

**3049-3051 Bayview Avenue and 2 Blithfield Avenue -  
Official Plan Amendment and Zoning Amendment  
Applications - Preliminary Report**

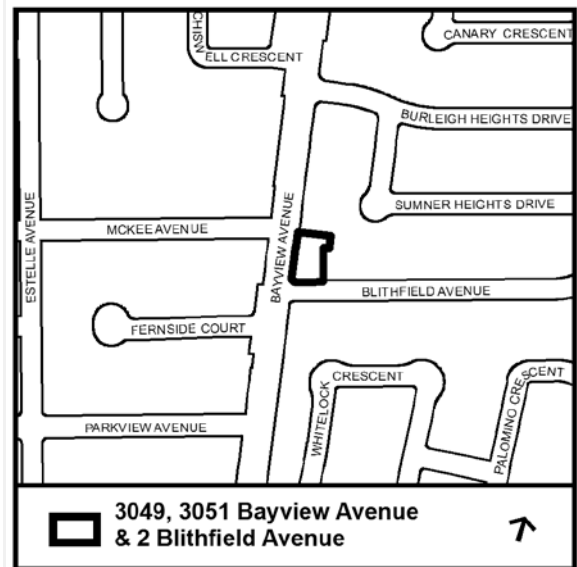
<b>Date:</b>	February 2, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	15 255465 NNY 24 OZ

**SUMMARY**

An application has been submitted to amend the Official Plan and the Zoning By-law for the lands at 3049-3051 Bayview Avenue and 2 Blithfield Avenue to permit 11 four-storey townhouse units fronting onto Bayview Avenue. The proposed gross floor area is approximately 2,798 square metres, with a floor space index of 1.58. A total of 25 parking spaces are proposed, 22 of which would be resident parking spaces located in an integral garage. The remaining 3 would be visitor parking spaces located at grade along the eastern edge of the site. Access to the site would be provided from a private driveway off of Blithfield Avenue.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

This report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act



Will be scheduled following community consultation, and the resolution of the outstanding issues, provided the applicant provides all required materials in a timely manner.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 3049-3051 Bayview Avenue and 2 Blithfield Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held on May 14, 2014 with the applicant and City Planning staff to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes to amend the Official Plan and the zoning by-law to permit the construction of 11 four-storey townhouse units each having a width between 4.5 metres and 4.6 metres, and fronting onto Bayview Avenue. The townhouse units are proposed at a height of 11 metres, as measured to the top of the roof, and 11.49 metres as measured to the top of the parapet. The gross floor area of the proposal is approximately 2,798 square metres, and the proposed floor space index is 1.58 times the lot area.

The proposed front yard setback is approximately 2.9 metres. The proposed north side yard setback is 0.9 metres; the proposed south side yard setback from Blithfield Avenue ranges from 3 metres at the front of the townhouse block, to 0.9 metres at the rear of the block. A landscaped buffer, composed of sod and large deciduous trees, is proposed along the rear property line, which ranges in depth from approximately 2.5 metres to 4.5 metres. Each of the units would have 4 bedrooms and 4 bathrooms, as well as 2 private terraces located at the rear of the building on the second and fourth floors.

A total of 25 parking spaces are proposed, 22 of which would be resident spaces, and three of which would be visitor spaces. Two tandem resident parking spaces would be

provided in integral garages, located at the rear of each unit. The visitor parking spaces would be located at grade, along the eastern edge of the site. Two visitor bicycle parking spaces are also proposed at grade, along the eastern edge of the site. Garbage would be stored internal to each unit in the rear garages. Access to the site would be provided from Blithfield Avenue, by way of a private driveway. (See Attachment 1 – Site Plan, Attachments 2A-D – Elevations, and Attachment 6 – Application Data Sheet).

## **Site and Surrounding Area**

The development site is a land assembly of three residential properties located on the northeast corner of Bayview Avenue and Blithfield Avenue. Together, the site has a frontage of approximately 54 metres along Bayview Avenue, and 35 metres along Blithfield Avenue. The site has a total area of approximately 1,768 square metres. The subject lands are currently occupied by 3 one-storey single detached dwellings which would be demolished.

