

## **2535-2537 Bayview Avenue - Zoning By-law Amendment – Final Report**

Date: November 15, 2019  
To: North York Community Council  
From: Director, Community Planning, North York District  
Ward: 15 - Don Valley West

**Planning Application Number:** 17 278418 NNY 25 OZ

### **SUMMARY**

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This application proposes to amend the Zoning By-law to permit seven townhouse units fronting Bayview Avenue and two detached houses to the rear of the site fronting onto a shared private north-south driveway. The townhouses are separated into two blocks of three units on the north side and four units on the south side of the site. The townhouses are proposed to be three storeys and the detached houses would be two storeys in height. Vehicular access to the townhouse rear integral garages and the front integral garages of the detached houses is proposed from a shared private east-west driveway off Bayview Avenue. The proposed floor space index is 0.80 times the area of the lot and the proposed lot coverage is 45%. The existing detached house at 2535 Bayview Avenue and the Armenian Emmanuel Church of the Nazarene at 2537 Bayview Avenue would be demolished.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019). The proposal provides for two detached dwellings which are compatible with the surrounding neighbourhood and provides for appropriate townhouse infill development along a major street. The proposal conforms to the City of Toronto's Official Plan and meets the intent of the Bayview Townhouse Design Guidelines.

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

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2535-2537 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
2. City Council amend former City of North York Zoning By-law 7625 for the lands at 2535-2537 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 Amendments as may be required.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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On December 16, 2013, City Council adopted a motion to review an appropriate policy and urban design framework for the lots abutting Bayview Avenue between Highway 401 and Lawrence Avenue East. In response, staff developed the Bayview Townhouse Design Guidelines (the "Bayview Townhouse Guidelines"), in consultation with area stakeholders, to ensure that proposed townhouse developments were designed in a manner that respects and reinforces the character of the area. The Bayview Townhouse Guidelines were adopted by North York Community Council on November 12, 2015 and by City Council on December 9, 2015. The final report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.45>

The current application was submitted on December 21, 2017 and deemed complete on January 18, 2018. A Preliminary Report on the application was adopted by North York Community Council on April 4, 2018 authorizing staff to conduct a community consultation meeting with an expanded notification area. The Preliminary Report is available here:

<https://www.toronto.ca/legdocs/mmis/2018/ny/bgrd/backgroundfile-113343.pdf>

## **PROPOSAL**

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The application proposes to amend City of Toronto Zoning By-law 569-2013 and former City of North York Zoning By-law 7625 to permit seven townhouse units fronting Bayview Avenue and two detached houses at the rear of the site. The existing detached house at 2535 Bayview Avenue and the Armenian Emmanuel Church of the Nazarene at 2537 Bayview Avenue would be demolished. The overall project would have a proposed density of 0.80 times the area of the lot and a total lot coverage of 45% (see Attachments 1 and 8).

### *Townhouse Units*

The townhouses would be organized into two blocks of three units on the northern portion of the site and four units on the southern portion with a distance of 10 metres

separating the two blocks. The townhouse units are proposed to have widths between 6.2 metres and 7.13 metres. All units are proposed to be three storeys and a maximum of 11 metres in height from established grade to the top of the roof. Each unit would have a minimum approximate gross floor area of 200 square metres, a front porch and an outdoor rear deck accessed from the second floor of the dwelling, which is identified as the main floor on the applicant's drawings. The two end units would have side yard setbacks of 2.50 metres. Front yard setbacks to the front main walls of the townhouses range from a minimum of 6.10 metres on the north side to a maximum of 7.20 metres on the south side taking into account the 0.40 metre road widening required by the Official Plan.

### *Detached Dwellings*

The detached houses would be two storeys and a maximum of 10.6 metres in height from established grade to the top of the roof with a minimum approximate gross floor area of 430 square metres. Each house would have a front porch. If the houses were situated on their own lots, they would have a minimum lot frontage of 30 metres, a minimum lot area of 840 square metres, a maximum lot coverage of 31%, a minimum distance of 4.5 metres from the main wall of the house excluding the front porch to the north-south private driveway, a minimum side yard setback of 3.0 metres and a minimum rear yard setback of 9.5 metres, according to the applicant's drawings.

### *Site access and parking*

Vehicular access to all units would be provided via a two-way 6.0 metre wide east-west shared private driveway off of Bayview Avenue, which is proposed to connect to a 6.0 metre wide shared north-south private driveway. Since the townhouse blocks are separated by a distance of 10 metres, the remaining four metres for the east-west driveway is allocated as follows: two metre walkway adjacent to the north townhouse block and an approximately one metre soft landscaping strip abutting the interior units in each block. Each townhouse unit is proposed to accommodate two parking spaces in the rear integral garage.

The northern detached house is proposed to accommodate three cars in the integral garage. The driveway leading to this garage has the capacity to accommodate three additional resident parking spaces or to be used for visitor parking. The southern detached house can also accommodate three cars in the integral garage and two cars in the driveway. One visitor parking space for the site is proposed along the southern portion of the site abutting the driveway for one of the detached houses. Garbage and recycling is proposed to be stored in the garage of each townhouse unit and detached house and collected curbside along Bayview Avenue on pick-up day.

### *Application History*

Pre-application consultation meetings were held with the applicant on May 30, 2017 and July 10, 2017 to discuss complete application submission requirements.

The original application submitted in December 2017 proposed a development consisting of 12 dwelling units comprised of eight, three-storey townhouse units in two blocks of four units each fronting onto Bayview Avenue, along with four detached houses at the rear of the site fronting onto a shared private north-south driveway. City Planning staff reviewed the original application submitted in December 2017 and advised the applicant that they had concerns the proposal did not conform to Official Plan policies and did not meet the intent of the Bayview Townhouse Guidelines. In particular, the setbacks from the property lines associated with the townhouse units were problematic and a reduction in the number of units was recommended to deal with the concerns. Staff also advised the applicant that the four detached houses behind the two blocks of townhouses were not appropriate as their lots would not respect the underlying zoning by-laws with respect to lot frontage, lot area and yard setbacks, and the front entrances of most of the houses would not have any direct relationship with a public street (i.e. Bayview Avenue), as recommended by the Bayview Townhouse Guidelines.

The applicant responded to many of the concerns raised by City Planning staff and submitted a revised application in January 2019 and most recently in November 2019. A summary of the application submitted in December of 2017 and the final revised application submitted in November of 2019 can be found below:

	First Submission - December 2017	Revised Submission - November 2019
Total number of residential units	12 (eight townhouses and four detached houses)	9 (seven townhouses and two detached houses)
Maximum density (FSI)	1.12	0.80
Maximum lot coverage	42%	45%
Minimum townhouse front yard setback	4.4 metres	6.0 metres
Minimum townhouse side yard setback	1.5 metres	2.5 metres
Minimum townhouse unit width	5.74 metres	6.2 metres
Minimum detached houses side yard setback	1.4 metres	3 metres

	First Submission - December 2017	Revised Submission - November 2019
Minimum detached houses rear yard setback	7.4 metres	9.5 metres
Minimum distance between townhouse blocks	10.0 metres	10.0 metres
Minimum distance between townhouse blocks and detached houses	12.5 metres	10.5 metres
Residential parking supply - townhouses	One space	Two spaces
Residential parking supply - detached houses	Two spaces	Three spaces

### Site and Surrounding Area

The site is located on the east side of Bayview Avenue, south of York Mills Road, and has an area of approximately 3,500 square metres. The existing surrounding uses are as follows:

**North:** The property immediately to the north of 2537 Bayview Avenue is a two-storey, detached house at the southeast corner of Bayview Avenue and Wilket Road municipally known as 1 Wilket Road. Further north, a zoning by-law amendment application to permit seven townhouses at 2 Wilket Road (File No. 14 187157 NNY 25 OZ) was approved by the Ontario Municipal Board (OMB) on January 25, 2016, with a final order being issued by the Local Planning Appeal Tribunal (formerly OMB) on June 18, 2019. Further north are Irving Paisley Park and York Mills Arena.

**South:** Immediately to the south of 2535 Bayview Avenue is a two-storey detached dwelling municipally known as 2533 Bayview Avenue. Detached houses can be found further south on Bayview Avenue.

**East:** Immediately east of the site are a mix of one and two-storey detached houses on large lots fronting Wyegate Court and Wilket Road.

**West:** Immediately west of the site is Bayview Avenue. Further west are predominantly detached houses with the exception being a townhouse development known as 2498-2512 Bayview Avenue, at the northwest corner of Bayview Avenue and York Road.

Further to the northwest of the site at the southwest corner of Bayview Avenue and York Mills Road is a retail complex known as the York Mills Shopping Centre.

### **Reasons for Application**

An application for Zoning By-law Amendment was submitted to permit the proposed townhouse use and to create an appropriate set of performance standards to accommodate the proposed development.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

The following reports/studies were submitted in support of the application:

- Planning Rationale Report (including draft zoning by-law amendments)
- Arborist Report
- Functional Servicing and Stormwater Management Report
- Environmental Noise Assessment
- Phase 1 Environmental Site Assessment
- Public Consultation Strategy
- Traffic Impact Study
- Toronto Green Standard Checklist

The reports and studies submitted by the applicant are available on the City's Application Information Centre (AIC): <http://app.toronto.ca/AIC/index.do>

### **Agency Circulation Outcomes**

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members had an opportunity to view oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the

Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

### **The Provincial Policy Statement (2014)**

The Provincial Policy Statement (2014) (the "PPS") 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; 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

### **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part. The Growth Plan (2019) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

In accordance with Section 3 of the *Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All



comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2019). The outcome of staff analysis and review are summarized in the Comments section of this report.

