

CITY CLERK'S OFFICE  
SECRETARIAT SECTION

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DILLON  
CONSULTING

February 25, 2013

**DELIVERED VIA COURIER, TELECOPIER AND E-MAIL**

Attention: Jennifer Keesmaat, Chief Planner and Executive Director,  
City Planning Division

Joe D'Abramo, Acting Director, Zoning By-law and  
Environmental Planning, City Planning Division

Merle MacDonald, Administrator and Acting Chief Planner  
and Executive Director, City Planning

Re: **New Draft City-wide Zoning By-law, City of Toronto  
The Granite Club, 2350 to 2374 Bayview Avenue, City of  
Toronto  
"The subject lands"**

Dear Ms. Keesmaat,

Dillon Consulting Limited (Dillon) are the planning consultants for the Granite Club, owners of the above noted subject lands. The subject lands are generally located west of Bayview Avenue and north of Lawrence Avenue.

We understand that the Statutory Public Meeting for the New Draft City-wide Zoning By-law ("draft Zoning By-law") has been rescheduled for March 6, 2013 and request that this letter and the appended letter dated September 25, 2012 (attached) be added to the public record as a written submission to the Clerk prior to the by-law being passed. The September 25, 2012 letter documents the comments on the Draft Zoning By-law released June 2012 as they pertain to the subject lands.

On November 8, 2012, new revisions to the draft Zoning Bylaw were released for public review. Dillon, on behalf of the Granite Club, has reviewed the November 8, 2012 draft Zoning By-law and is providing you with this update to our September 25, 2012 letter.

The November 8, 2012 draft Zoning By-law maintains the proposed zoning for the subject lands as Residential Detached Zone RD (f18.0; a690) (x886). Exception 886 recognizes the former City of North York By-law 32166

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("the Site Specific Zoning By-law"). We have attached the City of North York By-law 32166 to this letter for reference.

We note the revisions in the November 8, 2012 draft Zoning By-law that impact the subject lands are related to policies 2.1.2. The revised policy text has been outlined below:

Chapter 2 Compliance with this By-law

2.1.2 Variances policies have been revised to:

1. Continuation of Existing Variances

*All minor variances applied for prior to the enactment of this By-law and finally approved pursuant to Section 45 of the Planning Act or its predecessor continue to apply and remain in force as if they are variances to this By-law for lawfully existing lots, buildings or structures.*

2. Continuation of Finally Approved Variances

*After the expiration of the exemption period set out in Clause 2.1.3.7, any minor variances finally approved under the Former General Zoning By-laws may be relied upon, if the regulatory standard respecting which the minor variance was given is the same or more permissive in this By-law than it was in the Former General Zoning By-law.*

3. Minor Variance - Application of Former General Zoning By-laws

*The Former General Zoning By-laws, including the definitions, apply to assist in the interpretation of any minor variance referred to in regulation 2.1.2(1) in the context of this by-law.*

There are minor variances to the provisions of the site-specific Zoning By-law (32166) are in full force and effect on the subject lands. The revised wording in the November 8, 2012 draft Zoning By-law policies 2.1.2 do not affect the status of the minor variances on the subject lands, as they would continue to be relied upon.

Pursuant to Section 34 of the Planning Act, R.S.O. 1990, we formally request, on behalf of the Granite Club, notification by the City of any future committee meetings, public meeting, staff reports, and/or Council decisions with respect to the new Toronto Zoning By-law, including the notice of enactment.



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Should you have questions or require clarification, please contact the undersigned at your convenience.

Please provide written confirmation of receipt of this letter.

