

**1 Heathcote Avenue – Zoning Amendment Application –
Final Report**

Date:	October 31, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	15 251059 NNY 25 OZ

SUMMARY

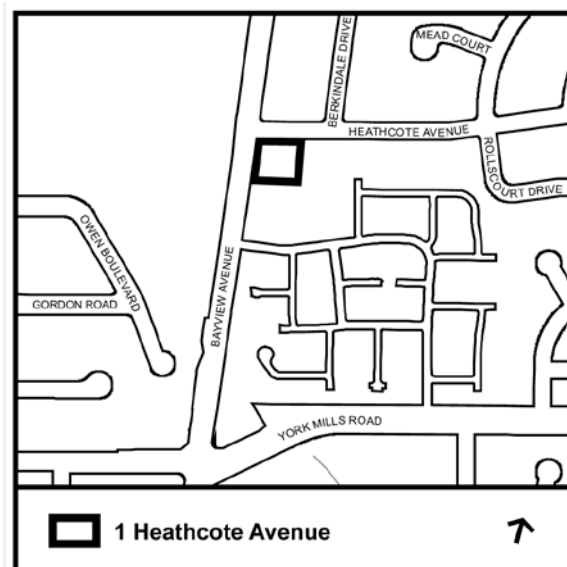
This application proposes to amend the Zoning By-law applicable to the lands at 1 Heathcote Avenue to allow for the construction of a six-unit townhouse block fronting onto Bayview Avenue. The block would be three-storeys in height, have a gross floor area of 1,396 square metres, and floor space index of 1.06 times the lot area. Vehicular access to the townhouses is proposed from Heathcote Avenue and each townhouse unit would have a rear integral garage. The existing single-detached dwelling would be demolished.

This report reviews and recommends approval of the application to amend the Zoning By-law, as it generally consistent with the Bayview Townhouse Design Guidelines.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625, for the lands at 1 Heathcote 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 1 Heathcote 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 the Chief Engineer and Executive Director of Engineering and Construction Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of December 10, 2015, City Council adopted the Bayview Townhouse Design Guidelines. The final report can be found at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85219.pdf>.

The Preliminary Report for this proposal was adopted by North York Community Council on January 19, 2016 and is available on the City's website at:

<http://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-86903.pdf>.

ISSUE BACKGROUND

Proposal

This application proposes to develop the lands at 1 Heathcote Avenue with six townhouse units, organized into one block, which would front onto Bayview Avenue. Vehicular access would be provided from the flanking street, Heathcote Avenue, by way of a six metre wide shared driveway. The existing one-storey detached dwelling on the site would be demolished.

The end units are proposed to have widths of 5.84 metres, while the four interior units would have widths of 5.69 metres. All units are proposed to be three-storeys in height (under 11.95 metres from established grade to the top of the roof). The grade varies on the site by approximately 1.5 metres sloping upward from south to north. Each unit would have four outdoor amenity spaces; a balcony located at the front of the unit on the third floor facing Bayview Avenue, a balcony on the rear of the building on the first and the second storey, and a roof-top terrace located at the rear of the unit and accessed from the third storey.

The proposed coverage of the block is 44.5%, and the proposed gross floor area is 1,395.64 square metres, which results in a floor space index of 1.06 times the area of the lot. The proposed front yard setbacks range from 5.5 metres to 7.57 metres. The proposed south side yard setback from the neighbouring property (2601-2609 Bayview Avenue) is 1.2 metres, and the proposed north side yard setback from Heathcote Avenue ranges from 2.45 metres to 3.1 metres. The proposed rear yard setback ranges from 9.0 metres to 10.7 metres.

Vehicular access to the proposed townhouse units would be provided by a two-way driveway off of Heathcote Avenue. Each townhouse unit is proposed to have two vehicular parking spaces provided in an integral rear garage. The garages would be located at the rear basement level of

each unit and accessed from the six metre wide shared driveway off of Heathcote Avenue at the rear of the block. Two visitor parking spaces are also proposed, in the form of parallel parking spaces along the east side of the shared driveway. There is a landscape buffer proposed between the driveway and the rear property line that ranges from three metres at the north of the site to 4.7 metres at the south end, and is reduced to two metres along the visitor parking spaces. Garbage is proposed to be stored in the garage of each unit and collected curbside on garbage pick-up day.

Site and Surrounding Area

The subject lands are located at the southeast corner of Bayview Avenue and Heathcote Avenue, which is in the northeast quadrant of Bayview Avenue and York Mills Road. The site currently has an area of 1,335.9 square metres to be reduced to 1,322.9 square metres to allow for a 0.4 metre road widening along Bayview Avenue and 6.0 metre corner rounding, both to be conveyed to the City. The site has a frontage along Heathcote Avenue of 32.7 metres, and a depth along Bayview Avenue of 38.5 metres. The site is generally flat but gradually slopes upwards from south to north. The site currently accommodates a one-storey detached dwelling, which is accessed from Heathcote Avenue. The dwelling is proposed to be demolished.

Land uses surrounding the site are as follows:

- North: Heathcote Avenue and beyond, are one and two-storey detached dwellings; in August of 2017, the Ontario Municipal Board approved a block of six townhouses fronting onto Bayview Avenue on the north side of Heathcote Avenue, which have yet to be constructed(file no. 16 155576 NNY 25 OZ);
- South: Two-storey place of worship (Bayview United Church); two-storey nursing home (Cedarhurst Dementia Care Home); townhouses
- East: One and two-storey detached dwellings;
- West: Bayview Avenue and beyond are one and two-storey detached dwellings; two-storey place of worship (Finnish Pentecostal Church, Bayview Family Church).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- protection of the natural and built environment;
- building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- residential development promoting a mix of housing types and affordable housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all

decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) region including:

- setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

The Toronto Official Plan identifies the subject site as being designated *Neighbourhoods* (See Attachment 3). *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.

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.

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment (OPA) 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*. OPA 320, as approved by Council, is available on the City's website at:

<http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

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. The Minister's approval and modification can be found at:

https://www1.toronto.ca/City%20of%20Toronto/City%20Planning/SIPA/Files/pdf/N/MMA%20Notice%20of%20Decision.OPA%20320.July%204_2016.pdf

Bayview Townhouse Design Guidelines

The Bayview Townhouse Design Guidelines were approved by City Council in December, 2015 to provide clear direction for how new 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

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses (2006) articulate and clarify the City's interest in addressing impacts from townhouse developments, 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.

Townhouse and Low-Rise Apartment Guidelines

A comprehensive update to the Townhouse Guidelines is currently underway. Revised 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?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

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

Zoning

The site is zoned R2 under North York Zoning By-law No. 7625 (see Attachment 4a). With respect to residential permissions, this zone allows for detached dwellings, and associated accessory buildings. The minimum required lot frontage is 21 metres, and the minimum required lot area is 975 square metres.

The lands are also subject to Toronto Zoning By-law No. 569-2013, under which they are zoned RD (f21.0; a975) (x70) (see Attachment 4b). In terms of residential permissions, this zone also

allows for detached dwellings only. Requirements for frontage and lot area are also the same. Townhouses are not permitted uses under either zoning by-law.

Site Plan Control

An application for Site Plan Control Approval was submitted on November 13, 2015 and is currently under review (file no. 15 251084 NNY 25 SA).

Reasons for Application

An application for Zoning By-law Amendment was submitted to permit the townhouse use, and to create an appropriate list of performance standards to facilitate the proposed development. The draft by-laws include site-specific provisions for lot area, dwelling type, number of units, front, rear and side yard setbacks, soft landscaping, height, lot coverage, and parking.

Community Consultation

A Community Consultation Meeting was held on February 23, 2016 at the Bayview Family Church. The meeting was attended by the Ward Councillor, City Planning staff, the applicant and approximately 20 members of the public. The following concerns were raised by neighbouring residents at the Community Consultation Meeting:

- Too many units;
- The height and number of storeys is too high;
- Setbacks and relationship of dwellings to the rear;
- Shadowing of neighbouring properties;
- Parking on Heathcote Avenue; and
- Number of resident/visitor parking spaces on-site.

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

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. It appropriately balances growth against neighbourhood protection. The proposed development 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. This proposal provides reasonable intensification through infill development that is compatible with the existing and planned neighbourhood context 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

The application proposes six three-storey townhouse units in one block fronting onto Bayview Avenue. Section 4.1 of the Official Plan requires new development to "respect and reinforce the existing physical character of the neighbourhood". The Official Plan recognizes that some areas may have more than one prevailing building type and provides the scenario 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, built and under construction along this section of Bayview Avenue.

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 a 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 the emerging character along Bayview Avenue and respects the lower scale character of the interior of the neighbourhood.

Built Form/Massing/Transition

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 and planned context of the area, including massing, and scale, building type and setbacks from the street and is comparable to the other approved townhouse projects planned for and under construction along Bayview Avenue.