Abutting uses include:

North: To the immediate north of the subject lands are detached dwellings. Applications for an Official Plan Amendment and a Zoning Amendment have been submitted to permit the construction of 22 three-storey townhouse units at 3057-3067 Bayview Avenue and 1 Burleigh Heights Drive (Application No. 15 186678 NNY 24 OZ). These applications are currently under review by City staff. Further north are located the Beth Tikvah Synagogue as well as two townhouse developments on James Foxway and Leadenhall Road.

South: To the immediate south of the subject lands are detached dwellings. Further south are located several townhouse developments, including one fronting onto Parkview Avenue, one fronting onto Bayview Avenue at Kingsdale Avenue, and one fronting onto Bayview Avenue at Hillcrest Avenue. An application has been submitted to rezone the lands at 2966 Bayview Avenue and 400 Hillcrest Avenue to permit the construction of 5 four-storey townhouse units (Application No. 15 139695 NNY 23 OZ). This application is currently under review by City Staff.

East: To the east of the subject lands are detached dwellings.

West: To the west of the subject lands are detached dwellings. An application to rezone the lands at 3052 Bayview Avenue and 351 McKee Avenue to permit the construction of 6 three-storey townhouses fronting onto Bayview Avenue was adopted by City Council on August 25, 2014 (Application No. 13 163706 NNY 23 OZ).

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy

objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS. The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Toronto Official Plan identifies the subject lands as being designated *Neighbourhoods*. *Neighbourhoods* are considered to be stable areas, where new development will maintain the existing physical character. The Plan anticipates lower scale residential uses, such as detached dwellings, semi-detached dwellings, duplexes, triplexes, townhouses, and some walk-up apartments. Low scale institutions are also provided for in *Neighbourhoods*.

*Neighbourhoods* Official Plan policies in Chapter 4.1, including policy 4.1.5 provides that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhoods, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of the neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The prevailing building type will be the predominant form of development in the neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood.

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and

refines the Healthy Neighbourhood, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

## **Townhouse Guidelines**

### **Infill Townhouse Design Guidelines**

The City-wide Infill Townhouse Design Guidelines, which were approved by City Council in 2003, articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. The Guidelines consider matters such as open spaces, building location, built form, street proportion, relationships between grade and building height, pedestrian connections, light, privacy, location of parking, and servicing and utilities. They also consider the interaction between the infill development and existing housing patterns. The guidelines can be found at <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=67e70621f3161410VgnVCM10000071d60f89RCRD>.

### **Request to Undertake a Study to Develop Guidelines for Townhouses**

At its meeting of December 10, 2015, City Council directed City Planning staff to undertake a study to develop townhouse design guidelines for the properties on the east side of Bayview Avenue, between Bayview Mews to the south and Finch Avenue East to the north. This Study has not been targeted for completion in the 2016 work program. The decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.51>.

### **Bayview Area Study – Townhouse Design Guidelines**

It is noted that the properties on the west side of Bayview Avenue, between Hollywood Avenue to the south and Finch Avenue East to the north, are subject to the Bayview Area Study – Townhouse Design Guidelines, adopted by City Council at its meeting of October 23, 2007. As the subject lands are located on the east side of Bayview Avenue, this proposal is not subject to these guidelines, which can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2007.NY9.22>. As the site is on the east side of Bayview Avenue, the Guidelines do not pertain to the subject lands.

## **Zoning**

The subject lands are zoned R4 (One-Family Detached Dwelling Fourth Density Zone) under former City of North York Zoning By-law No. 7625, as amended. The R4 zone permits one-family detached dwellings, home occupations, parks, playgrounds, clubs and community centres, schools and places of worship. Townhouses (multiple attached dwellings) are not a permitted building type.

In the R4 zone, a maximum height of 8 metres for a flat roof, or 8.8 metres for a sloped roof, is permitted at a maximum of two storeys. The maximum permitted lot coverage is 30 percent. Minimum setback requirements also apply.

The subject lands are zoned RD (f15.0; a550) (x5) under City of Toronto Zoning By-law No. 569-2013. Detached dwellings are the only permitted residential building type in the RD zone. Non-residential uses permitted with conditions in the RD zone include ambulance depots, cogeneration Energy, Community Centre, Day Nursery, Fire Hall, Group Home, Home Occupation, Library, Municipal Shelter, Place of Worship, Police Station, Private Home Daycare, Public Utility, Renewable Energy, Secondary Suite, Seniors Community House, and Transportation Uses. Townhouses are not a permitted building type.