Yours truly,  
**Dillon Consulting Limited**



**Heather Swan, RPP, MCIP**  
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[hswan@dillon.ca](mailto:hswan@dillon.ca)



**David Charezenko, RPP, MCIP**  
Telephone: 416-229-4647 ext 2435  
[dcharezenko@dillon.ca](mailto:dcharezenko@dillon.ca)

Attachments: City of North York By-law 32166  
Approved Minor Variances for Subject Lands  
September 25, 2012 letter to Jennifer Keesmaat

Cc: James DiRenzo, Granite Club  
[zoningproject@toronto.ca](mailto:zoningproject@toronto.ca)



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**Dillon Consulting  
Limited**

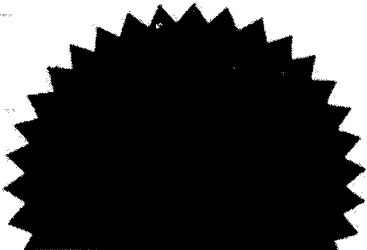


## THE CORPORATION OF THE CITY OF NORTH YORK

I, Denis Kelly, Clerk of the Corporation of the City of North York,  
do hereby certify that the paper hereunto annexed is a true copy  
of By-Law No. 32166..... of the Corporation of the City of North  
York, duly passed by the Council thereof on the 1st..... day  
of December....., A.D., 19 93.....

Witness my hand and the seal of the said Corporation

this 2nd... day of ...December....., A.D., 19 93.



*Denis Kelly*  
.....  
Clerk of the City of North York

CORPORATION OF THE CITY OF NORTH YORK

BY-LAW NUMBER 32166

A BY-LAW to amend By-law 7625.

THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH YORK, PURSUANT TO SECTION 34, OF THE *PLANNING ACT R.S.O. 1990*, ENACTS AS FOLLOWS:

1. Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule "1" of this By-law.
2. Section 64.12 of By-law 7625 is amended by adding the following subsection:

"64.12(15) R3(15)


**PERMITTED USES**


- (a) In addition to the uses permitted in the R3 Zone, on the lands south of the southerly lot boundary of Lot 48, Plan M-602, a private recreation club and accessory uses thereto, shall also be permitted.

**EXCEPTION REGULATIONS**

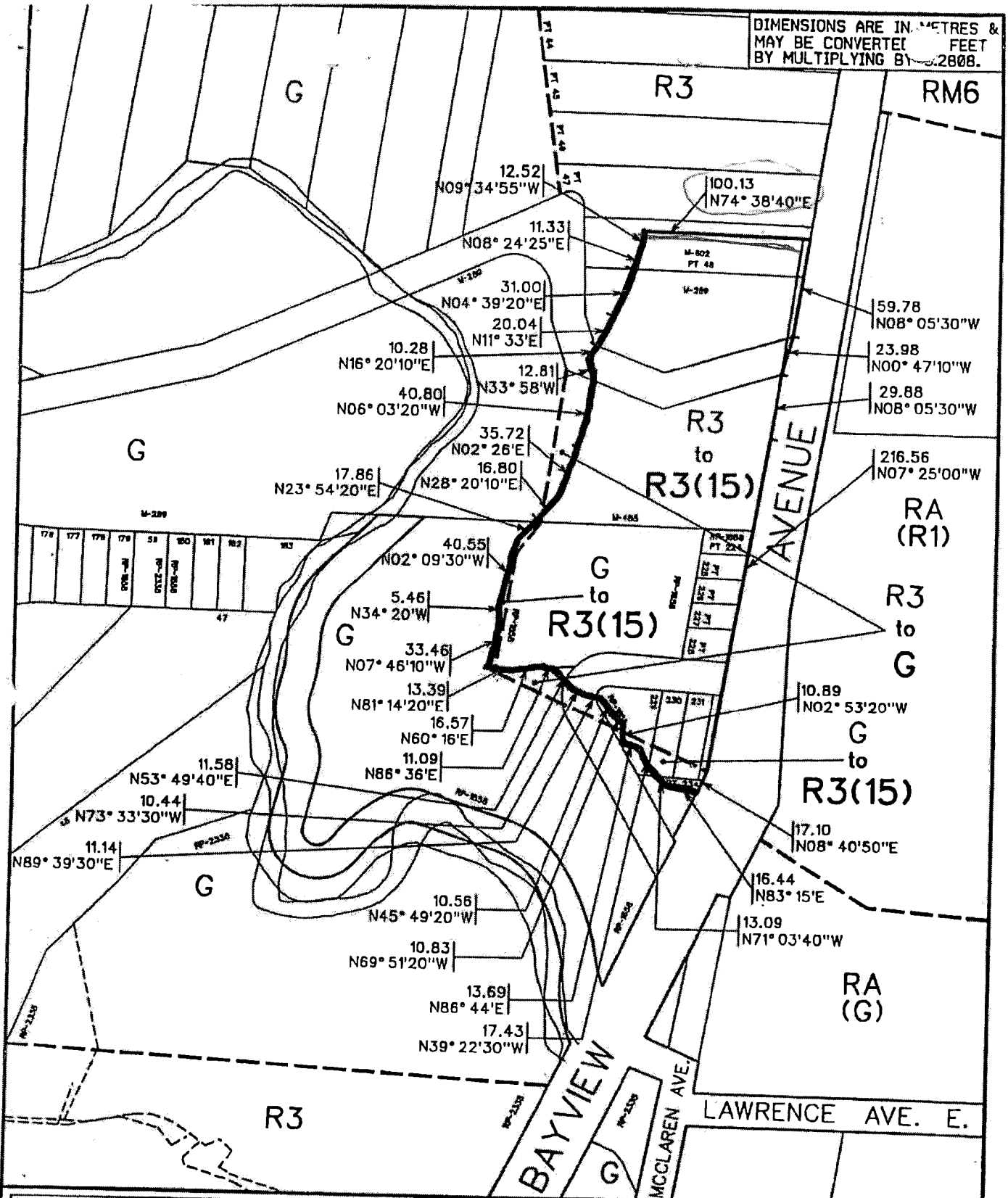
- (b) The total gross floor area of all buildings and structures, including covered tennis courts and other permitted structures, shall not exceed 35,000 m<sup>2</sup>. The total gross floor area of all buildings, excluding covered tennis courts and other permitted structures, shall not exceed 28,050 m<sup>2</sup>.
  - (c) All buildings and structures, above and below grade, shall be located within the building envelope shown on Schedule R3(15) hereto.
  - (d) The maximum building height on Part 2, as shown on Schedule R3(15), shall be 5 storeys or 174 metres above sea level, whichever is less. The maximum building height on Part 1, as shown on Schedule R3(15) shall be 3 storeys or 164 metres above sea level, whichever is less.
  - (k) A minimum of 481 parking spaces shall be provided.
3. Section 64.12(15) of By-law 7625 is amended by adding Schedule R3 (15) attached hereto.
  4. By-law 22450, 23007 and 28357 are hereby repealed.

