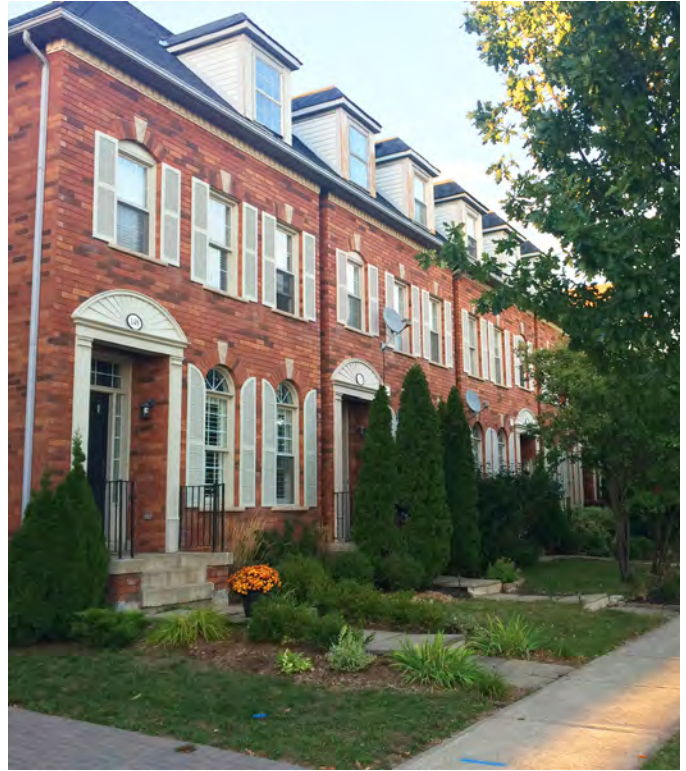


Figure 40: Townhouses designed to look like a large detached dwelling.

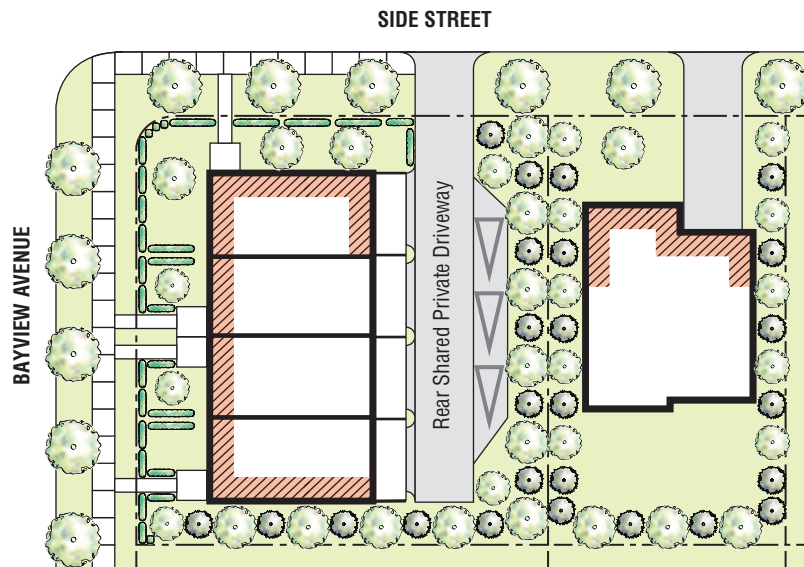


Figure 41: Areas that should be treated as building fronts



Official Plan Reference

2.3.1 Healthy Neighbourhoods: Policy 1

3.1.2. Built Form: Policy 3a, 3b

4.1 Neighbourhoods: Policy 5c, 5f, 5g

4.0 Guidelines

In undertaking the study, it was apparent that the varying nature of the lot depths within the Bayview Avenue Study Area resulted in the need for different guidelines for each of the differing lot types. Three lot types were identified within the study area. These include shallow, medium and deep sites, in both mid-block and corner conditions. Separate guidelines were then developed through the community consultation process which apply the Guiding Principles to each of the three lot types.

In designing townhouses organized in a standard layout, on appropriate lots that front Bayview Avenue within the Study Area,

as defined in Guiding Principles 1, 2, and 3, the first step is to determine which of the three lot types applies to the site. The Guidelines developed for that lot type should then be used to determine how a townhouse proposal should be designed for the site in a way that fits with the unique existing and planned neighbourhood context.

The following are Guidelines for Shallow, Medium and Deep mid-block and corner sites within the Bayview Avenue area.

4.1 Guidelines for Shallow Sites

4.2 Guidelines for Medium Sites

4.3 Guidelines for Deep Sites

4.1 GUIDELINES FOR SHALLOW SITES

Shallow Site Guidelines apply to lots along Bayview Avenue which have a lot depth that is sufficient to accommodate a townhouse development which complies with the Guiding Principles. They may be on a corner or located in the middle of the block.

Townhouse development on Shallow Sites should meet the following guidelines:

4.1.1 Location and Organization of Buildings and the Site

- a) Townhouses should frame and support Bayview Avenue. They should be located parallel to Bayview Avenue and designed to frame and define the street edge, with active ground floor uses and entrances.
- b) Entrances to the townhouse units should front onto and be from Bayview Avenue. On corner lots, the end unit at the corner of Bayview Avenue and the side street should have its entrance located from the side street.
- c) Front doors along Bayview Avenue and side streets should be located close to grade. The top of the front door stoop should not be higher than 0.9 metres above grade, to provide living space close to grade and to avoid a long barrier-like flight of stairs up to the front porch or stoop.
- d) Habitable space should be provided on the ground floor facing Bayview Avenue and adjacent side streets to provide animation and overlook.
- e) Pedestrian access and accessibility should be provided from the public sidewalk to the townhouse unit entrances.
- f) Promote an attractive landscape streetscape that fits with the existing landscaped character of Bayview Avenue and the irregular setback pattern along the street by providing the following front landscape area:
 - i. On sites previously zoned R1 in former City of North York Zoning By-law 7625, provide a minimum 9 metre front yard setback in order to achieve a 15 metre landscape area between the Bayview Avenue curb and the townhouse building face;
 - ii. On sites previously zoned R2 in former City of North York Zoning By-law 7625, provide a minimum 7.5 metre front yard setback in order to achieve a 13 metre landscape area between the Bayview Avenue curb and the townhouse building face; and
 - iii. On sites previously zoned R3 in former City of North York Zoning By-law 7625, provide a minimum 6.5 metre front yard setback in order to achieve a 12 metre landscape area between the Bayview Avenue curb and the townhouse building face.
- g) On corner lots, provide a minimum 5 metre setback to the side street property line.
- h) Building elements that project into the Bayview Avenue and the side street setback on corner sites, such as stairs, porches, bay windows and garbage enclosures should be limited to a maximum overall depth of 2 metres and a maximum overall width of 4 metres.
- i) Building entrances and walkways should be paired to ensure that building elements and paved areas are consolidated within the front yard setback to enhance the landscape character of the street, minimize hard surfaces and maximise continuous soil volumes for planting.
- j) Preserve existing mature landscaping within front yard setbacks, along side streets and within the boulevard, and enhance these setbacks with generous and high quality landscaping treatments.
- k) Along Bayview Avenue a new 2.1 metre wide sidewalk should be provided 1 metre from the front property line, and street trees should be retained and/or planted within the boulevard at 8 to 10 metre intervals.
- l) In addition to (k), on corner sites, a new 2.1 metre wide sidewalk should be provided adjacent to the curb on the side street. This new sidewalk should stop at the driveway to the townhouse development. Street trees should be retained and/or planted within the boulevard along the side street at 8 to 10 metre intervals.

- m) Rear yard setbacks should provide appropriate separation from the townhouse development to the existing neighbourhood by providing:
- A minimum 12 metre rear yard setback should be provided when a rear double car garage is provided at grade. This should include a 6 metre wide rear shared driveway and a minimum 6 metre wide area for landscape screening and layby visitor parking; or
 - A minimum 9.5 metre rear yard setback above grade with appropriate landscape screening should be provided when an underground garage is provided. Underground garages should set back from the rear yard property line to allow for the preservation of existing landscapes and for the planting of additional landscaping.
- n) Provide a minimum 3 metre side yard setback and landscape screening from a townhouse building to an existing lot along Bayview Avenue.
- o) On mid-block sites, provide a minimum 3 metre area for landscape screening between a driveway and an existing lot along Bayview Avenue.
- p) Where a townhouse development consists of multiple townhouse blocks, a minimum 3 metre separation distance between blocks should be provided to acknowledge the underlying zoning by-law requirements of the area.
- q) Provide pedestrian walkways between townhouse blocks and within side yards to provide access from the rear of the townhouse units to the public sidewalk along Bayview Avenue. The walkway should be a direct and pedestrian accessible connection from the rear of the townhouse units to the public sidewalk. They should be designed to be comfortable pedestrian routes that promote safety and security with pavement widths of a minimum of 1.5 metres, and the walkway should be lined with continuous landscaping, wall mounted and pedestrian scaled lighting and windows, if permitted.
- r) A high-quality opaque fence or masonry wall should be provided along the rear and side yard property lines that meet the requirements of Chapter 447 (Fences) of the Municipal Code.