In the RD zone, a maximum height of 7.2 metres for a flat roof, or 10 metres for a sloped roof, is permitted at a maximum of two storeys. The maximum lot coverage is 30 percent. Minimum setback requirements also apply.

### **Site Plan Control**

This proposal is subject to Site Plan Control, however an application has not yet been submitted.

### **Tree Preservation**

An arborist report was received as part of the application. It has been circulated to Urban Forestry for review and comment. There are a total of 13 trees on site, two of which are City trees. The proposed development would require the removal of the two City trees, as well as eight private trees.

### **Reasons for the Application**

An application for Official Plan Amendment has been submitted to accommodate the proposed townhouse use. An application for Zoning By-law Amendment has been submitted to allow for the proposed townhouses, and to create an appropriate list of performance standards to facilitate the proposed townhouses. The draft by-laws include dwelling type, setbacks, height, and lot coverage.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Draft Zoning By-laws;
- Draft Official Plan Amendment;
- Stormwater Management and Servicing Brief;
- Traffic Study;
- Arborist Report; and

Staff report for action – Preliminary Report – 3049-3051 Bayview Avenue and 2 Blithfield Avenue

- Toronto Green Standards Checklist.

A Notification of Complete Application was issued on December 22, 2015.

### **Issues to be Resolved**

On a preliminary basis the following issues have been identified:

- Consistency with the Infill Townhouse Design Guidelines;
- The appropriateness of townhouses at this location on Bayview Avenue;
- The appropriateness of the proposed number of dwelling units;
- The appropriateness of the proposed unit widths;
- The appropriateness of the proposed built form, including height, density, lot coverage, massing, and building entrance locations;
- The appropriateness of the proposed transition in scale to the surrounding low density neighbourhoods, including angular plane;
- The appropriateness of the proposed front, rear and side yard setbacks;
- The appropriateness of the size and location of the proposed outdoor amenity spaces, including impacts of overlook on privacy;
- The appropriateness of the proposed vehicular and pedestrian access and site circulation;
- Tree preservation and replacement issues;
- The appropriateness of the proposed landscape buffer to existing residential uses to the east;
- The appropriateness of the proposed location and number of visitor parking and bicycle parking spaces;
- The appropriateness of the proposed storage and collection of garbage;
- The adequacy of the proposed site servicing;
- Traffic impacts; and
- Whether a widening of the Bayview Avenue right-of-way will be required.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

