

**2710, 2716, 2720, and 2722 Bayview Avenue – Zoning Amendment Application– Final Report**

<b>Date:</b>	October 27, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25 – Don Valley West
<b>Reference Number:</b>	15 267780 NNY 25 OZ

**SUMMARY**

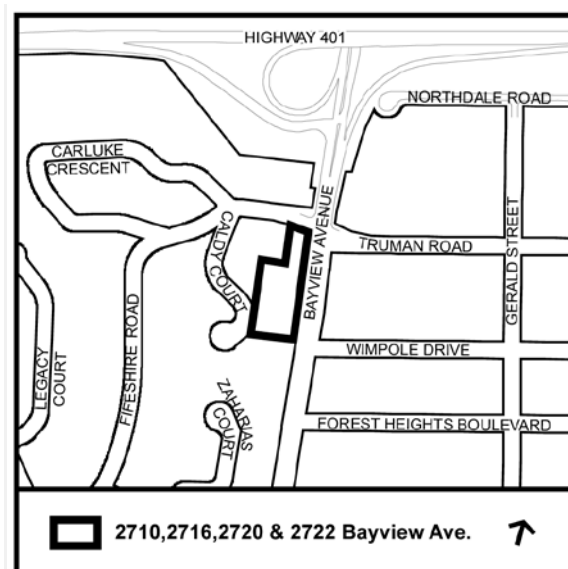
This application proposes to amend the Zoning By-law to permit 20 three-storey townhouse units in three blocks of townhouses along Bayview Avenue and a single two-storey detached dwelling fronting on Caldy Court. Also proposed is a 332 square metre public park at the northeast corner of the site. Vehicular access to the townhouses is proposed from Fifeshire Road and access to the detached dwelling is via Caldy Court. The address of the proposed development is 2710, 2716, 2720, and 2722 Bayview Avenue.

This report reviews and recommends approval of the application to amend the Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend Zoning By-law 7625, for the lands at 2710, 2716, 2720, and 2722 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2710, 2716, 2720, and 2722 Bayview



Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.7 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the Bills to City Council for enactment, require the applicant to satisfy all outstanding servicing matters to the satisfaction of Engineering and Construction Services.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### 2722 Bayview Avenue

Medical offices have been permitted at 2722 Bayview Avenue since 1967 subject to site specific By-laws 21211 and 21407. The building was permitted to be used for the offices of no more than 3 medical doctors.

At its meeting of June 26, 27, and 28, 2001, City Council approved a rezoning application to permit the existing medical office building to be used by a maximum of 6 members of the medical or dental professions. The approval also allowed for a pharmacy as an accessory use to the medical offices for a period of three years from the date of enactment of the enabling zoning by-law which was on June 20, 2002.

On July 11, 2006, City Council approved a rezoning application to permit the existing accessory pharmacy as a permanent use.

### Bayview Townhouse Design Guidelines

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. In response to the direction of Council, the Bayview Townhouse Design Guidelines were developed to ensure that proposed townhouse developments were sited, organized and designed in a manner which is consistent with the character of the area. The Guidelines include provisions for building locations and orientation, setbacks, unit size, parking, building massing and materials, and landscaping. The Bayview Townhouse Design Guidelines were adopted by North York Community Council on November 12, 2015 and by City Council on December 9, 2015.

The Bayview Townhouse Design Guidelines are available on the City's website at:

[http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Community%20Planning/Files/Other%20Files/BayviewTownhouseGuidelines\\_Oct26r\\_2015\\_WEB-3.pdf](http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Community%20Planning/Files/Other%20Files/BayviewTownhouseGuidelines_Oct26r_2015_WEB-3.pdf)

The Preliminary Report for this proposal was adopted by North York Community Council on January 27, 2016 and is available on the City's website at:

<http://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-90223.pdf>

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes to construct 20 three-storey townhouse units in three blocks of townhouses along Bayview Avenue and a single detached dwelling fronting Caldy Court. Also proposed is a 332 square metre public park located at the northeast corner of the site. The site currently comprises four residential lots. Each lot contains a single detached dwelling with the exception of 2722 Bayview Avenue, which is occupied by a medical office building. All existing buildings are proposed to be demolished to facilitate the proposed development.

### Townhouses

The application proposes to construct three blocks of townhouses containing 20 residential units. Townhouse Blocks A and B are proposed to contain seven units each and Block C would contain six units. The proposed townhouse units in Blocks A and B would contain between three to five bedrooms and Block C would contain between two to four bedroom units depending on the configuration selected by the future purchaser.

All of the proposed townhouses are three-storeys with a height of between 9.53 metres (Block C) and 9.84 metres (Blocks A and B) from the finished ground floor to the parapet. The grade varies across the site by 1.36 metres sloping upward from north to south. The proposed lot coverage for the entire site is 58.33% and the proposed density is 0.75 times the site area. The proposed townhouse portion of this development is 1.03 times the site area.

Each townhouse unit would have a width of six metres and a depth of 14.2 metres. The units in Blocks A and B are proposed to have rear decks with a depth of 7.2 metres plus a 5.6 metre deep backyard beyond each deck. The units in Block C are proposed to have rear decks with a depth of 6 metres, beyond which is a 1.8 metres landscape buffer between the rear deck and the adjacent side yard of the residential lot to the west fronting onto Fifeshire Road. The rear decks on all of the townhouses would be located between approximately 2.5 and 3.5 metres above the driveway and approximately 0.6 metres above the varying finished grade of the rear yard and landscape buffer.

The proposed front yard setbacks from Bayview Avenue range from six metres (Block C) to 7.5 metres (Blocks A and B) increasing towards the south end of the site. The front yards include landscaping, a walkway, and steps leading up to the main floor of each townhouse unit. The proposed number of steps to each front door varies. Townhouse units at the southern portion of the site have no front steps while units at the north end of the site have up to 8 steps to the front door.

Additional setbacks and separations for the townhouses include:

- North side yard setback to Fifeshire Road of 18 metres to approximately 22 metres;
- South side yard setback of 3 metres to the existing adjacent residential property;
- Separation between Blocks A and B of 3.8 metres; and
- Separation between Blocks B and C of 3.0 metres.

Vehicular access to the proposed townhouses would be provided by a two-way driveway off of Fifeshire Road. The entrance to the underground parking and private garages would be located to the rear of Block C which accesses a six metre wide north/south private driveway located under the private decks. The driveway is proposed to be approximately 1.3 to 1.7 metres below the grade-level of the adjacent residential property on Fifeshire Road. The distance between the proposed retaining wall and the 1.8 metre high privacy fence on the western property line varies from between 0 metres to 2.9 metres as the proposed retaining wall follows an irregular line, generally forming the western edge of the underground driveway but extending to the property line, adjacent to the underground entrance, in the location of the three visitor parking spaces.

Each townhouse unit is proposed to contain parking for 2 cars in a private garage. The garages would be located at the rear basement level of each unit and accessed from the north/south driveway. Four visitor parking spaces are proposed to be provided within the driveway area, adjacent to the western boundary of the site. Garbage is proposed to be stored in the garage of each unit and will be collected curbside on garbage pick-up day.

The private driveway, visitor parking, and underground utility areas would constitute the "common elements" of the future condominium development. The 20 townhouses and single detached dwelling are proposed to be freehold ownership (see Attachments 1 and 2 for the Site Plan and Elevations).

### Single Detached Dwelling

A single detached dwelling is proposed as part of this application. The proposed single detached house (Lot 1) is accessed from Caldly Court and the site would have an area of approximately 2,610.14 square metres and a frontage of 21.9 metres on Caldly Court. The proposed dwelling would be 2 storeys in height with a gross floor area of approximately 928.97 square metres (10,000 square feet), a density of 0.36 times the lot area, and a lot coverage of approximately 18.8%. The setbacks for the proposed dwelling are as follows:

- Front yard: approximately 7.5 metres to Caldly Court
- South side yard: approximately 11.5 metres
- North side yard: 35 metres
- Rear yard: approximately 7.5 metres

### **Site and Surrounding Area**

The subject site is located at the southwest corner of Bayview Avenue and Fifeshire Road. It has a lot area of 7,633 square metres with a frontage of 147 metres on Bayview Avenue and approximately 22 metres on Caldly Court. The depth of the site ranges from 65 metres at its southern boundary to 29 metres at the northern boundary, abutting Fifeshire Road. The site is generally flat but gradually slopes downward from the southeast to the northwest. The subject lands are located approximately 250 metres south of Highway 401.

The site is made up of four residential lots. Each lot currently contains a single detached dwelling with the exception of 2722 Bayview Avenue, which is occupied by a one-storey medical office building. A number of mature trees are located on the frontages of the existing lots. All existing buildings are proposed to be demolished to facilitate the proposed development.

The surrounding uses are as follows:

North: There is a six-storey residential apartment building at the northwest corner of Bayview Avenue and Fifeshire Road. Further west of Bayview Avenue along Carluke Crescent and Fifeshire Road are apartment buildings with heights of up to 14 storeys. North of Truman Road along Bayview Avenue are two places of worship (The Church of Jesus Christ of Latter-day Saints and Trinity Presbyterian Church).

South: There are single detached houses along Bayview Avenue to the south of the site.

East: East of the site there are single detached houses fronting onto Bayview Avenue. Further east are single detached houses internal to the neighbourhood.

West: There are single family houses west of the site.

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

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. 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, by the *Planning Act*, 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, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Toronto Official Plan identifies the subject site as being designated *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. New development within this designation will maintain the existing physical character. Parks, low scale institutions,

home occupations, cultural and recreational facilities, and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

*Neighbourhoods* Official Plan policies in Chapter 4.1, including policy 4.1.5 provide 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.

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.

The Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan require that development in *Neighbourhoods* respect and reinforce the existing physical character of buildings, streetscape and open space patterns in the area.

The Built Form policies in section 3.1.2.1 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. This includes locating and organizing new development to frame and support adjacent streets, parks and open spaces; locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and surrounding properties; massing new development and its exterior façade to fit into the existing and/or planned context; massing new development to define the edges of streets, parks and open spaces at good proportion; providing for amenity for adjacent streets and open spaces; and providing indoor and outdoor amenity space for the residents of new development.

The Parks and Open Spaces policies in section 3.2.3 of the Official Plan aim to maintain, enhance and expand the system of parks and open spaces, which are a necessary element of city-building.

The Official Plan is available on the City's website at:

<http://www1.toronto.ca/planning/chapters1-5.pdf>

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 Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

More information regarding OPA 320 can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=c860abe3a6589410VgnVCM10000071d60f89RCRD>.

## **Bayview Townhouse Design Guidelines**

The Bayview Townhouse Design Guidelines were approved by City Council in December, 2015 to provide clear direction for how new and current townhouse developments fronting on Bayview Avenue, between Highway 401 and Lawrence Avenue East, can be developed in a way that fits 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.

More information regarding the Bayview Townhouse Guidelines can be found here:

[http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/Community%20Planning/Files/Other%20Files/BayviewTownhouseGuidelines\\_Oct26r\\_2015\\_WEB-3.pdf](http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/Community%20Planning/Files/Other%20Files/BayviewTownhouseGuidelines_Oct26r_2015_WEB-3.pdf)

## **Urban Design Guidelines for Infill Townhouses**

The Urban Design Guidelines for Infill Townhouses (2006) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

[http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/](http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/)

A comprehensive update to the Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines further clarify and expand upon the Council-approved 2006 Guidelines to reflect current trends and best practices for a broader range of multi-dwelling development up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of these Guidelines for Council consideration and adoption early 2017, City Staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of Development Applications.

## **Zoning**

The properties at 2710-2722 Bayview Avenue are currently subject to two zoning by-laws. Under former City of North York Zoning By-law 7625, the existing lots at 2710, 2716 and 2720 Bayview Avenue are zoned R2 while the lot at 2722 Bayview Avenue is zoned R2 (5) which permits use as a medical building. The R2 designation permits single detached dwellings with a maximum 30% lot coverage and accessory buildings as well as limited recreational and institutional uses, such as schools, public libraries and day nurseries. The R2 zone does not permit the proposed townhouse dwelling type.

