

**3390, 3392, 3394, 3396 and 3398 Bayview Avenue –
Zoning Amendment Application and Rental Housing
Demolition Application under Municipal Code Chapter
667 – Supplementary Report**

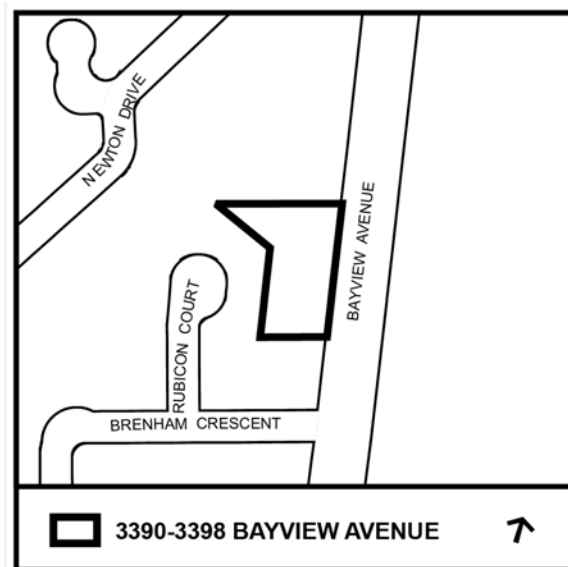
Date:	October 11, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	16 114795 NNY 24 OZ & 17 161620 NNY 24 RH

SUMMARY

The Director, Community Planning, North York district has sent a report to Community Council dated September 27, 2017, recommending approval of an application that proposes 24 four-storey, back-to-back townhouses arranged in 2 blocks with 50 underground parking spaces at 3390, 3392, 3394, 3396 and 3398 Bayview Avenue.

The Rental Housing Demolition and Conversion Application proposes the demolition of five (5) single-detached properties containing six (6) residential dwelling units, of which one (1) was a residential rental unit at the time of application. An application for Rental Housing Demolition and Conversion under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been submitted with the rezoning application to permit the demolition of the one (1) existing residential rental unit located at 3392 Bayview Avenue.

In order to construct the proposed development the existing 3.07 metre wide



sanitary sewer easement that currently runs through the middle of the site is proposed to be relocated between the driveway and the northerly lot line and also wrap around the westerly end of the driveway. It would be 6 metres in width and unencumbered by the development. The existing sewer is required to be maintained until such time as the work, noted above, above is completed. City Planning Staff had previously been advised that the best method to secure such improvements was in the Notice of Approval Conditions.

Subsequent to the report going forward, City Planning Staff have received further advice from the Chief Building Official and City Solicitor, in consultation with Engineering and Construction Services, on conditions that can be added to the demolition permit to secure the protection of municipal infrastructure on site. For this reason Staff are recommending minor changes to Recommendation 4 of the report from the Director, Community Planning, North District titled "3390, 3392, 3394, 3396 and 3398 Bayview Avenue – Zoning Amendment Application and Rental Housing Demolition Application under Municipal Code Chapter 667 – Final Report" and dated September 27, 2017.

RECOMMENDATIONS

The City Planning Division recommends that:

Recommendation 4 of the report from the Director, Community Planning, North District titled "3390, 3392, 3394, 3396 and 3398 Bayview Avenue – Zoning Amendment Application and Rental Housing Demolition Application under Municipal Code Chapter 667 – Final Report" and dated September 27, 2017, be deleted and replaced with the following:

"4. City Council approve the application to demolish the six (6) existing residential units at 3390, 3392, 3394, 3396 and 3398 Bayview Avenue, which includes one (1) residential rental unit, pursuant to Municipal Code Chapters 667 and 363, with the following conditions:

- i. That the owner obtain a shoring permit and that the existing municipal sanitary sewer within the easement between 3394 and 3396 Bayview Avenue be structurally supported and maintained by the owner to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, until such time as it is decommissioned; and
- ii. That the Chief Engineer and Executive Director of Engineering and Construction Services be provided with 2 working days notice of any demolition activity at 3394 and 3396 Bayview Avenue so that the measures required to support the existing sewer can be inspected."

Financial Impact

The recommendations in this report have no financial impact.

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SIGNATURE

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