Michelle Corcoran, Planner

Tel. No. (416) 395-7130

Fax No. (416) 395-7155

E-mail: mcorcor@toronto.ca

## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

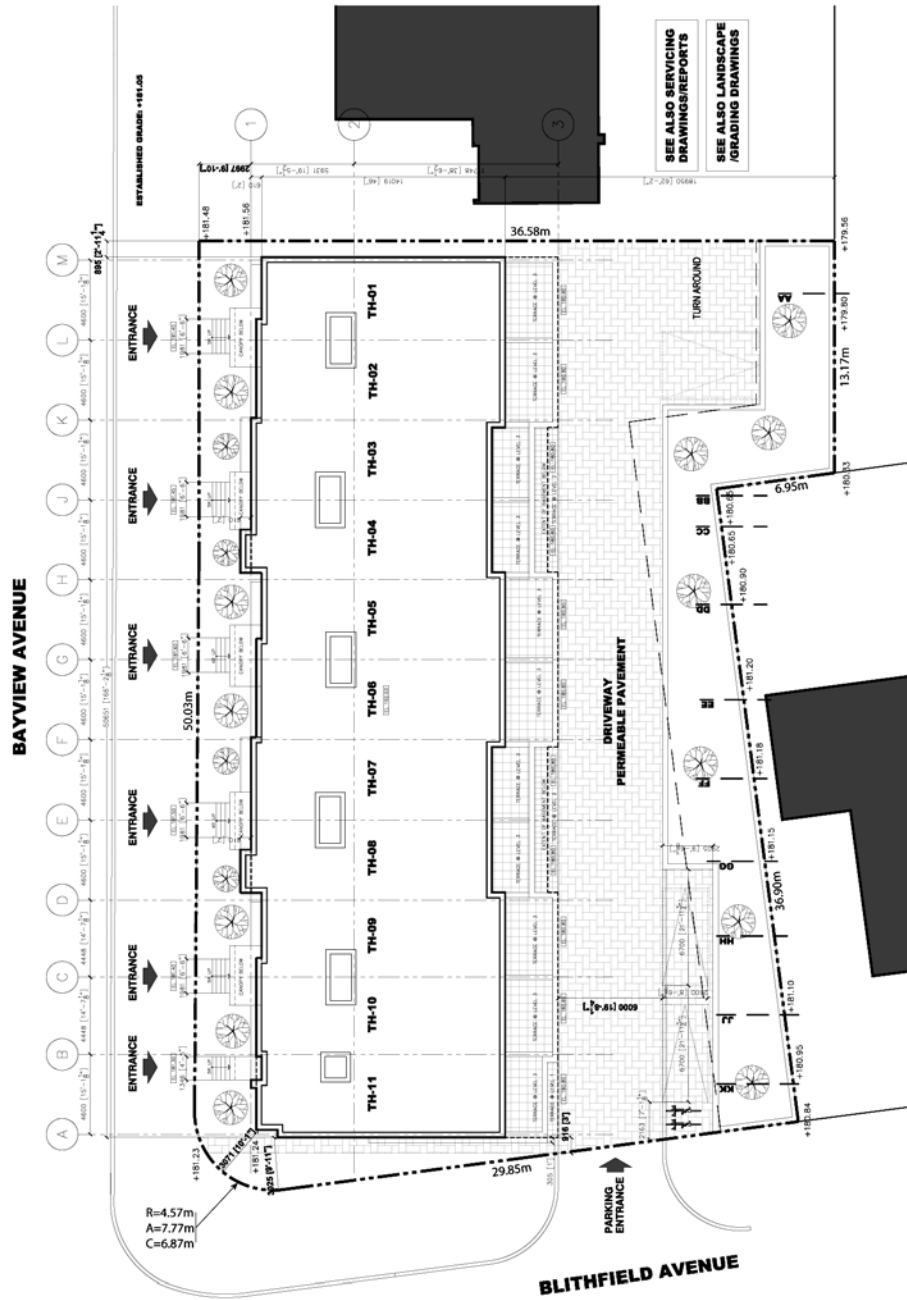