Under the City-wide zoning by-law 569-2013, the properties at 2710 to 2720 Bayview Avenue are zoned RD (f30.0;a1850) (x975). The RD designation allows for one single detached dwelling per lot as well as limited home occupations, recreational and institutional uses such as schools, public libraries and day nurseries. The RD zone does not permit the proposed townhouse dwelling type. The property located at 2722 Bayview Avenue is zoned RD (f24.0;a1375) (x506) and has a permitted use as a medical office to be used by a maximum of 6 members of the medical or dental professions.

## **Site Plan Control**

An application for Site Plan Control was submitted on August 25, 2016 (16 212893 NNY 25 SA), and this application is currently under review.

## **Reasons for the Application**

Amendments to the former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law No. 569-2013 are required as the zoning does not permit townhouses. The zoning by-law amendments are also required to increase the number of dwelling units permitted, decrease the lot frontage for the detached dwelling, and establish appropriate development standards.

## **Community Consultation**

On April 26, 2016, Planning staff held a Community Consultation Meeting (CCM) together with the Ward Councillor. Approximately 22 people attended the meeting as well as the applicant and their consultants. Issues raised included:

- Impact on local traffic and potential for increased number of accidents;
- The extent of proposed tree removal;
- The possibility of synchronising the traffic lights at the Fifeshire Road/Truman Road/Bayview Avenue intersection for safer egress from the site;
- Location of the garbage storage should be at the rear;
- Front yard setback should be greater; and
- Location and number of visitor parking spaces.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

## **COMMENTS**



This application was originally submitted in December 2015 for a proposed 21 townhouse unit development with two detached dwellings. Following the community consultation and discussions with City staff, the proposal was amended and revised plans were submitted in August 2016 to incorporate the following changes:

- Reduction in the number of proposed townhouses to 20 units;
- Reduction in the number of proposed detached dwellings to one unit
- Increase in the front yard setback;
- Addition of a public park;
- Removal of the driveway access off of Bayview Avenue;
- Adherence to the 35 degree angular plane, as prescribed by the Bayview Townhouse Design Guidelines, from the nearest dwelling on Fifeshire Road.

The revised plans are now acceptable, and approval by City Council is now recommended.

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

The PPS sets the policy foundation for regulating the development and use of land on matters of provincial interest. A part of this policy direction is indicating where intensification should occur. The proposal is consistent with the surrounding land use and efficiently uses the existing infrastructure and public services. The proposal balances growth against neighbourhood protection. The proposal is consistent with the PPS as required by Section 3 of the *Planning Act*.

The Growth Plan provides a framework for guiding growth within the City. One method of intensification is infill development in appropriate areas. Major streets with access to public transit are areas in which growth is expected. Bayview Avenue is served by TTC Bus Route 11 which connects to both the Yonge-University-Spadina and Sheppard subway lines. There are three bus routes which serve York Mills Road and connect to the Yonge-University-Spadina line at York Mills Station. While the Growth Plan expects the majority of growth to occur in growth centers, such as the Centres and Downtown areas identified in the Official Plan, a certain amount of intensification is expected to occur in other areas of the city.

This proposal provides reasonable intensification through infill development that is compatible with the existing neighbourhood in terms of dwelling size, dwelling type, and setbacks, while utilizing the existing infrastructure, as contemplated by the Growth Plan. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

### **Land Use**

This application proposes 20 three-storey townhouse units in three blocks, with all blocks fronting Bayview Avenue, and a single two-storey detached dwelling fronting Caldys Court.

Section 4.1 of the Official Plan requires new development to "respect and reinforce the existing physical character of the neighbourhood". The Official Plan recognises that some areas may have more than one prevailing building type and provides the example that "multiples may prevail at the edge, along major streets, while singles prevail in the interior, along local roads". This is the case for this proposal, as there are townhouse developments already approved and under construction along Bayview Avenue. The proposed detached dwelling lot respects the character of the large residential lots in the interior of the neighbourhood.

Policy 4.1.7 of the Official Plan states that proposals for intensification along major streets in *Neighbourhoods* are not encouraged, however it also allows for consideration of more intense form of development along a major street provided that the new development has regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*. The proposed form must be consistent with the existing physical character of the neighbourhood including the prevailing building type(s). The proposal for townhouses along the Bayview Avenue frontage is in keeping with this emerging character along Bayview Avenue while the proposed detached dwelling respects the lower scale character of the interior of the neighbourhood.

A cornerstone policy of the Toronto Official Plan is to ensure that development in *Neighbourhoods* respects the existing physical character of the area, therefore reinforcing the stability of the neighbourhood. This is articulated in Section 2.3.1, Policy 1, as well as Section 4.1, Policy 5. This proposal respects the existing physical character of the area, including massing, and scale, building type and setbacks from the street and is comparable to the other approved townhouse projects along Bayview Avenue.

### **Transition**

The Built Form policies of the Official Plan (Section 3.1.2) discuss the need for transition between developments which have a higher intensity than that of the interior neighbourhood. In order to provide transition from the townhouse portion of the development to the detached dwellings along Caldys Court, the applicant is proposing a residential lot containing one single detached dwelling, at the rear of the site which faces Caldys Court. The lot and proposed dwelling provide transition between the higher density townhouses along Bayview Avenue and the lower scale detached dwellings on Caldys Court. Existing dwellings along Caldys Court will abut the proposed detached dwelling.

The massing of Block C has been reduced by providing a stepped rear elevation that adheres to the 35 degree angular plane as set out in the Bayview Townhouse Design Guidelines. By setting back Block C massing further from the rear (western) property line and providing for a landscape strip, this orientation increases the building setback and rear decks between Block C and the adjacent property fronting Fifeshire Road, and reduces the overall impact of the development.

### **Built Form/Site Orientation**

Three blocks are proposed to accommodate twenty townhouse units, with all units and entrances fronting Bayview Avenue. A front yard setback of between six and 7.5 metres is proposed, providing a development that fits within the existing and planned context of the neighbourhood.

The breaks between the blocks (which range from three to four metres) provide an opportunity for additional landscaping and pedestrian access to the underground parking area and driveway and increases the permeability of the site.

The existing lots along Bayview Avenue are generally large lots, with existing detached dwellings that front Bayview Avenue and feature large landscaped front yard building setbacks. In order to respect this existing character, the proposed townhouse units are setback between six to 7.5 metres from Bayview Avenue, face Bayview Avenue and have an appropriate fronting relationship with

active uses at the front, and access to the underground integral garages and visitor parking, at the rear, as stipulated within sections 3.1 and 3.3 of the Bayview Townhouse Design Guidelines.

The proposal is for three-storey units which is consistent with the other townhouse developments along Bayview Avenue. While the proposed townhouses are higher than the dwellings along Fifeshire Road and Caldly Court (which are two storeys in height), due to its generous setbacks and lower height than the proposed townhouses, the transition house provides the stepping down into the lower scale residential area, in accordance with section 3.4 of the Guidelines. The proposed buildings, with heights of three-storeys, have been massed to fit within the existing context. Through the site plan approval process, staff will work with the applicant on the articulation, glazing, and materiality of the buildings to ensure that they appropriately frame adjacent streets and open spaces.

The location of the proposed park at the corner of Bayview Avenue and Fifeshire Road contributes to a high quality public realm in keeping with the landscape character of Bayview Avenue. One unit in Block C has a side relationship with the open space. Through the Site Plan Control process, staff will explore the possibility of additional articulation and overlook to this open space through the addition of porches, doors, and windows on the side of this unit, facing the open space, in order to provide overlook surveillance for safety purposes.

The landscape treatment and design of this open space, as well as lighting for safety will also be secured through the site plan, in consultation with Parks staff.

### **Bayview Townhouse Design Guidelines**

The Bayview Townhouse Design Guidelines state that appropriate front yard setbacks of proposed townhouse developments should be provided, of between 6.5 and 9 metres from the front yard property line. The applicant has provided a front yard setback of between 6 and 7.5 metres to maintain the landscape character of the neighbourhood.

The Bayview Townhouse Design Guidelines recommend that heights be limited both in relationship to the context and the existing grade. The proposed buildings have heights of three-storeys and up 9.84 metres, which are similar to other townhouse developments fronting Bayview Avenue in the neighbourhood.

The proposed two-storey detached dwelling located to the rear of the townhouse units, fronting Caldly Court, provides an acceptable transition to the existing neighbourhood. A 35 degree angular plane from the townhouse development to the nearest residential dwelling fronting Fifeshire Road is provided in accordance with the Bayview Townhouse Design Guidelines, providing an appropriate transition to the adjacent neighbourhoods.

In accordance with section 3.3 of the Guidelines, parking for each townhouse unit is provide by way of integral garages at the rear of the proposed townhouse units, which are accessed by a common shared underground driveway. This preserves the front yard landscaping and reduces the number of curb cuts and driveways along Bayview Avenue, reducing potential pedestrian-vehicular conflicts.

Staff are of the opinion that this proposal is consistent with the Bayview Townhouse Design Guidelines.

## **Access/Parking/Traffic**

The proposed resident parking is to be provided by integral garages, with the townhouses accessing the garages from an underground private rear driveway. Two parking spaces are proposed for each of the townhouse units, accommodated within the internal garages. Four visitor parking spaces are proposed to be provided to the rear of the townhouse units accessed via the underground driveway. Transportation Services staff have confirmed that there is a sufficient provision of parking spaces proposed.

The Bayview Townhouse Design Guidelines state that access for townhouse developments on corner lots must be taken from the side street via a common shared driveway. The original layout featured two accesses, one on Bayview Avenue and one on Fifeshire Road. City staff worked with the applicant to remove the Bayview Avenue access and revised plans were submitted which demonstrate the consolidated two-way access on Fifeshire Road.

The applicant submitted a Transportation Study which estimates that the proposed development will generate 14 and 16 two-way trips during the a.m. and p.m. peak hours respectively. The study concludes that the proposed development can adequately be accommodated by the existing transportation network with minimal traffic impact to the adjacent public roadways.

A concern was raised at the Community Consultation meeting with regard to the synchronization of the traffic lights at the Bayview Avenue, Truman Road and Fifeshire Road intersection to ensure safe egress from the development. Transportation Services staff will explore this matter further during the Site Plan Control process.

Garbage is proposed to be stored within the garages of each townhouse unit and will be collected curbside by the City on garbage pick-up day. The arrangement for delivering the garbage bins and collecting the bins from the curb before and after garbage pick-up will be determined during the Site Plan Control process.

A six metre radius corner rounding at the southwest corner of Bayview Avenue and Fifeshire Road, (adjacent to the proposed public park) is required to be conveyed to the City, and Transportation Services staff advise that the conveyance is required as a condition of site plan approval.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The application proposes a total of 21 residential units on a total site area of 0.76 hectares. At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III, of the Toronto Municipal Code, the parkland dedication requirement is 280 square metres or 3.67% of the site area. However, the minimum parkland dedication requirement for residential developments is 5% of the site area. Therefore, the required parkland dedication is 382 square metres.

The applicant is required to satisfy the parkland dedication requirement through an on-site dedication of 332 square metres and the remainder of the requirement is to be secured as cash-in-lieu. The actual amount of cash-in-lieu will be determined at the issuance of a building permit.

The park is to be located at the southwest corner of Bayview Avenue and Fifeshire Road, adjacent to Block C, as shown on Attachment No. 1- Site Plan). The applicant is required to convey the park to the City for public parkland purposes, free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements unless otherwise approved by the General Manager, Parks, Forestry and Recreation, prior to the issuance of the first above-grade building permit.

### **Landscaping/Tree Preservation**

City Council has adopted the Official Plan with the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent. The planting of large growing shade trees on both public and private lands should be an important objective for all development projects and must be considered integral to the design, planning and construction of projects.