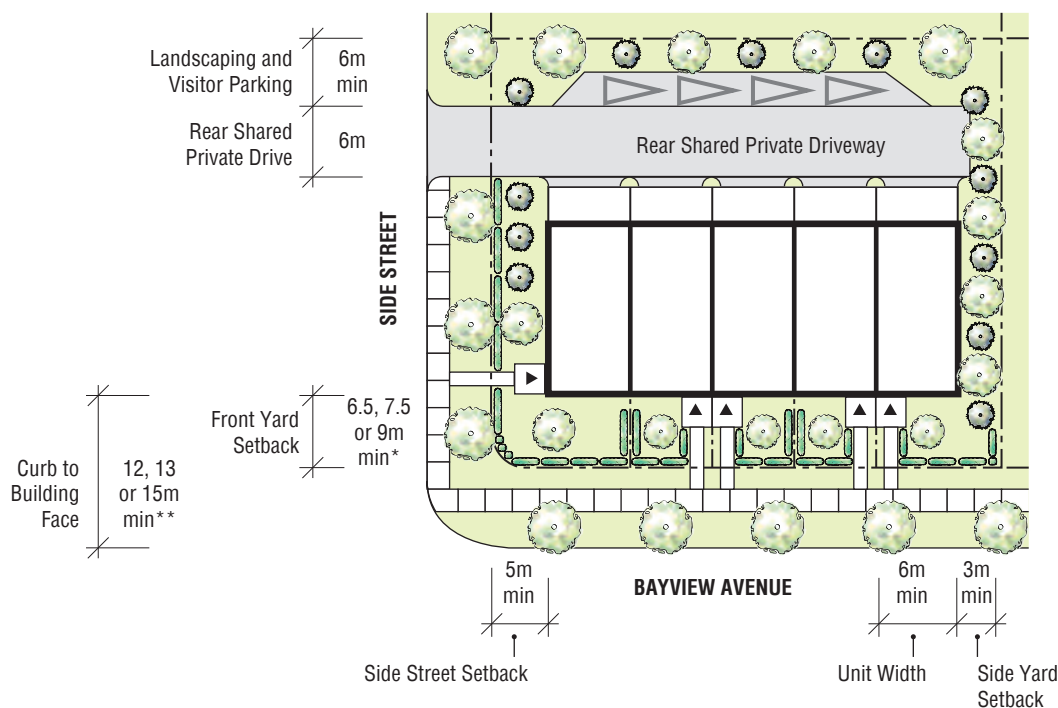


Figure 42:
Shallow corner site -
Plan view

* 9m if R1 Zoning,
7.5m if R2 Zoning and
6.5m if R3 Zoning based
on former North York
Zoning By-law 7625

** 15m if R1 Zoning,
13m if R2 Zoning and
12m if R3 Zoning based
on former North York
Zoning By-law 7625

- s) Preserve existing mature landscaping within side and rear yard setbacks and enhance these setbacks with generous and high quality landscaping treatments. Intensive landscape screening of the development and servicing uses should be provided within the rear and side yard setbacks to minimize visual and physical impacts on abutting properties. Planting within the rear and side yards should consist of a row of evergreen trees planted at 5 metre intervals along the property line at a minimum height of 2 metres. High branching deciduous trees with a minimum 70 caliper diameter and understory shrub planting should also be provided to screen these uses.
- t) Exterior lighting on site and particularly in the rear and side yards should be located to direct light onto the site and away from adjacent neighbouring properties to prevent glare and light trespass. Minimum illumination levels should be sufficient for pedestrian accessibility, and personal safety and security. Light fixtures should direct and shield light downward, so that the light source is not directly visible from any adjacent property. All lighting should meet the Toronto Green Standard.
- u) Provide minimum 6 to 7 metre wide townhouse units so that the units can accommodate a side by side double car parking garage at the rear of the unit, space for internal storage within the garage to store garbage, recycling, and other personal items as well as more space to deal with servicing and utilities at the rear of the unit, and additional space for landscaping within the front yard.
- v) Townhouses should be organized and designed to use the existing naturally occurring grades on site to avoid significant grade changes along streets and neighbouring property edges.
- w) Where there are significant grade difference across a site, the townhouse building should be stepped to keep the unit entrances close to grade and to maintain consistent relationships between the front doors, habitable rooms and public sidewalk.
- x) Where there are grade changes on site, use these grades to locate and screen servicing and utility functions from the public realm, neighbouring properties and the development.
- y) Do not make overly tall buildings that do not fit with the neighbourhood character by manipulating site grading along Bayview Avenue and side streets.
- z) Retaining walls should be avoided along street frontages, lot lines, parks, ravines and areas of the public realm. Where they are unavoidable, they should made of high quality and durable materials, terraced, with each terrace having a maximum height of 1 metre, and screened with soft landscaping.

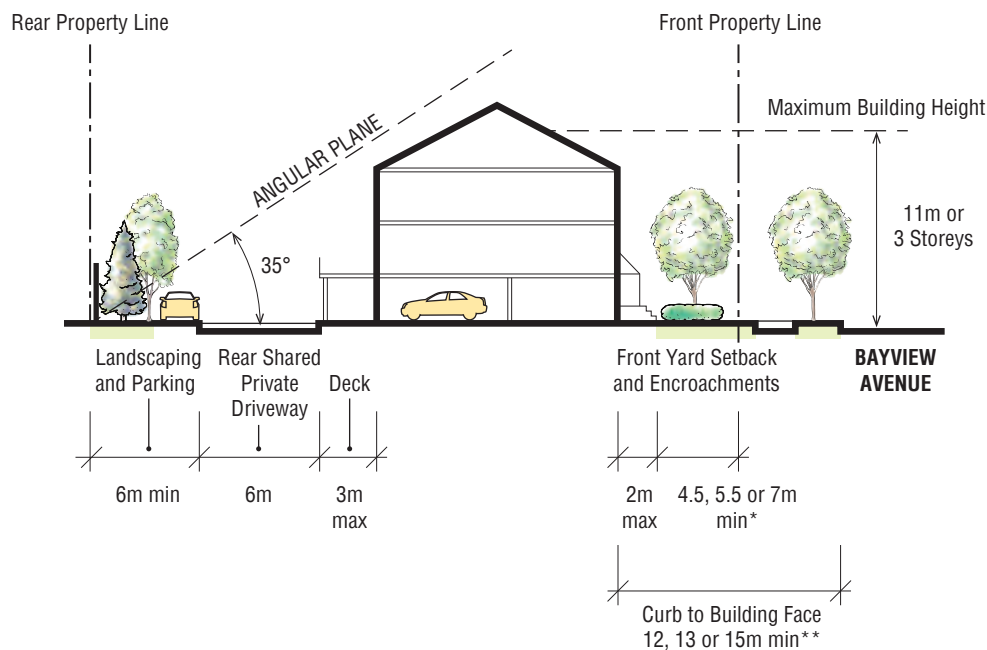


Figure 43:
Shallow site - Section

*** 7m if R1 Zoning,
5.5m if R2 Zoning and
4.5m if R3 Zoning based on
former North York Zoning
By-law 7625**

**** 15m if R1 Zoning,
13m if R2 Zoning and
12m if R3 zoning based on
former North York Zoning
By-law 7625**

4.1.2 Parking Servicing and Utilities

- Parking should be located in shared underground garages or at the rear of the townhouse development accessed from a common shared driveway. Integral front garages and parking between the townhouses and Bayview Avenue or side streets are not appropriate.
- Curb cuts and driveways should be minimized, reduced and consolidated along Bayview Avenue. Corner lots should take vehicular access from the side street.
- Access to underground parking, if provided, should be located at the rear of the townhouse development, and any ramps to the underground parking should be enclosed within the building mass with a garage door provided at its entrance.
- Double car garages are encouraged for each townhouse unit.
- Shared visitor parking should be provided on site in accordance with By-law 569-2013, either located at the rear of the townhouse development or underground.
- Garbage, servicing and utility functions, including garbage storage, ramps to underground parking, vents, air conditioners, meters and transformers should be located and organized in a way to reduce their visual, noise and odour impacts on the site, neighbouring properties and the public realm. They should be incorporated into the design of the building or integrated into landscaped areas, if this is not possible.
- Garbage storage should be provided inside an underground or rear garage. If this is not possible, garbage can be stored within the front yard setback providing that it is fully enclosed, screened from the public realm and integrated into the building and landscape concept for the development. In these cases, it should be located inside a masonry enclosure with a door and built of the same or complimentary high quality materials as the townhouse development. Landscaping should be used to further screen the garage storage enclosure from the Bayview Avenue and side street sidewalks.