Attachment 3: Zoning By-laws

Attachment 4: Official Plan

Attachment 5: Application Data Sheet




# Attachment 1: Site Plan



## Site Plan

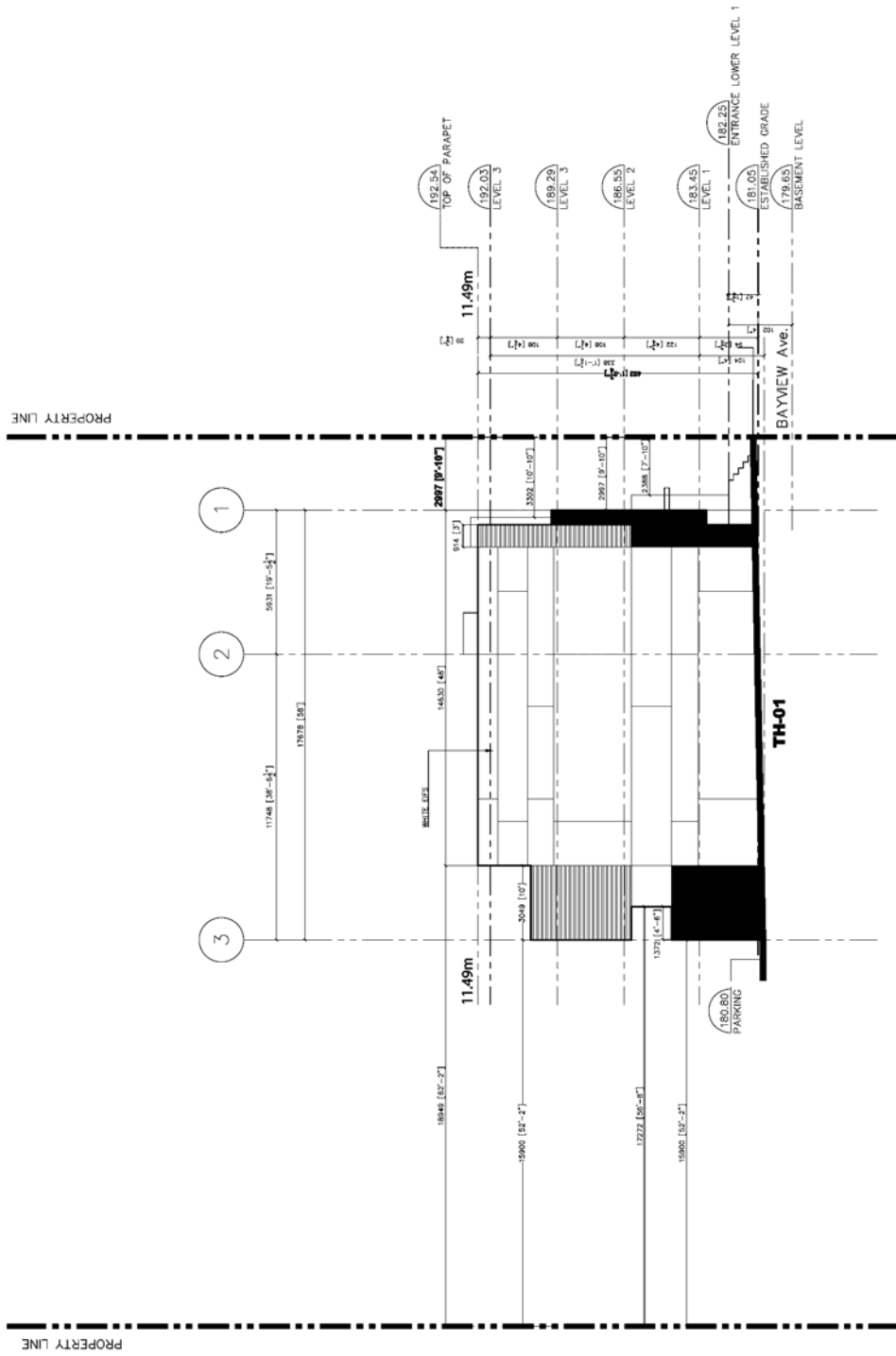
3049, 3051 Bayview Avenue & 2 Blithfield Avenue