City of Toronto Tree by-laws, which protect and preserve trees on City and private property, were established, in part, to retain as much crown or tree canopy cover as possible, particularly where development is concerned. It is expected that retention and appropriate protection of existing trees will be considered when developing properties, and whenever possible, buildings and driveways are to be diverted around trees. The City of Toronto Tree By-laws protect all City-owned trees, and all privately owned trees having a Diameter at Breast Height (DBH) of thirty centimetres or greater.

There are 62 trees subject to the City's tree protection by-laws located on the site or within 6 metres of the site boundary. A total of 50 of these trees are proposed to be removed including 43 on private property and 7 on the municipal road allowance. Prior to the removal of any trees, permits are required to injure or destroy trees on City and private property. Applications for the permits are required to be submitted to the General Manager, Parks, Forestry and Recreation for review.

The submitted landscape plan and planting plan show that the development proposes to protect 3 City trees and remove 7 City trees and proposes the planting of 4 replacement City trees. The details of tree replacement, including species, will be reviewed and secured through the Site Plan Control process. Parks, Forestry and Recreation will require a financial security for the value of the trees proposed for the City right of way; this would be secured through the Site Plan Agreement.

The proposal also includes the removal of 43 privately-owned trees. The provisions of the Private Tree By-law require that removed trees are replaced at a ratio of 3:1, with specified size requirements. The submitted landscape plan shows the planting of 20 new trees on private property. The applicant will be required to pay cash-in-lieu of planting the required 109 additional replacement trees on private property.

The landscape plan proposes the planting of 4 trees on the public boulevard, and additional trees in the private front yards, as well as shrubs and sod, and coniferous buffers along the western boundary adjacent to the driveway and the southern boundaries of the townhouses and detached dwelling.

Additional landscaping and permeable paving matters will be reviewed in further detail at the Site Plan Control stage, and secured through the Site Plan Agreement.

## **Schools**

The Toronto District School Board (TDSB) has advised that the capacities of the local middle and secondary schools are insufficient to accommodate the students anticipated from this development. Students would be accommodated at TDSB schools outside of the area, to which busing may be provided. These schools have not yet been identified. If approved, this development would not displace existing students at local schools. As a condition of the future Site Plan Approval, the TDSB requires that signage be erected at all entrances to the site, and wording be included in all agreements of purchase and sale, noting the accommodation issues.

## **Site Plan Control**

An application for Site Plan Control was submitted on August 25, 2016 (16 212893 NNY 25 SA). Through this application, matters such as façade treatments and materiality, the locations of doors and windows, landscaping, paving materials, fencing, solid waste collection, servicing connections, and stormwater management will be further reviewed and secured.

## **Draft Plan of Condominium and Consent Applications**

The applicant proposes the townhouses as ownership housing. An application for Draft Plan of Common Element Condominium will be required for the parking ramp, underground parking and landscaping. An application for consent will be required to sever the individual lots for each townhouse unit. These applications will be submitted following construction, in order to ensure the proposed property lines match the locations of the party walls between the units.

## **Toronto Green Standard**

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Other TGS performance measures including the use of water efficient plant material and the use of LEED accredited pavers, will be secured through Site Plan Control.

## **Conclusion**

This proposal has been reviewed against the policies of the Provincial Policy Statement, and Growth Plan for the Greater Golden Horseshoe, and the Toronto Official Plan. Additionally, staff have reviewed the proposal against the Bayview Townhouse Design Guidelines, and the draft Townhouse and Low-Rise Apartment Guidelines for the City of Toronto. Staff are of the opinion that the proposal is consistent with the PPS, as required by Section 3 of the *Planning Act*, and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Further, the proposal is in keeping with the intent of the Toronto Official Plan, the Infill Townhouse Guidelines, Bayview Townhouse Guidelines and the draft Townhouse and Low-Rise Apartment

Guidelines. This proposal would provide much needed family-sized dwelling units compatible with the surrounding context. As set out in pages 1 and 2 of this report, staff recommend City Council amend Zoning By-law 7625 and Zoning By-law 569-2013, for the lands at 2710, 2716, 2720, and 2722 Bayview Avenue, substantially in accordance with the draft Zoning By-law Amendments attached as Attachment No. 6 and 7 to this report.

## **CONTACT**

Alex Teixeira, Senior Planner  
Tel. No. 416-395-7110/  
Fax No. 416-395-7155  
E-mail: [ateixei@toronto.ca](mailto:ateixei@toronto.ca)

Kathryn Moore, Planner  
Tel. No. 416-395-7176  
Fax No. 416-395-7155  
Email: [kmoore4@toronto.ca](mailto:kmoore4@toronto.ca)

## **SIGNATURE**

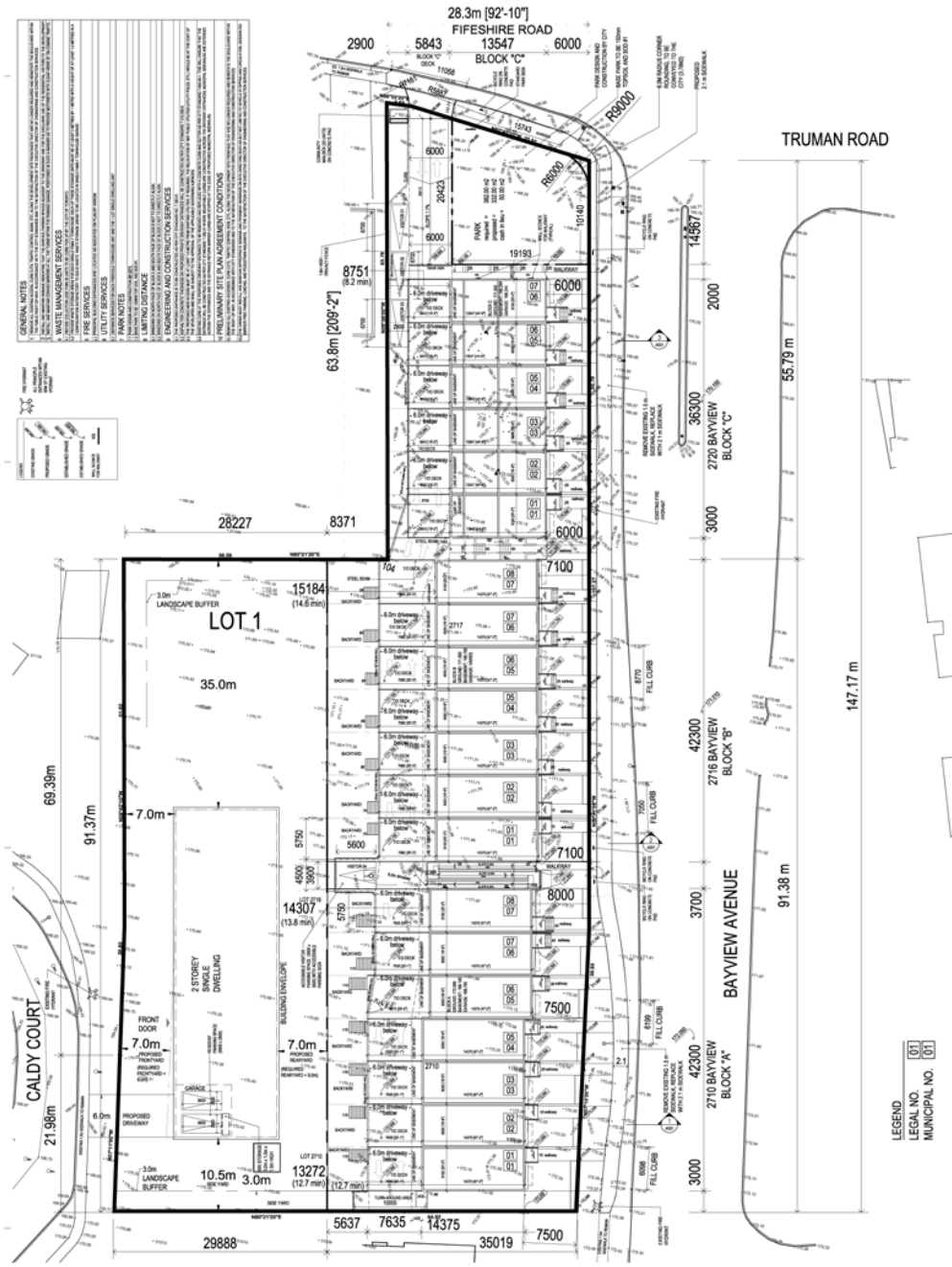
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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: Townhouse Elevations- Block A  
Attachment 2b: Townhouse Elevations- Block B  
Attachment 2c: Townhouse Elevations- Block C  
Attachment 3a: Zoning By-law 7625  
Attachment 3b: Zoning By-law 569-2013  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Zoning By-law Amendment 7625  
Attachment 7: Draft Zoning By-law Amendment 596-2013  
Attachment 8: Parkland Dedication Requirements