### **Official Plan Amendment 320**

The Local Planning Appeal Tribunal (LPAT) issued an Order on December 7, 2018 to approve and bring into force OPA 320. The approved policies reflect the policies endorsed by Council at its meetings of June 26 to 29, 2018 and July 23 to 30, 2018 in response to mediation and settlement offers from OPA 320 Appellants.

OPA 320 was adopted as part of the Official Plan Five Year Review and contains new and revised policies on Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*. The approved amendments uphold the Official Plan's goals to protect and enhance existing neighbourhoods that are considered stable but not static, allow limited infill on underutilized *Apartment Neighbourhood* sites and help attain Tower Renewal Program goals.

In its Order that approved OPA 320, the LPAT found that the OPA 320 policies are consistent with the Provincial Policy Statement (2014) and conform with the Growth Plan for the Greater Golden Horseshoe (2017).

### **Toronto Official Plan**

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

#### *Chapter 2 - Shaping the City*

The Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan state that *Neighbourhoods* are low rise and low density residential areas that are considered to be physical stable. Development in *Neighbourhoods* will be consistent with this objective and will respect and reinforce the exiting physical character of buildings, streetscapes and open space patterns in these areas.

#### *Chapter 3 - Building a Successful City*

The Built Form policies in Section 3.1.2 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. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development. This includes:

- Generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback;
- Locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- Massing new development and its exterior façade to fit harmoniously into its existing and/or planned context;
- Massing new development to define the edges of streets, parks and open spaces at good proportion; and
- Providing for amenity for adjacent streets and open spaces.

The housing policies in section 3.2.1 support a full range of housing respecting form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

#### *Chapter 4 - Land Use Designations*

The Toronto Official Plan (Map 17) designates the site as *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, as amended by OPA 320, provide that development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

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

Lots fronting onto a major street shown on Map 3 of the Official Plan and designated *Neighbourhoods* are to be distinguished from lots in the interior of the block adjacent to that street in order to recognize the potential for a more intense form of development along major streets to the extent permitted by the Official Plan.

Policy 4.1.5 also distinguishes lots that front onto a major street, such as Bayview Avenue (Map 3), from those located in the interior of a *Neighbourhood*. The following factors may be taken into account in the consideration of a more intense form of development on such lots:

- different lot configurations;
- better access to public transit;
- adjacency to developments with varying heights, massing and scale; or
- direct exposure to greater volumes of traffic on adjacent and nearby streets.

Policy 4.7 states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged. However, where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

The Official Plan is available on the City's website at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The outcome of staff analysis and review of relevant Official Plan policies are summarized in the Comments section of the Report.

## **Zoning**

The existing site is currently subject to two Zoning By-laws. The site is subject to City of Toronto Zoning By-law 569-2013 and is zoned Residential Detached [RD (f30.0; a1100) (x69) – see Attachment 4]. A detached house is the only permitted residential building type. The minimum required lot frontage is 30 metres and the minimum required lot area is 1,100 square metres. The zone permits a maximum height of 11.5 metres and three storeys. The maximum lot coverage is 25%. The minimum side yard setback is 3 metres, the minimum front yard setback is 12 metres, and the rear yard setback is the greater of 7.5 metres or 25% of the lot depth.

The site is also zoned One-Family Detached Dwelling First Density Zone (R1) under the former City of North York Zoning By-law 7625 (see Attachment 5). This zone allows for detached dwellings and accessory buildings incidental thereto. The minimum required lot frontage and lot area are the same as those under Zoning By-law 569-2013. The zone permits a maximum height of 9.5 metres and three storeys, requires a minimum front yard setback of 12 metres along Bayview Avenue, a minimum side yard setback of three metres and a minimum rear yard setback of 9.5 metres. The maximum lot coverage is also 25%.

Townhouses are not permitted under either zoning by-law.

Zoning By-law 569-2013 may be found on the City's website:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Design Guidelines**

The Bayview Townhouse 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 the unique existing and planned neighbourhood context.

The Bayview Townhouse Guidelines were developed to ensure that proposed townhouse developments were sited, organized, massed and designed in a manner which is consistent with the character of the area. 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 Bayview Townhouse 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 criteria in these Bayview Townhouse Guidelines generally acknowledge and respect the underlying zoning by-law standards, and are consistent with the overall character of the neighbourhood, including the large lots fronting Bayview Avenue with large, landscaped front yards. One of the guiding principles of the Bayview Townhouse Guidelines is that where the lot depth permits, neighbourhood house(s) should be provided that meet the minimum standards of the applicable zoning by-law to provide an appropriate transition between the townhouse development on Bayview Avenue and the existing stable residential neighbourhood.

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

Part 1: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85353.pdf>

Part 2: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85354.pdf>

Part 3: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85355.pdf>

## **Site Plan Control**

The proposed development is subject to Site Plan Control, for which an application has not yet been submitted.

## **Community Consultation**

A community consultation meeting was held on April 23, 2018 at Banbury Community Centre to discuss the original submission. The meeting was attended by the Ward Councillor, the applicant, City Planning staff and approximately 39 members of the

public. The following concerns were raised by residents at the community consultation meeting:

- Too many units and too much density;
- Buildings are too tall and have reduced setbacks, particularly for the proposed detached houses at the rear;
- Would set negative precedent for deep lots;
- Loss of trees/vegetation;
- Proposal would exacerbate existing Bayview Avenue traffic congestion and access in and out of the private driveway will be difficult, particularly for vehicles making left turns to enter or exit the proposed development;
- Servicing capacity and drainage onto adjacent properties;
- Limited local school capacity; and
- Lack of respect for the Bayview Townhouse Guidelines

Subsequent to the community meeting, the applicant revised their proposal by reducing the amount of dwelling units and increasing building setbacks.

## **COMMENTS**

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

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Policy Considerations section of the Report.

City Planning staff have determined that the proposal is consistent with the PPS. The application represents an appropriate level of intensification through infill redevelopment of the subject site while contributing to a mix of housing types and densities necessary to meet projected requirements of current and future residents.

Policy 4.7 of the PPS states that the official plan is the most important vehicle for implementation of the PPS. Comprehensive, integrated and long-term planning is best achieved through official plans. As noted below in the report, the proposal conforms to the Official Plan.

Staff have also determined that the proposal conforms with the Growth Plan (2019). The proposal would achieve an appropriate level of intensification for the subject site aligned with the availability of infrastructure, access to transit and local amenities, such as the retail and commercial opportunities available at the nearby York Mills Shopping Centre.

### **Official Plan**

This application has been reviewed against the Official Plan policies described in the Policy Consideration sections of this report, as well as the policies in the Official Plan as a whole.

The subject site is designated *Neighbourhoods* in the Official Plan. The *Neighbourhoods* designation allows consideration of residential townhouses provided they comply with the policies in Chapter 4.1. The site is distinguishable from the lots located in the interior of the neighbourhood to the east as it fronts Bayview Avenue, which is a major street on Map 3 of the Official Plan. The subject site is characterized by better access to transit, direct exposure to greater volumes of traffic along Bayview Avenue, and is adjacent to developments with varying heights, massing and scale, including townhouse developments and institutional buildings. Furthermore, the existing and planned context along Bayview Avenue, particularly the portion between Lawrence Avenue East to the south and Highway 401 to the north, is characterized by other built and approved townhouse developments, including at 2 Wilket Road and 103 and 108 Bayview Ridge. Therefore townhouses on Bayview Avenue are part of the existing and planned context. As such, and pursuant to the *Neighbourhoods* policies, the proposed development represents appropriate infill development of the site and a building type that is compatible with the existing and planned context.

The proposed scale of the development with respect to number of units is appropriate. The overall number of units has been reduced from 12 to nine. Two townhouse blocks of three and four units, respectively, is in keeping with other townhouse developments in the area.

### **Site Organization**

A cornerstone policy of the Official Plan is to ensure that development in *Neighbourhoods* respects the existing physical character of the area, thereby reinforcing the stability of the neighbourhood. This is articulated in policies in sections 2.3.1, 3.1.2 and 4.1.5 of the Official Plan. The proposal respects the existing and planned context for the area.

The proposed townhouses are organized to front Bayview Avenue with direct pedestrian access from Bayview Avenue. The detached houses are organized along the new north-south portion of the shared private driveway with front doors visible from Bayview Avenue along the east-west portion of the driveway. The private driveway, walkway and visitor parking will form part of a future common elements condominium. Additionally, the two detached houses on the east portion of the site would be compatible with the existing houses fronting Wyegate Court. Both the townhouses and detached houses have various front, rear and side yard landscaped areas abutting their neighbours and Bayview Avenue which is in keeping with the surrounding neighbourhood and the Bayview Townhouse Guidelines.

### **Height**

The proposed townhouses would have a maximum height of 11 metres and be no higher than three storeys. This is consistent with the existing Zoning By-law 569-2013 height permissions. The proposed two-storey detached houses would be lower in height than the proposed townhouses with a maximum height of 10.6 metres and would comply with Zoning By-law 569-2013 height permissions and be in keeping with the heights of the existing detached houses in the neighbourhood.