Applicant's Submitted Drawing

Not to Scale   
12/01/2015

File # 15 255465 NNY 24 0Z

# Attachment 2a: North (Side) Elevation

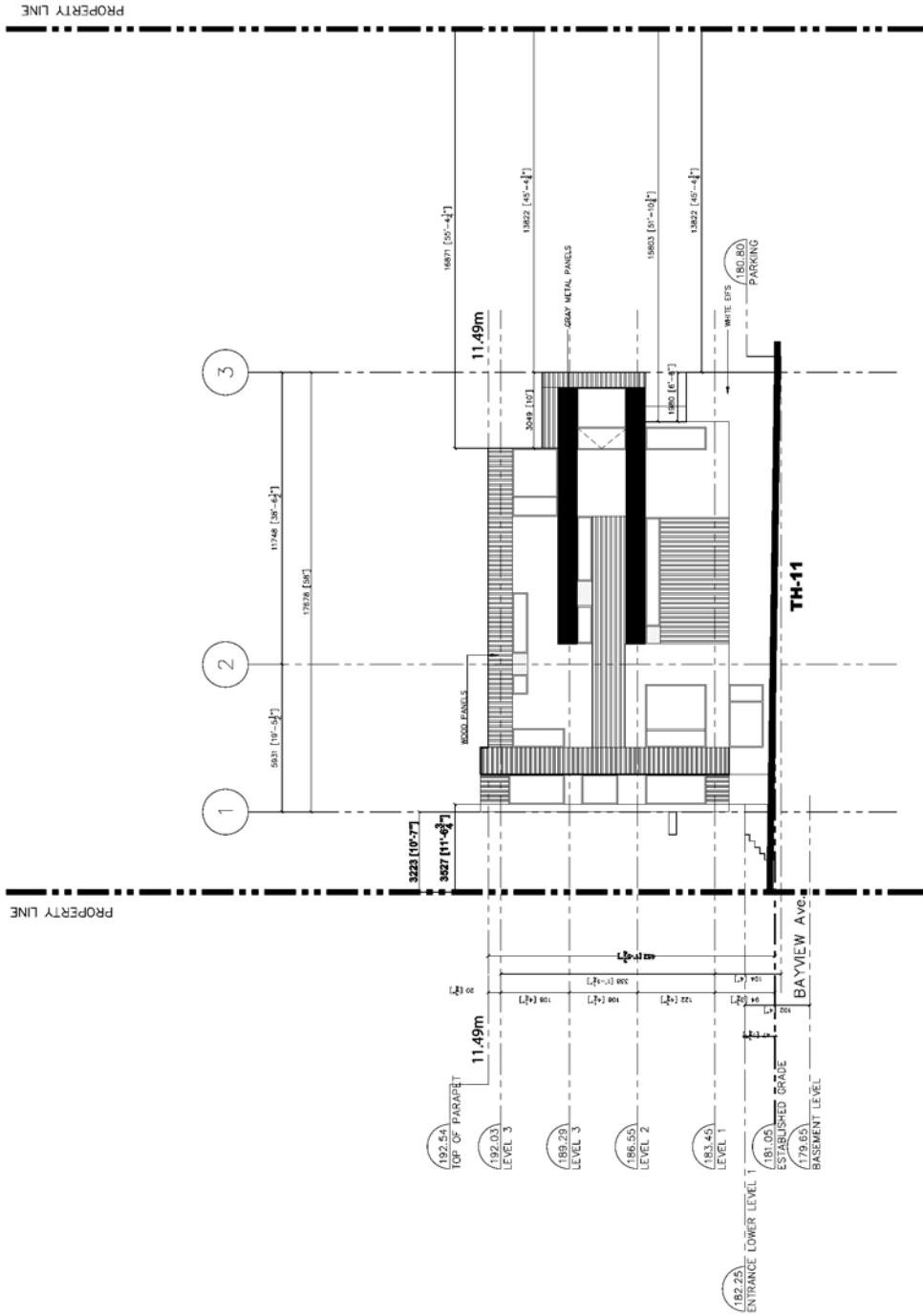


**North Elevation**  
**Applicant's Submitted Drawing**  
 Not to Scale  