# Attachment 1: Site Plan



## Site Plan

## 2710, 2716, 2720 & 2722 Bayview Avenue

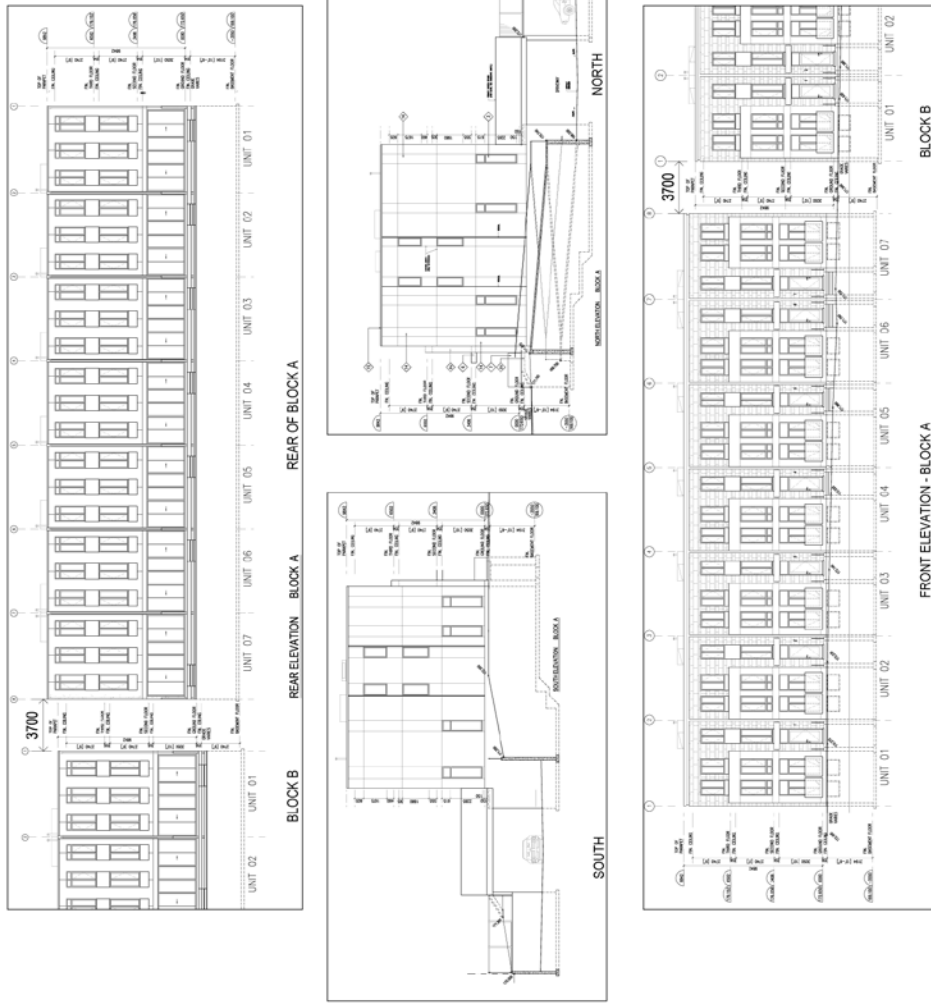
Applicant's Submitted Drawing

Not to Scale

File # 15 267780 NNY 25 0Z



**Attachment 2a: Townhouse Elevations- Block A**



**Elevations - Block A**

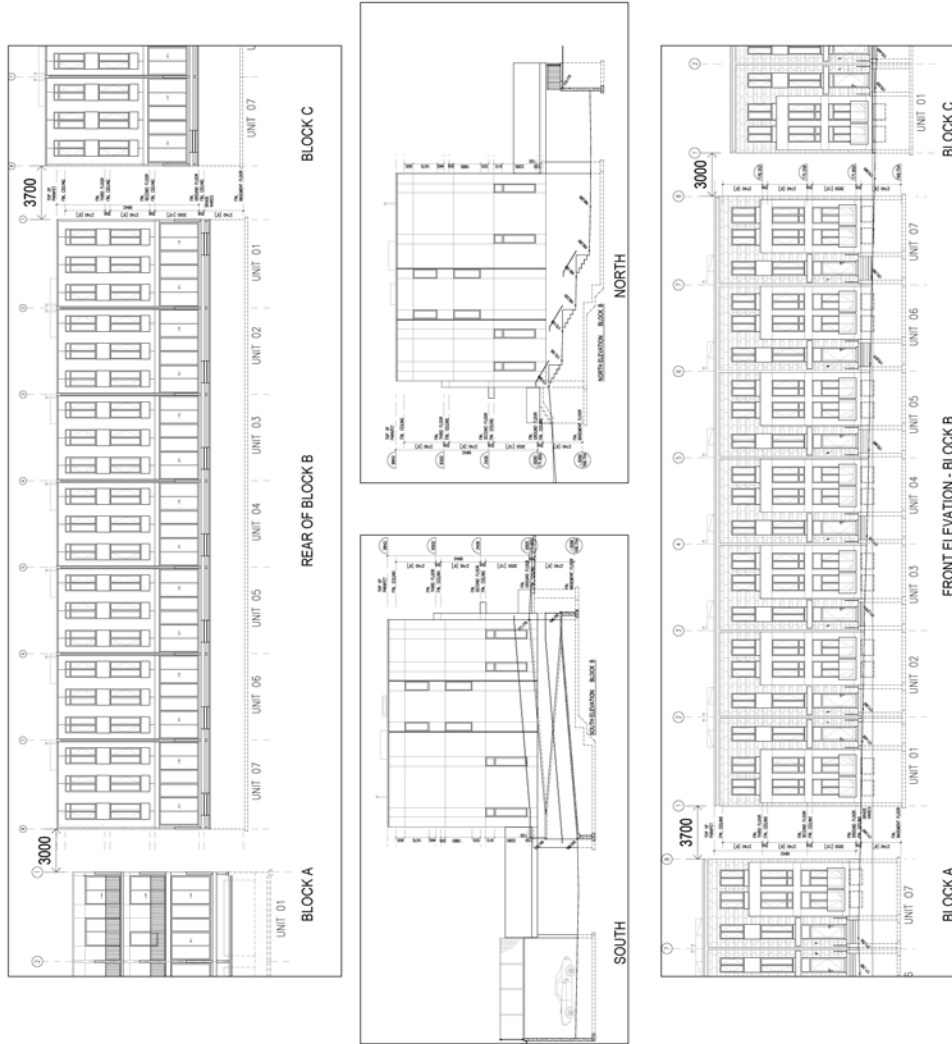
Applicant's Submitted Drawing

Not to Scale  
10/12/2016

**2710, 2716, 2720 & 2722 Bayview Avenue**

File # 15 267780 NNY 25 0Z

**Attachment 2b: Townhouse Elevations- Block B**



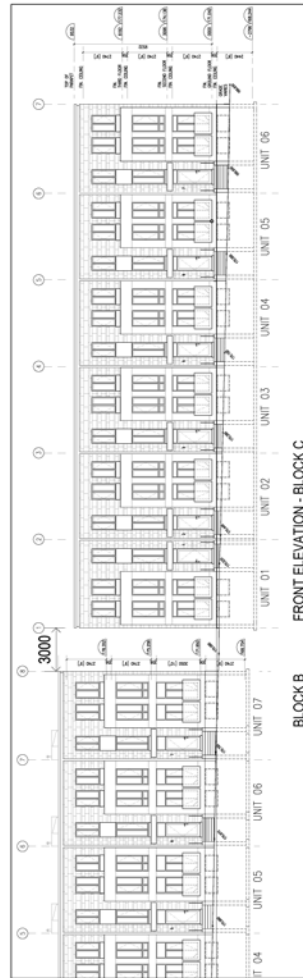
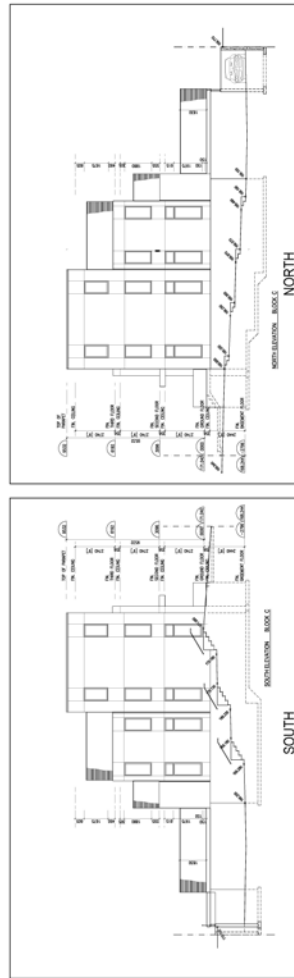
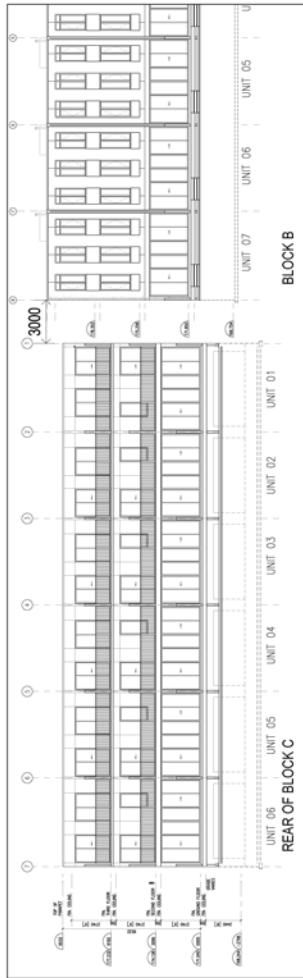
**2710, 2716, 2720 & 2722 Bayview Avenue**

**Elevations - Block B**  
 Applicant's Submitted Drawing

Not to Scale  
 10/12/2016

File # 15 267780 NNY 25 0Z

**Attachment 2c: Townhouse Elevations- Block C**



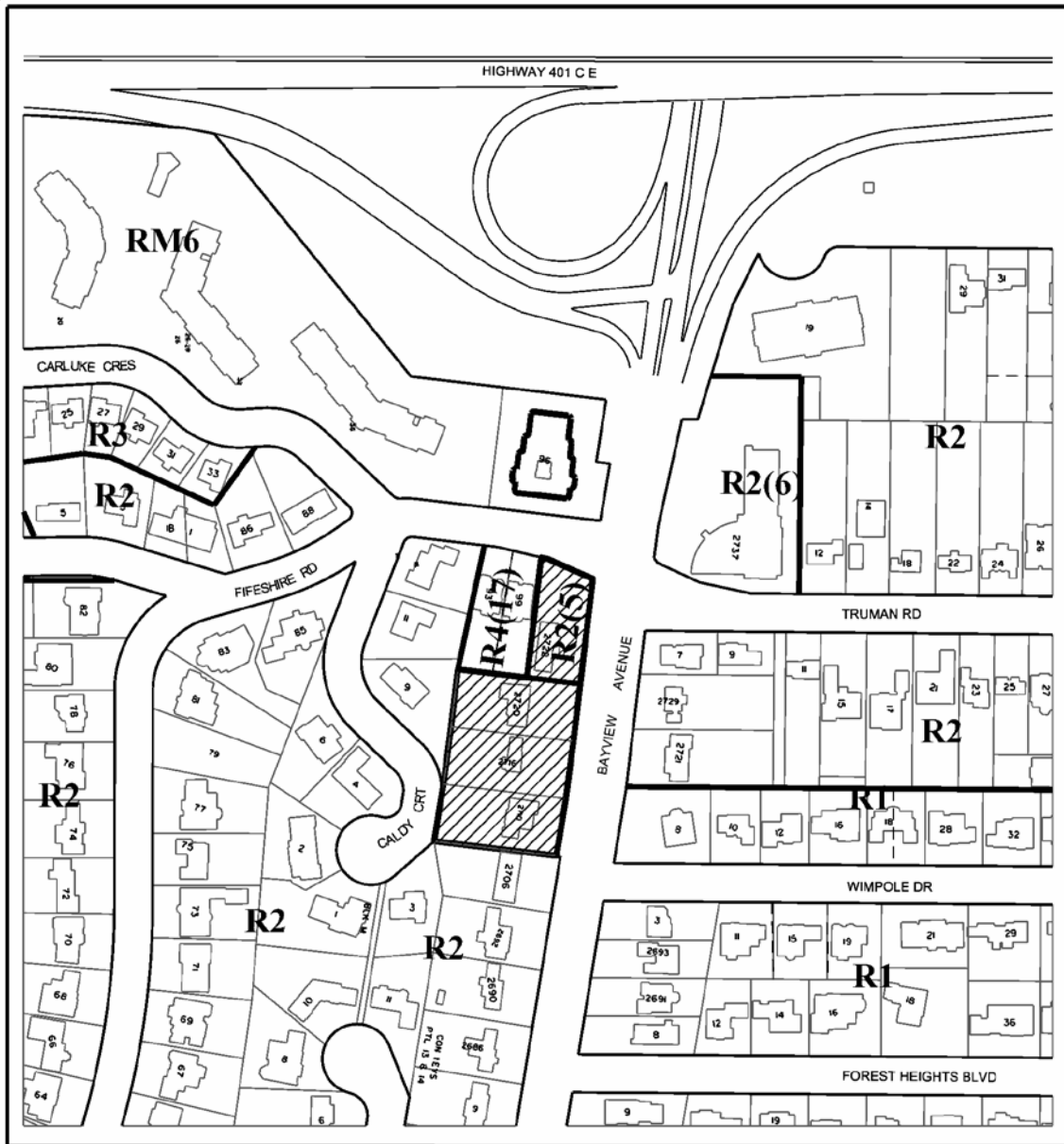
**2710, 2716, 2720 & 2722 Bayview Avenue**