ENACTED this 1st day of December, 1993.

  
City Clerk

  
Mayor

DIMENSIONS ARE IN METRES &  
MAY BE CONVERTED TO FEET  
BY MULTIPLYING BY 3.2808.



CITY OF NORTH YORK

PLANNING DEPARTMENT

This is Schedule " 1 " to By-Law 32166 , passed

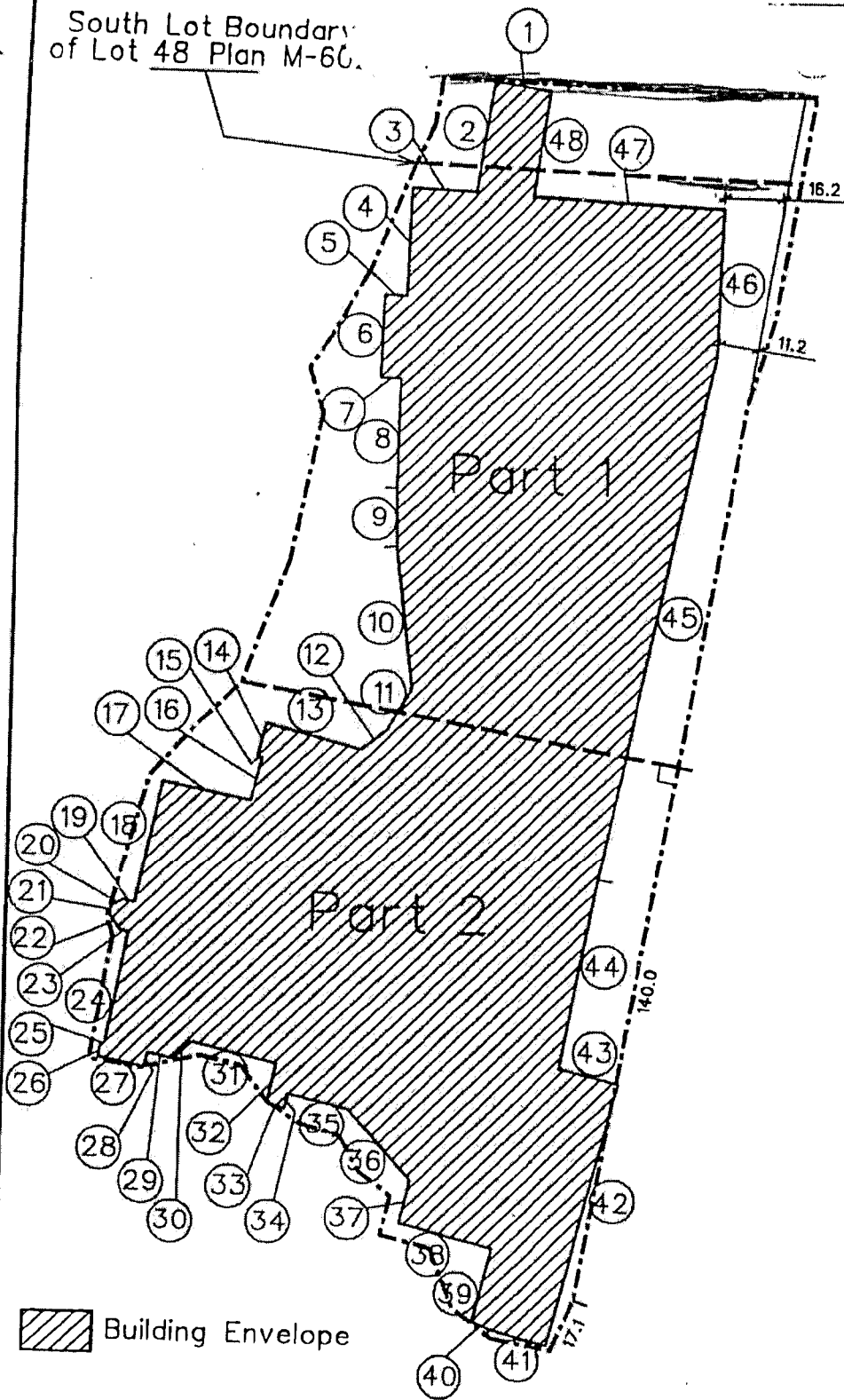
the 1st day of December 1993



South Lot Boundary  
of Lot 48 Plan M-66.

DIMENSIONS ARE IN METRES &  
MAY BE CONVERT TO FEET  
BY MULTIPLYING 3.2808.

LINE	DIMENSION & BEARING	
1	15.43	N81° 12'00"E
2	29.64	N08° 48'00"W
3	17.39	N74° 38'40"E
4	26.93	N15° 21'20"W
5	5.75	N74° 38'40"E
6	23.80	N15° 21'20"W
7	5.75	N74° 38'40"E
8	27.93	N15° 21'20"W
9	17.56	N18° 00'00"W
10	40.39	N21° 53'50"W
11	12.12	N13° 22'10"E
12	8.54	N34° 46'30"E
13	25.11	N86° 53'40"E
14	8.81	N03° 02'30"W
15	0.62	N87° 15'40"E
16	11.00	N03° 08'20"W
17	22.87	N84° 48'40"E
18	34.64	N05° 19'30"W
19	3.86	N84° 00'30"E
20	4.03	N33° 32'40"E
21	2.50	N02° 09'30"W
22	4.61	N64° 45'30"W
23	2.55	N84° 40'30"E
24	30.70	N05° 19'30"W
25	0.60	N19° 22'40"E
26	3.46	N04° 26'40"W
27	12.97	N85° 04'30"E
28	4.12	N05° 06'40"W
29	5.80	N84° 34'20"E
30	6.49	N25° 37'20"E
31	24.22	N86° 46'20"E
32	10.98	N02° 42'50"W
33	5.16	N87° 32'30"E
34	3.62	N02° 40'10"W
35	16.50	N86° 47'50"E
36	25.31	N57° 13'10"W
37	12.00	N02° 54'00"W
38	25.75	N86° 57'10"E
39	20.26	N03° 00'30"W
40	5.21	N84° 56'40"W
41	16.65	N86° 59'50"E
42	73.44	N03° 05'00"W
43	16.45	N86° 39'00"E
44	51.76	N07° 08'20"W
45	147.36	N05° 34'20"W
46	39.58	N15° 21'20"W
47	50.58	N74° 38'40"E
48	27.87	N08° 48'00"W