## **Setbacks**

The townhouses are proposed to have a minimum front yard setback from Bayview Avenue of 6.0 metre, taking into account the proposed 0.4 metre road widening, and a minimum side yard setback of 2.5 metres. The detached houses are proposed to have a minimum side yard setback of 3.0 metres and a minimum rear yard setback of 9.5 metres. The detached house on the south side of the site has a greater side yard setback of over six metres in relation to the south property line. There is a minimum separation distance of 10.5 metres between the rear of the townhouse units and the front of the detached houses at the rear of the site. The proposed setbacks comply with Zoning By-law 569-2013, in the case of the side yard setbacks for the detached houses, or meet the intent of the Bayview Townhouse Guidelines, in the case of the rear yard setbacks for the detached houses and the side yard setbacks for the townhouses. The separation distance between the townhouses and the detached houses is sufficient to allow for a two-way north-south shared private driveway and a front yard landscaped area for the detached houses. The four metre building separation distance between the detached houses also provides sufficient space for landscaping.

The proposed front, side and rear yard setbacks along with separation distances between all buildings are appropriate and in keeping with the surrounding neighbourhood and the Bayview Townhouse Guidelines.

## **Access, Parking, Traffic Impact**

The site is accessed off an east-west shared private driveway from Bayview Avenue. The proposed resident parking is to be provided in integral garages for both the townhouse units and the detached houses accessed via the north-south portion of the shared private driveway. Each townhouse unit is proposed to accommodate two parking spaces in the rear integral garage.

The northern detached house is proposed to accommodate three cars in the integral garage. The driveway leading to this garage has the capacity to accommodate three additional resident parking spaces or to be used for visitor parking. The southern detached house can also accommodate three cars in the integral garage and two cars in the driveway. One visitor parking space is proposed at the southern portion of the site.

The applicant submitted a revised Traffic Impact Study prepared by BA Group in August 2019. The report concluded that the traffic generated by the proposed development can be accommodated by adjacent roads with negligible impact on traffic operations. There is currently a centre left-turning lane on Bayview Avenue that will have to be modified to align with the applicant's proposed east-west shared driveway off Bayview Avenue. Transportation Services staff have requested the applicant to submit a functional plan depicting the new pavement markings and signage modifications for the proposed new driveway. This plan can be finalized as part of the site plan control process.

Transportation Services staff have confirmed that there is sufficient provision of parking spaces proposed and the volume of traffic the proposed development will generate will have minimal impact during peak hours.

### **Solid Waste Management**

Garbage and recycling is proposed to be stored within the garages of each individual townhouse and detached dwelling unit and will be collected by the City from Bayview Avenue on pick-up day. Details of a pick-up staging area along Bayview Avenue will be determined through the site plan control process and future common elements condominium application.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Bayview Avenue, a 0.4 metre wide road widening dedication along the Bayview Avenue frontage of the subject site is required and is proposed to be conveyed to the City through the site plan control process.

### **Streetscape**

All of the proposed townhouse entrances have direct connections to the Bayview Avenue public sidewalk from their dwelling entrances. The front entrances have been paired, where appropriate, to ensure that building elements and paved areas are consolidated within the front yard setback to enhance the landscape character of the street, minimize hard surfaces, and maximize continuous soil volumes for trees. The applicant will be responsible for installing a new 2.1 metre wide sidewalk along the Bayview Avenue frontage of the site. These details will be secured through the site plan control process.

In accordance with Section 3.3 of the Bayview Townhouse Guidelines, parking for each townhouse unit is provided by way of integral garages at the rear of the proposed townhouse units. 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.

City Planning staff are of the opinion that the proposal meets the intent of the Bayview Townhouse Guidelines.

### **Servicing**

The applicant has provided a Functional Servicing and Stormwater Management Report. The reports have been reviewed by Engineering and Construction Services staff, who are satisfied that the development would be adequately serviced. The development will be required to manage stormwater on site and not impact the drainage patterns of adjacent properties.



## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 3.00+ hectares of local parkland per 1,000 people. The site is in the highest quintile of current provision of parkland.

The applicant is required to satisfy the parkland dedication through cash-in-lieu. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the residential nature of the proposal is subject to a 5% parkland dedication. The value of the cash-in-lieu parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first building permit.

## **Landscaping/Tree Preservation**

The applicant submitted a revised Arborist Report and Tree Preservation Plan in September 2019. The report identified 23 regulated trees - nine trees are located on neighbouring properties and 14 are located on the development site. The development proposes the removal of 15 privately-owned trees having diameters of 30 cm or greater situated on or adjacent to the site. Twelve of these trees are located on the subject site and three are located on the neighbouring property to the north. Urban Forestry staff are satisfied with the trees proposed to be retained on the Tree Preservation Plan.

There are currently no City-owned trees on the Bayview Avenue right-of-way adjacent to the site and the applicant proposes to plant six new trees along this street.

Urban Forestry staff have requested a total of 45 new large-growing native shade trees to be planted on private property to replace the 15 privately-owned trees proposed for removal at a replacement ratio of 3:1. Details regarding the location and types of trees to be planted are to be finalized during the site plan control stage. City staff will work with the applicant to maximize on-site tree planting. Any remaining tree plantings will be planted off-site by way of cash-in-lieu payment.

## **Schools**

The Toronto District School Board (TDSB) advises there is insufficient space at the local elementary and secondary schools to accommodate students anticipated from the proposed development. They advise that students from the new development will not displace existing students at local schools and that alternative arrangements will be identified consistent with optimizing enrolment levels at all schools across the TDSB. At the time of their response, the TDSB had not identified the school anticipated to serve the development. The owner will be required to post signs on site and identify through warning clauses of TDSB accommodation clauses.

The other school boards did not provide any comments.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in Zoning By-laws, on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Most of the applicable TGS performance measures will be secured through the Site Plan Approval process, including landscaping and water quality and quantity measures.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2019), the Toronto Official Plan and the Bayview Townhouse Guidelines. Staff are of the opinion that the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2019). Furthermore, the proposal conforms to the Toronto Official Plan and meets the intent of the Bayview Townhouse Guidelines. The proposal represents an appropriate level of intensification through infill development on a major street on lands that are designated *Neighbourhoods*. The proposed development is of a built form and character that fits within the existing and planned context of the area. Staff recommend that Council support approval of the application.

## **CONTACT**

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Simona Rasanu, Planner  
Tel. No. (416) 395-7687  
E-mail: [Simona.Rasanu@toronto.ca](mailto:Simona.Rasanu@toronto.ca)

## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

- Attachment 4: Existing City-wide Zoning By-law 569-2013 Map
- Attachment 5: Existing North York Zoning By-law 7625 Map
- Attachment 6: Draft Zoning By-law Amendment - Zoning By-law 569-2013
- Attachment 7: Draft Zoning By-law Amendment - Zoning By-law 7625

**Applicant Submitted Drawings**

- Attachment 8: Site Plan
- Attachment 9a: Elevations - Front Elevation (Townhouse Blocks 1 and 2)
- Attachment 9b: Elevations - Rear Elevation (Townhouse Blocks 1 and 2)
- Attachment 9c: Elevations - Left Side (Townhouse Blocks 1 and 2)
- Attachment 9d: Elevations - Right Side (Townhouse Blocks 1 and 2)
- Attachment 9e: Elevations - Detached Houses (Front)
- Attachment 9f: Elevations - Detached Houses (Rear)
- Attachment 9g: Elevations - Detached Houses (Left Side)
- Attachment 9h: Elevations - Detached Houses (Right Side)

## Attachment 1: Application Data Sheet

**Municipal Address** 2535-2537 BAYVIEW AVE **Date Received:** December 21, 2017

**Application Number:** 17 278418 NNY 25 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Zoning Bylaw amendment application to permit seven townhouses and two detached homes.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Walker, Nott, Dragicevic Associates Ltd.	Walker, Nott, Dragicevic Associates Ltd.	Hunt Design Associates Inc.	Wilket Park Developments Inc.

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Exception 69
Zoning:	RD (f30.0; a1100) (x69)	Heritage Designation:	N
Height Limit (m):	11.5	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 3,544      Frontage (m): 62      Depth (m): 58

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	685		1,287	1,287
Residential GFA (sq m):	389		2,550	2,550
Non-Residential GFA (sq m):	296			
<b>Total GFA (sq m):</b>	<b>685</b>		<b>2,550</b>	<b>2,550</b>
Height - Storeys:	2		3	3
Height - Metres:			11	11

Lot Coverage Ratio (%): 45      Floor Space Index: 0.80

<b>Floor Area Breakdown</b>	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,550	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1		9	9
Condominium:				
Other:				
Total Units:	1		9	9