The six townhouse units are accommodated within one block, with five of six units fronting Bayview Avenue and the corner unit fronting on Heathcote Avenue. In order to respect the existing character of both streets, the proposed units are setback between 5.5 metres and 7.57 metres from Bayview Avenue, and have an appropriate fronting relationship with active uses at the front and access to the integral garages and visitor parking, at the rear, as stipulated within sections 3.1 and 3.3 of the Bayview Townhouse Design Guidelines. The existing lots along Bayview Avenue include large lots, with existing detached dwellings that front Bayview Avenue and feature large landscaped front yards. The majority of the front main wall of the building is set back a minimum of seven metres from the front property line with the exception of a number of projections into the setback including architectural features, porches, and planter boxes, which maintains the landscaped character of the neighbourhood. The setback to Heathcote Avenue is 2.45 metres and combined with the public boulevard, allows for 8.27 metres to the curb. These ample setbacks provide a development that fits within the existing and planned context of the neighbourhood.

The proposal is for three-storey units which is consistent with the other townhouse developments along Bayview Avenue, as well as the existing zoning for the site. While the proposed three-storey townhouses are taller than the dwellings along Heathcote Avenue (which are one and two storeys in height), because of the generous rear setback and the stepping back of the upper floors at the rear, they have an appropriate transition in scale towards the lower scale detached lots west of the site, in accordance with section 3.4 of the Bayview Townhouse Design Guidelines. The proposed buildings, with heights of three-storeys, have been massed to fit within the existing context. The second floor balconies and roof top amenity spaces are proposed to have landscape

screening in order to limit the overlook and ensure that privacy is maintained for neighbouring properties. The Guidelines also recommend that heights be limited both in relationship to the context and the existing grade. The proposed buildings have heights of three-storeys and under 12 metres (to the top of the roof) which are similar to other townhouse developments fronting Bayview Avenue in the neighbourhood.

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 development to the detached dwellings along Heathcote Avenue, the applicant has reduced the massing of the townhouse block 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 the building further from the rear (eastern) property line between nine and 10.7 metres and providing for a landscape buffer within this setback, the result is a better transition between the townhouses and the adjacent property fronting Heathcote Road, thereby reducing the overall impact of the development.

Through the site plan approval process, staff will work with the applicant on the articulation of the building massing including: glazing, and high quality materiality of the building to ensure it appropriately integrates with adjacent homes and frames adjacent streets and open spaces appropriately.

In accordance with section 3.3 of the Guidelines, parking for each townhouse unit is provided by way of integral garages at the rear of the proposed townhouse units, which are accessed by a common shared private rear driveway. This preserves the front yard landscaping, reduces the number of curb cuts and driveways along Bayview Avenue, and helps to limit potential pedestrian-vehicular conflicts. Two visitor parking spaces are proposed to be provided at the rear of the site, helping to reduce potential demand for on-street visitor parking.

Staff are of the opinion that this proposal is generally 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 a private rear driveway. Two parking spaces are proposed for each of the townhouse units, accommodated within the internal garages. Two visitor parking spaces are proposed to be provided parallel to the driveway at rear of the townhouse units. Transportation Services staff have confirmed that there is a sufficient provision of parking spaces proposed and that the volume of traffic that the site will generate will have minimal impact during peak hours.

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 through the Site Plan Control process.

A six metre radius corner rounding at the southwest corner of Bayview Avenue and Heathcote Avenue and a 0.4 metre right-of-way widening along the Bayview Avenue frontage is required to be conveyed to the City. 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 space are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are subject of the 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 priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The proposed development is subject to a parkland dedication requirement as set out in Chapter 415, Article III, of the Toronto Municipal Code. The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Landscaping/Tree Preservation

The City's Official Plan contains an objective of increasing the existing 17 percent tree canopy coverage to between 30 and 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 21 trees subject to the City's tree protection by-laws located on the site or within six metres of the site boundary. A total of 18 of the trees are on private property, one is on the municipal road allowance and two are on the neighbouring property (3 Heathcote Avenue). The 18 privately-owned trees on the subject property are proposed to be removed. Most of these trees proposed to be removed are in poor to fair condition because they were planted too close together and competition has stunted their growth. The remaining three trees on the neighbouring property and road allowance are proposed to be protected.

The provisions of the Private Tree By-law require that removed trees be replaced at a ratio of 3:1, with specified size requirements. The submitted landscape plan shows the planting of 6 new trees on the site. Three new trees are proposed to be planted along the Bayview Avenue frontage and three new trees are proposed to be planted along the rear property line. The applicant will be required to pay cash-in-lieu of planting the required 48 additional replacement trees on private property. The landscape plan also proposes the planting of two new trees on the public boulevard of the Heathcote Avenue frontage, and additional trees, shrubs and sod in the front and rear yards, as well as a coniferous buffer along the eastern boundary adjacent to the driveway. Additional landscaping and potential permeable paving will be reviewed in further detail at the Site Plan Control stage, and secured through the Site Plan Agreement.

Streetscape

Five of the six townhouse units are proposed to face Bayview Avenue with the remaining entrance facing Heathcote Avenue. All of the proposed townhouse entrances have direct connections to the sidewalk from dwelling entrances. The front entrances have been paired, where appropriate, in order to respect and enhance the landscape character of the street. This enables an increase in soft landscaping and the provision of larger trees in both the front yard and right of way along Heathcote Avenue. The applicant will be responsible for installing a new 2.1 metre wide sidewalk along both the Bayview Avenue frontage and the Heathcote Avenue frontage of the site.

Toronto Green Standard

In 2013 City Council updated the Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a two-tiered 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. Applicable TGS performance measures will be secured through the Site Plan Approval process including high albedo surface materials, pedestrian-scale lighting, the incorporation of landscaped area planted with native plant and/or water-efficient plants and providing 2.1 metre wide sidewalks on both Bayview Avenue and Heathcote Avenue.

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. 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, and Bayview Townhouse Guidelines. This proposal provides modest intensification that is compatible with the surrounding context. Staff recommend City Council amend Zoning By-law 7625 and Zoning By-law 569-2013, for the lands at 1 Heathcote Avenue, substantially in accordance with the draft Zoning By-law Amendments attached.