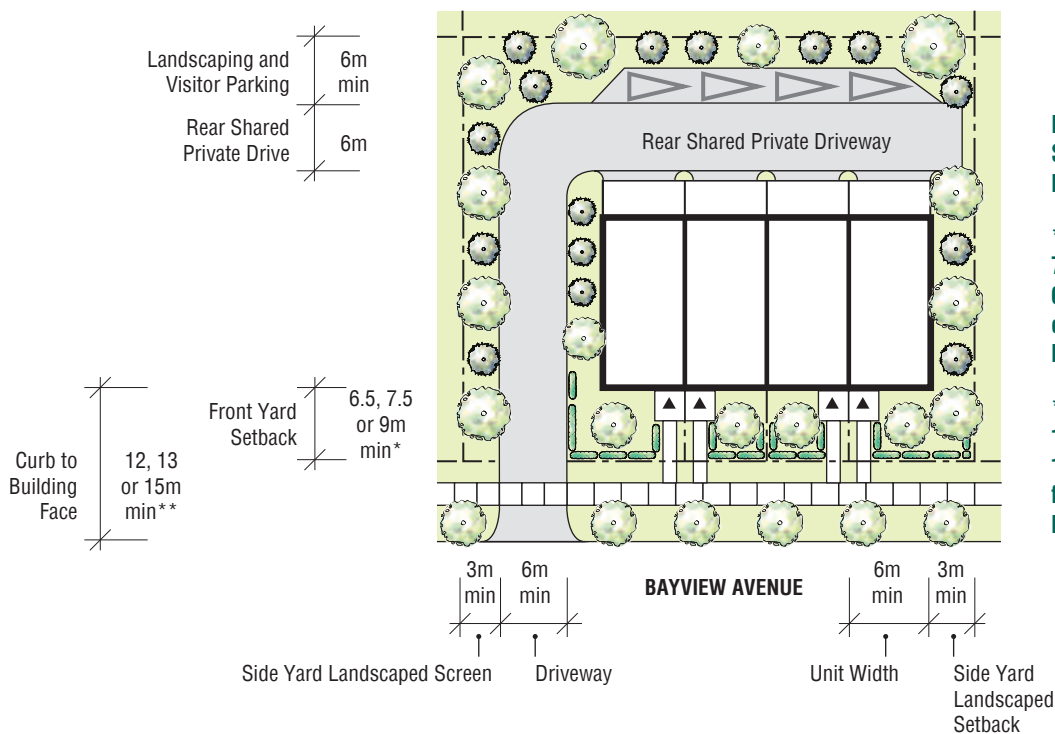


Figure 44:
Shallow mid-block site -
Plan view

* 9m if R1 Zoning,
7.5m if R2 Zoning and
6.5m if R3 Zoning based
on former North York Zoning
By-law 7625

** 15m if R1 Zoning,
13m if R2 Zoning and
12m if R2 Zoning based
on former North York Zoning
By-law 7625

4.1.3 Building Massing

- a) The maximum height of a townhouse development fronting Bayview Avenue should not exceed 3 storeys or 11 metres, whichever is the lesser.
- b) No part of any building should project into a 35 degree angular plane measured from the rear property line of the adjacent residence at grade. All building projections, including decks, should also fit within the 35 degree angular plane.
- c) Rear decks provided above individual driveways should be limited to 3 metres in depth and appropriate landscape screening should be provided to limit overlook and ensure privacy is maintained.
- d) Decks or amenity located at the rear of the townhouse above the second floor and roof top decks that face onto the existing neighbourhood should not be provided. Roof top decks can be provided facing Bayview Avenue or a side street, provided appropriate landscape screening limit overlook and ensures privacy is maintained.
- e) An individual block of townhouses fronting Bayview Avenue should be massed and articulated to resemble the scale and expression of a detached dwelling found in the neighbourhood. Each block of townhouses should be limited to 4 or 5 townhouse units.
- f) Townhouses should be articulated with windows that are of appropriate scale and proportion to support "eyes on the street" to Bayview Avenue and side streets. Building facades that are visible from streets, parks, ravines and other open spaces, should be designed with high quality materials, ample glazing and articulation.

4.2 GUIDELINES FOR MEDIUM SITES

Medium Site Guidelines apply to lots along Bayview Avenue which have a lot depth that is sufficient to accommodate a townhouse development which complies with the Guiding Principles, but that can also accommodate additional space for detached rear double car garages and individual rear yards. These are not sites that are of sufficient size to accommodate a new neighbourhood house or maintain an existing detached dwelling. They may be on a corner or located in the middle of a block.

Townhouse development on Medium Sites should meet the following guidelines:

4.2.1 Location and Organization of Buildings and the Site

- a) Townhouses should frame and support Bayview Avenue. They should be located parallel to Bayview Avenue and designed to frame and define the street edge, with active ground floor uses and entrances.
- b) Entrances to the townhouse units should front onto and be from Bayview Avenue. On corner lots, the end unit at the corner of Bayview Avenue and the side street should have its entrance front onto and be located from the side street.
- c) Front doors along Bayview Avenue and side streets should be located close to grade. The top of the front door stoop should not be higher than 0.9 metres above grade, to provide living space close to grade and to avoid a long barrier-like flight of stairs up to the front porch or stoop.
- d) Habitable space should be provided on the ground floor facing Bayview Avenue and adjacent side streets to provide animation and overlook.
- e) Pedestrian access and accessibility should be provided from the public sidewalk to the townhouse unit entrances.
- f) Promote an attractive landscape streetscape that fits with the existing landscaped character of Bayview Avenue and the irregular setback pattern along the street by providing the following front landscape:
 - i. On sites previously zoned R1 in former City of North York Zoning By-law 7625, provide a minimum 9 metre front yard setback in order to achieve a 15 metre landscape area between the Bayview Avenue curb and the townhouse building face;
 - ii. On sites previously zoned R2 in former City of North York Zoning By-law 7625, provide a minimum 7.5 metre front yard setback in order to achieve a 13 metre landscape area between the Bayview Avenue curb and the townhouse building face; and
 - iii. On sites previously zoned R3 in former City of North York Zoning By-law 7625 provide a minimum 6.5 metre front yard setback in order to achieve a 12 metre landscape area between the Bayview Avenue curb and the townhouse building face.
- g) On corner lots, provide a minimum 5 metre setback to the side street property line.
- h) Building elements that project into the Bayview Avenue and the side street setback on corner sites, such as stairs, porches, bay windows and garbage enclosures should be limited to a maximum overall depth of 2 metres and a maximum overall width of 4 metres.
- i) Building entrances and walkways should be paired to ensure that building elements and paved areas are consolidated within the front yard setback to enhance the landscape character of the street, minimize hard surfaces and maximise continuous soil volumes for planting.
- j) Preserve existing mature landscaping within front yard setbacks, along side streets and within the boulevard, and enhance these setbacks with generous and high quality landscaping treatments.
- k) Along Bayview Avenue a new 2.1 metre wide sidewalk should be provided 1 metre from the front property line, and street trees should be retained and/or planted within the boulevard at 8 to 10 metre intervals.

- l) In addition to (k), on corner sites, a new 2.1 metre wide sidewalk should be provided adjacent to the curb on the side street. This new sidewalk should stop at the driveway to the townhouse development. Street trees should be retained and/or planted within the boulevard along the side street at 8 to 10 metre intervals.
- m) Rear yard setbacks should provide appropriate separation from the townhouse development and detached garages to the existing neighbourhood by providing a minimum 12 metre rear yard setback to the detached rear double car garage. This should include a 6 metre wide rear shared driveway and a minimum 6 metre wide area for landscape screening and layby visitor parking.
- n) Provide a minimum 6 metre rear yard for each townhouse unit that is located between the detached double car garage and the rear of the townhouse.
- o) Provide a minimum 3 metre side yard setback and landscape screening from a townhouse building to an existing lot along Bayview Avenue.
- p) On mid-block sites, provide a minimum 3 metre area for landscape screening between a driveway and an existing lot along Bayview Avenue.
- q) Where a townhouse development consists of multiple townhouse blocks, a minimum 3 metre separation distance between blocks should be provided to acknowledge the underlying zoning by-law requirements of the area.
- r) Provide pedestrian walkways between townhouse blocks and within side yards to provide access from the rear detached double car garages to the public sidewalk along Bayview Avenue. The walkway should be a direct and pedestrian accessible connection from the rear detached double car garages to the public sidewalk. They should be designed to be comfortable pedestrian routes that promote safety and security with pavement widths of a minimum of 1.5 metres, and the walkway should be lined with continuous landscaping, wall mounted and pedestrian scaled lighting and windows, if permitted.

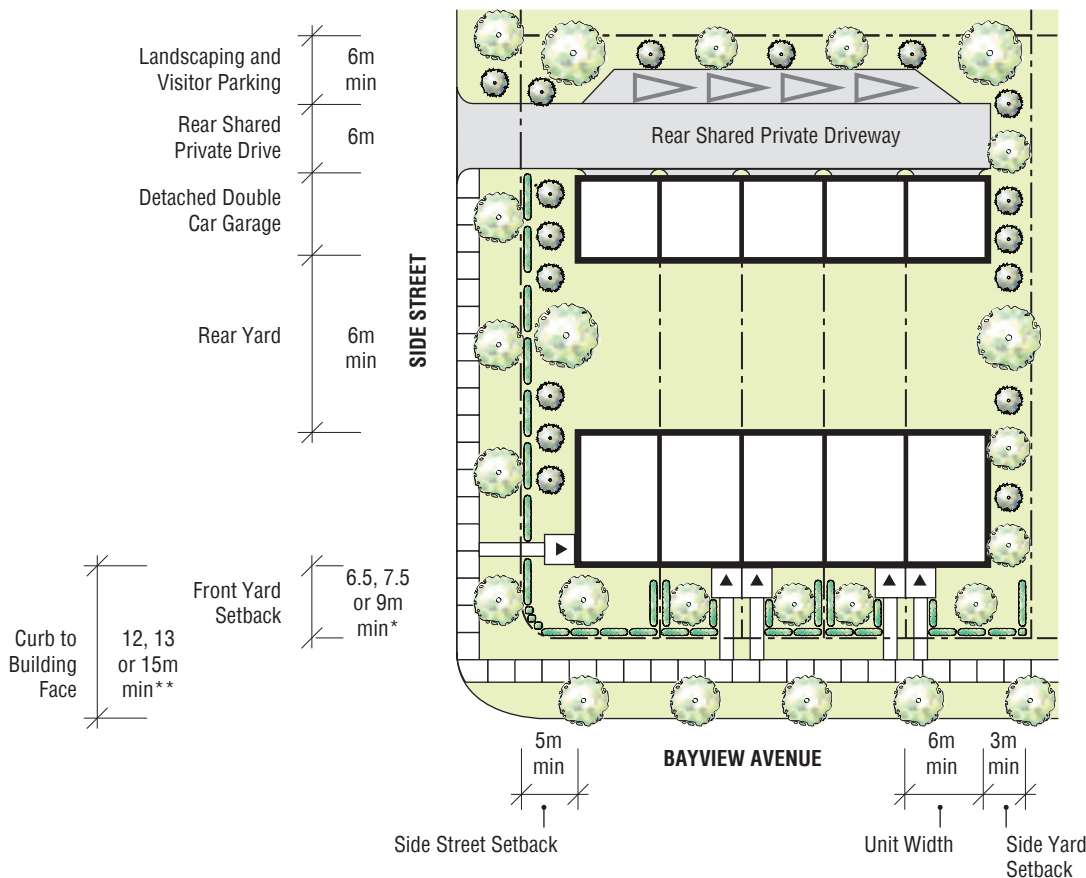


Figure 45:
Medium corner site -
Plan view

* 9m if R1 Zoning,
7.5m if R2 Zoning and
6.5m if R3 Zoning based on
former North York Zoning
By-law 7625