 12/01/2015

**3049, 3051 Bayview Avenue & 2 Blithfield Avenue**

File # 15 255465 NNY 24 0Z

Attachment 2b: South (Side – Blithfield Avenue) Elevation



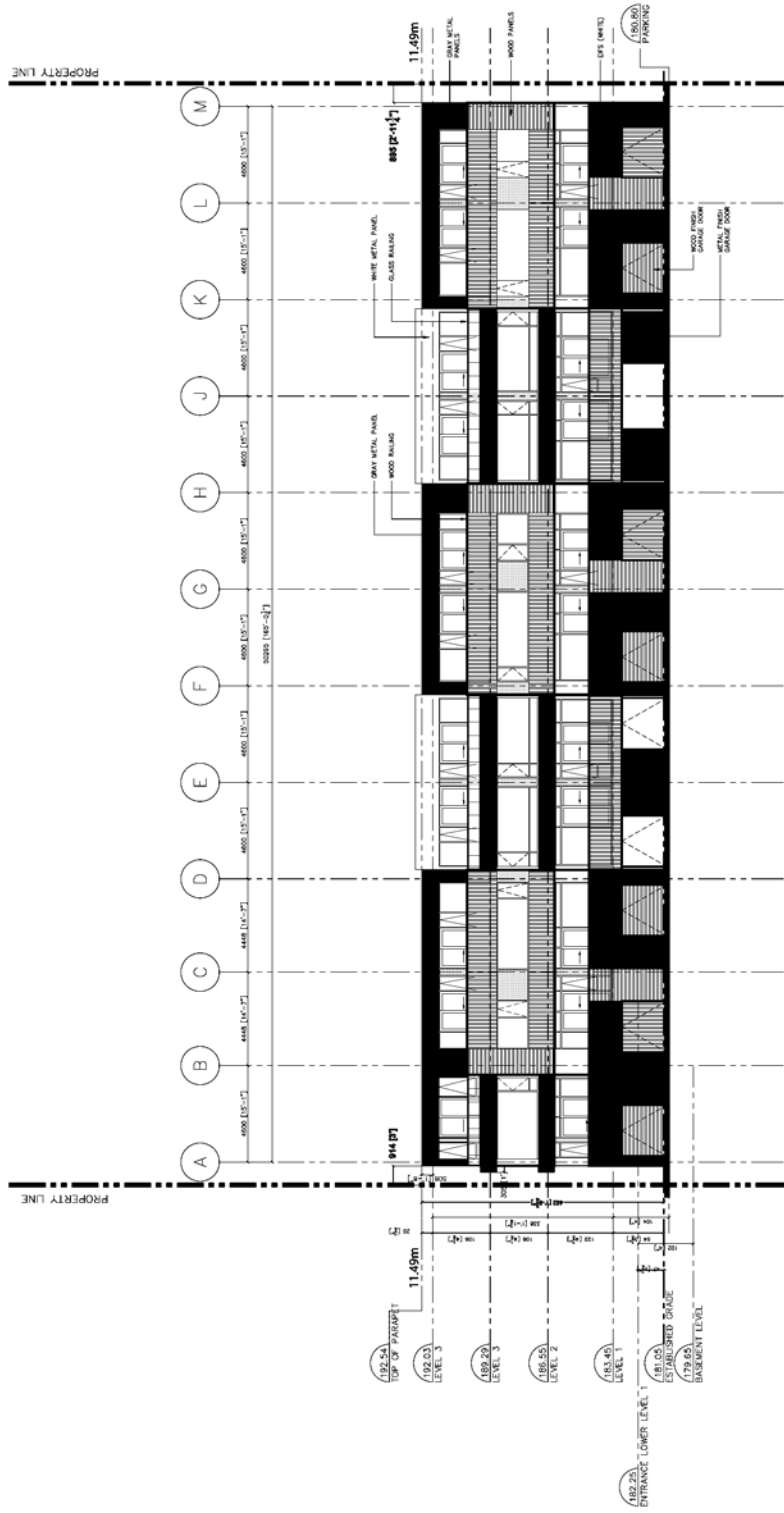
3049, 3051 Bayview Avenue & 2 Blithfield Avenue

