

**CITY OF TORONTO**

**BY-LAW No. 618-2009(OMB)**

**To adopt Amendment No. 584 of the Official Plan for the former City of North York,  
with respect to lands municipally known as 2425 and 2427 Bayview Avenue.**

WHEREAS the Ontario Municipal Board, pursuant to its Decision/Order No. 1579 issued on June 8, 2007, hereby approved an amendment with respect to lands municipally known as 2425 and 2427 Bayview Avenue;

THEREFORE the Official Plan for the former City of North York is amended by the Ontario Municipal Board as follows:

1. Amendment No. 584 to the Official Plan of the former City of North York, consisting of the attached text and map designated as Schedule 1 is hereby adopted.

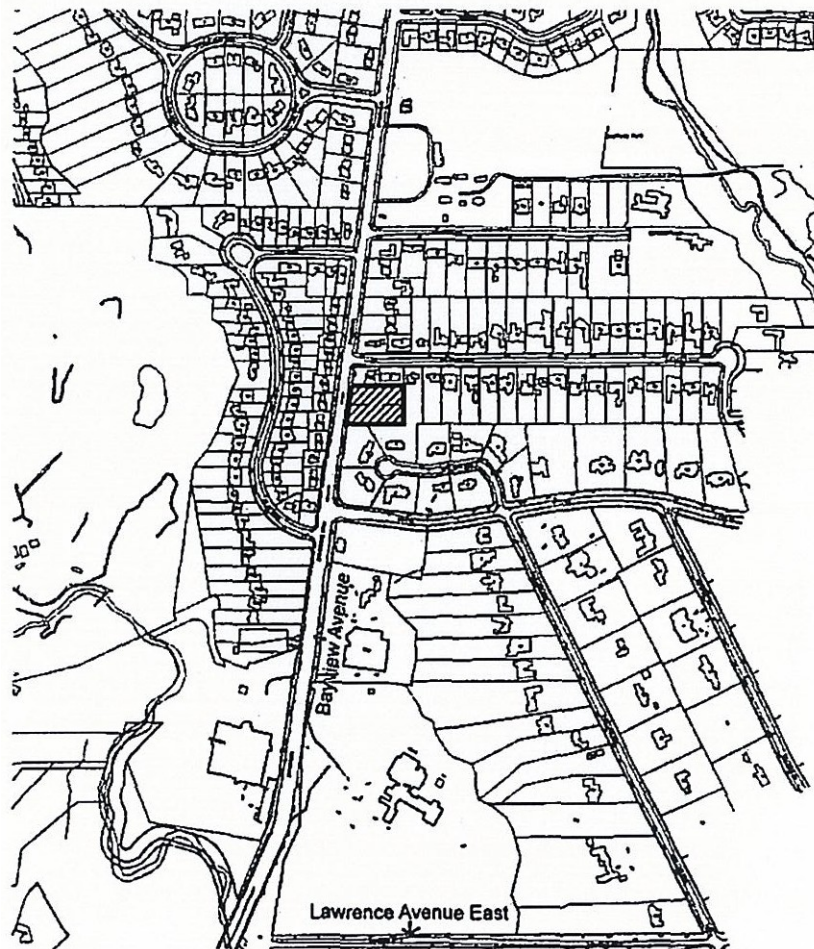
PURSUANT TO THE DECISION/ORDER NO. 1579 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 8, 2007 IN BOARD FILE NO. PL060507.

---

**EXPLANATORY NOTE OF AN APPLICATION FOR AN OFFICIAL PLAN AMENDMENT  
RESPECTING THE PROPERTY MUNICIPALLY KNOWN AS 2425 BAYVIEW AVENUE**

This is an application to amend the former City of North York Official Plan, as amended as it applies to the lands known municipally as 2425 and 2427 Bayview Avenue which is located on the east side of Bayview Avenue north of Lawrence Avenue and south of York Mills Road in the former City of North York (“The Site”). Specifically, the site is located north of Post Road and south of The Bridle Path.

The Site is currently designated “Residential Density One (RD-1)” within the former City of North York Official Plan, as amended. The current designation does not permit multiple attached dwellings (townhouses). The proposed Official Plan Amendment will redesignate the lands to “Residential Density 2 (RD-2)” to permit twenty (20) townhouses.

**LOCATION MAP OF THE LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT**

**AMENDMENT NO. 584 TO THE OFFICIAL PLAN  
OF THE FORMER CITY OF NORTH YORK**

**2425 AND 2427 BAYVIEW AVENUE**

The following Text and Map, designated as Schedule 1, constitutes Amendment No. 584 to the Official Plan of the former City of North York. The sections headed “Purpose and Location” and “Basis” are explanatory only and shall not constitute part of this amendment.

**PURPOSE AND LOCATION**

The proposed amendment is to permit the construction of 20 three-storey plus walkout townhouse units at the property known municipally as 2425 and 2427 Bayview Avenue (“Subject Land”). The subject land is located within the Bridle Path Residential Community on the east side of Bayview, north of Lawrence Avenue East and south of York Mills Road.

The proposed amendment would provide for a redesignation from *Residential Density 1* (RD-1) to *Residential Density Two* (RD-2) to permit the proposed townhouse use at its proposed density of 38 dwelling units per residential hectare.

**BASIS**

The proposed amendment implements many of the policies of the former City of North York Official Plan (“The Plan”), particularly with respect to housing policies and housing intensification.