** 15m if R1 Zoning,
13m if R2 Zoning and
12m if R2 Zoning based on
former North York Zoning
By-law 7625

- s) A high-quality opaque fence or masonry wall should be provided along the rear and side yard property lines that meet the requirements of Chapter 447 (Fences) of the Municipal Code.
- t) Preserve existing mature landscaping within side and rear yard setbacks and enhance these setbacks with generous and high quality landscaping treatments. Intensive landscape screening of the development and servicing uses should be provided within the rear and side yard setbacks to minimize visual and physical impacts on abutting properties. Planting within the rear and side yards should consist of a row of evergreen trees planted at 5 metre intervals along the property line at a minimum height of 2 metres. High branching deciduous trees with a minimum 70 caliper diameter and understory shrub planting should also be provided to screen these uses.
- u) Exterior lighting on site and particularly in the rear and side yards should be located to direct light onto the site and away from adjacent neighbouring properties to prevent glare and light trespass. Minimum illumination levels should be sufficient for pedestrian accessibility, and personal safety and security. Light fixtures should direct and shield light downward, so that the light source is not directly visible from any adjacent property. All lighting should meet the Toronto Green Standard.
- v) Provide minimum 6 to 7 metre wide townhouse units so that the rear yard can accommodate a side by side detached double car parking garage with space for internal storage to store garbage, recycling, and other personal items as well as more space to deal with servicing and utilities at the rear of the units, and additional space for landscaping within the front yard.

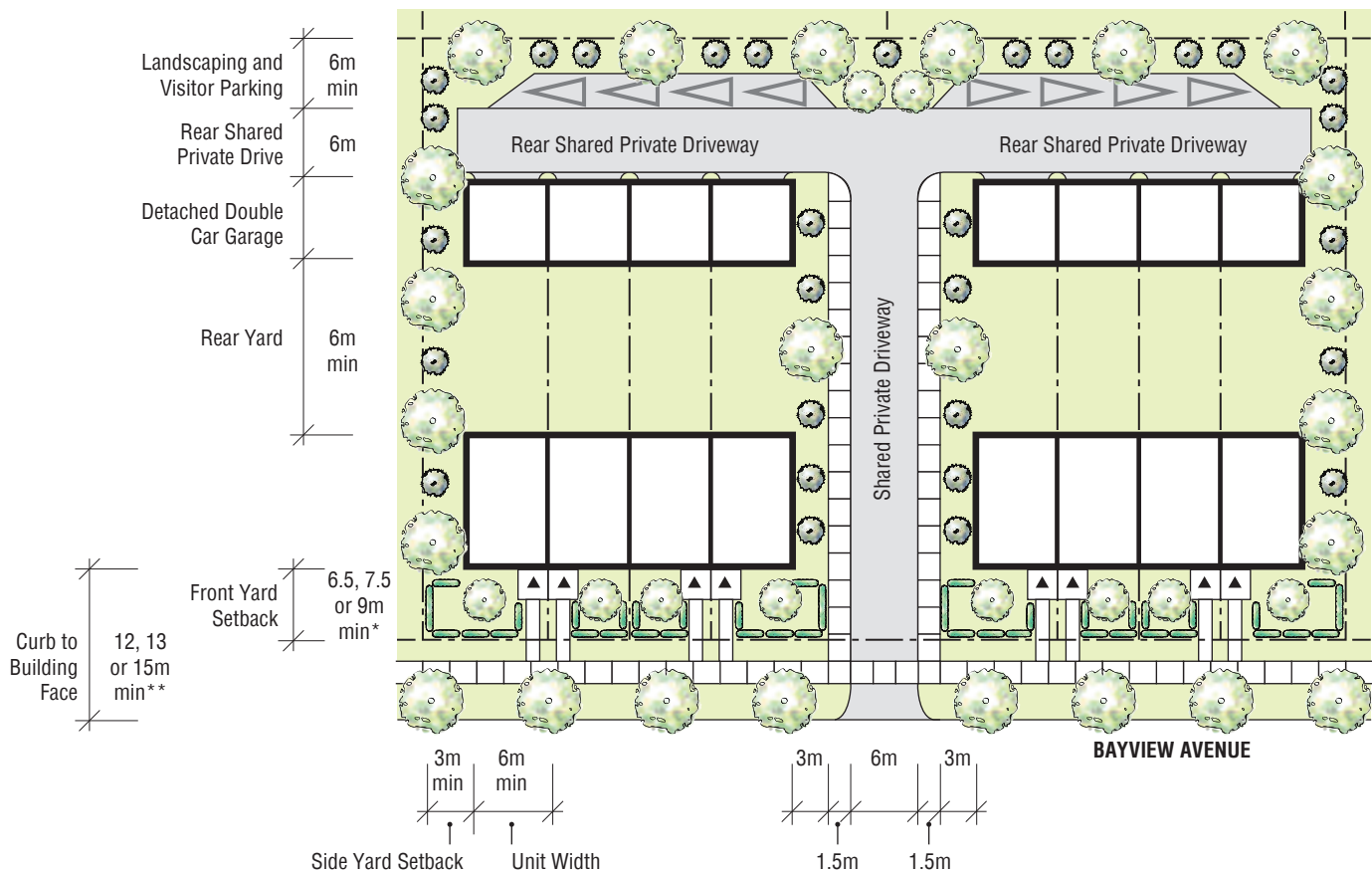


Figure 46: Medium mid-block site - Plan view

- * 9m if R1 Zoning, 7.5m if R2 Zoning and 6.5m if R3 Zoning based on former North York Zoning By-law 7625
- ** 15m if R1 Zoning, 13m if R2 Zoning and 12m if R2 Zoning based on former North York Zoning By-law 7625

- w) Townhouses should be organized and designed to use the existing naturally occurring grades on site to avoid significant grade changes along streets and neighbouring property edges.
 - x) Where there are significant grade difference across a site, the townhouse building should be stepped to keep the unit entrances close to grade and to maintain consistent relationships between the front doors, habitable rooms and public sidewalk.
 - y) Where there are grade changes on site, use these grades to locate and screen servicing and utility functions from the public realm, neighbouring properties and the development.
 - z) Do not make overly tall buildings that do not fit with the neighbourhood character by manipulating site grading along Bayview Avenue and side streets.
- aa) Retaining walls should be avoided along street frontages, lot lines, parks, ravines and areas of the public realm. Where they are unavoidable, they should be made of high quality and durable materials, terraced, with each terrace having a maximum height of 1 metre, and screened with soft landscaping.

4.2.2 Parking Servicing and Utilities

- a) Parking should be located at the rear of the townhouse development in detached garages. Double car garages are encouraged for each townhouse. Integral front garages and parking between the townhouses and Bayview Avenue or side streets are not appropriate.
- b) Curb cuts and driveways should be minimized, reduced and consolidated along Bayview Avenue. Corner lots should take vehicular access from the side.
- c) Double car garages are encouraged for each townhouse unit.
- d) Shared visitor parking should be provided on site in accordance with By-law 569-2013, located at the rear of the townhouse development.
- e) Garbage, servicing and utility functions, including garbage storage, vents, air conditioners, meters and transformers should be located and organized in a way to reduce their visual, noise and odour impacts on the site, neighbouring properties and the public realm. They should be incorporated into the design of the building or integrated into landscaped areas, if this is not possible.