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: East Elevation

Attachment 2b: West Elevation

Attachment 2c: North Elevation

Attachment 2d: South Elevation

Attachment 3: Official Plan

Attachment 4a: Zoning By-law 7625

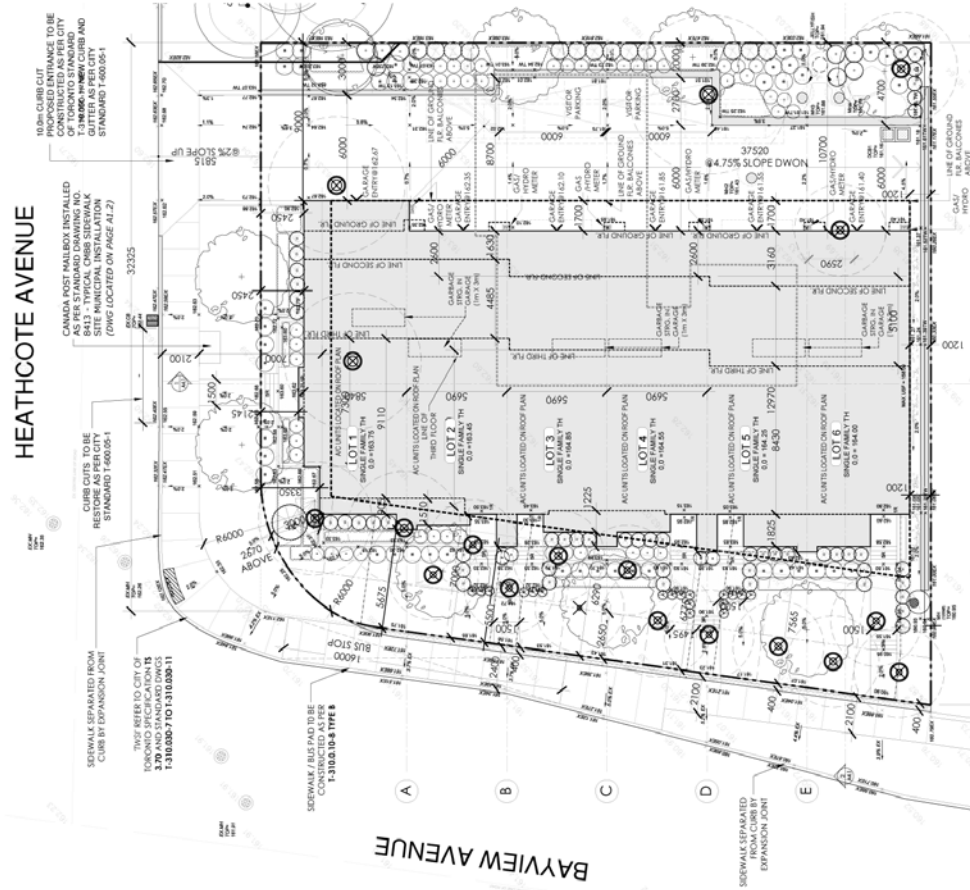
Attachment 4b: Zoning By-law 569-2013

Attachment 5: Application Data Sheet

Attachment 6: Draft Zoning By-law Amendment 7625

Attachment 7: Draft Zoning By-law Amendment 569-2013

Attachment 1: Site Plan

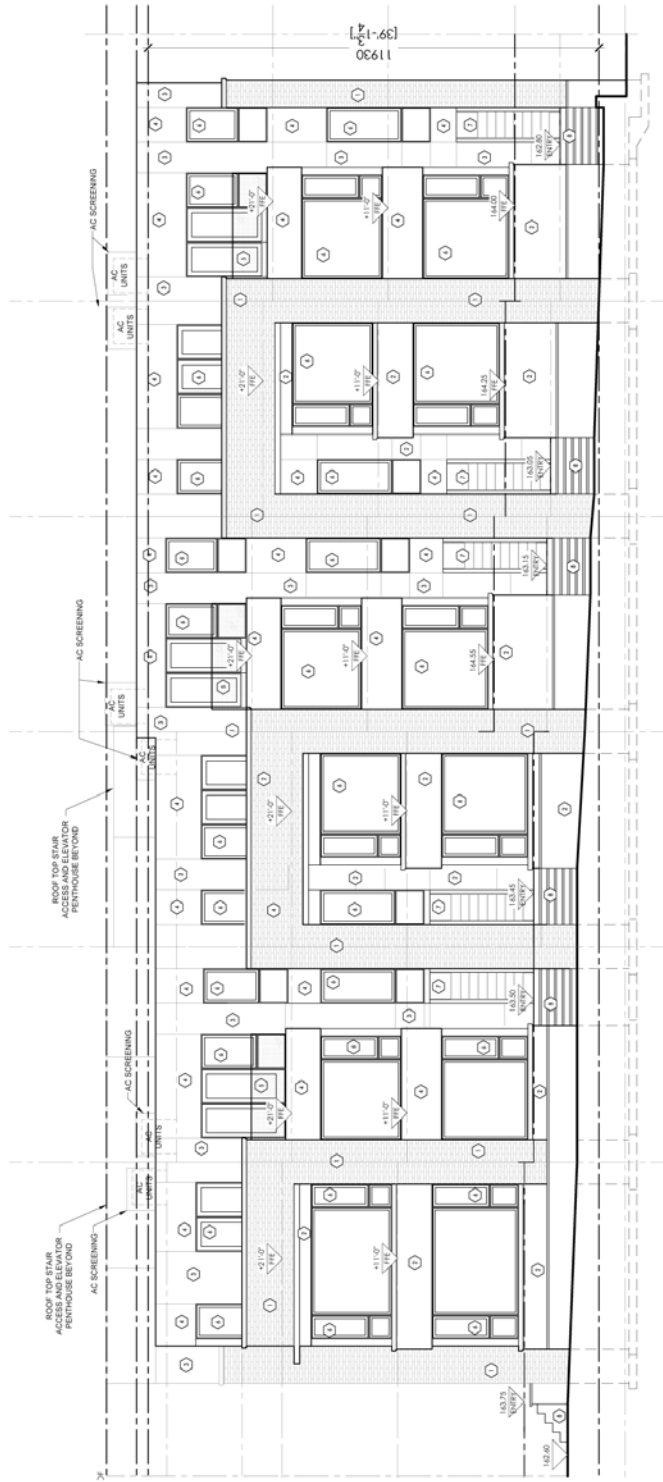


1 Heathcote Avenue

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 10/30/2017

File # 15 251059 NNY 25 OZ

Attachment 2a: West Elevation



Front Elevation

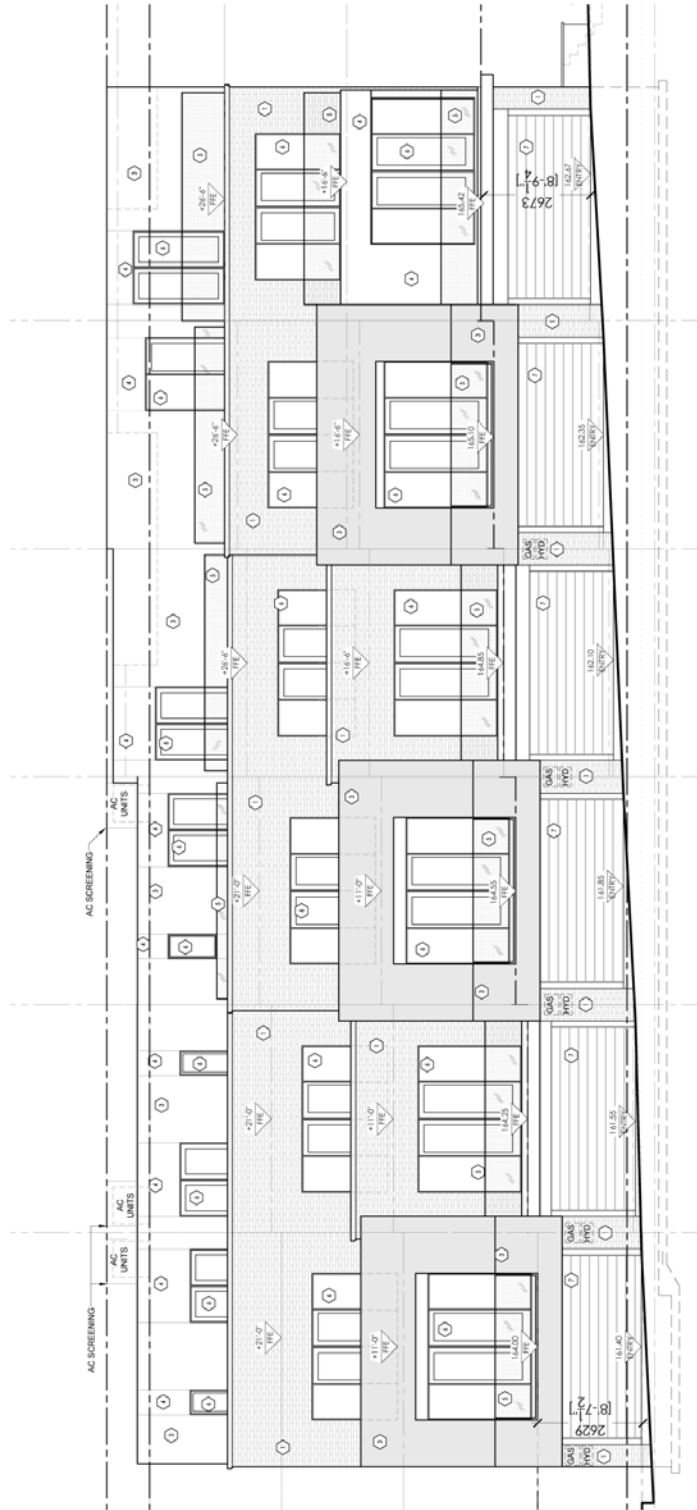
Applicant's Submitted Drawing

Not to Scale
10/30/2017

1 Heathcote Avenue

File # 15 251059 NNY 25 0Z

Attachment 2b: East Elevation



Rear Elevations

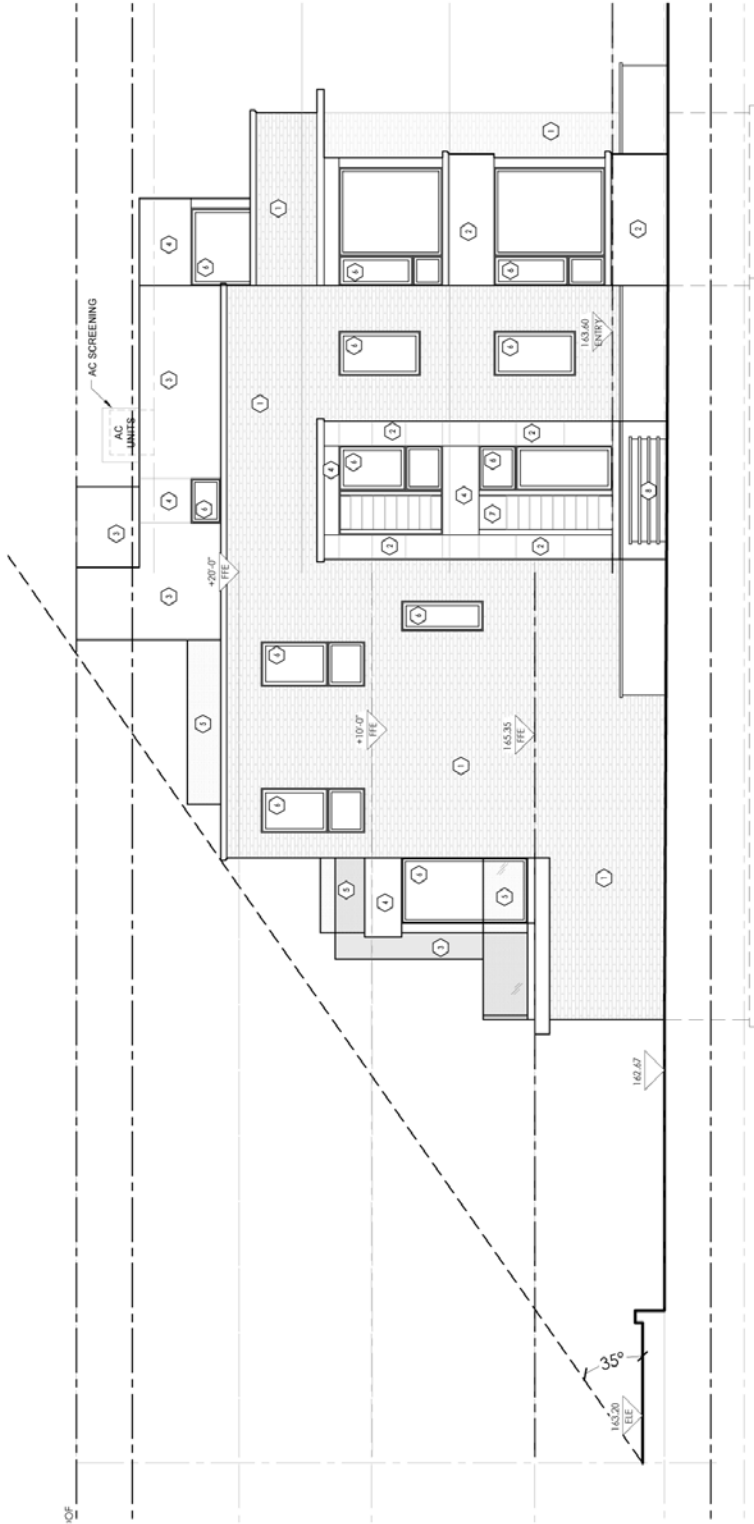
Applicant's Submitted Drawing

Not to Scale
10/30/2017