**Total Residential Units by Size**

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					9
Total Units:					9

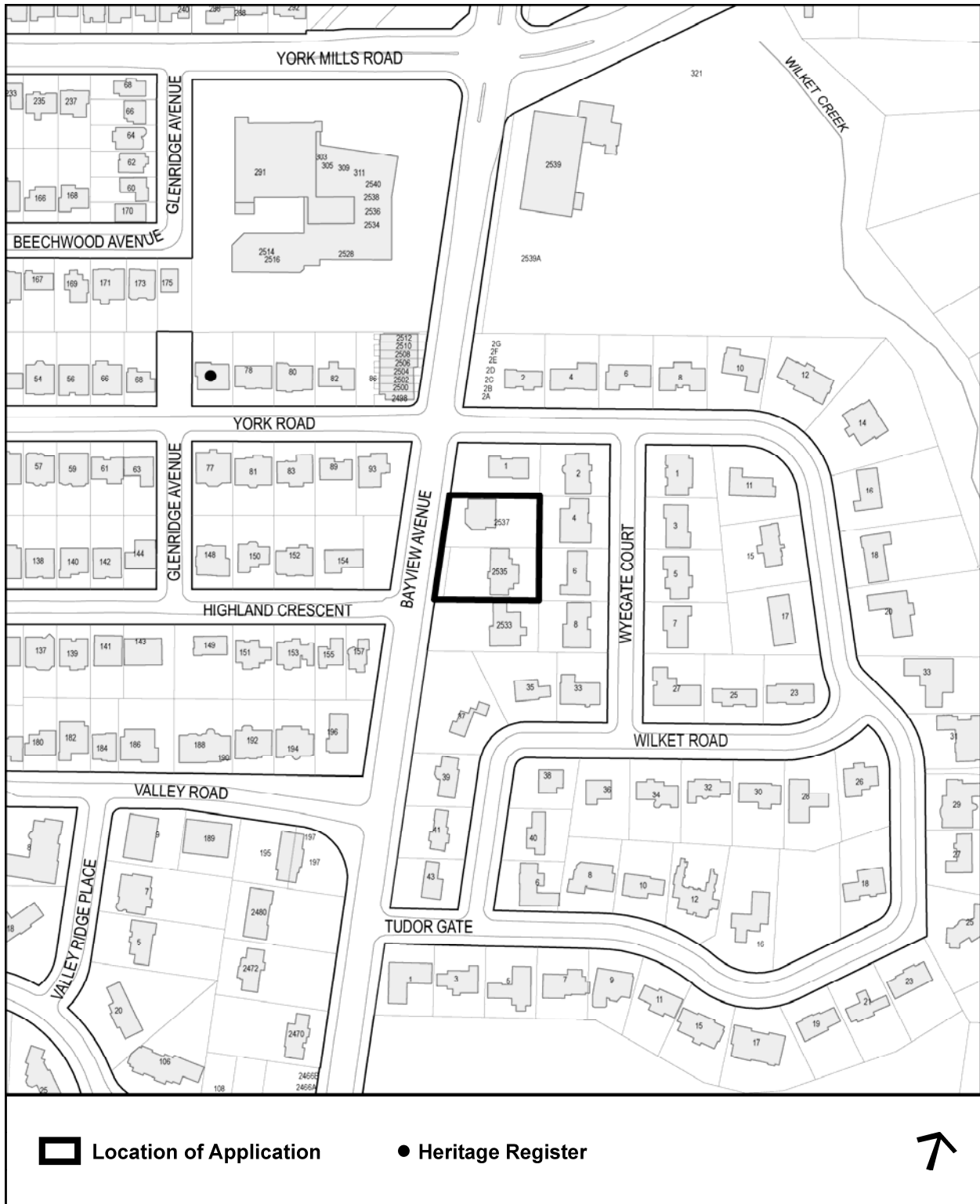
**Parking and Loading**

Parking Spaces:	26	Bicycle Parking Spaces:	Loading Docks:
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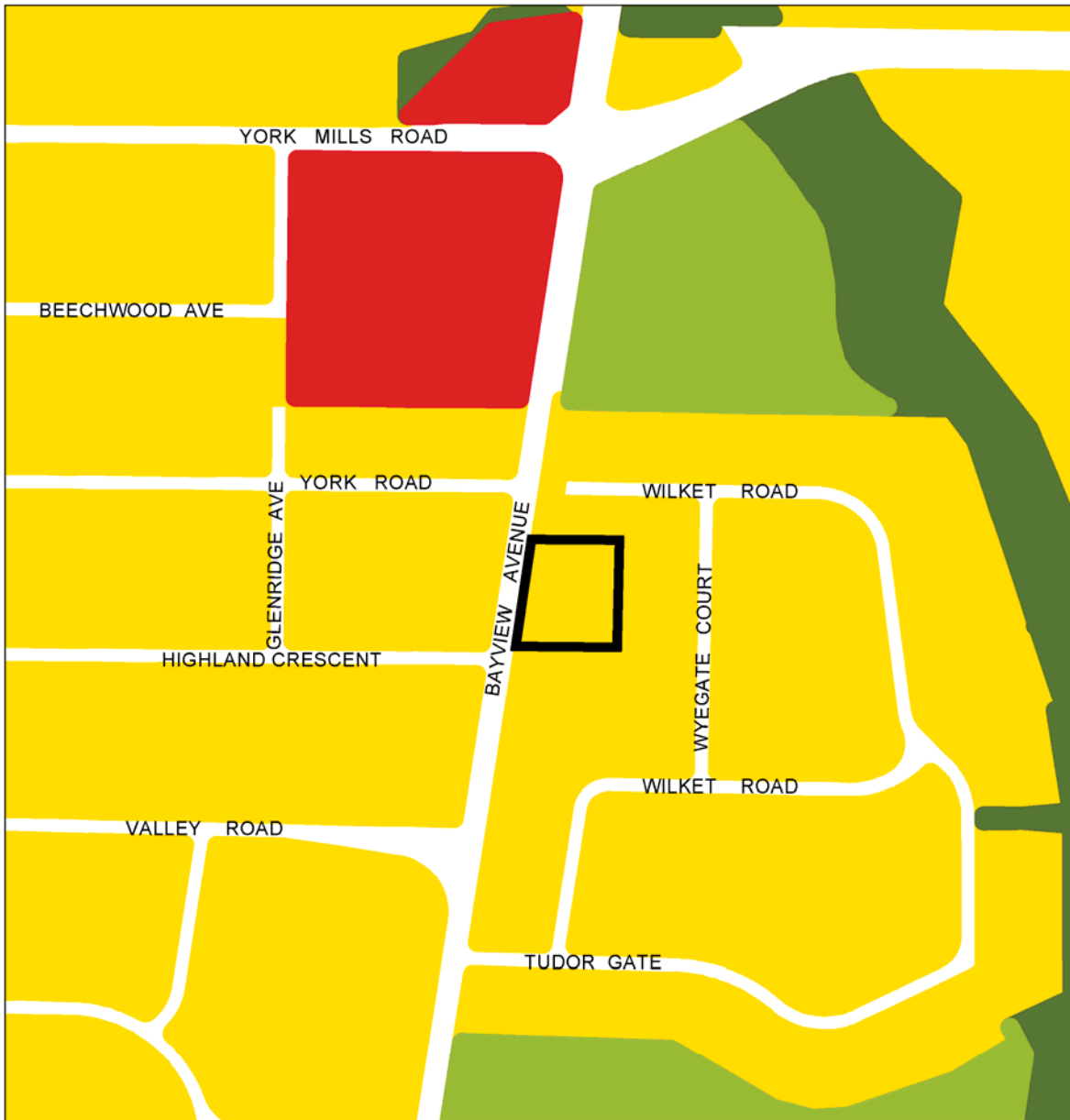
**CONTACT:**

Simona Rasanu, Planner  
(416) 395-7687  
Simona.Rasanu@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

2535-2537 Bayview Avenue

File # 17 278418 NNY 25 OZ

- |   |  |
|---|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods          |  Natural Areas            |
|  Mixed Use Areas         |  Parks                    |

  
Not to Scale  
11/04/2019

Attachment 4: Existing City-wide Zoning By-law 569-2013 Map



Zoning By-Law No. 569-2013

2535-2537 Bayview Avenue

File # 17 278418 NNY 25 0Z



Location of Application

RD Residential Detached    ON Open Space Natural  
OR Open Space Recreation



See Former City of North York By-Law No. 7625

R3 One-Family Detached Dwelling Third Density Zone  
RM1 Multiple-Family Dwellings First Density Zone  
C2 Local Shopping Centre Zone



Not to Scale  
Extracted: 01/16/2018



Attachment 5: Existing North York Zoning By-law 7625 Map



Zoning By-Law No. 7625

2535-2537 Bayview Avenue

File # 17 278418 NNY 25 0Z



Location of Application

- R1 One-Family Detached Dwelling First Density Zone
- R3 One-Family Detached Dwelling Third Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- C2 Local Shopping Centre Zone



Not to Scale  
Extracted: 01/16/2018

Attachment 6: Draft Zoning By-law Amendment - Zoning By-law 569-2013

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. ~-2019

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 2535-2537 Bayview 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;

The Council of the City of Toronto enacts as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to By-law XXX;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions;
3. Zoning By-law 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 (x207), 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 of 25% to 45%, 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 207 so that it reads:

**Exception RT 207**

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) The permitted maximum number of **dwelling units** is nine, of which a maximum of seven **dwelling units** must be in a **townhouse** and a maximum of two **dwelling units** must be in a **detached house**;

(B) Only two **dwelling units** in a **detached house** are permitted at the rear of the site with a minimum distance of 27 metres measured from the rear **lot** line;

(C) For the purposes of this exception, **established grade** is the Canadian geodetic elevation of 160.50 metres;

(D) Despite clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and **building** separations are as shown on Diagram 4 of By-law XXX;

(E) Despite clause 10.60.40.10, the permitted maximum height of a **building** and the number of **storeys** are as shown on Diagram 4 attached to this By-law XXX;

(F) Despite regulation 10.60.40.40(1), the maximum floor space index is 0.80 times the area of the **lot**;

(G) Despite regulation 10.60.30.10(1), the required minimum **lot area** is 3,500 square metres;

(H) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 61.5 metres for the entire **lot** fronting Bayview Avenue;

(I) Despite regulation 10.5.40.60 (1) (A), a platform may encroach into the required **front yard setback** to a maximum of 2.5 metres;

(J) Despite regulation 10.5.40.60 (1) (C), a platform may encroach into the required **rear yard setback** to a maximum of 2.2 metres;