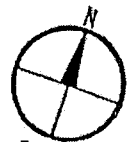
Building Envelope

CITY OF NORTH YORK

PLANNING DEPARTMENT

This is Schedule " R3(15) " to By-Law 32166 , passed

the 1st day of December, 19 93



Wednesday, December 8, 2010

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)**

File Number:	A0458/10NY	Zoning	R3(15) - Exception to Single Family Dwelling Zone; RD (f60;a690) (x886) (PPR)
Owner(s):	ROSS HANDY GRANITE CLUB LTD	Ward:	Don Valley West (25)
Agent:	ALLAN N WINDREM		
Property Address:	2350 BAYVIEW AVE	Community:	North York
Legal Description:	PLAN M289 BLK PLAN 1858 BLKS A & B LOTS 229 TO 231 PT LOTS 224 TO 228, 232, 234 RP 66R 15620 PARTS 1 TO 4 << STRUCTURE ADDRESS FOR 2350-2374 BAYVIEW AVE		

Notice was given and a Public Hearing was held on Wednesday, December 8, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the construction of an addition attached to the north side of the existing building - The Granite Club.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****North York Zoning By-law 7625**

1. Total Gross Floor Area of all buildings and structures, including covered tennis courts and other permitted structures not to exceed 38,100m<sup>2</sup>  
WHEREAS the total Gross Floor Area of all buildings and structures, including covered tennis courts and other permitted structures, shall not exceed 35,000m<sup>2</sup>
2. Total Gross Floor Area of all buildings excluding covered tennis courts and other permitted structures not to exceed 31,000m<sup>2</sup>  
WHEREAS the total Gross Floor Area excluding covered tennis courts and other permitted structures shall not exceed 28,050m<sup>2</sup>;
3. Portions of the building are located outside of the building envelope on Schedule R3(15) and in accordance with the plan attached  
WHEREAS all buildings and structures above and below grade shall be located within the building envelope shown on Schedule R3(15); and



4. The proposed building height is 3 storeys or 167.83m above sea level, whichever is less  
WHEREAS the maximum building height on Part 1 as shown on Schedule R3(15) shall be three (3) storeys  
or 164m above sea level, whichever is less.

**City of Toronto Zoning By-law 1156-2010**

Exception RD 886

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York By-law 31233 (R3(15)).

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

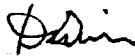
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The requirements of the Urban Forestry, Ravine Protection Division

**SIGNATURE PAGE**

File Number: A0458/10NY Zoning R3(15) - Exception to Single Family Dwelling Zone; RD (f60;a690) (x886) (PPR)  
Owner: ROSS HANDY GRANITE CLUB LTD Ward: Don Valley West (25)  
Agent: ALLAN N WINDREM  
Property Address: 2350 BAYVIEW AVE Community: North York  
Legal Description: PLAN M289 BLK PLAN 1858 BLKS A & B LOTS 229 TO 231 PT LOTS 224 TO 228, 232, 234 RP 66R 15620 PARTS 1 TO 4 << STRUCTURE ADDRESS FOR 2350-2374 BAYVIEW AVE



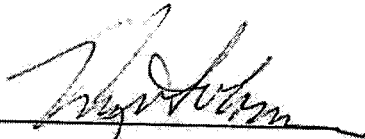
David Gurin (signed)



David Peacock (signed)



Ronald Forbes (signed)



Virginia A. Solomon  
(signed)

DATE DECISION MAILED ON: Thursday, December 16, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, December 28, 2010

CERTIFIED TRUE COPY

Denise Rundle (signed)  
Manager & Deputy Secretary Treasurer  
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).