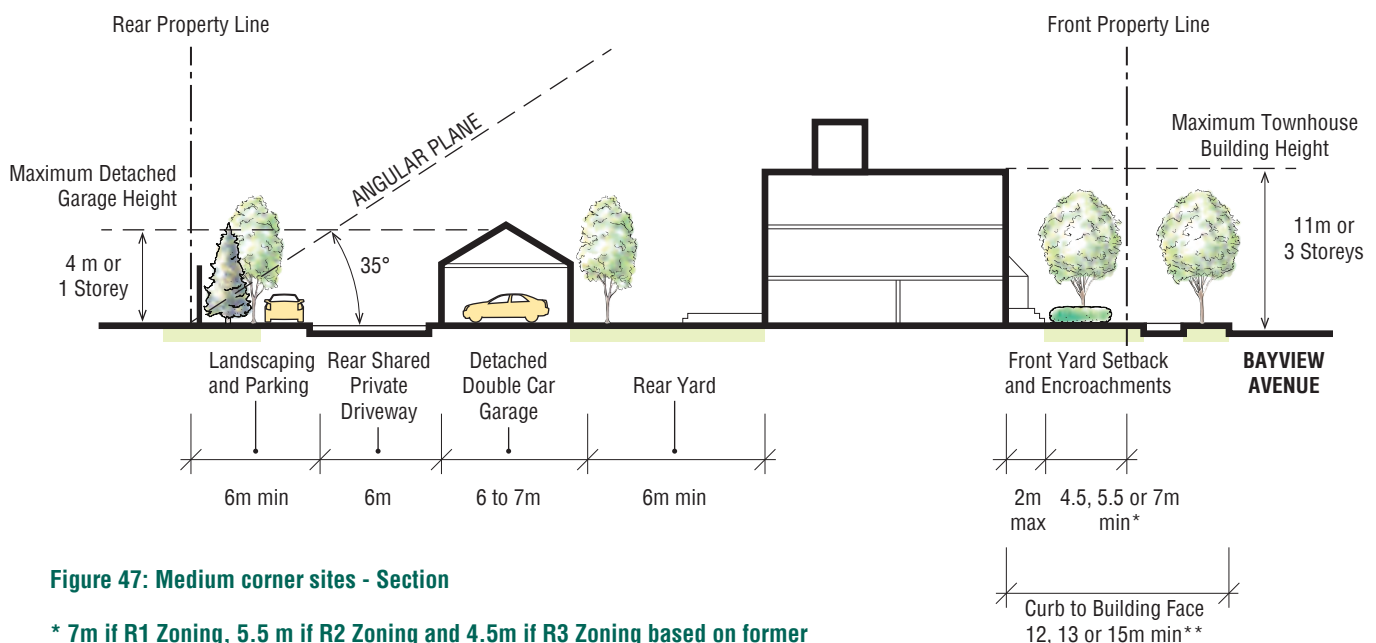


Figure 47: Medium corner sites - Section

* 7m if R1 Zoning, 5.5 m if R2 Zoning and 4.5m if R3 Zoning based on former North York Zoning By-law 7625

** 15m if R1 Zoning, 13m if R2 Zoning and 12m if R3 zoning based on former North York Zoning By-law 7625

- f) Garbage storage should be provided inside the detached rear garage. If this is not possible, garbage can be stored within the front yard setback providing that it is fully enclosed, screened from the public realm and integrated into the building and landscape concept for the development. In these cases, it should be located inside a masonry enclosure with a door and built of the same or complimentary high quality materials as the townhouse development. Landscaping should be used to further screen the garage storage enclosure from the Bayview Avenue and side street sidewalks.

4.2.3 Building Massing

- a) The maximum height of a townhouse development fronting Bayview Avenue should not exceed 3 storeys or 11 metres, whichever is the lesser. The height of the detached rear double car garages should not exceed 1 storey or 4 metres, whichever is the lesser.
- b) No part of any building, including the detached garages, should project into a 35 degree angular plane measured from the rear property line of the adjacent residence at grade. All building projections, including decks, should also fit within the 35 degree angular plane.
- c) Decks or amenity located at the rear of the townhouse above the second floor and roof top decks that face onto the existing neighbourhood should not be provided. Roof top decks can be provided facing Bayview Avenue or a side street, provided appropriate landscape screening limits overlook and ensures privacy is maintained. Decks and roof top decks should not be provided on the detached garages.
- d) An individual block of townhouses fronting Bayview Avenue should be massed and articulated to resemble the scale and expression of a detached dwelling found in the neighbourhood. Each block of townhouses should be limited to 4 or 5 townhouse units.
- e) Townhouses should be articulated with windows that are of appropriate scale and proportion to support "eyes on the street" to Bayview Avenue and side streets. Building facades that are visible from streets, parks, ravines and other open spaces, should be designed with high quality materials, ample glazing and articulation.

4.3 GUIDELINES FOR DEEP SITES

Deep Site Guidelines apply to lots along Bayview Avenue which are deep enough to accommodate a townhouse development which complies with the Guiding Principles, but that can also maintain an existing neighbourhood house or accommodate one or more new neighbourhood house(s) which comply with the underlying zoning by-law requirements.

These guidelines apply to Deep Sites that are located on a corner or located in the middle of the block.

On these deeper sites, the existing neighbourhood house or the new detached residential dwelling(s) has been introduced to provide an appropriate fit between the new townhouse development on Bayview Avenue and the existing adjacent stable residential neighbourhood.

On deep corner sites an existing neighbourhood house or one or more new neighbourhood house(s) may be introduced which front onto and take address from the side street.

On deep mid-block sites, new streets should be introduced to give address and access to new neighbourhood house(s).

This type also allows for townhouses to be developed on the front yards of existing houses along Bayview Avenue that have a significant front yard setback to accommodate a townhouse development within the front yard that meets the Guiding Principles. On these deep mid-block sites, address and access for the existing neighbourhood house should be provided through the introduction of new street or mews.

Townhouse developments on Deep Sites should meet the following guidelines:

4.3.1 Location and Organization of Buildings and the Site

- a) Townhouses should frame and support Bayview Avenue. They should be located parallel to Bayview Avenue and designed to frame and define the street edge, with active ground floor uses and entrances.
- b) Entrances to the townhouse units should front onto and be from Bayview Avenue. On corner lots, the end townhouse unit at the corner of Bayview Avenue and the side street should have its entrance located from the side street.

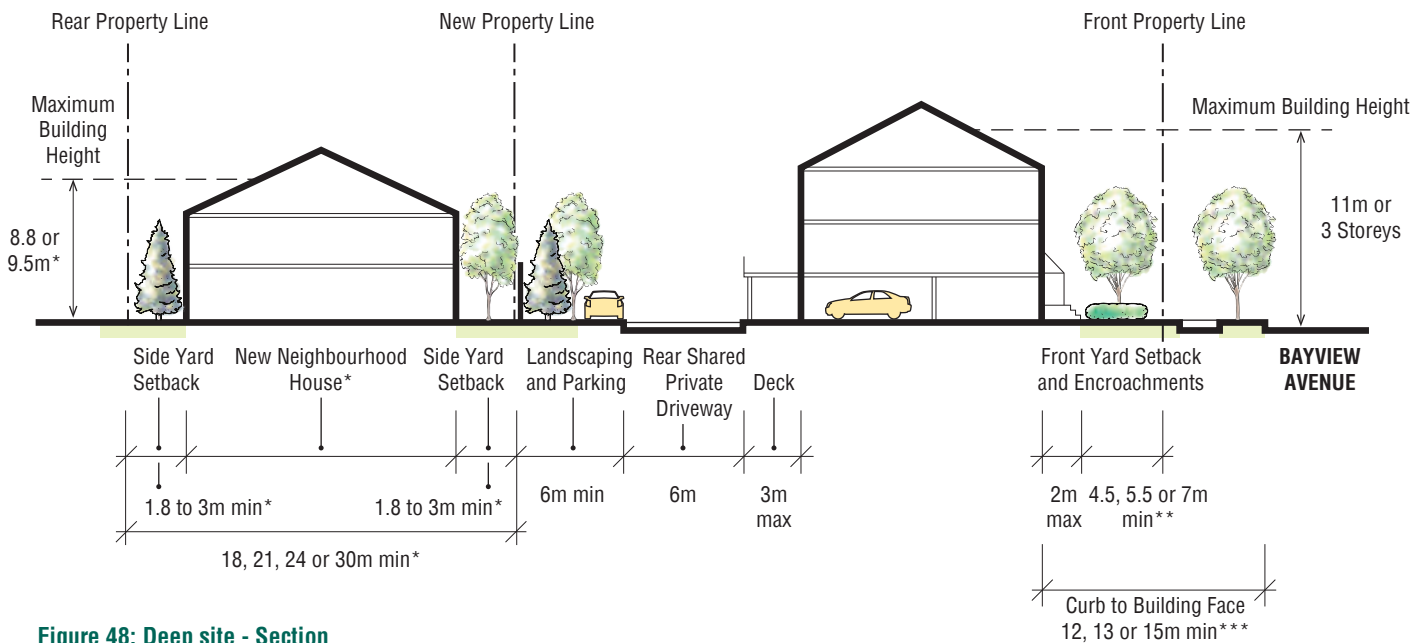


Figure 48: Deep site - Section

* Meets adjacent zoning standards of former North York Zoning By-law 7625

** 7m if R1 Zoning, 5.5 m if R2 Zoning and 4.5m if R3 Zoning based on former North York Zoning By-law 7625

*** 15m if R1 Zoning, 13m if R2 Zoning and 12m if R3 zoning based on former North York Zoning By-law 7625

- c) Front doors along Bayview Avenue and side streets should be located close to grade. The top of the front door stoop should not be higher than 0.9 metres above grade, to provide living space close to grade and to avoid a long barrier-like flight of stairs up to the front porch or stoop.
- d) Habitable space should be provided on the ground floor facing Bayview Avenue and adjacent side streets to provide animation and overlook.
- e) Pedestrian access and accessibility should be provided from the public sidewalk to the townhouse unit entrances.
- f) Promote an attractive landscape streetscape that fits with the existing landscaping character of Bayview Avenue and the irregular setback pattern along the street by providing the following front landscape area:
- On sites previously zoned R1 in former City of North York Zoning By-law 7625, provide a minimum 9 metre front yard setback in order to achieve a 15 metre landscape area between the Bayview Avenue curb and the townhouse building face;
 - On sites previously zoned R2 in former City of North York Zoning By-law 7625, provide a minimum 7.5 metre front yard setback in order to achieve a 13 metre landscape area between the Bayview Avenue curb and the townhouse building face; and
 - On sites previously zoned R3 in former City of North York Zoning By-law 7625, provide a minimum 6.5 metre front yard setback in order to achieve a 12 metre landscape area between the Bayview Avenue curb and the townhouse building face.
- g) On corner lots, provide a minimum 5 metre setback from the townhouse unit to the side street property line.
- h) Building elements that project into the Bayview Avenue and the side street setback on corner sites, such as stairs, porches, bay windows and garbage enclosures should be limited to a maximum overall depth of 2 metres and a maximum overall width of 4 metres.