**Elevations - Block C**  
 Applicant's Submitted Drawing

Not to Scale  
 10/12/2016

File # 15 267780 NNY 25 0Z

Attachment 3a: Zoning By-law 7625



**Toronto** City Planning  
**Zoning By-law 7625**

2710, 2716, 2720 & 2722 Bayview Avenue  
 File # 15 267780 NNY 25 0Z

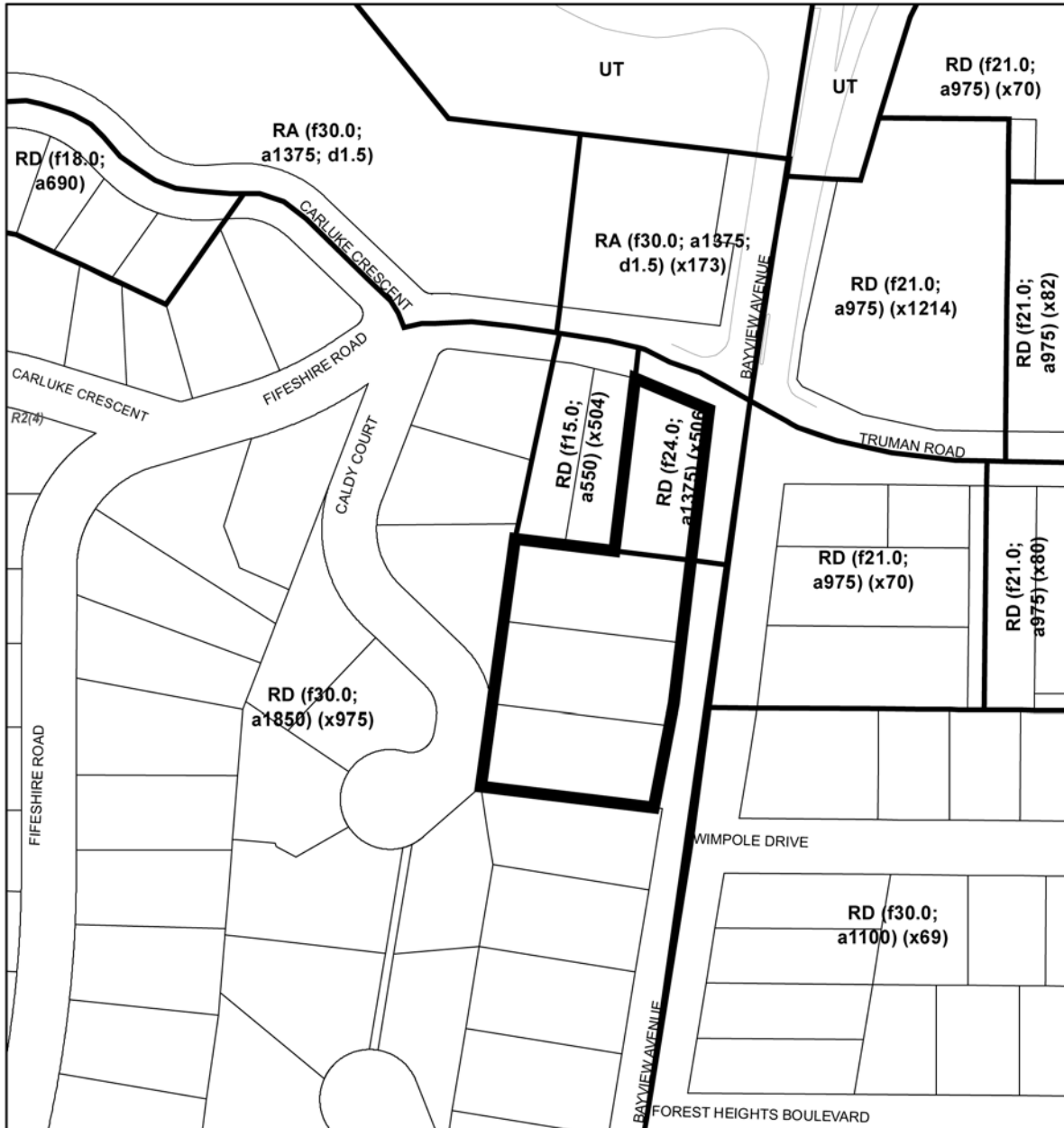
- R1 One-Family Detached Dwelling First Density Zone
  - R2 One-Family Detached Dwelling Second Density Zone
  - R3 One-Family Detached Dwelling Third Density Zone
  - R4 One-Family Detached Dwelling Fourth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

RM6 Multiple-Family Dwellings Sixth Density Zone



Not to Scale  
 Zoning By-law 7625  
 Extracted 1/11/2016

### Attachment 3b: Zoning By-law 569-2013



Zoning By-Law No. 569-2013

2710,2716,2720 & 2722 Bayview Avenue

File # 15 267780 NNY 25 0Z

 Location of Application

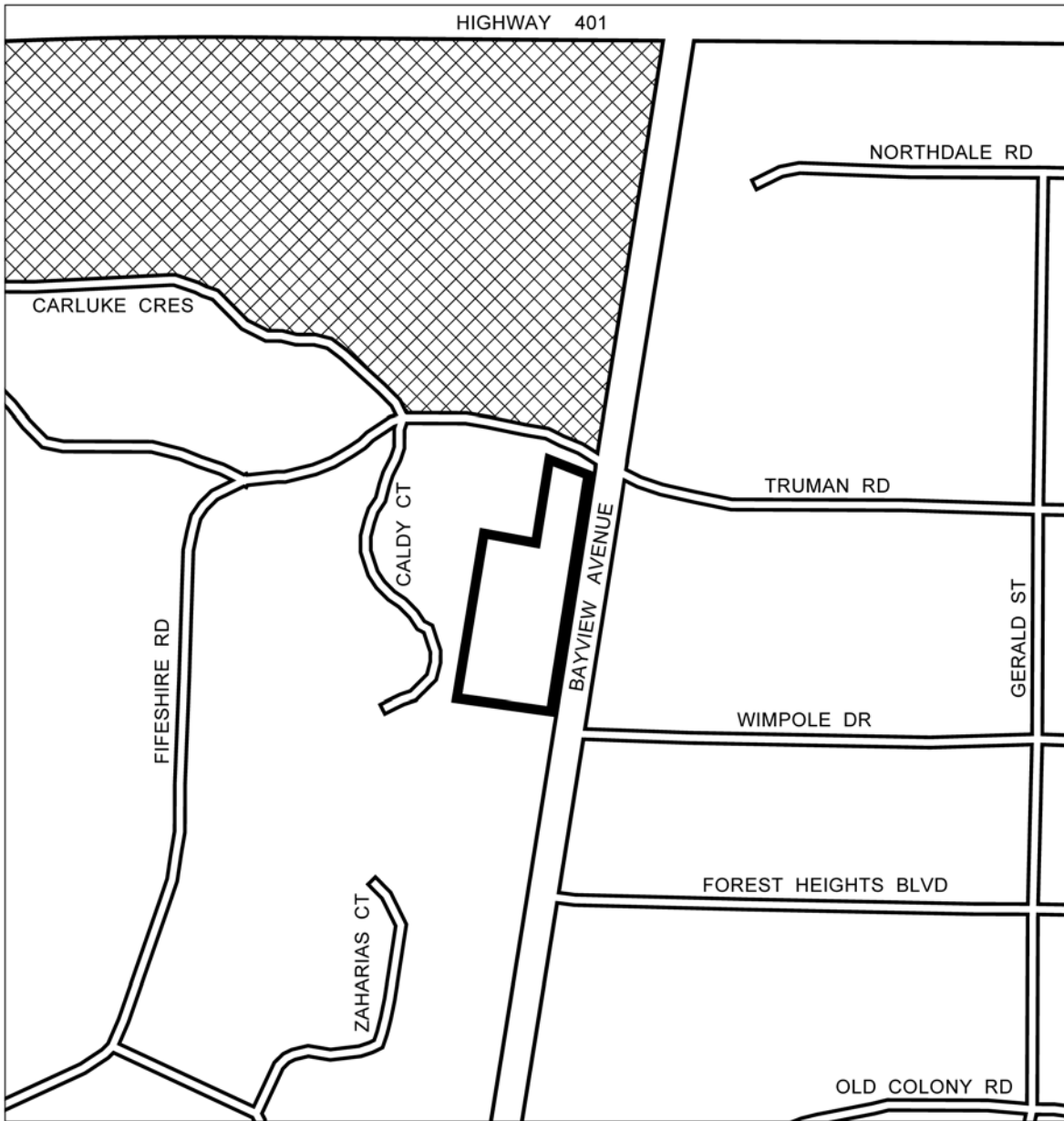
**RD** Residential Detached

**RA** Residential Apartment  
**UT** Utility and Transportation



Not to Scale  
Extracted: 01/21/2016

Attachment 4: Official Plan



Extract from Official Plan

2710, 2716, 2720 & 2722 Bayview Avenue

File # 15 267780 NNY 25 0Z

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods

  
Not to Scale  
10/07/2016

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 267780 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	December 21, 2015

Municipal Address: 2710, 2716, 2720 and 2722 BAYVIEW AVENUE

Location Description: CON 1 EY PT LOT 14 \*\*GRID N2501

Project Description: The purpose of the rezoning application is to permit 3 blocks of townhouses along Bayview Avenue with a total of 20 units. Additionally, one detached dwelling is proposed west of the townhouses on Caldys Court. Vehicular access would be provided from Fifeshire Road. The detached dwelling would be located behind the townhouses and take access from Caldys Court (also see Site Plan Application File No. 16 212893 NNY 25 SA).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ESTATES OF BAYVIEW INC. 1700 LANGSTAFF ROAD, SUITE 1003, VAUGHN ON L4K 3S3		R. VARACALLI ARCHITECT INC.	SHIRIN ZARRABIAN

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	RD (f30.0, a1850)(x975) RD (f24.0, a1375)(x506)	Historical Status:	N
Height Limit (m):	11.5	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	7633.03	Height:	Storeys:	3	
Frontage (m):	147.17		Metres:	11.5	
Depth (m):	55.79				
Total Ground Floor Area (sq. m):	2335.38				<b>Total</b>
Total Residential GFA (sq. m):	5478.76		Parking Spaces:	44	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	5478.76				
Lot Coverage Ratio (%):	30.6				
Floor Space Index:	0.72				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	5478.76	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	20	Institutional/Other GFA (sq. m):	0	0
Total Units:	20			

**CONTACT: PLANNER NAME: Alex Teixeira, Senior Planner & Kathryn Moore, Planner**  
**TELEPHONE: 416-395-7110 & 416-395-7176**

## Attachment 6: Draft Zoning By-law Amendment 7625

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on  
~, 20~

Enacted by Council: ~, 20~

### CITY OF TORONTO

Bill No. ~

### BY-LAW No. \_\_ 2016

**To amend Zoning By-law No. 7625, as amended,  
With respect to the lands municipally known as,  
2710, 2716, 2720, and 2722 Bayview Avenue**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law 7625 of the Former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

#### **64.16 (107) RM1 (107)**

#### **PERMITTED USES**

- a) As shown on Schedule "2", the only permitted uses shall be multiple attached dwellings.

#### **EXCEPTION REGULATIONS**

#### **NUMBER OF DWELLING UNITS**

- b) The permitted maximum number of dwelling units is 20.

#### **MINIMUM LOT FRONTAGE**

- c) The minimum lot frontage for each dwelling unit shall be 6 metres.

#### **MAXIMUM GROSS FLOOR AREA**



- d) The maximum permitted gross floor area shall be 5,000 m<sup>2</sup>.

#### LOT COVERAGE

- e) The maximum permitted lot coverage shall be 31%.

#### BUILDING HEIGHT

- f) The permitted maximum height for a building is 11.5 metres and three-storeys.

#### SETBACKS

- g) The minimum yard setbacks shall be as set out in Schedule "2".

#### DISTANCE BETWEEN TOWNHOUSE BLOCKS

- h) The required minimum distance between townhouse blocks shall be 3 metres.

#### PARKING

- i) A minimum of 2 parking spaces per dwelling unit shall be provided; except that Unit 7 of Block B may provide two small car parking spaces with a minimum length of 5.1 metres and a minimum width of 2.4 metres.

#### VISITOR PARKING

- j) A minimum of 4 parking spaces shall be provided, one of which must be an accessible parking space (3.9 metres x 5.6 metres).

#### OTHER PROVISIONS

- k) Despite any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
3. Section 64.11 of By-law No. 7625 is amended by adding Schedules "1" and "2" attached to this By-law.
  4. Section 64.11 of By-law No. 7625 is amended by adding the following subsection:

#### **64.11 (12) R2 (12)**

#### **PERMITTED USE**

- a) The only permitted uses shall be single detached dwellings.

#### NUMBER OF DWELLING UNITS

- b) The maximum number of dwelling units shall be one (1).