1 Heathcote Avenue

File # 15 251059 NNY 25 0Z

Attachment 2c: North Elevation



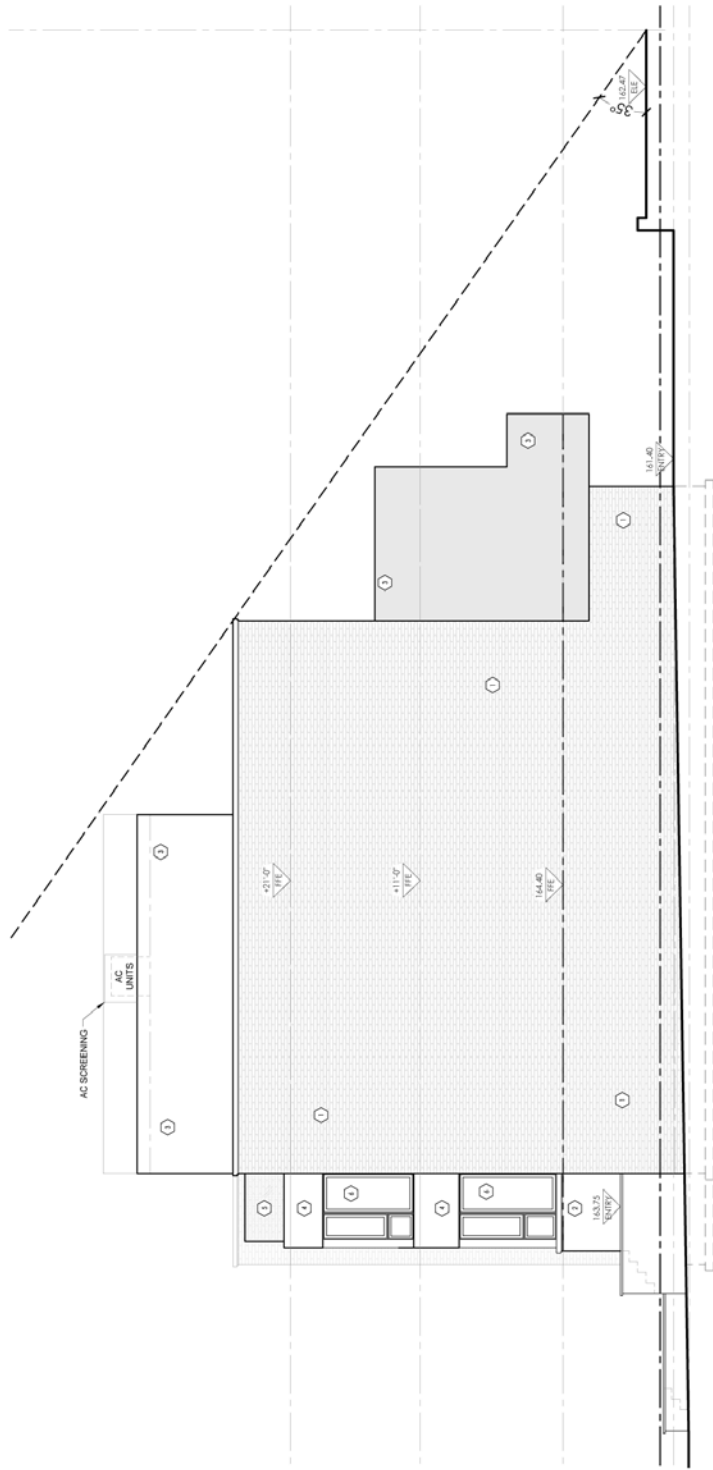
1 Heathcote Avenue

Flanking Elevations
Applicant's Submitted Drawing

Not to Scale
10/30/2017

File # 15 251059 NNY 25 0Z

Attachment 2d: South Elevation



Side Elevations

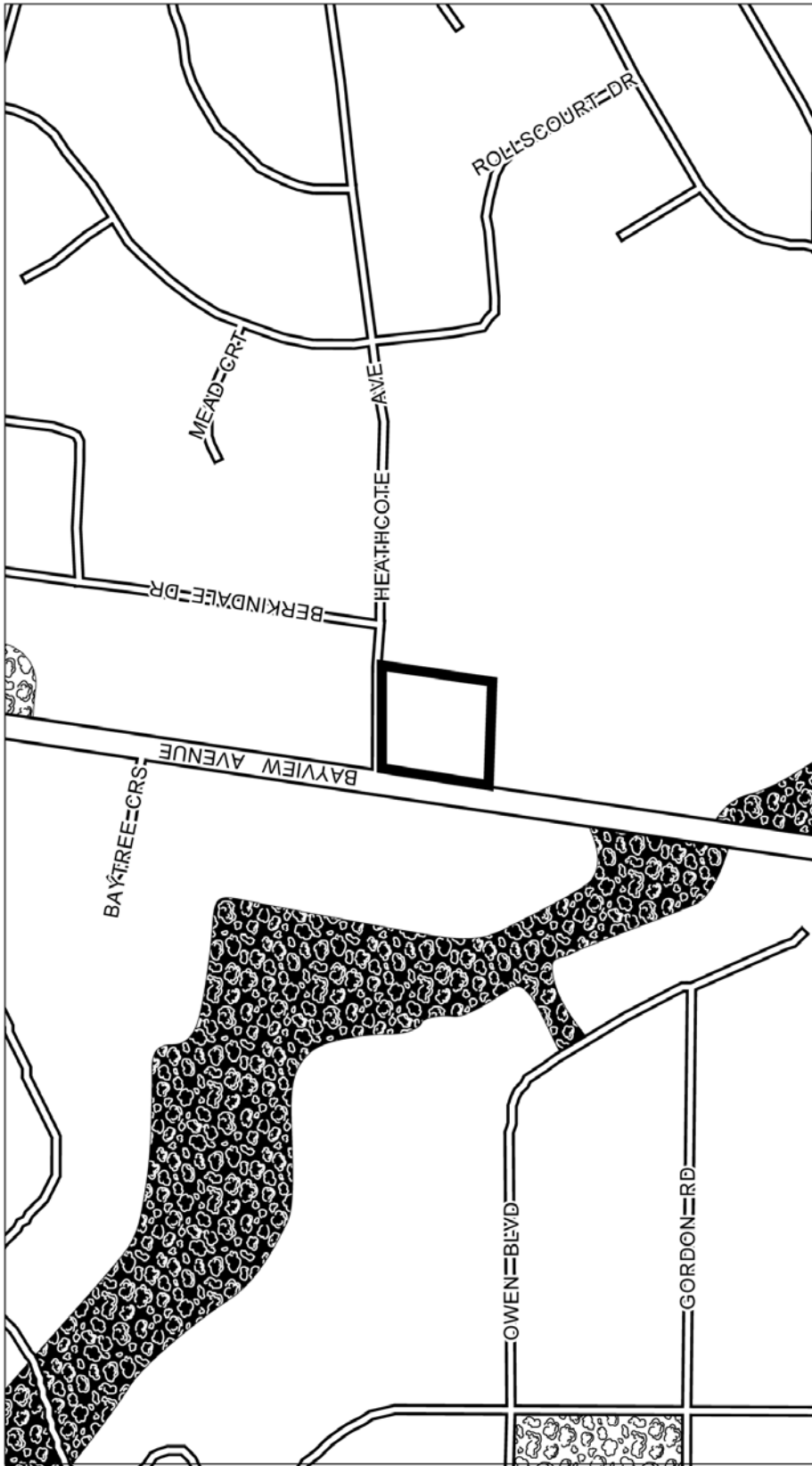
Applicant's Submitted Drawing

Not to Scale
10/30/2017

1 Heathcote Avenue

File # 15 251059 MNY 25 0Z

Attachment 3: Official Plan



1 Heathcote Avenue

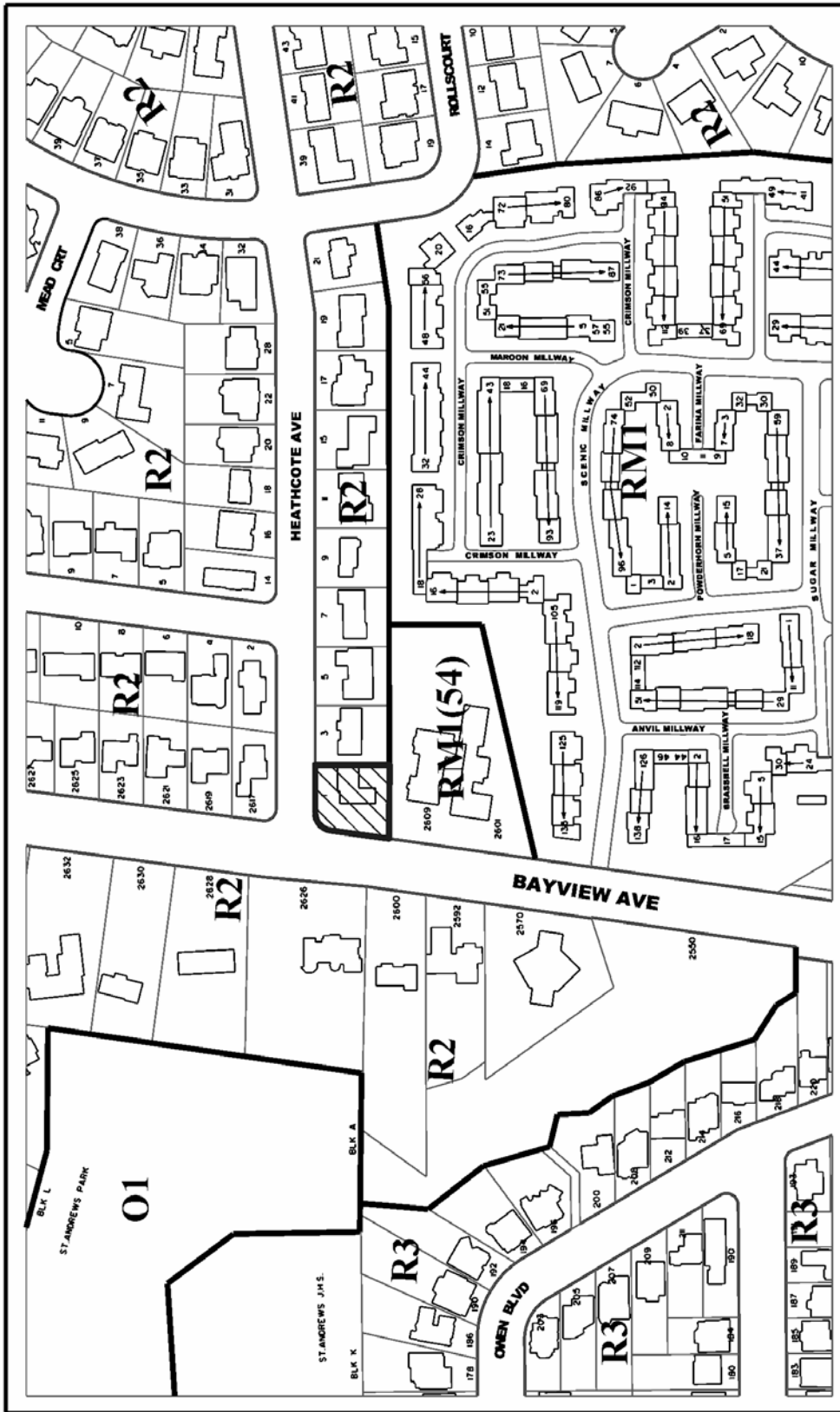
TORONTO City Planning
Extract from Official Plan

File # 15 251059 NNY 25 0Z

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

↑
 Not to Scale
 11/26/2015

Attachment 4a: Zoning By-law 7625



1 Heathcote Avenue
 File # 15 251059 NNY 25 0Z

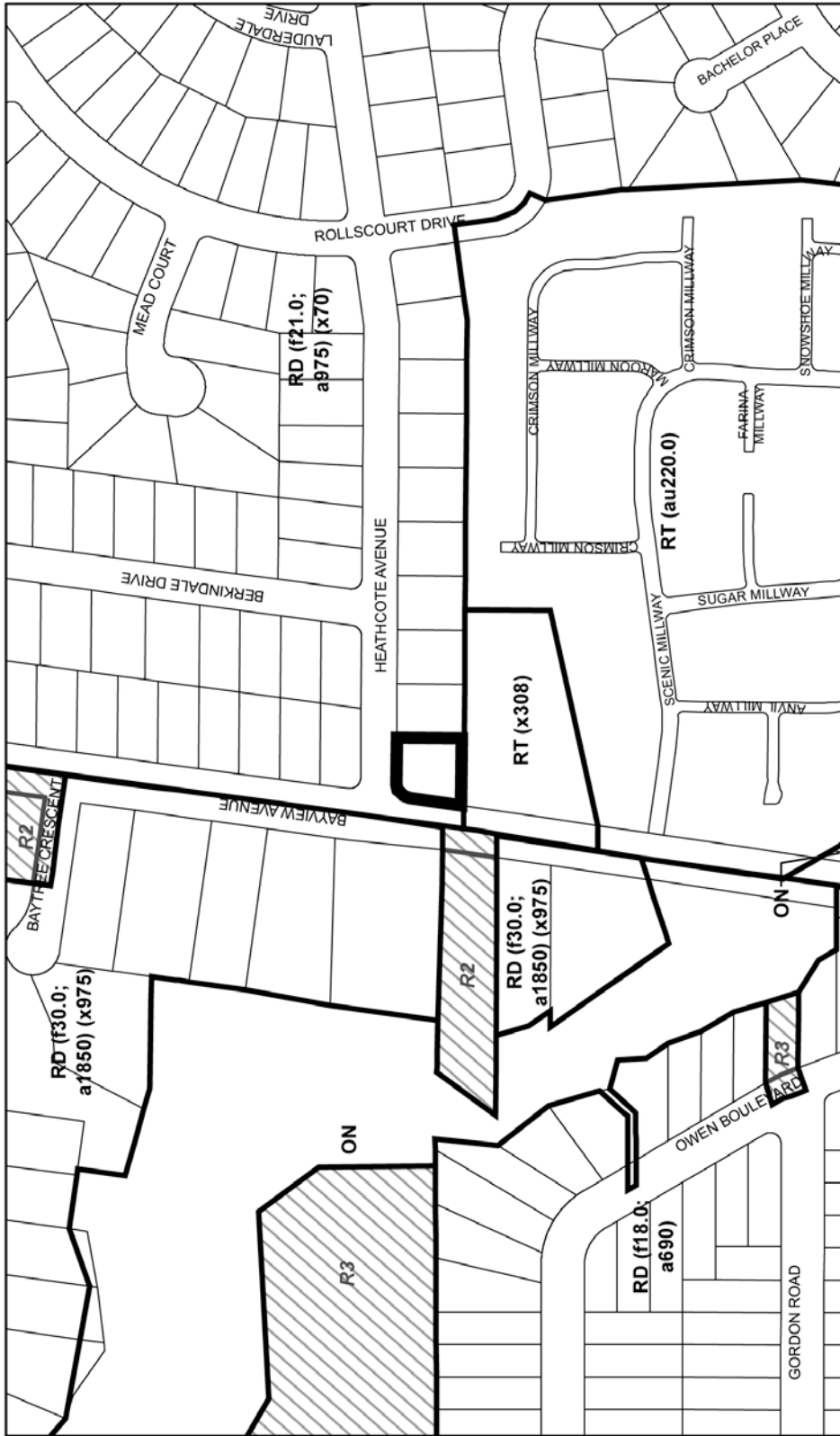
Not to Scale
 Zoning Bylaw 7625
 Extracted 11/26/2015

Toronto City Planning
Zoning

- R2 One-Family Detached Dwelling Second Density Zone
 - R3 One-Family Detached Dwelling Third Density Zone
 - RM1 Multiple-Family Dwellings First Density Zone
 - O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Attachment 4b: Zoning By-law 569-2013



1 Heathcote Avenue
File # 15 251059 NNY 25 0Z

Toronto City Planning
Zoning By-Law No. 569-2013

-  Location of Application
-  See Former City of North York By-Law No. 7625
-  R2 One-Family Detached Dwelling Second Density Zone
-  R3 One-Family Detached Dwelling Third Density Zone
-  RD Residential Detached
-  ON Residential Townhouse
-  ON Open Space Natural



Not to Scale
 Extracted: 11/26/2015

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 251059 NNY 25 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 13, 2015
Municipal Address:	1 HEATHCOTE AVE		
Location Description:	PLAN M751 LOT 1 **GRID N2502		
Project Description:	The applicant proposes to construct six townhouses, having a gross floor area of 1549.48 square metres. Integral garages are proposed for each townhouse unit.		