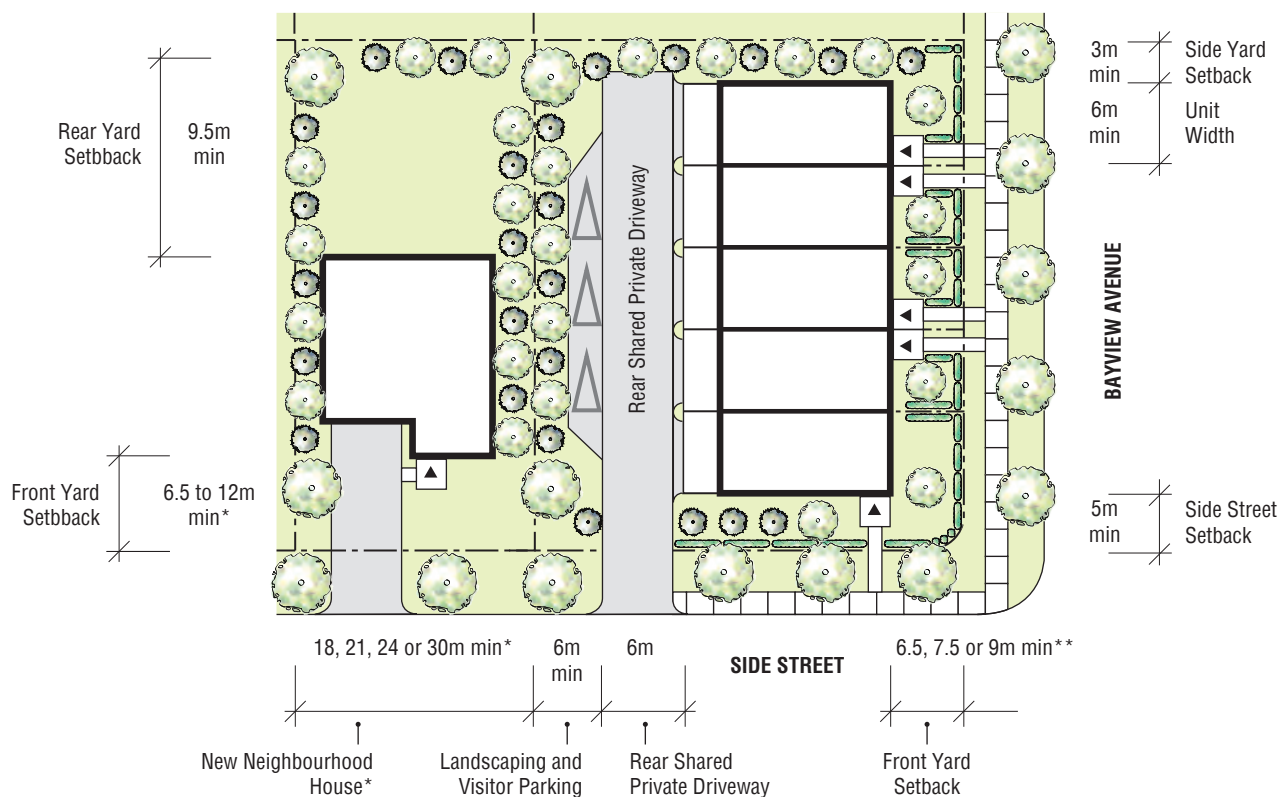


Figure 49:
Deep corner site - Plan view

* Meets adjacent zoning standards of former North York Zoning By-law 7625

** 9m if R1 Zoning, 7.5m if R2 Zoning and 6.5m if R3 Zoning based on former North York Zoning By-law 7625

*** 15m if R1 Zoning, 13m if R2 Zoning and 12m if R2 Zoning based on former North York Zoning By-law 7625

- i) Building entrances and walkways for the townhouse units should be paired to ensure that building elements and paved areas are consolidated within the front yard setback to enhance the landscape character of the street, minimize hard surfaces and maximise continuous soil volumes for planting.
- j) Preserve existing mature landscaping within front yard setbacks, along side streets and within the boulevard, and enhance these setbacks with generous and high quality landscaping treatments.
- k) Along Bayview Avenue a new 2.1 metre wide sidewalk should be provided 1 metre from the front property line, and street trees should be retained and/or planted within the boulevard at 8 to 10 metre intervals.
- l) In addition to (k), on corner sites, a new 2.1 metre wide sidewalk should be provided adjacent to the curb on the side street. This new sidewalk should stop at the driveway to the townhouse development. Street trees should be retained and/or planted within the boulevard along the side street at 8 to 10 metre intervals.
- m) Rear yard setbacks should provide appropriate separation from the townhouse development to existing and new neighbourhood house(s) by providing:

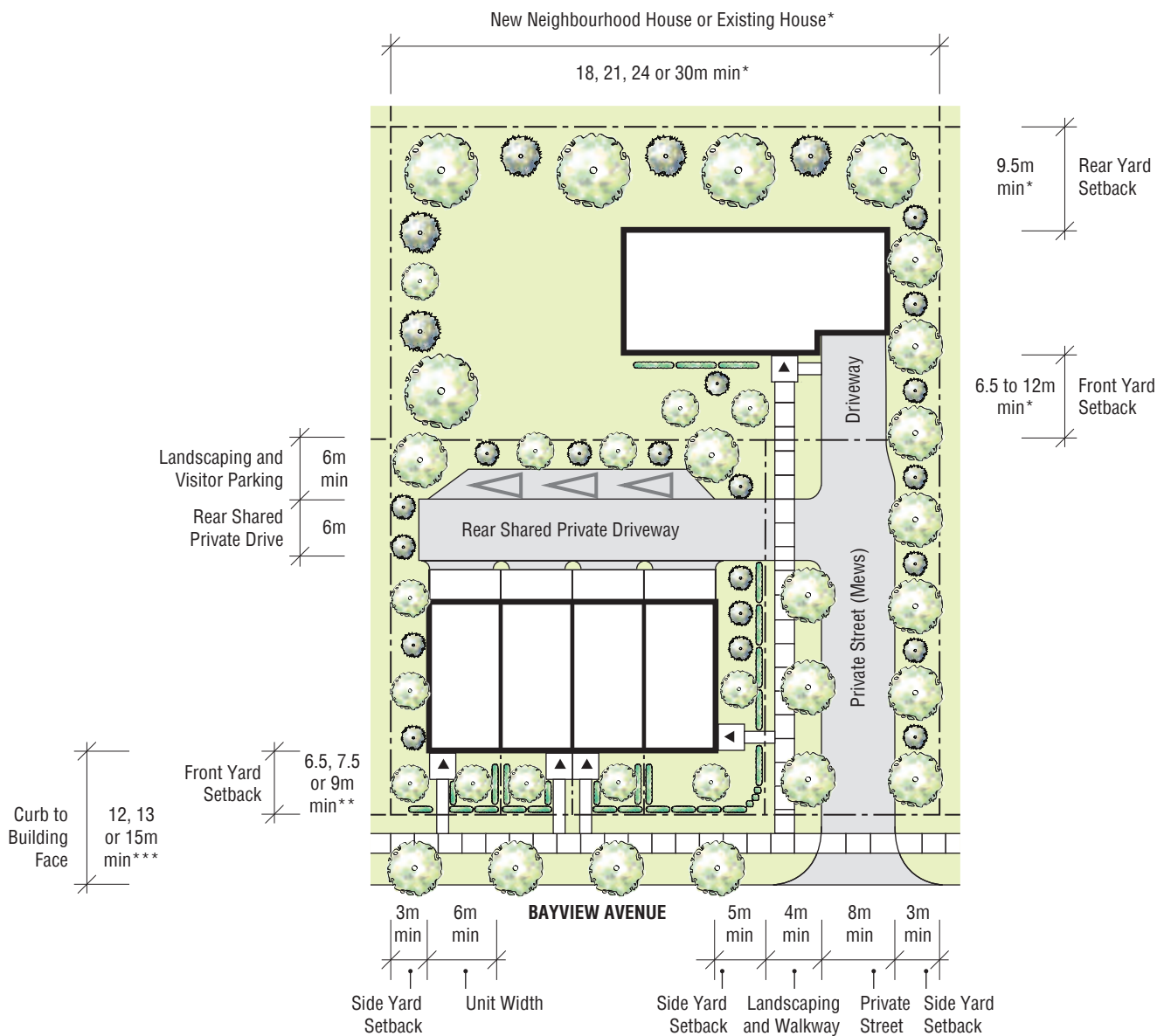


Figure 50: Deep mid-block sites - Plan view option 1

* Meets adjacent zoning standards of former North York Zoning By-law 7625

** 9m if R1 Zoning, 7.5m if R2 Zoning and 6.5m if R3 Zoning based on former North York Zoning By-law 7625

*** 15m if R1 Zoning, 13m if R2 Zoning and 12m if R2 Zoning based on former North York Zoning By-law 7625

- i. A minimum 12 metre rear yard setback when a rear detached or integral double car garage is provided at grade. This should include a 6 metre wide rear shared driveway and a minimum 6 metre wide area for landscape screening and layby visitor parking; or
- ii. A minimum 9.5 metre rear yard setback above grade with appropriate landscape screening when underground garages are provided for the townhouse units. Underground garage should set back from the rear yard property line to allow for the preservation of existing landscapes and for the planting of additional landscaping.
- n) If detached double car garages are proposed for the townhouse units, a minimum 6 metre rear yard for each townhouse unit should be provided, which is located between the detached double car garage and the rear of the townhouse.
- o) Provide a minimum 3 metre side yard setback and landscape screening from a townhouse building to an existing lot along Bayview Avenue.
- p) Where a townhouse development consists of multiple townhouse blocks, a minimum 3 metre separation distance between blocks should be provided to acknowledge the underlying zoning by-law requirements of the area.