#### LOT WIDTH

- c) The minimum lot width shall be 6 metres.

#### GROSS FLOOR AREA

- d) The maximum permitted gross floor area shall be 1,000 m<sup>2</sup>.

#### LOT COVERAGE

- e) The maximum permitted lot coverage shall be 31%.

#### BUILDING HEIGHT

- g) The permitted maximum height for a building is 10 metres and two-storeys.

#### SETBACKS

- h) The minimum yard setbacks shall be as set out in Schedule "2".

#### PARKING

- i) A minimum of 2 parking spaces shall be provided.

#### OTHER PROVISIONS

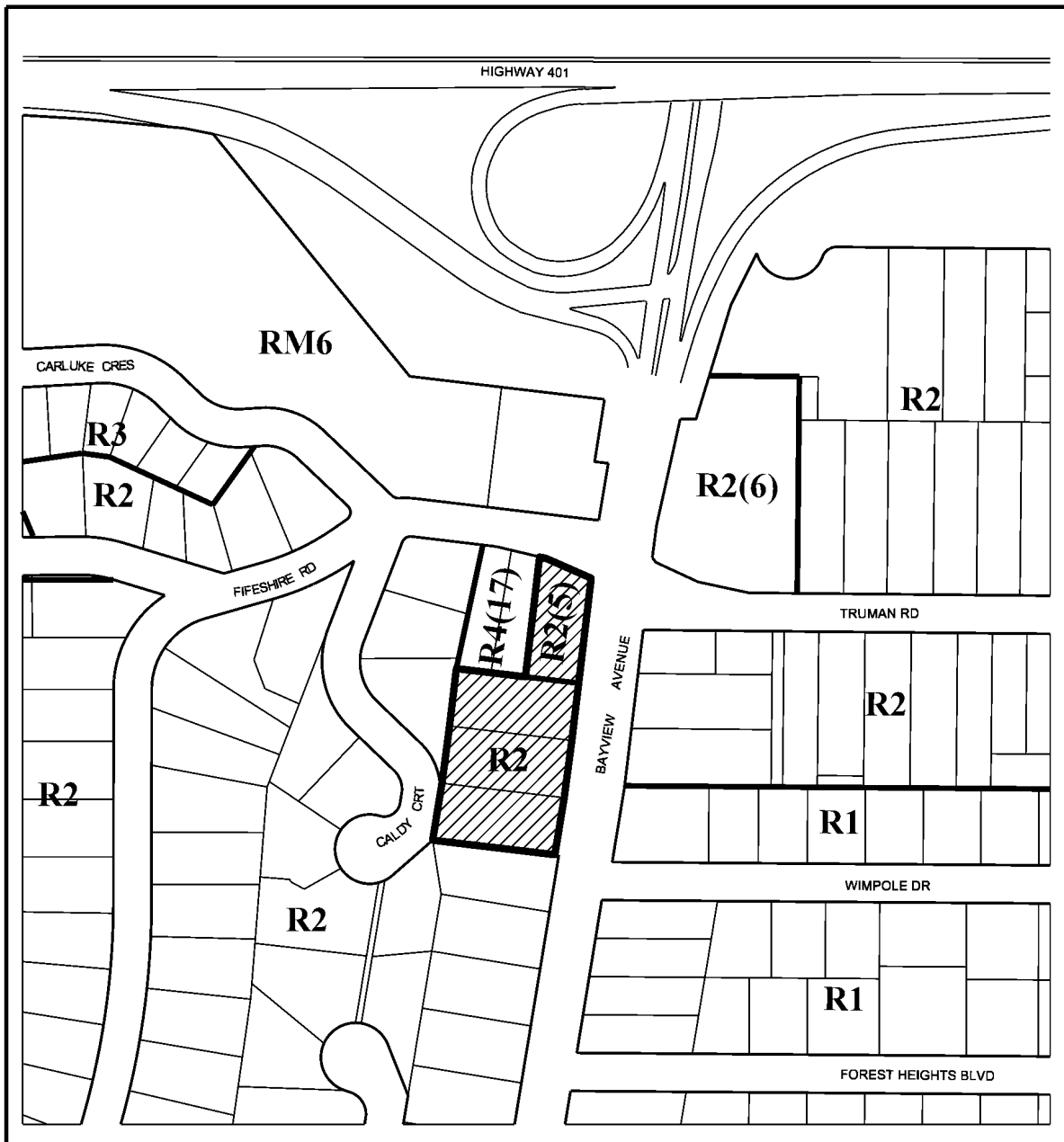
5. Despite any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
6. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

(Corporate Seal)

ULLI S. WATKISS,  
City Clerk



**Toronto** City Planning  
**Zoning By-law No. 7625**

**2710, 2716, 2720 & 2722 Bayview Avenue**

File # 15 267780 NNY 25 02

 Location of Application

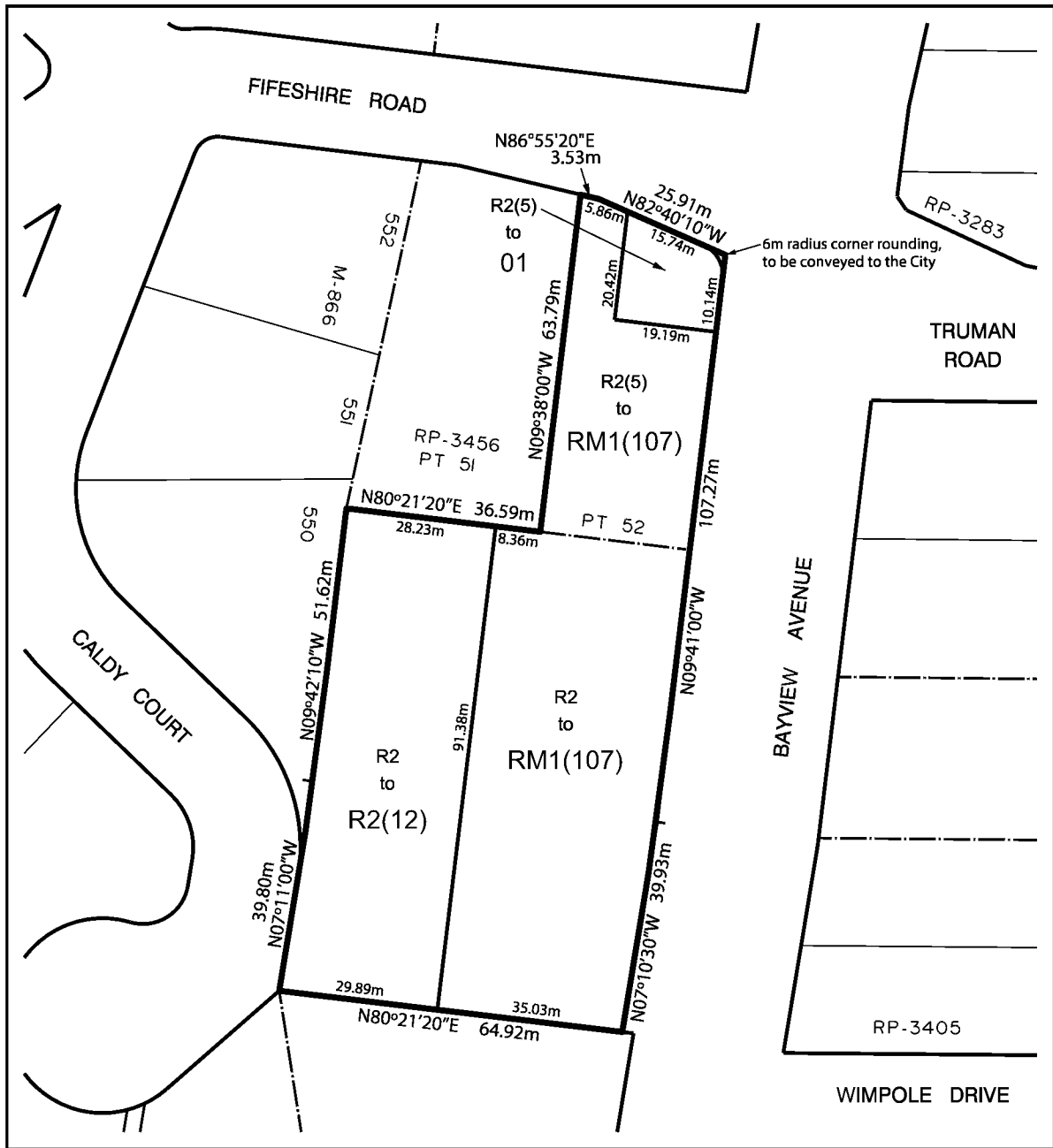
- R1 One-Family Detached Dwelling First Density Zone
- R2 One-Family Detached Dwelling Second Density Zone
- R3 One-Family Detached Dwelling Third Density Zone

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
 Zoning By-law 7625  
 Extracted 10/24/2016

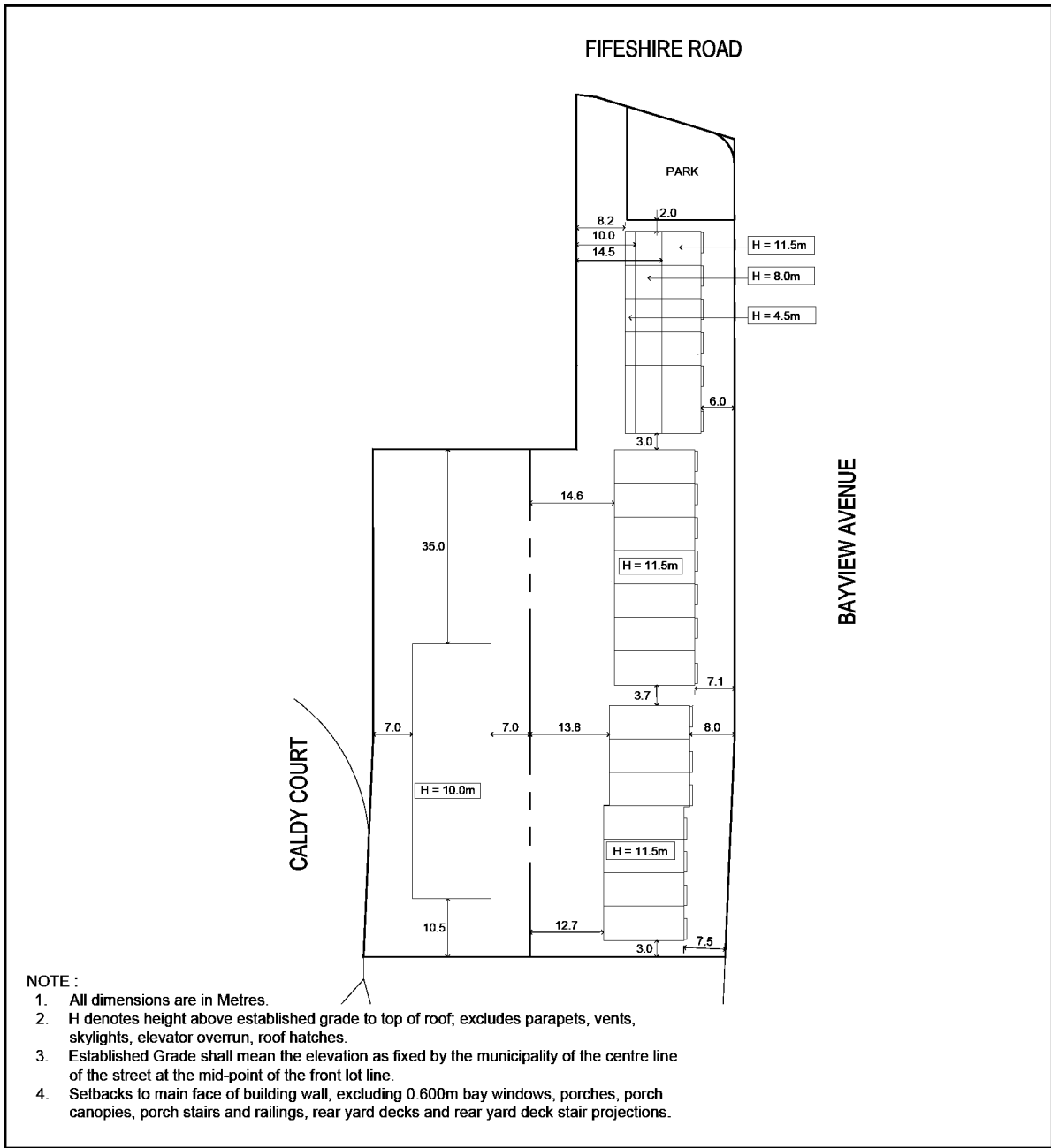


Draft Schedule 1

Part of Lot 14, Con. 1, E.Y.S.  
 MMM Geomatics Ontario Ltd.  
 Date: 10/21/2016  
 Approved by: K.M.