(K) Despite regulation 200.5.10.1(1), a minimum of two **parking spaces** must be provided for each **dwelling unit** within an integral garage and one visitor **parking space** must be provided for the **lot**, as generally shown on Diagram 4 attached to this By-law XXX;

(L) Despite regulation 200.5.1(3), the minimum width for a **drive aisle** providing vehicle access to a **parking space** is 5.10 metres;

(M) Despite regulation 10.5.80.40(1), the maximum combined width of vehicle entrances through the **front main wall** of a **detached house** is 8.35 metres;

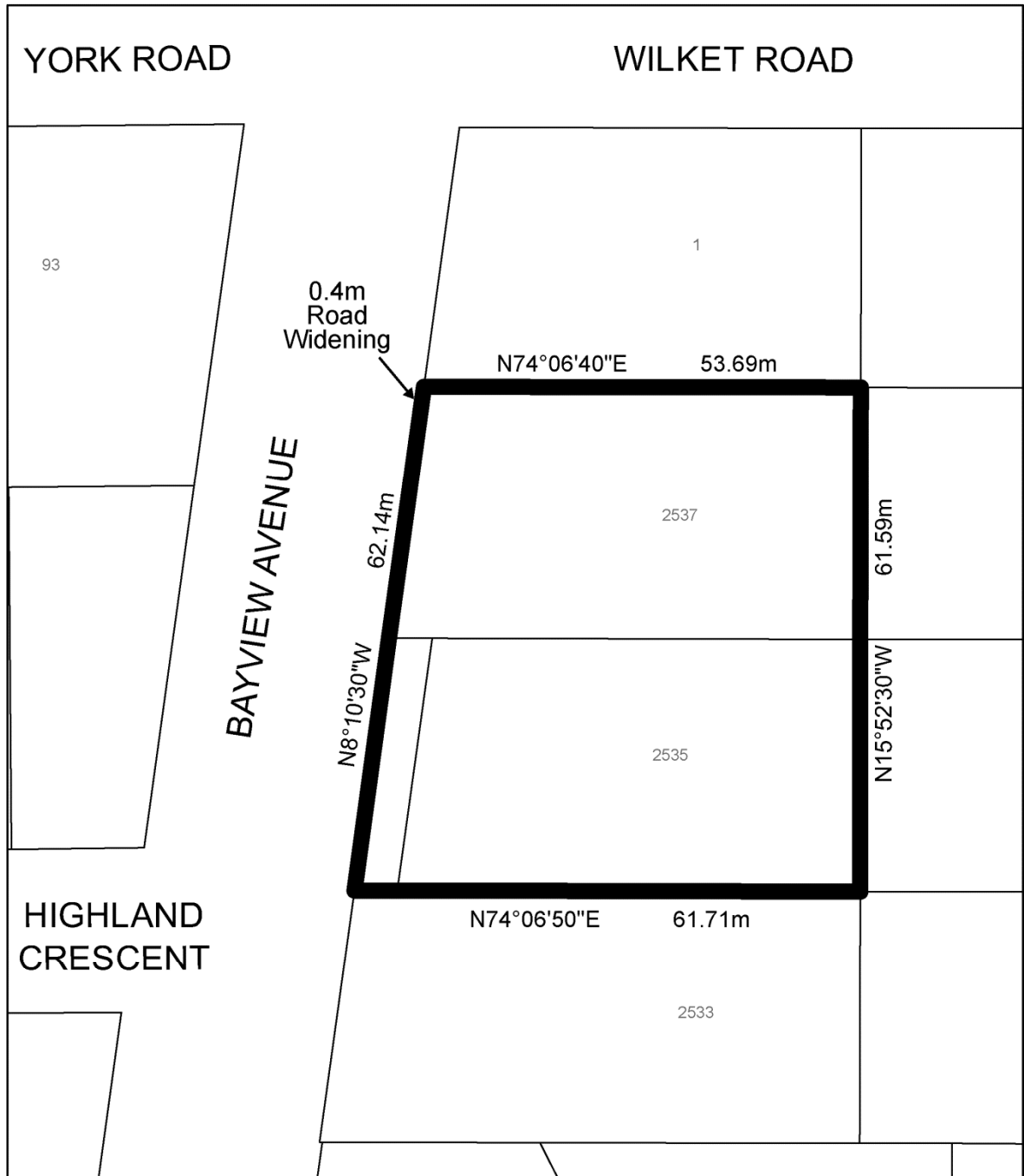
(N) Despite regulation 10.5.100.1(1), the maximum permitted **driveway** width for a **detached house** is 8.35 metres;

(O) Despite Regulation 200.15.10(1), an accessible **parking space** is not required;

(P) Despite Clause 10.5.50.10, a minimum of 1,400 square metres of **landscaping** must be provided, and 50% of the 1,400 square metres of **landscaping** must be **soft landscaping**. The total amount of **soft landscaping** must include a **soft landscape**

buffer with a minimum width of 3 metres, as shown on Diagram 4 attached to this By-law XXX.

(Q) 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.