September 25, 2012



**DELIVERED VIA COURIER, TELECOPIER AND E-MAIL**

Attention: Jennifer Keesmaat, Chief Planner and Executive Director, City Planning Division  
Joe D'Abramo, Acting Director, Zoning By-law and Environmental Planning, City Planning Division  
Merle MacDonald, Committee Administrator, Clerks Office

**Re: New Draft City-wide Zoning By-law, City of Toronto  
The Granite Club, 2350 to 2374 Bayview Avenue, City of Toronto  
"The subject lands"**

235 Yorkland Blvd.  
Suite 800  
Toronto, Ontario  
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(416) 229-4692

Dear Ms. Keesmaat:

Dillon Consulting Limited (Dillon) is the planning consultant for the Granite Club, owners of the above noted subject lands. The subject lands are generally located west of Bayview Avenue and north of Lawrence Avenue. Dillon, on behalf of the Granite Club, has reviewed the New Draft City-wide Zoning By-law ("draft Zoning By-law") and is providing you with the following comments as they pertain to the subject lands.

The Subject Lands are currently zoned One Family Detached Dwelling Third Density Zone (R3) exception (15) pursuant to Site Specific Zoning By-law 32166 that amends the North York Comprehensive Zoning By-law 7625 (as amended). This Zoning is in full force and effect.

Under the draft Zoning By-law, the subject lands are proposed to be zoned Residential Detached Zone RD (f18.0; a690) (x886). Exception 886 recognizes the former City of North York By-law 32166 ("the Site Specific Zoning By-law"). We have attached the City of North York by-law 32166 to this letter for reference. The Site Specific Zoning By-law amends the zoning performance standard provisions of the R3 Zoning with respect to permitted uses, gross floor area, building envelope, building height and number of parking spaces.

In accordance with Section 900.1.10(4)(A) of the draft Zoning By-law, the site-specific Zoning Bylaw (32166) is identified as the Prevailing By-law for the subject lands. Prevailing By-laws are read in the context of the former general zoning by-law (i.e. North York Zoning By-law 7625) and the provisions and the definitions of the former general zoning by-law continue to apply to interpret and support the Prevailing By-law. For reference, Gross Floor Area is defined in the former North York Zoning By-law as "the total area of all of the floors in a building above of below grade

...cont'd

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Limited

measured from the outside of the exterior walls but excluding car parking areas within the building” and shall continue to support the interpretation of the Gross Floor Area provisions of site-specific Zoning By-law (32166).

Four Minor Variances to the provisions of the site-specific Zoning By-law (32166) are in full force and effect on the subject lands. These provide variances to the gross floor area, building envelope and the maximum building height, and have been attached to this letter for reference. According to section 2.1.2 of the draft Zoning By-law these minor variances will continue to be relied upon beyond the three year Transition Clause if the provision varied has remained the same or becomes more permissive in the draft Zoning By-law. As the approved minor variances provide relief from the provisions of the site-specific Zoning By-law (32166), which as previously stated is recognised as the prevailing by-law, the minor variances will continue to be relied upon.

Notwithstanding the proposed Lot Coverage Overlay Map of the draft Zoning By-law, the prevailing by-law (site-specific Zoning By-law 32166) establishes the applicable building envelope and gross floor area requirements for the subject lands.

Pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, we formally request, on behalf of the Granite Club, notification by the City of any future committee meetings, public meeting, staff reports, and/or Council decisions with respect to the new Toronto Zoning By-law, including the notice of enactment.

Should you have questions or require clarification, please contact the undersigned at your convenience.

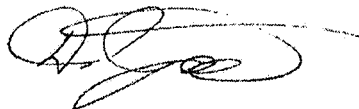
Please provide written confirmation of receipt of this letter.

Yours truly,

**Dillon Consulting Limited**



**Heather Swan, RPP, MCIP**  
Telephone: 416-229-4647 ext 2473  
[hswan@dillon.ca](mailto:hswan@dillon.ca)



**David Charezenko, RPP, MCIP**  
Telephone: 416-229-4647 ext 2435  
[dcharezenko@dillon.ca](mailto:dcharezenko@dillon.ca)

Attachments: City of North York By-law 32166  
Approved Minor Variances for Subject Lands

cc: James DiRenzo, Granite Club  
[zoningproject@toronto.ca](mailto:zoningproject@toronto.ca)

HS:mrb