File # 15 267780 NNY 25 02





Schedule 2

Part of Lot 14, Con. 1, E.Y.S.

File # 15 267780 NNY 25 0Z

MMM Geomatics Ontario Ltd.

Date: 10/21/2016

Approved by: K.M.



Not to Scale

Authority: North York Community Council ##, as adopted by City of Toronto Council on ~, 20~

## CITY OF TORONTO

Bill No. ~

### BY-LAW No. [XXXX- 2016]

#### To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as, 2710, 2716, 2720 and 2722 Bayview Avenue

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to **RD (x####) and RT (x####)**, as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law, from a lot coverage label of 30 % to 31 %) as shown on Diagram 3 attached to this By-law;
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number [###] so that it reads:

**(##) Exception RT [#####]**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 10.60.20, the only uses permitted are:  
**dwelling unit** in a **building type** permitted by Clause 10.60.20.40;
- (B) The maximum number of **dwelling units** is 20;

- (C) The minimum **lot frontage, side yard setbacks, and rear yard setbacks** for the **building** are shown on Diagram 4 of By-law (Clerks to insert this number);
- (D) The minimum **building setback** from the **front lot line** is 6.0 metres;
- (E) The minimum **lot frontage** for each **dwelling unit** is 6.0 metres;
- (F) The maximum **building** height of a **building** is as shown on Diagram 4 of By-law (Clerks to insert this number);
- (G) The maximum number of **dwelling units** in a **townhouse building** is 7 units;
- (H) A minimum of **two parking spaces** must be provided for each **dwelling unit**, except Unit 7 of Block B which must provide two small car **parking spaces** within a minimum length of 5.1 metres and a minimum width of 2.4 metres;
- (I) A minimum of **four parking spaces** must be provided for **visitor parking**, one of which must be an accessible **parking space**

Prevailing By-laws and Prevailing Sections: (None Apply)

- 6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number [###] so that it reads:

**(##) Exception RD [#####]**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 10.20.20, the only uses permitted are: **dwelling unit**;
- (B) The minimum **lot frontage, side yard setbacks, and rear yard setbacks** for the **building** are shown on Diagram 4 of By-law (Clerks to insert this number);
- (C) The maximum **building** height of a **building** is 2 **storeys** and 10 metres; and
- (D) A minimum of two **parking spaces** must be provided.



Prevailing By-laws and Prevailing Sections: (None Apply)

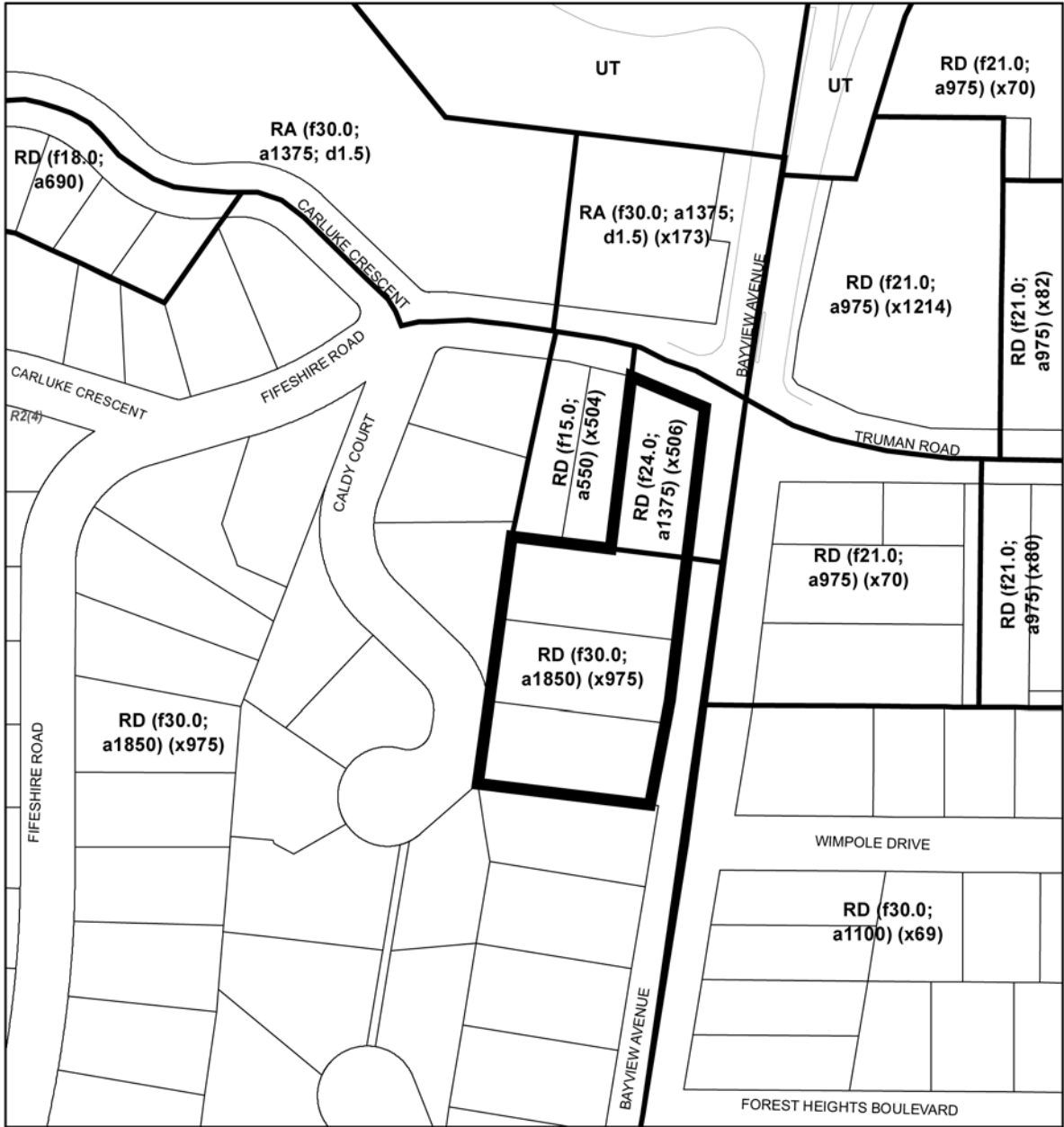
Enacted and passed on month ##, 20##.

Name,

Speaker

Ulli S. Watkiss,  
City Clerk


(Seal of the City)