The current *Residential Density One* (RD-1) designation does not permit townhouse development; however the Plan contemplates intensification and redesignation of lands to higher density to accommodate sensitive intensification on underutilized lands. Given the location of the site along a major arterial road accommodating a variety of uses and the existing infrastructure available, the proposed townhouse development under the *Residential Density Two* (RD-2) designation represents better utilization of the land than currently permitted by the RD-1 designation.

The proposed development would provide for sensitive housing intensification that more efficiently utilizes existing infrastructure such as physical infrastructure, community services and transportation facilities without jeopardizing the stability of surrounding residential neighbourhoods.

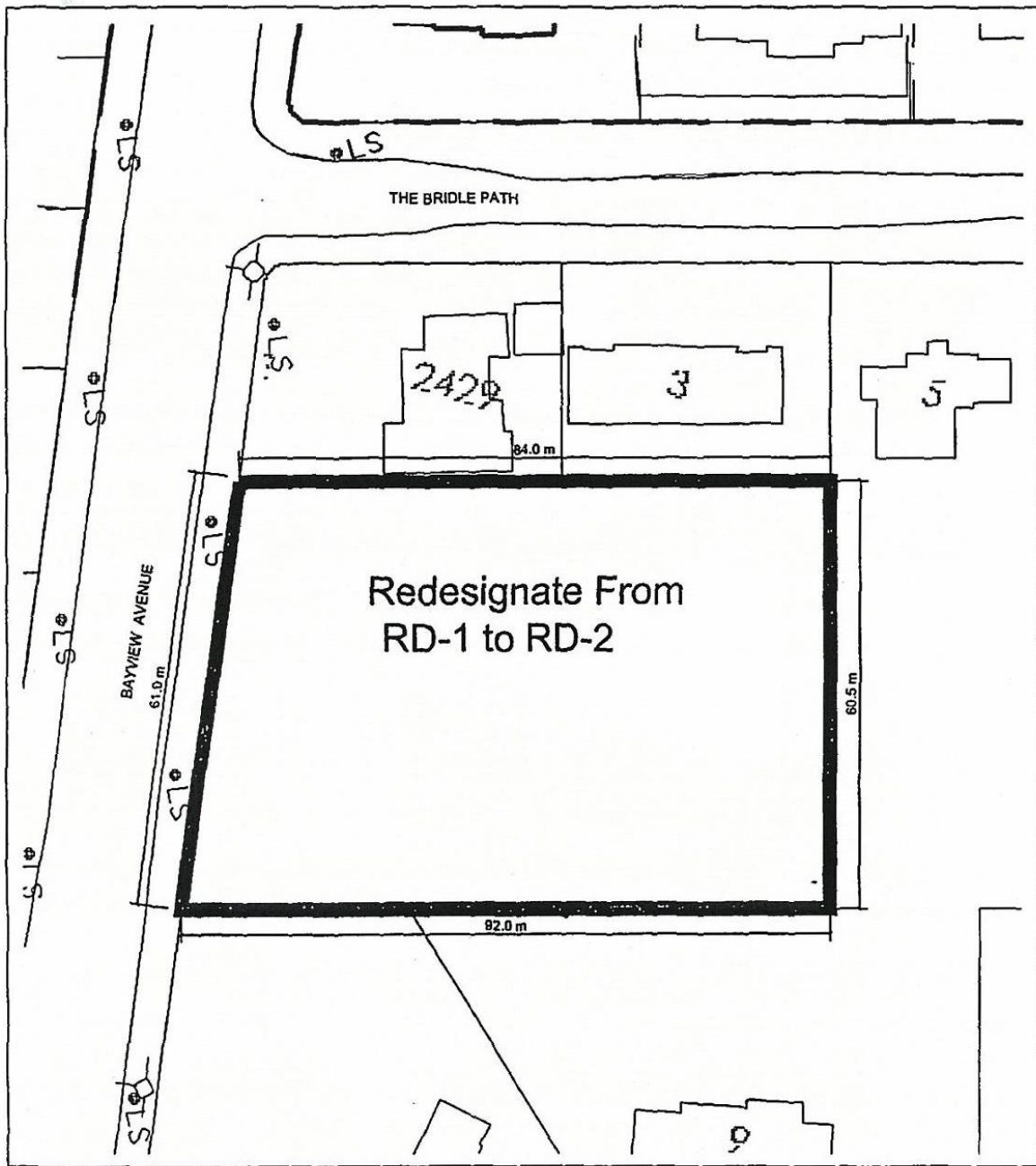
The proposed townhouse development also achieves key urban design standards of the Plan such as providing extensive and high quality landscaping within the City Boulevard and throughout the site that will enhance the streetscape. The proposed landscaping will also provide additional buffering from lower-density residential areas. The proposed townhouses are of high quality design and will provide desired residential uses at grade with building entrances clearly visible from the street. The proposed development satisfies these built form policies without creating adverse shadow impacts on neighbouring residences.

The proposed townhouse development represents a development that is both appropriate and desirable for the area.

### **OFFICIAL PLAN AMENDMENT**

Map C.1 Land Use Plan (East) of the former City of North York Official Plan is amended as it effects the lands on the east side of Bayview Avenue, known municipally as 2425 and 2427 Bayview Avenue and as shown on the attached Schedule 1, by deleting the “Residential Density One (RD-1)” designation and replacing it with a “Residential Density Two (RD-2)” designation.


Schedule 1



2425 & 2427 Bayview Avenue

OFFICIAL PLAN AMENDMENT

File # 05627

 Area Affected By This Amendment

  
Not to Scale