South Elevation  
 Applicant's Submitted Drawing

Not to Scale  
 12/01/2015

File # 15 255465 NNY 24 0Z

# Attachment 2c: East (Rear) Elevation



3049, 3051 Bayview Avenue & 2 Blithfield Avenue

**East Elevation**  
 Applicant's Submitted Drawing  
 Not to Scale  
 12/01/2015

File # 15 255465 NNY 24 0Z

Attachment 2d: West (Front) Elevation



3049, 3051 Bayview Avenue & 2 Blithfield Avenue

West Elevation (Bayview Ave.)

Applicant's Submitted Drawing

Not to Scale  
12/01/2015

File # 15 255465 NNY 24 0Z

### Attachment 3a: Zoning By-law No. 7625



**Zoning By-Law No. 7625**

**3049, 3051 Bayview Avenue & 2 Blithfield Avenue**

File # 15 255465 NNY 24 02



Location of Application

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
Extracted 11/30/2015

Attachment 3b: Zoning By-law No. 569-2013



3049, 3051 Bayview Avenue & 2 Blithfield Avenue

Zoning By-Law No. 569-2013

File # 15 255465 NNY 24 02

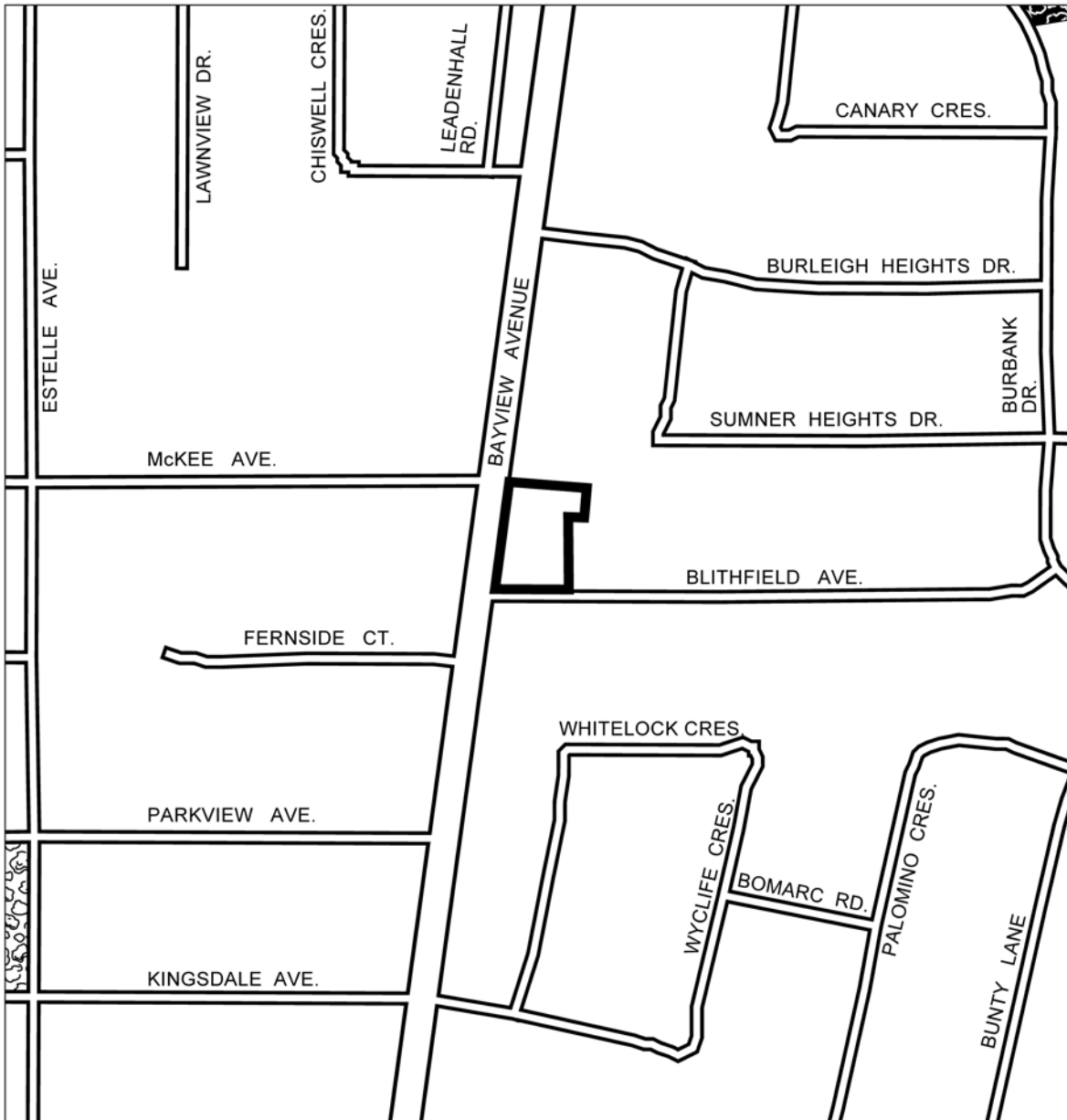
Location of Application

See Former City of North York By-Law No. 7625  
R4 One-Family Detached Dwelling Fourth Density Zone

RD Residential Detached    RT Residential Townhouse  
OR Open Space Recreation

Not to Scale  
Extracted: 11/30/2015


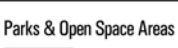



## Attachment 4: Official Plan



### Extract from Official Plan

3049, 3051 Bayview Avenue & 2 Blithfield Avenue

File # 15 255465 NNY 24 0Z

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



Not to Scale  
12/01/2015



## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 255465 NNY 24 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 23, 2015

Municipal Address: 3049 BAYVIEW AVE  
 Location Description: PLAN M677 LOT 306 \*\*GRID N2405  
 Project Description: Construct 11 townhouses with integral garages and a gross floor area of 2797.80 square metres fronting onto Bayview Avenue.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC 3 Church Street Toronto, ON M5E 1M2			ARMIN FATEHI SOMEE 3049 Bayview Avenue Toronto ON M2K 1G1

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R4 (7625) RD (569-2013)	Historical Status:	N
Height Limit (m):	8.8m (7625) 10m (569-2013)	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	1768	Height:	Storeys:	4
Frontage (m):	54 (Bayview)		Metres:	11.48 (top of parapet)
Depth (m):	35			
Total Ground Floor Area (sq. m):	866			<b>Total</b>
Total Residential GFA (sq. m):	2797.8		Parking Spaces:	25
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2797.8			
Lot Coverage Ratio (%):	49			
Floor Space Index:	1.58			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	2797.8
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	11	Institutional/Other GFA (sq. m):	0
Total Units:	11		

**CONTACT:**                    **PLANNER NAME:**                    **Michelle Corcoran, Planner**  
**TELEPHONE:**                    **(416) 395-7130**