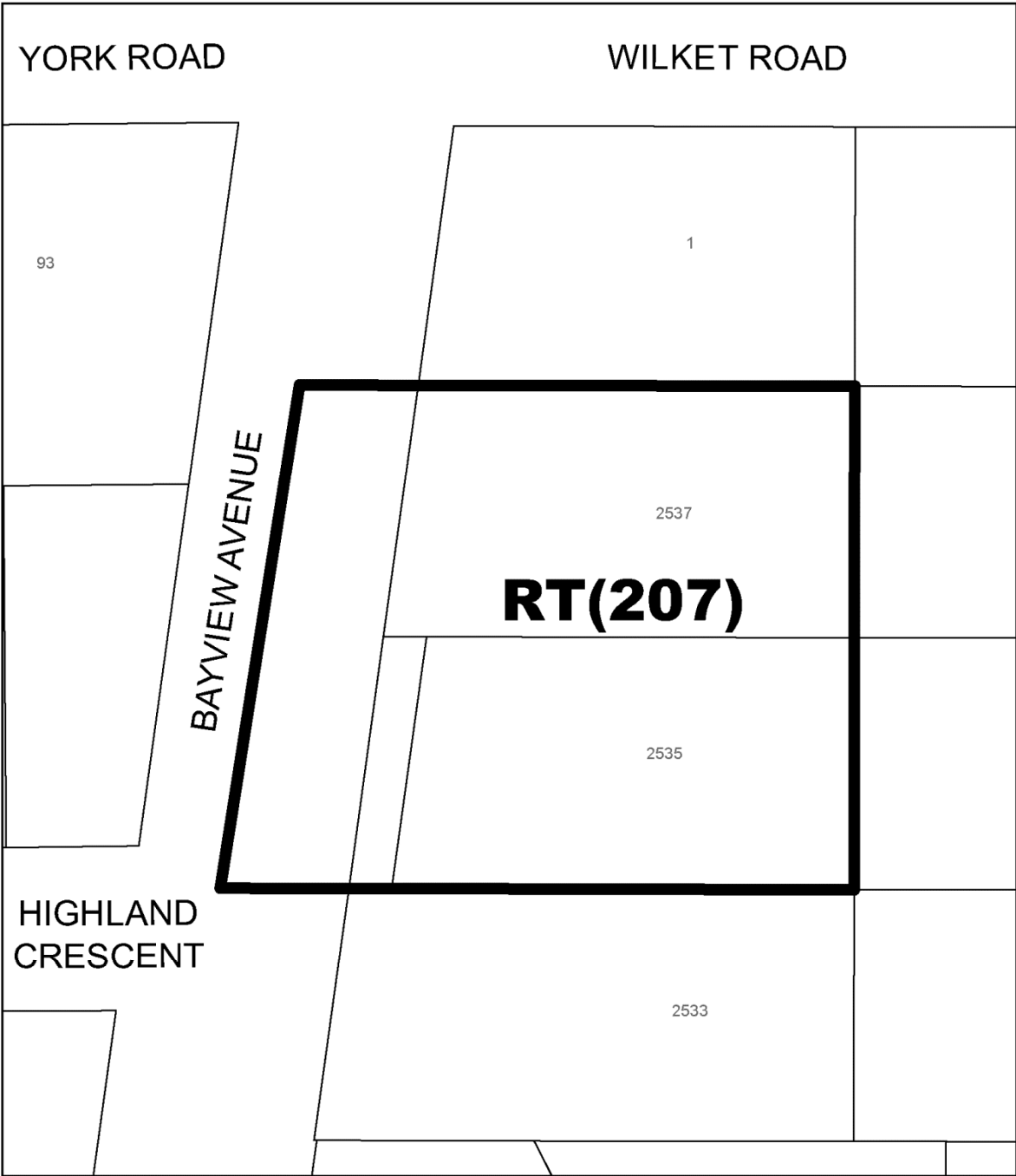


**TORONTO**  
**Diagram 1**

**2535-2537 Bayview Avenue**

File # 17 278418 NNY 25 0Z

City of Toronto By-law 569-2013  
 Not to Scale  
 11/04/2019

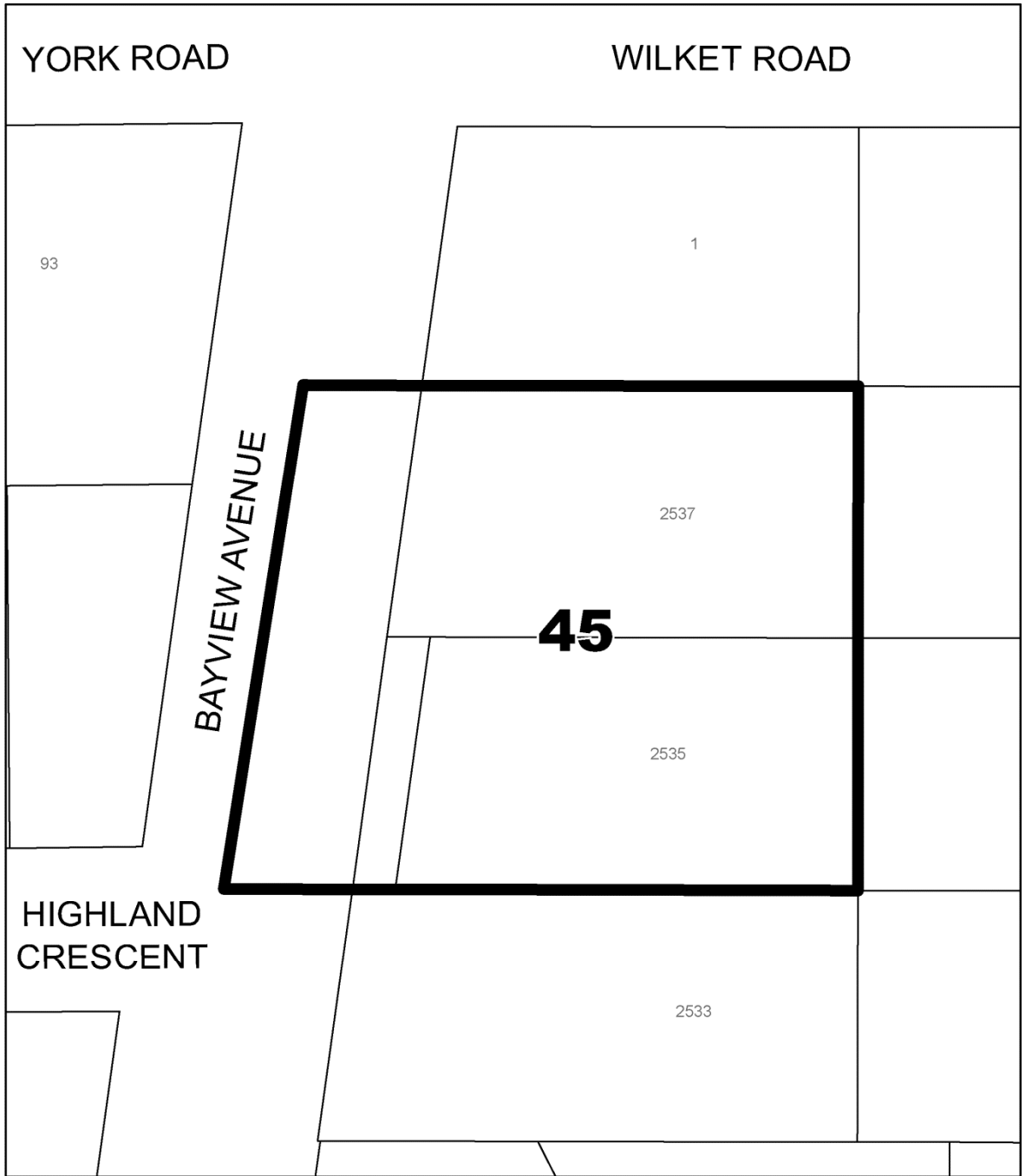


**TORONTO**  
 Diagram 2

2535-2537 Bayview Avenue

File # 17 278418 NNY 25 0Z


City of Toronto By-law 569-2013  
 Not to Scale  
 11/04/2019

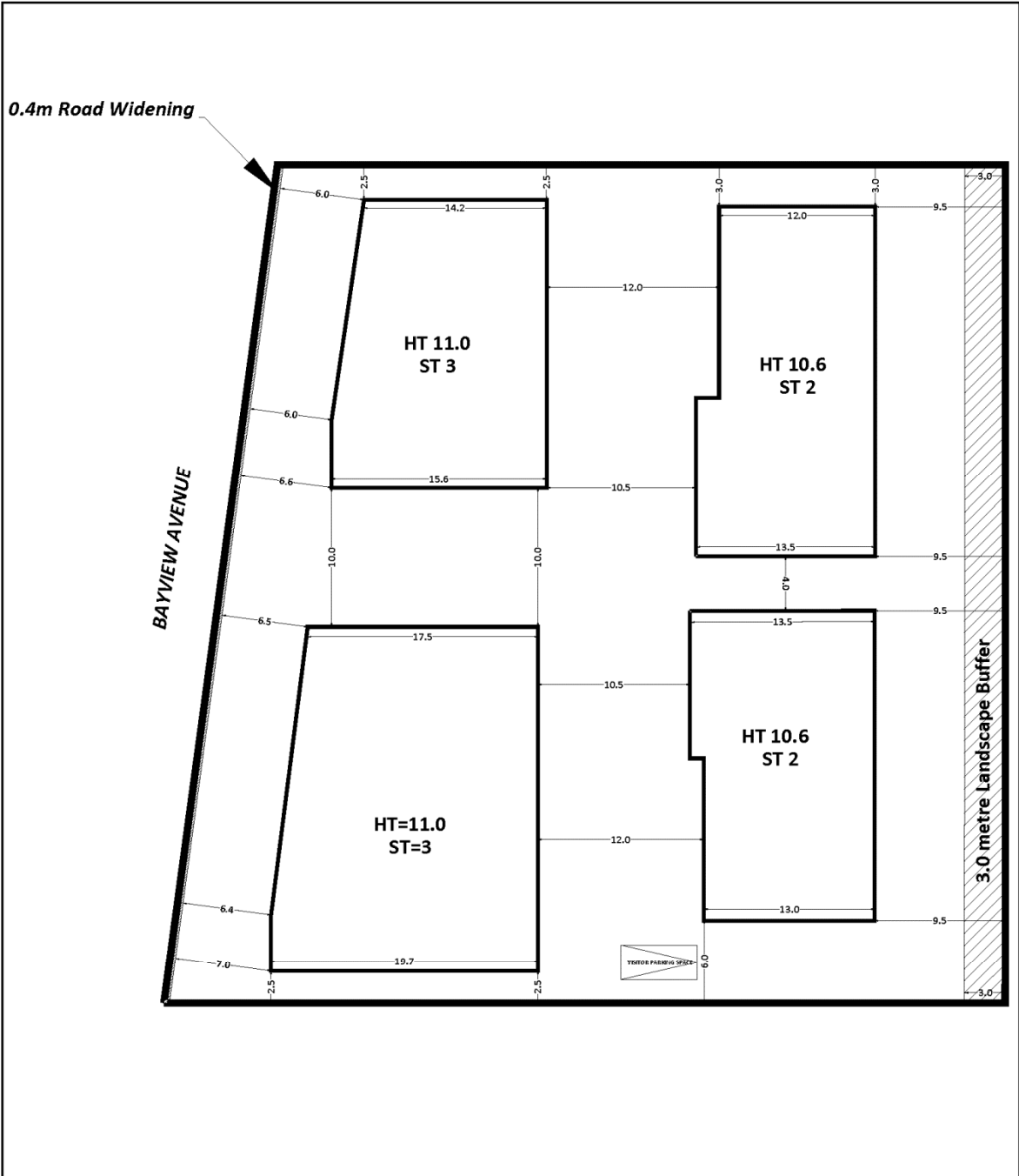


 **TORONTO**  
Diagram 3

2535-2537 Bayview Avenue

File # 17 278418 NNY 25 0Z

  
City of Toronto By-law 569-2013  
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11/04/2019



**TORONTO**  
Diagram 4

2535-2537 Bayview Avenue

File # 17 278418 NNY 25 0Z

City of Toronto By-law 569-2013  
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11/04/2019



## Attachment 7: Draft Zoning By-law Amendment - Zoning By-law 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. ~-2019

### **To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known in the year 2019 as 2535-2537 Bayview 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;

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, as amended, is amended by adding the following subsections:

#### **Section 64.16 (117) to RM1(117)**

#### **DEFINITIONS**

(a) For the purposes of this exception, “**established grade**” for the purpose of establishing height shall mean the geodetic elevation of 160.50 metres.

#### **PERMITTED USES**

(b) The only permitted uses shall be multiple attached dwellings and single family dwellings.

(c) Only single family dwellings are permitted at the rear of the site with a minimum distance of 27 metres measured from the rear lot line.

#### **EXCEPTION REGULATIONS**

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

(d) The maximum number of dwelling units shall be seven **multiple attached dwellings** and two **single family dwellings**.

(e) The minimum **dwelling unit** width for **multiple attached dwellings** shall be 6.1 metres.

#### **LOT AREA**

(f) The minimum **lot area** shall be 3,500 square metres.

#### **LOT FRONTAGE**

(g) The minimum lot frontage along Bayview Avenue shall be 61.5 metres.

#### **LOT COVERAGE**

(h) The maximum permitted **lot coverage** shall be 45%.

#### **YARD SETBACKS and DISTANCES BETWEEN BUILDINGS**

(i) The minimum **yard setbacks** and distances between **buildings** shall be as shown on Schedule 2 attached to this By-law.

#### **GROSS FLOOR AREA**

(j) The maximum gross floor area of all dwellings on the lot is 3,300 square metres.

#### **BUILDING HEIGHT AND STOREYS**

(k) The maximum **building height** and number of **storeys** shall be as on shown on Schedule 2 attached to this By-law and shall be measured from **established grade** to the top of the roof.