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP 2098 Avenue Road, Toronto, ON M5M 4A8		RICHARD WENGLE ARCHITECT 102 Avenue Road, Toronto, ON M5R 2H3	2519314 ONTARIO LIMITED 1 Heathcote Avenue, Toronto, ON M2L 1Y6

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R2/RD(f21.0; a975) (x70)	Historical Status:	N
Height Limit (m):	9.2	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1,322.9	Height:	Storeys:	3
Frontage (m):	32.3		Metres:	11.95
Depth (m):	38.4			
Total Ground Floor Area (sq. m):	574.15			Total
Total Residential GFA (sq. m):	1,411.7		Parking Spaces:	14
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1,411.7			
Lot Coverage Ratio (%):	44.5			
Floor Space Index:	1.07			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1,411.7	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:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	6			

CONTACT: PLANNER NAME: Sarah Ovens, Planner
TELEPHONE/EMAIL: 416-395-7129/ sarah.ovens@toronto.ca

Attachment 6: Draft Zoning By-law Amendment 7625

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 2017

Enacted by Council: ~, 2017

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2017

**To amend former North York Zoning By-law No. 7625, as amended,
With respect to the lands municipally known as,
1 Heathcote Avenue**

WHEREAS authority is given to Council 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 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" and "2" attached to this By-law.
2. Section 64.16 EXCEPTIONS TO RM1 ZONE (MULTIPLE FAMILY DWELLINGS FIRST DENSITY ZONE) of By-law 7625 of the former City of North York is amended by adding the following subsection:

64.16 (111) RM1(111)

DEFINITIONS

ESTABLISHED GRADE

- a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation 161.77 metres for a building fronting Bayview Avenue.

EXCEPTION REGULATIONS

MULTIPLE ATTACHED DWELLINGS

- b) A maximum of 6 dwelling units are permitted.
- c) A dwelling unit shall have a minimum width of 5.74 metres.

BUILDING ENVELOPES

- d) No portion of any building or structure shall be located otherwise than wholly within the Building Envelope shown on Schedule RM1 (111) with exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, privacy screens, railings, and support structures for decks and/or canopies to a maximum projection of 1.7 metres.

PARKING

- e) A minimum of 2 parking spaces per dwelling unit shall be provided.
- f) A minimum of 2 visitor parking spaces shall be provided.
- g) The minimum combined dimensions for two side-by-side parking spaces within the building shall be:
 - length of 5.8 metres
 - width of 5.2 metres
- h) The minimum dimensions for the visitor parking spaces shall be:
 - length of 6.0 metres
 - width of 2.7 metres
- i) Parking shall be accessed by means of a private driveway having a minimum width of 6.0 metres.

LOT AREA

- j) The minimum lot area shall be 1322 square metres.
- k) The minimum lot area per dwelling unit shall be 190 square metres.

LOT COVERAGE

- l) The maximum permitted lot coverage shall be 45%.

YARD SETBACKS

- m) The minimum front yard setback, rear yard setback and side yard setbacks for any building or structure are the setbacks shown on Schedule RM1 (111) of this By-law.

FLOOR AREA

- n) The maximum permitted gross floor area shall be 1412 square metres.

- o) The minimum floor area per dwelling unit is 220 square metres.

BUILDING HEIGHT

- p) The building height shall not exceed 3 storeys and 11.95 metres above established grade to the top of the roof.
- q) A mechanical penthouse, AC units/screenings and parapets may exceed the maximum permitted building height by 1.1 metres.
- r) Any floor level below established grade shall not be considered a storey.

LANDSCAPING

- s) A minimum of 65% of the front yard shall be maintained as soft landscaping.
- t) A minimum of 40% of the rear yard shall be maintained as landscaping.

OTHER REGULATIONS

- u) The provisions of Sections 6(8), 6(9), 6(24), 6A, 15.8, 16.2 and 16.3 of By-law No. 7625 shall not apply.

DIVISION OF LANDS

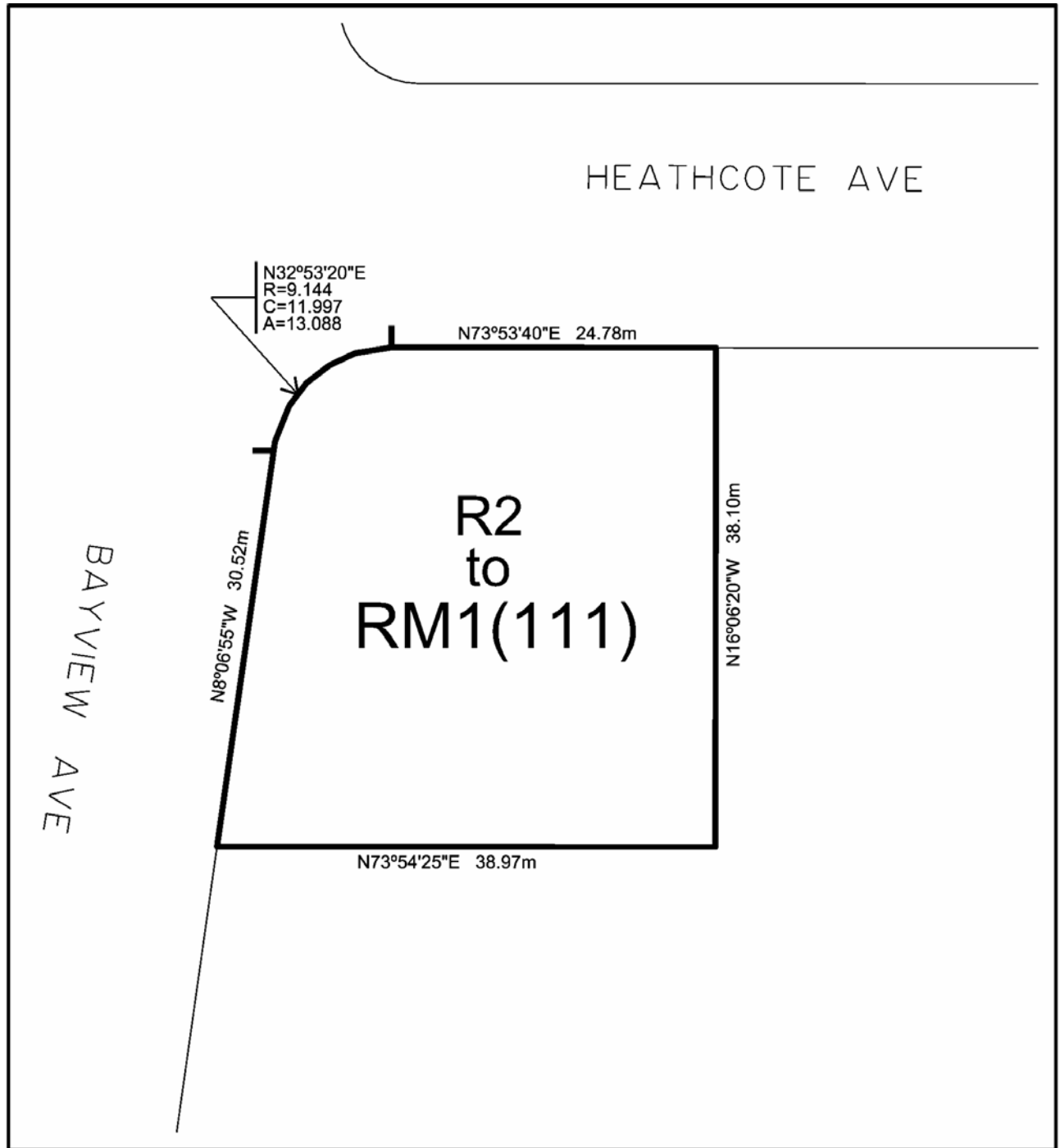
- v) Notwithstanding any future severance, partition or division of the lands shown on Schedule "1", the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
- 3.** Within the lands shown on Schedule "1" and "2" attached to this By-law, no 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

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 1

PART 1 PLAN of LOT 1, Registered Plan M-751 City of Toronto (Formerly The City of North York)