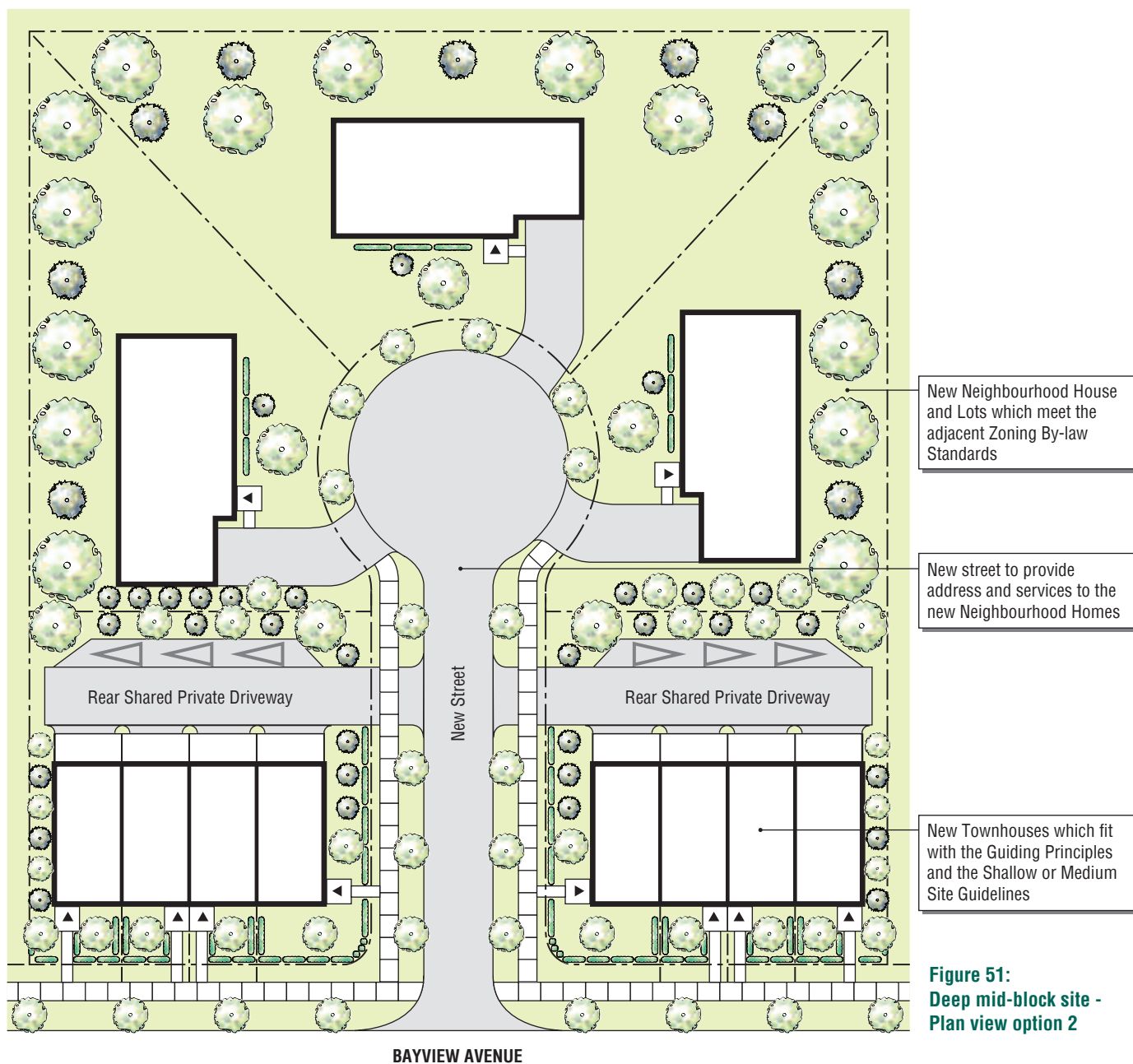
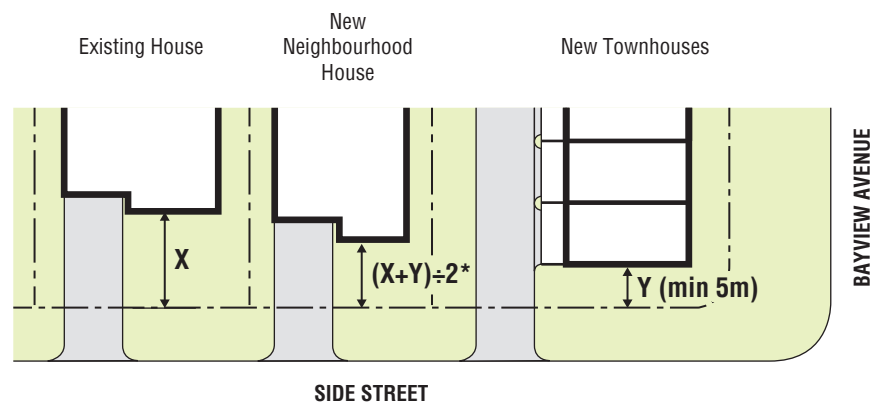


Figure 51:
Deep mid-block site -
Plan view option 2

- q) Provide pedestrian walkways between townhouse blocks and within side yards to provide access from the integral or detached double car garages to the public sidewalk along Bayview Avenue. The walkway should be a direct and pedestrian accessible connection from the rear garages to the public sidewalk. They should be designed to be comfortable pedestrian routes that promote safety and security with pavement widths of a minimum of 1.5 metres, and the walkway should be lined with continuous landscaping, wall mounted and pedestrian scaled lighting and windows, if permitted.
- r) A high-quality opaque fence or masonry wall should be provided along the rear and side yard property lines that meet the requirements of Chapter 447 (Fences) of the Municipal Code.
- s) Preserve existing mature landscaping within side and rear yard setbacks and enhance these setbacks with generous and high quality landscaping treatments. Intensive landscape screening of the development and servicing uses should be provided within the rear and side yard setbacks to minimize visual and physical impacts on abutting properties. Planting within the rear and side yards should consist of a row of evergreen trees planted at 5 metre intervals along the property line at a minimum height of 2 metres. High branching deciduous trees with a minimum 70 caliper diameter and understory shrub planting should also be provided to screen these uses.
- t) Exterior lighting on site and particularly in the rear and side yards should be located to direct light onto the site and away from adjacent neighbouring properties to prevent glare and light trespass. Minimum illumination levels should be sufficient for pedestrian accessibility, and personal safety and security. Light fixtures should direct and shield light downward, so that the light source is not directly visible from any adjacent property. All lighting should meet the Toronto Green Standard.
- u) Provide minimum 6 to 7 metre wide townhouse units so that the units can accommodate a side by side integral or detached double car parking garage, space for internal storage within the garage to store garbage, recycling, and other personal items as well as more space to deal with servicing and utilities at the rear of the units, and additional space for landscaping within the front yard.
- v) Developments should be organized and designed to use the existing naturally occurring grades on site to avoid significant grade changes along streets and neighbouring property edges.
- w) Where there are significant grade difference across a site, the townhouse building should be stepped to keep the unit entrances close to grade and to maintain consistent relationships between the front doors, habitable rooms and public sidewalk.

Figure 52:
Minimum front
yard setback for
new neighbourhood
house(s)



- x) Where there are grade changes on site, use these grades to locate and screen servicing and utility functions from the public realm, neighbouring properties and the development.
- y) Do not make overly tall townhouse buildings that do not fit with the neighbourhood character by manipulating site grading along Bayview Avenue and side streets.
- z) Retaining walls should be avoided along street frontages, lot lines, parks, ravines and areas of the public realm. Where they are unavoidable, they should be made of high quality and durable materials, terraced, with each terrace having a maximum height of 1 metre, and screened with soft landscaping
- g) Garbage storage should be provided inside an underground or rear garage. If this is not possible, garbage can be stored within the front yard setback providing that it is fully enclosed, screened from the public realm and integrated into the building and landscape concept for the development. In these cases, it should be located inside a masonry enclosure with a door and built of the same or complimentary high quality materials as the townhouse development. Landscaping should be used to further screen the garage storage enclosure from the Bayview Avenue and side street sidewalks.