#### **PERMITTED PROJECTIONS**

(l) Exterior stairways and porches shall be permitted to project into the minimum **front yard setback** not more than 2.5 metres.

(m) Platforms, decks and terraces shall be permitted to project into the minimum **rear yard setback** not more than 2.2 metres.

(n) A box and bay window shall be permitted to project into any minimum **yard setback** not more than 0.75 metres.

#### **PARKING**

(o) A minimum of two **parking spaces** shall be provided for each dwelling unit within an integral garage and one visitor **parking space** shall be provided for the **lot**, as generally shown on Schedule 2 attached to this By-law.

(p) A **parking space** shall have a minimum width of 2.6 metres and a minimum length of 5.6 metres.

(q) **Parking spaces** in the rear enclosed garage shall be accessed by means of a two-way **driveway** having a minimum width of 5.1 metres.

## **LANDSCAPING**

(r) A minimum of 1,400 square metres of **landscaping** must be provided, and 50% of the 1,400 square metres of **landscaping** must be soft **landscaping**. The total amount of soft **landscaping** must include a soft landscape buffer with a minimum width of 3 metres, as shown on Schedule 2 attached to this By-law XXX.

## **OTHER REGULATIONS**

(s) Sections 6A(2), 6A(7), 6(9)(b),6(9)(f), 15.8, 16.1(b)(ii), 16.2.1, 16.2.2, 16.2.3, 16.2.4, 16.2.6 and 16.3.2 of Zoning By-law 7625 shall not apply.

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:

(i) 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

(ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

(t) Except as provided herein, By-law No. 7625 of the former City of North York Zoning By-law shall continue to apply.

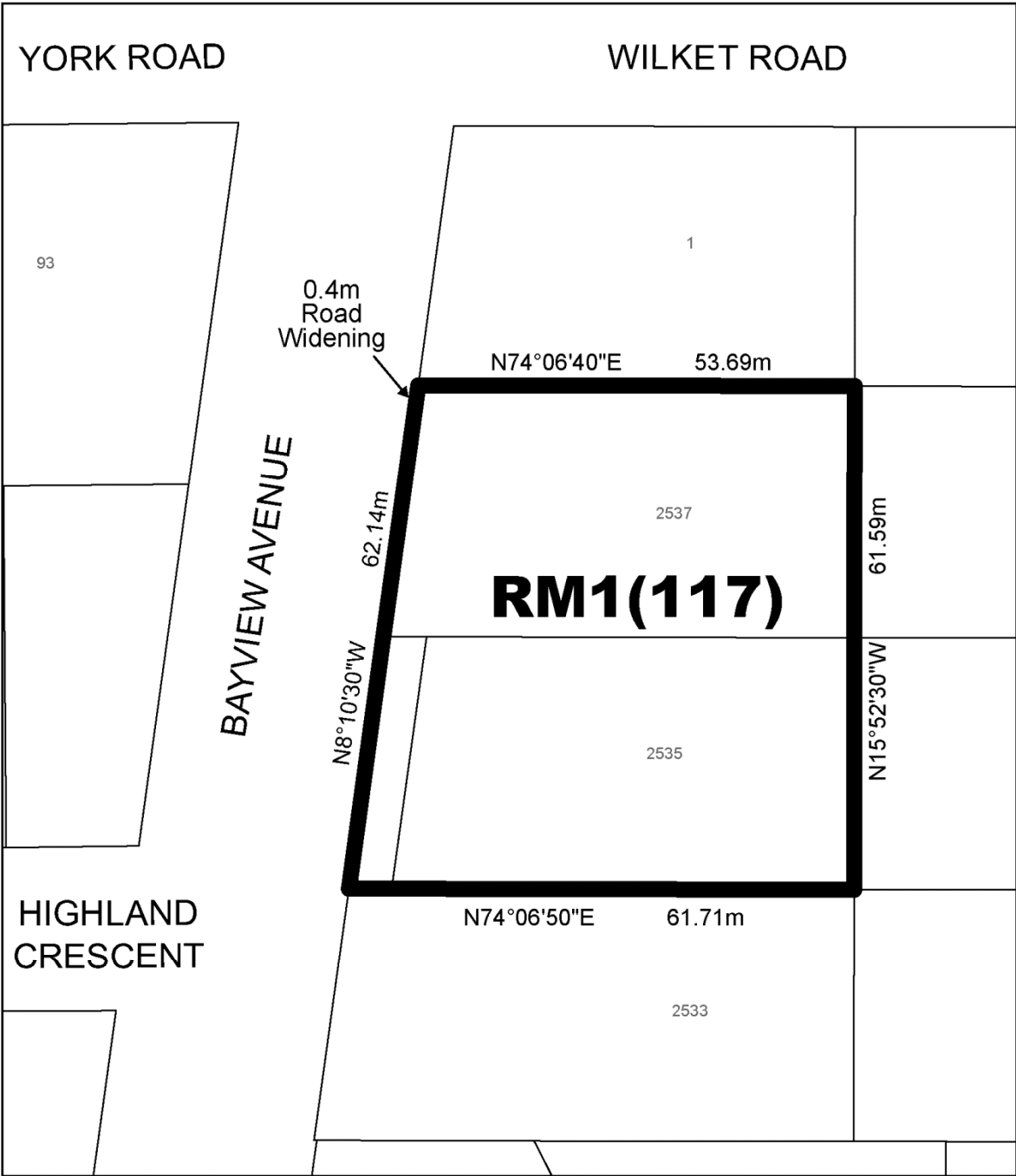
## **DIVISION OF LANDS**

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.

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

JOHN TORY,           ULLI S. WATKISS,  
Mayor City Clerk

(Corporate Seal)