File # 15 251059 NNY 25 02

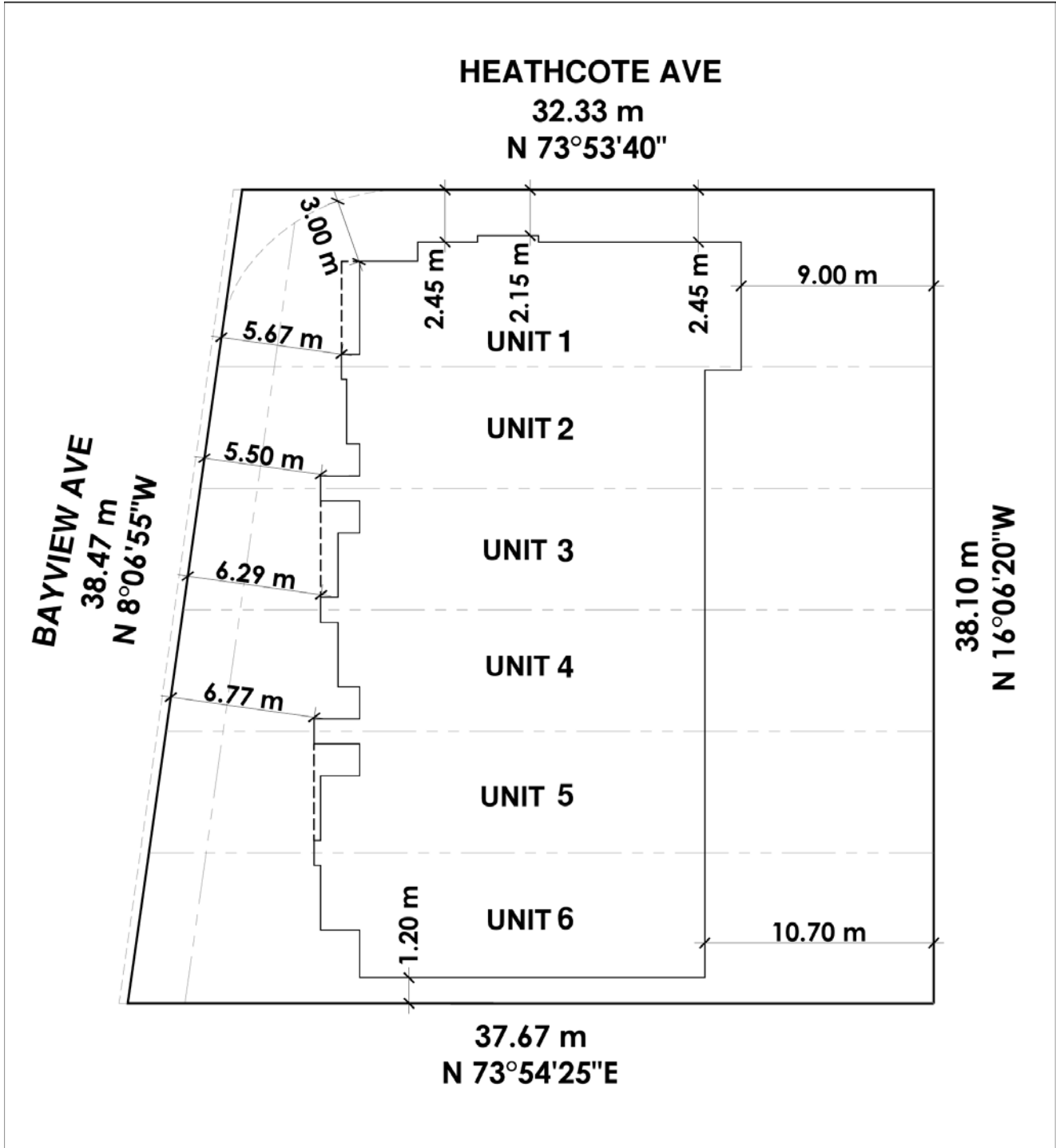
Donald E. Roberts LTD., Ontario Land Surveyors

Date: 10/30/2017

Approved by: S.D.



Not to Scale



Attachment 7: Draft Zoning By-law Amendment 569-2013

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX- 2017

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 1 Heathcote Avenue.

Whereas Council of the City of Toronto has the authority 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*; and

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 RT (au190)(x153), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 153 so that it reads:

Exception RT 153

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 regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;

- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 161.77 metres and the elevation of the highest point of the **building**;
- (C) In addition to regulation 10.5.40.10(2), a mechanical penthouse may exceed the permitted maximum height for the **building** by 1.1 metres and a parapet may exceed the permitted maximum height by 0.3 metres;
- (D) Regulation 10.5.40.10(5), First Floor Location Requirement, and regulation 10.5.40.50(3), regarding platforms at or above the second storey, do not apply;
- (E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5), and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 1.7 metres into the required **building setbacks**;
- (F) Despite clauses 10.5.40.70 and 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (G) Despite regulation 10.5.50.10(1)(D), a minimum of 65% of the **front yard** must be **soft landscaping**;
- (H) Despite regulations 10.5.50.10(2) and 10.5.50.10(3):
 - (i) a minimum of 40% of the **rear yard** and **side yard** area is required for **landscaping**; and
 - (ii) a minimum of 75% of the **rear yard** and **side yard landscaping** required above, must be **soft landscaping**;
- (I) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 38 metres and the required minimum **lot frontage** for each **dwelling unit** is 5.74 metres;
- (J) Despite clause 10.60.30.40, the permitted maximum **lot coverage** is 45% of the **lot area**;
- (K) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 5.7 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (L) Despite regulation 10.60.40.10(1), the permitted maximum **building** height is 11.95 metres;

- (M) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** is 3 and any level with a floor below the Canadian Geodetic Datum elevation of 161.77 metres is not a **storey**;
- (N) Despite clause 10.60.40.40, the permitted maximum **gross floor area** is 1412 square metres;
- (O) The required parking area within each **dwelling unit** in the **building** must have the following minimum dimensions:
 - (i) length of 5.8 metres; and
 - (ii) width of 5.2 metres;
- (P) Despite regulation 200.5.1.10(2)(C), the visitor **parking spaces** must have the following minimum dimensions:
 - (i) length of 6.0 metres; and
 - (ii) width of 2.7 metres; and
- (Q) Despite clause 200.5.10, a minimum of two visitor **parking spaces** must be provided.

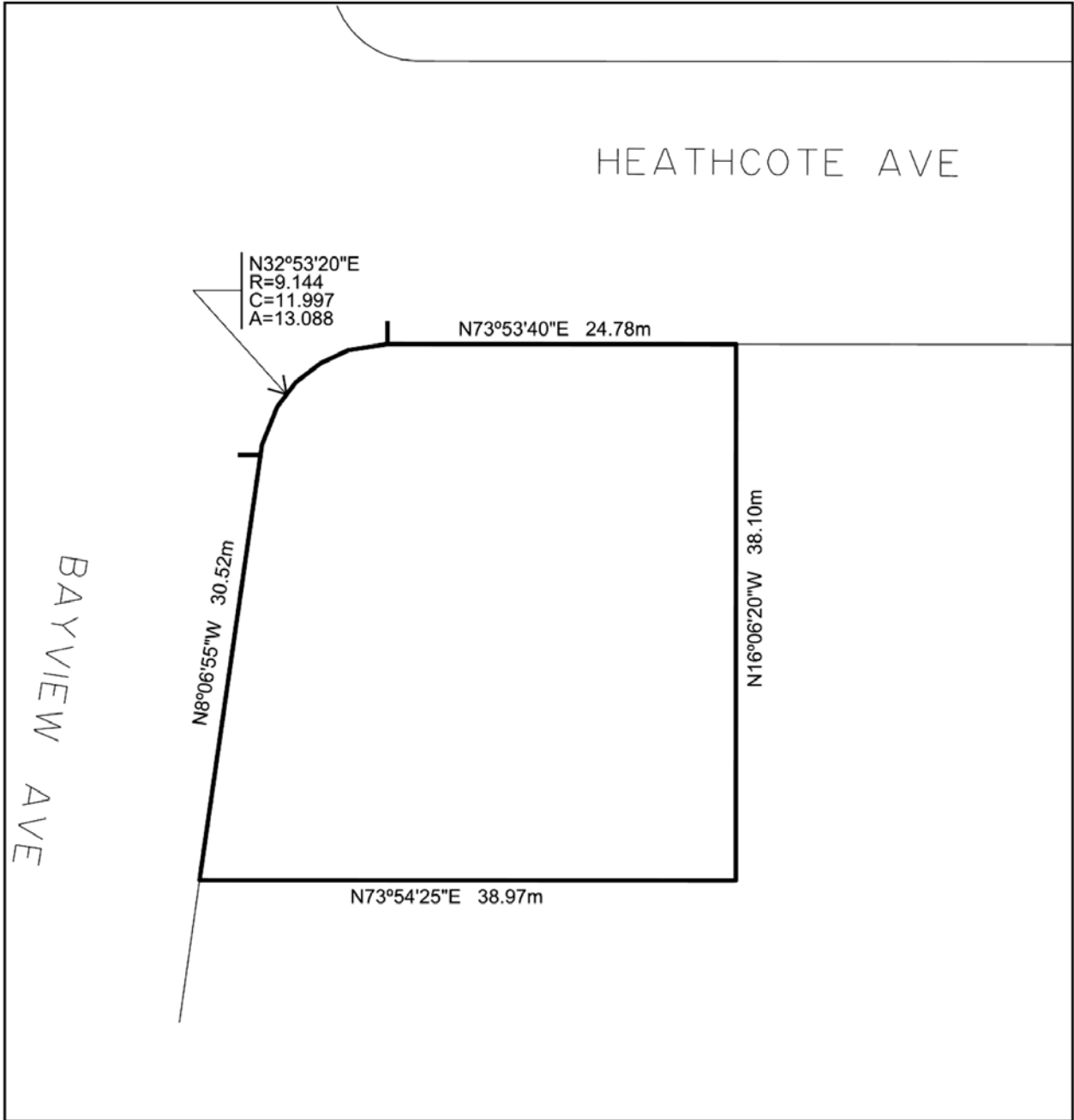
Prevailing By-laws and Prevailing Sections: (None apply)

Enacted and passed on month ##, 2017.