4.2.2 Parking Servicing and Utilities

- a) Parking should be located at the rear of the townhouse development as an integral, detached or underground garage. Double car garages are encouraged for each townhouse. Integral front garages and parking between the townhouses and Bayview Avenue or side streets are not appropriate.
- b) Curb cuts and driveways should be minimized, reduced and consolidated along Bayview Avenue. Corner lots should take vehicular access from the side street.
- c) Access to underground parking, if provided, should be located at the rear of the townhouse development, and any ramps to the underground parking should be enclosed within the building mass with a garage door provided at its entrance.
- d) Double car garages are encouraged for each townhouse unit.
- e) Shared visitor parking should be provided on site in accordance with By-law 569-2013, located at the rear of the townhouse development, either located at the rear of the townhouse development or underground.
- f) Garbage, servicing and utility functions, including garbage storage, ramps to underground parking, vents, air conditioners, meters and transformers should be located and organized in a way to reduce their visual, noise and odour impacts on the site, neighbouring properties and the public realm. They should be incorporated into the design of the building or integrated into landscaped areas, if this is not possible.
- a) The maximum height of a townhouse development fronting Bayview Avenue should not exceed 3 storeys or 11 metres, whichever is the lesser.
- b) Where the lot depth permits, one or more "neighbourhood house(s)", detached dwellings on a separate lot(s), may be introduced or maintained on site to provide an appropriate fit between the new townhouse development on Bayview Avenue and the existing adjacent stable residential neighbourhood.
- c) New "neighbourhood house(s)" should meet the existing zoning by-law requirements found in the adjacent neighbourhood, including lot frontage, lot area, lot coverage, setbacks, heights and landscape space.
- d) On a corner lot, the front yard setback of the new "neighbourhood house(s)" should have a front yard setback that is an average of the setbacks of the existing adjacent house and the end townhouse unit at the corner, provided the minimum standard of the zoning by-law is met.
- e) On mid-block sites, provide address, access and services (where required) to an existing house or new "neighbourhood house(s)" located at the rear of the site by providing a public or private street (mews) that includes sidewalks, pedestrian amenities, landscaping, street tree planting and lighting. Where private streets (mews) are provided, they should be designed to meet the design objectives of public streets. Townhouse development should be setback 5 metres from the private street (mews).

4.3.3 Building Massing

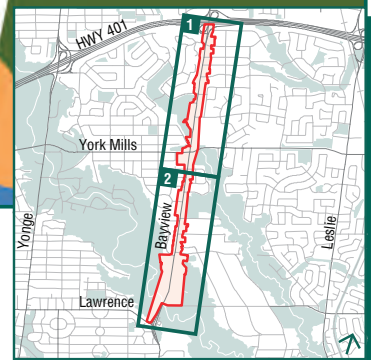
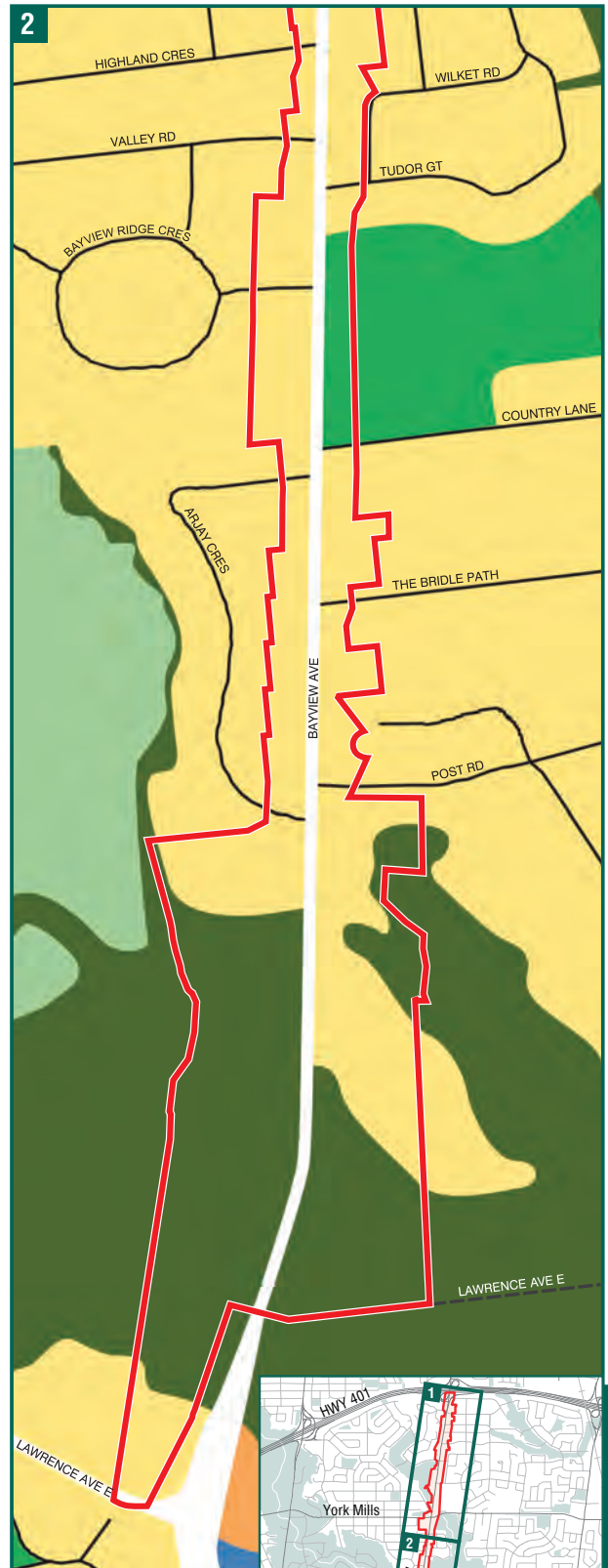
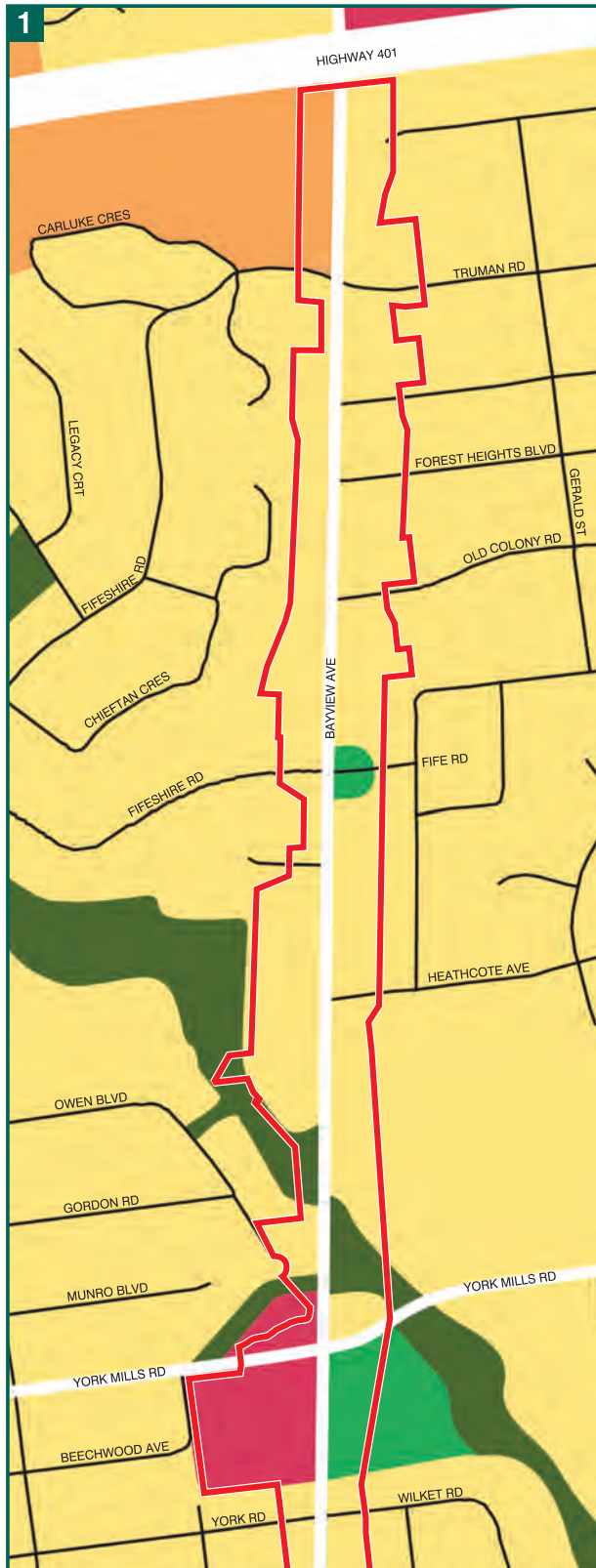
- f) The front entrance of the existing house or new "neighbourhood house(s)" should be visible from and directly connected to a public street.
- g) Rear decks provided above individual driveways for the townhouse units should be limited to 3 metres in depth and appropriate landscape screening should be provided to limit overlook and ensure privacy is maintained.
- h) Decks or amenity located at the rear of the townhouse above the second floor and roof top decks that face onto neighbourhood should not be provided. Roof top decks can be provided facing Bayview Avenue or a side street, provided appropriate landscape screening limit overlook and ensures privacy is maintained. Decks and roof top decks should not be provided on detached garages, when provided.
- i) An individual block of townhouses fronting Bayview Avenue should be massed and articulated to resemble the scale and expression of a detached dwelling found in the neighbourhood. Each block of townhouses should be limited to 4 or 5 townhouse units.
- j) Townhouses and new "neighbourhood house(s)" should be articulated with windows that are of appropriate scale and proportion to support "eyes on the street" to Bayview Avenue and side streets. Building facades that are visible from streets, parks, ravines and other open spaces, should be designed with high quality materials, ample glazing and articulation.

Appendices

- | | |
|-------------------|--|
| Appendix A | Extract from Toronto Official Plan Land Use Plan Maps 16 & 17 |
| Appendix B | Extract from Zoning Map By-Law 7625
Extract from Zoning Map By-Law 569-2013 |

Appendix A

Extracted from Toronto Official Plan Land Use Plan Maps 16 & 17 (Dec 2010)



- ▭ Study Area Boundary
- ▭ Neighbourhoods
- ▭ Apartment Neighbourhoods
- ▭ Mixed Use Areas
- ▭ Parks and Open Space Areas
- ▭ Natural Areas
- ▭ Parks
- ▭ Other Open Space Areas
- ▭ Institutional Areas
- Roads not Currently Shown on Land Use Map