## 2710,2716,2720 & 2722 Bayview Avenue

Zoning By-Law No. 569-2013

File # 15 267780 NNY 25 0Z

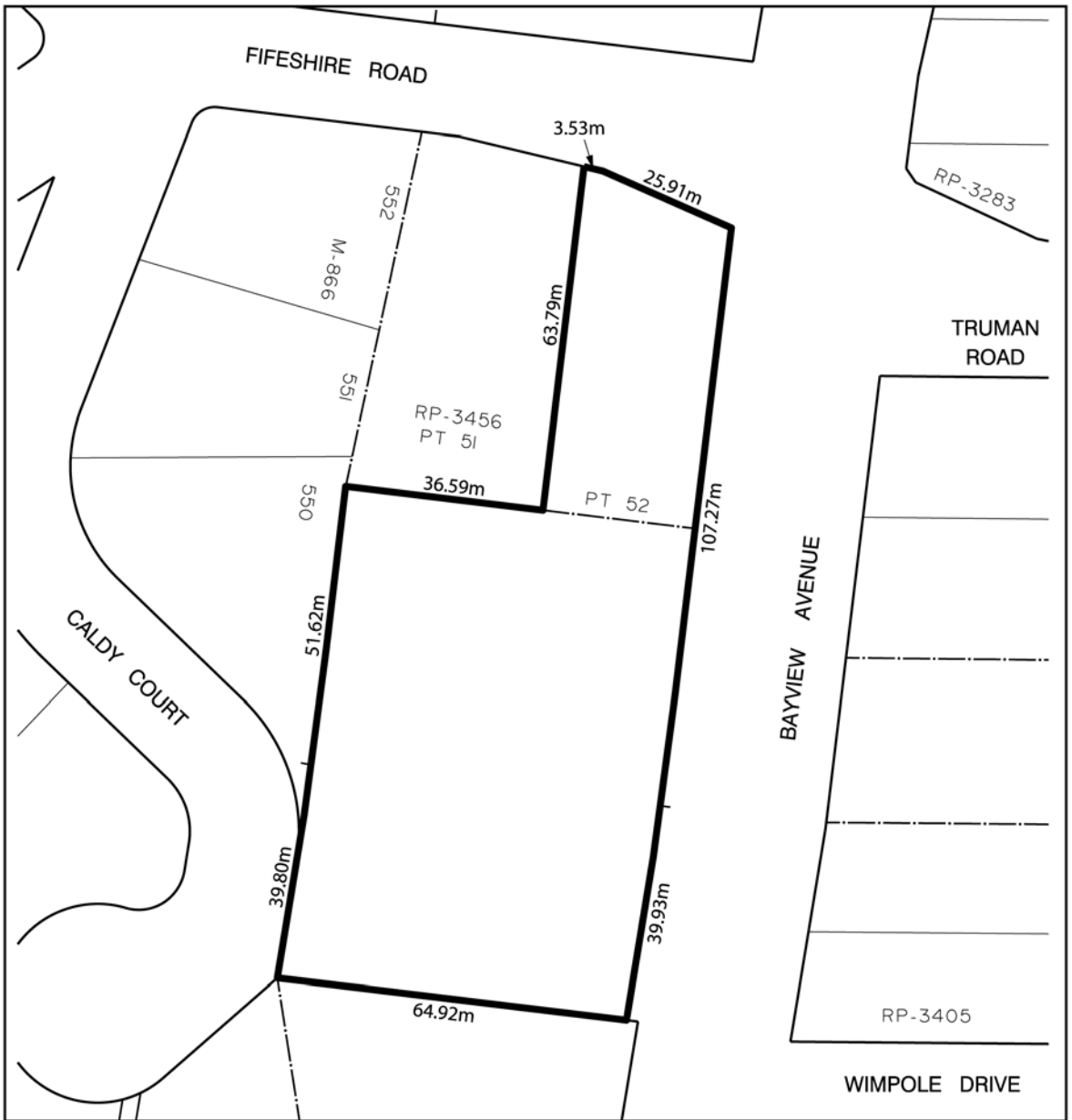
 Location of Application

RD Residential Detached

RA Residential Apartment  
UT Utility and Transportation



Not to Scale  
Extracted: 10/24/2016

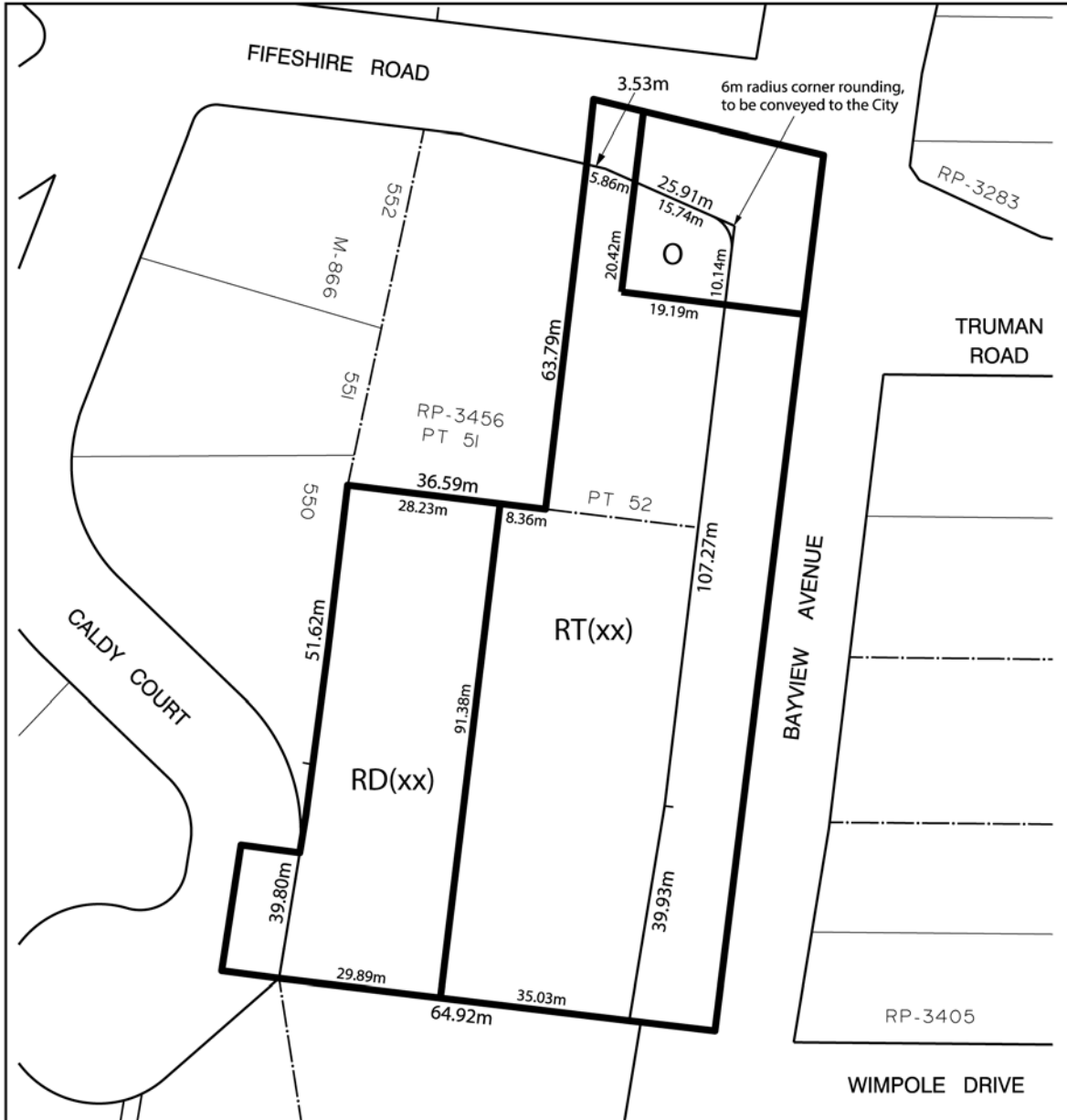


**TORONTO**  
 Diagram 1

2710, 2716, 2720 & 2722 Bayview Avenue

File # 15 267780 NNY 25 OZ

City of Toronto By-Law 569-2013  
 Not to Scale  
 10/21/2016



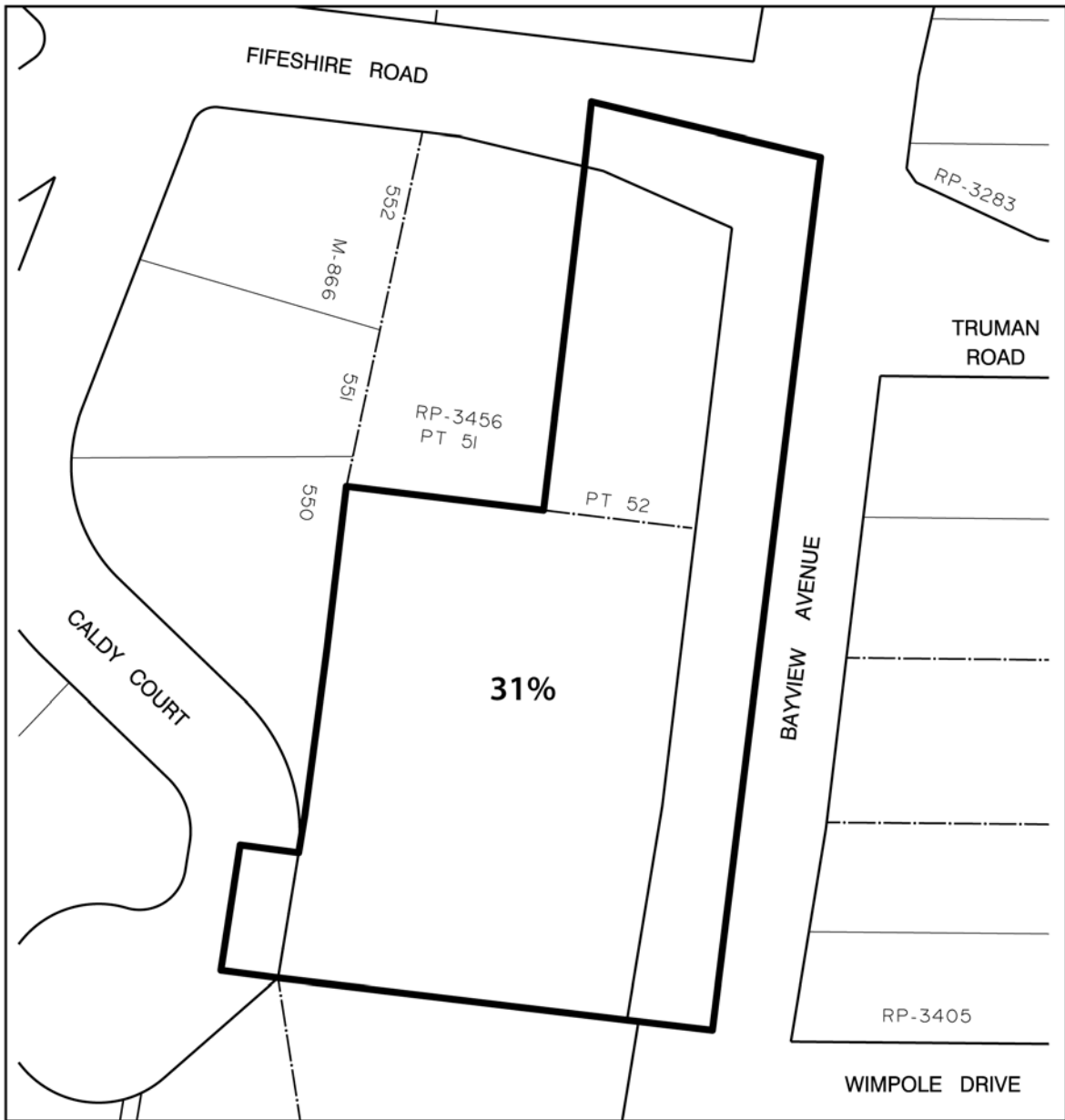
**TORONTO**  
 Diagram 2

2710, 2716, 2720 & 2722 Bayview Avenue

File # 15 267780 NNY 25 OZ



City of Toronto By-Law 569-2013  
 Not to Scale  
 10/21/2016



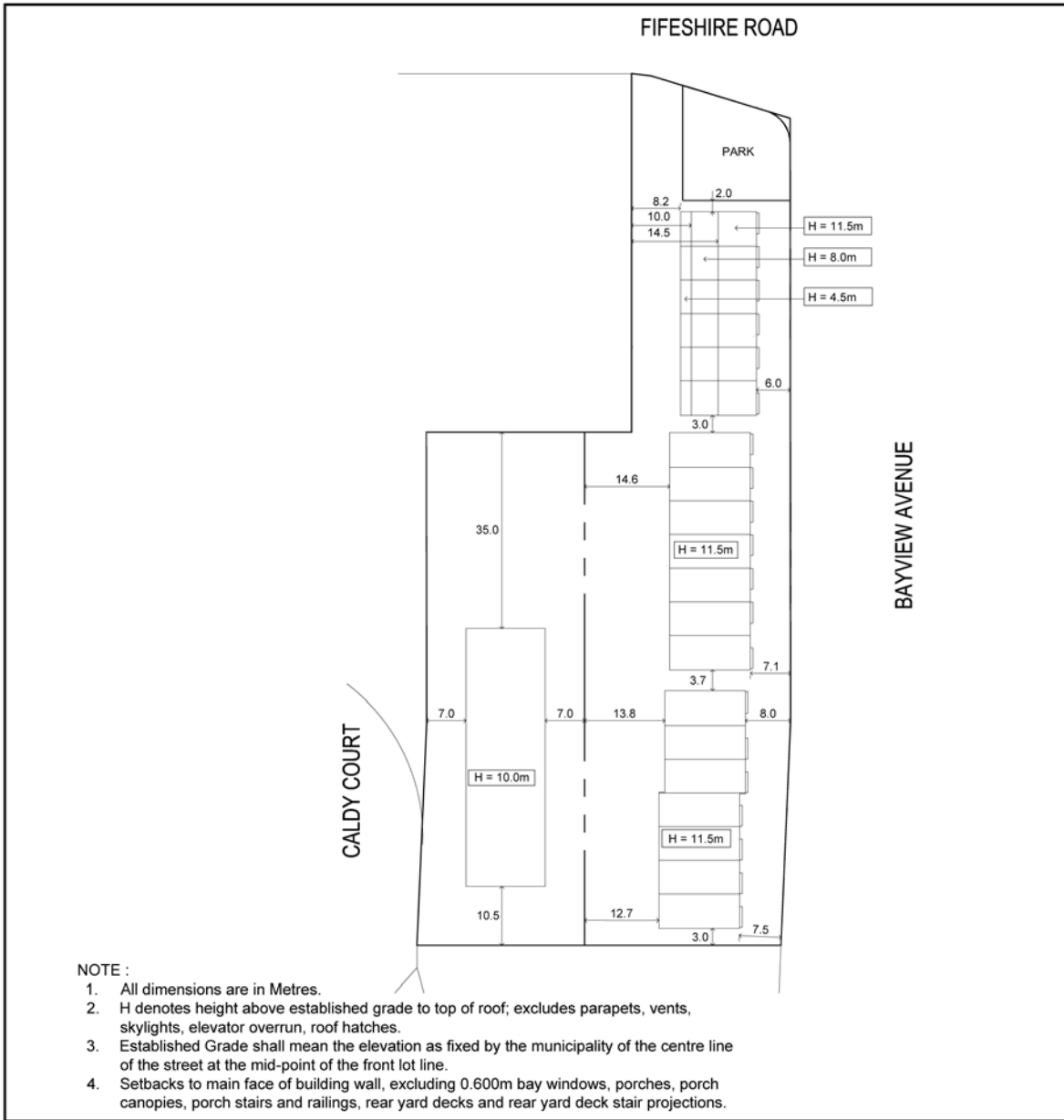
**TORONTO**  
**Diagram 3**

**2710, 2716, 2720 & 2722 Bayview Avenue**

File # 15 267780 NNY 25 OZ



City of Toronto By-Law 569-2013  
 Not to Scale  
 10/21/2016



**TORONTO**  
Diagram 4

**2710, 2716, 2720 & 2722 Bayview Avenue**

File # 15 267780 NNY 25 OZ



City of Toronto By-Law 569-2013  
Not to Scale  
10/21/2016