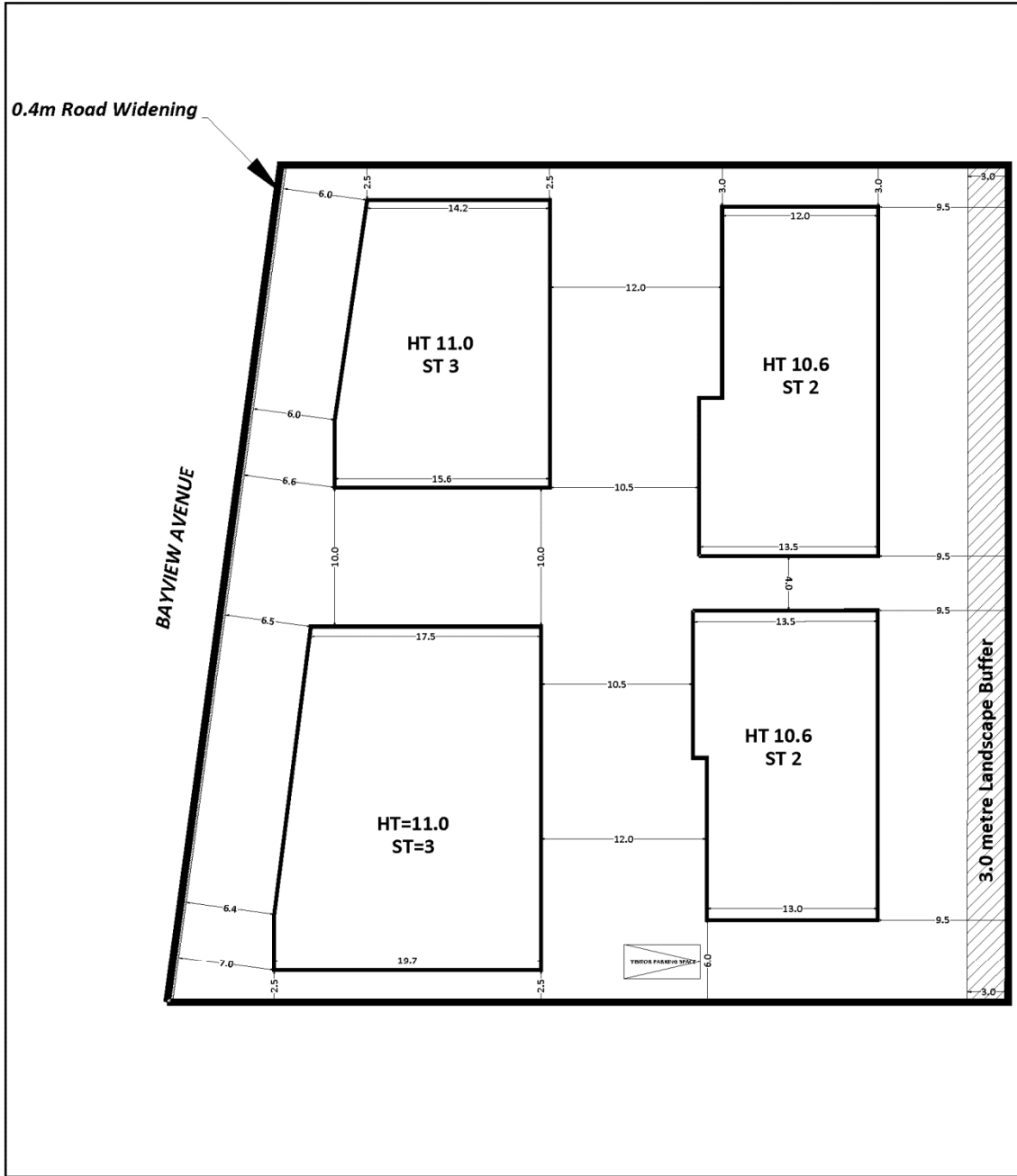


 **TORONTO**  
Schedule 1

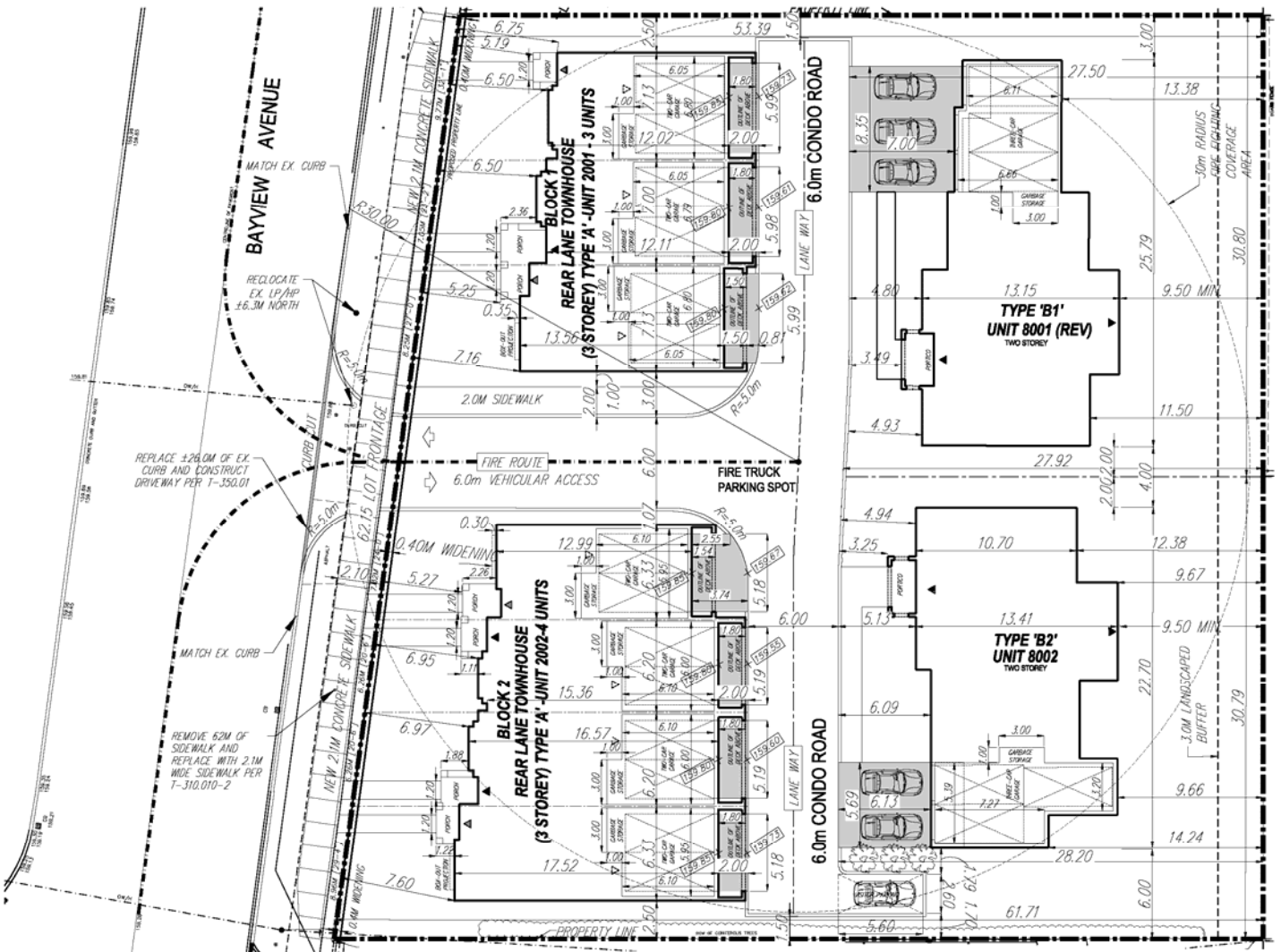
2535-2537 Bayview Avenue

File # 17 278418 NNY 25 0Z

  
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11/04/2019



Attachment 8: Site Plan



Site Plan



Attachment 9a: Elevations - Front Elevation (Townhouse Blocks 1 and 2)



Front Elevation - Block 1



Front Elevation - Block 2

Attachment 9b: Elevations - Rear Elevation (Townhouse Blocks 1 and 2)



Rear Elevation - Block 1



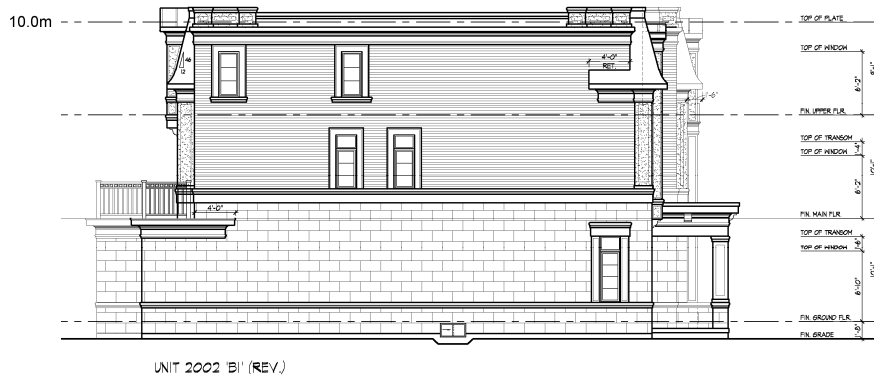
Rear Elevation - Block 2



Attachment 9c: Elevations - Left Side (Townhouse Blocks 1 and 2)



Left Side Elevation - Block 1

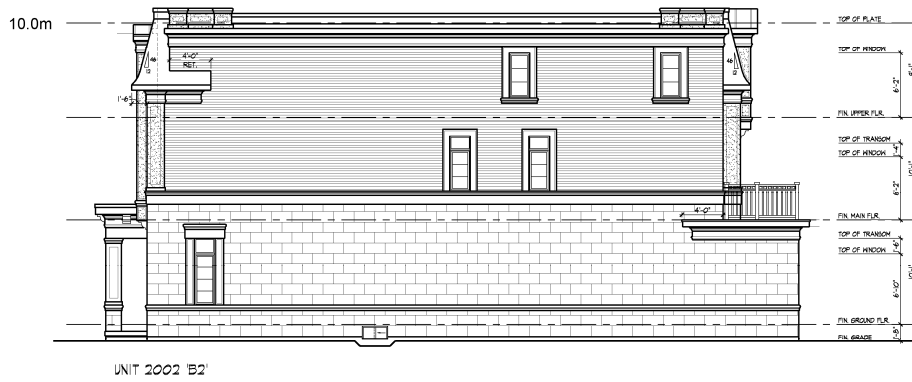


Left Side Elevation - Block 2

Attachment 9d: Elevations - Right Side (Townhouse Blocks 1 and 2)



Right Side Elevation - Block 1



Right Side Elevation - Block 2

Attachment 9e: Elevations - Detached Houses (Front)



Conceptual Front Elevation 'A' - Two Story Model



Conceptual Front Elevation 'A' - Two Story Model

Attachment 9f: Elevations - Detached Houses (Rear)



Conceptual Rear Elevation 'A' - Two Story Model



Conceptual Rear Elevation 'A' - Two Story Model

Attachment 9g: Elevations - Detached Houses (Left Side)

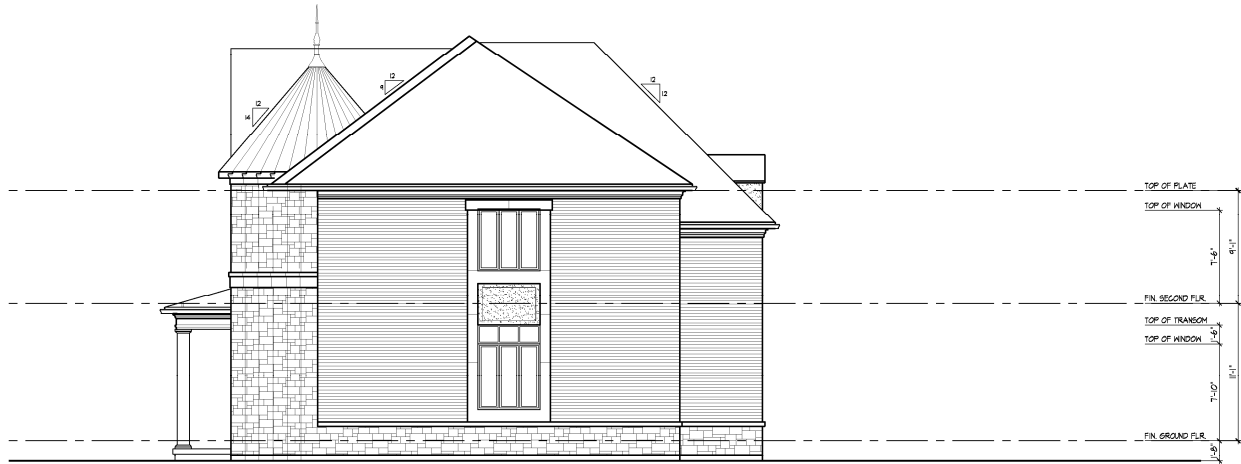


Conceptual Left Side Elevation 'A' - Two Story Model



Conceptual Left Side Elevation 'A' - Two Story Model

Attachment 9h: Elevations - Detached Houses (Right Side)



Conceptual Right Side Elevation 'A' - Two Story Model



Conceptual Right Side Elevation 'A' - Two Story Model