Name,
John Tory
Mayor

Ulli S. Watkiss,
City Clerk

(Seal of the City)



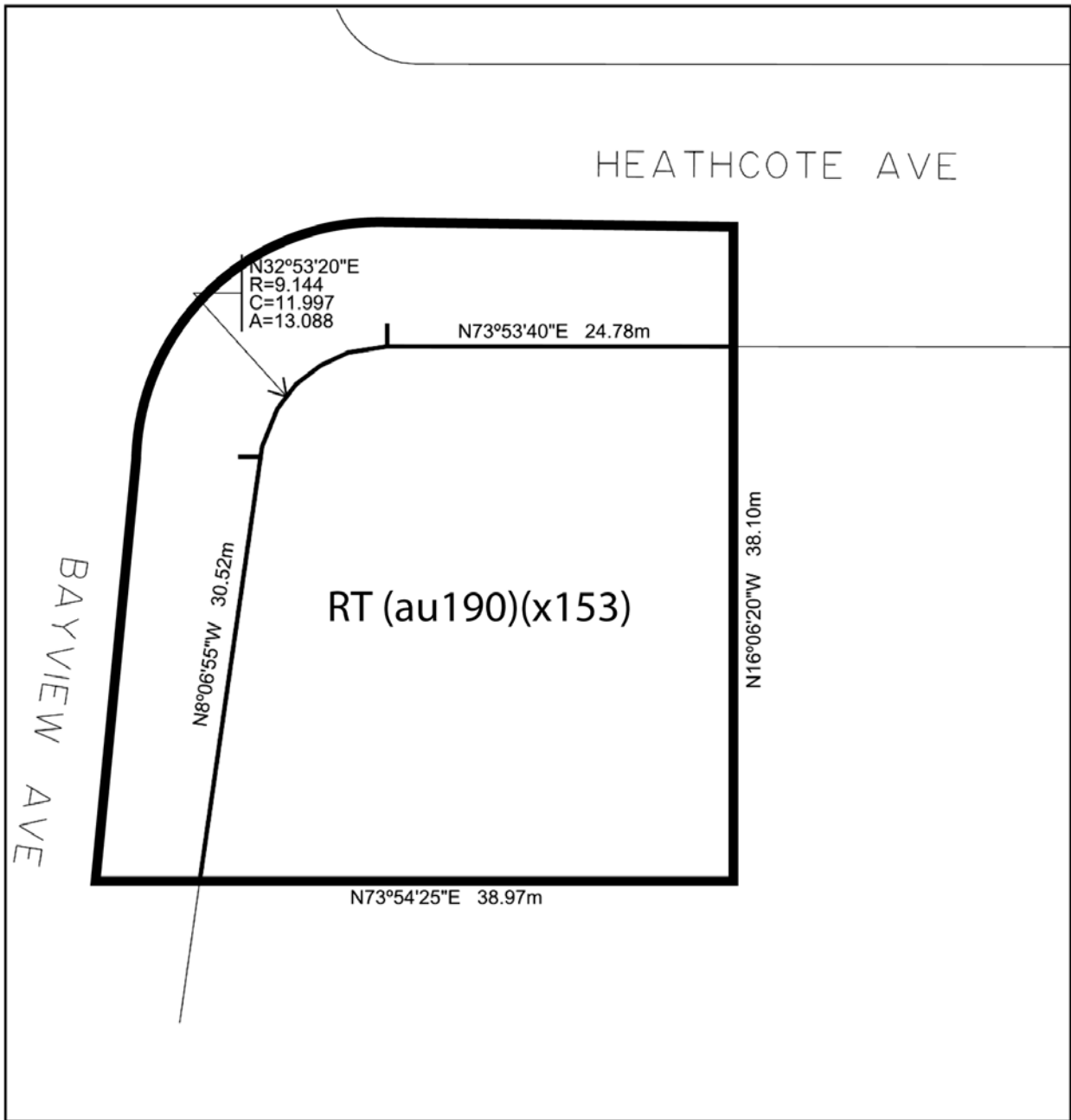
TORONTO
 Diagram 1

1 Heathcote Avenue

File # 15 251059 NNY 25 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 10/30/2017



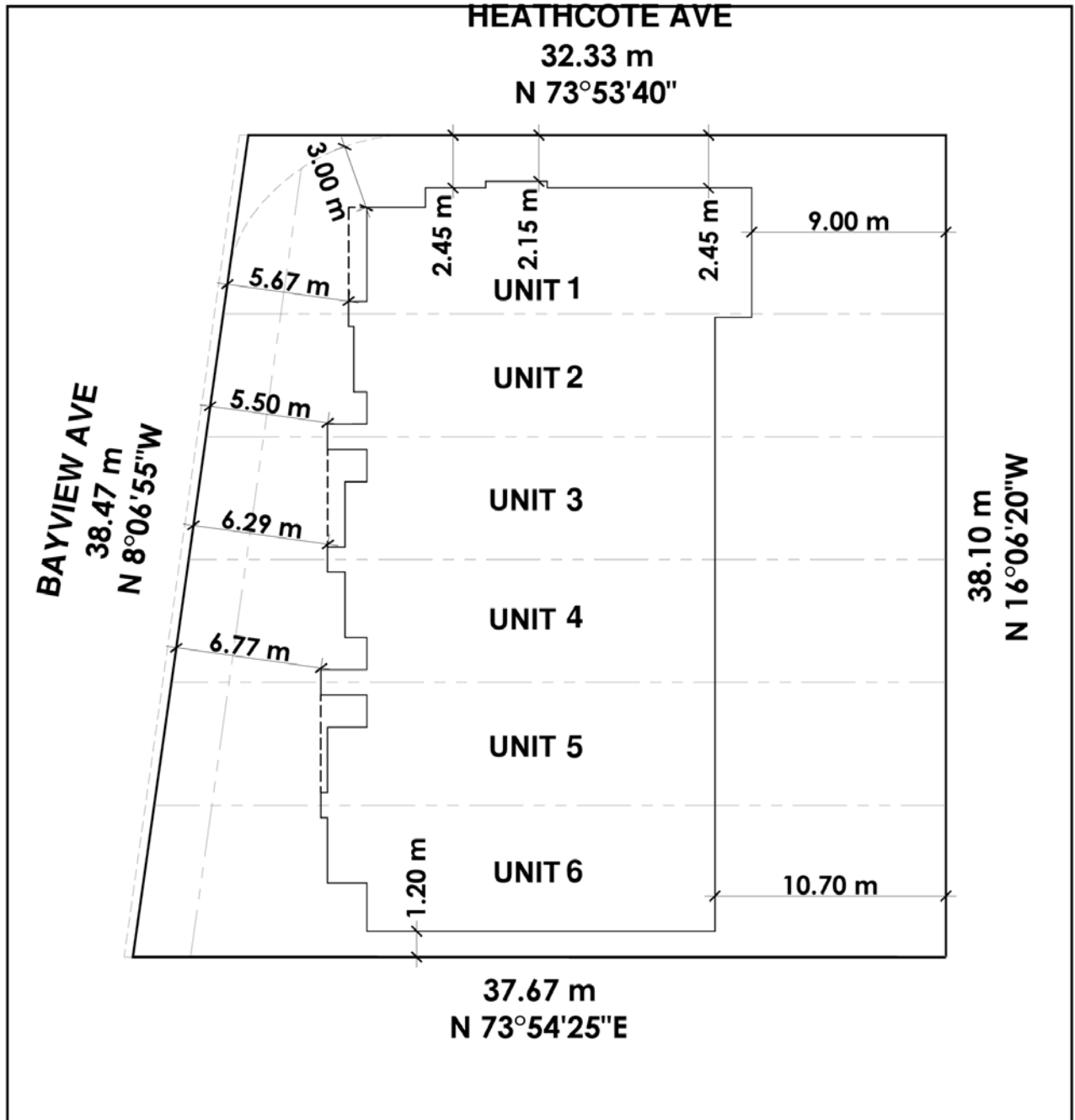
TORONTO
Diagram 2

1 Heathcote Avenue

File # 15 251059 NNY 25 OZ



City of Toronto By-Law 569-2013
Not to Scale
10/30/2017



TORONTO
Diagram 3

1 Heathcote Avenue

File # 15 251059 NNY 25 0Z



City of Toronto By-Law 569-2013
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10/30/2017