

6 Baytree Crescent

Re: NY 26.52.23
Submitted by David Laren

Dear reader,

Enclosed in this package you will find:

1. Baytree points of discussion and executive summary of development
2. 3 supporting letters of the development at 6 Baytree Crescent
3. Colour Elevation of townhomes
4. Colour site plan
5. Colour renderings of terrace, great room, bedroom and theatre
6. Floor plans for townhomes
7. Colour elevation of detached home
8. Site plan as of March 21, 2013

6 Baytree Crescent

Points of Discussion

- I live in the area and have for over 16 years
- The homes were designed with the understanding that they would be luxury homes, with all the amenities you would find in a new home in the area
 - Myself included in the type of buyer that would live in this project
- 4000 sq foot homes on lots over 23 feet wide and selling for 2 million
- We are very concerned with what is going on in the community
 - There has been a lot of land assemble happening on Bayview
 - We take into consideration how our homes will look like in the end
 - Typical town homes have been on lots 15 feet wide with single car garage and about 2500 sq feet in size
- Our homes are extremely high end, executive homes, on 23 foot lots, not seen anywhere in the city, with a detached lot as a transitional home with over 19 meter footage
- This form should be the norm, that all new lots in the area must have a full double car garage with plenty of storage space inside

Executive Summary of Development on Baytree Crescent

We started the process of meetings with the councilor and staff in May 2011. Our first staff meeting was with Lynn Poole, senior planner, and Dawn Hamilton, planner, urban design in June 2011. We discussed the format and the concept behind a transition lot in the rear of the towns. Lynn went on to say that the staff has been looking at a study for all of Bayview, and liked how our plan showed a detached lot in the rear to buffer the existing homes. We had made several revisions to the plan throughout the summer and in early Sept 2011, we had contacted the councilor office to inquire on the status of the rate payers group in the area. We were told that Fifeshire was a dissolved group and that only St. Andrews and the east side of Bayview are intact. We made many attempts to meet with both groups to discuss our plans before any submissions were filed. Finally, the St. Andrews group had notified us that it would not get involved, because it was outside of the area of their ratepayers group. We had, again, tried to reach out with the councilor office and was told to speak to John Nicholls who was the president of the group, calling themselves "York mills gardens community association" (ymgca). On November 6th John Nicholls had called to say that the group would like to meet to discuss our plans for Baytree. A meeting was held on Nov 9th 2011 at the home of Ahmed and Farrah Jibril at 19 Paddock Court. A large group of about 12 people showed up and I went on to make a presentation for them. The response we received was extremely positive - they all loved the design and the concept of the transitional home and that the townhomes were executive units with 2 car garages and large in size. Some discussions were to try to add some exterior features (massing in the front) and some landscaping features. The group had thanked us for sharing our plans with them and had liked that I was willing to consider making changes

to the plan prior to any submission to the city - we had made some changes to reflect the comments coming out of the meeting. The group wanted to meet again and wanted to see some of the projects I was involved with. It was decided that the group wanted to visit a development that I had completed at 1066 Avenue Rd., a high end retirement residence called Living Life on the Avenue. At the end of January I had toured the group of about 5 people through the building and shared with them the changes that I had made from our last meeting. Once the group was happy, we continued to complete a zba and a opa to the city. On or around Feb. 15th 2012, I continued to discuss, with staff and with the councilor's office, our plans. In early may we discovered that in fact there was a rate payers group in the area, although not active. The President was Gwen Cole and the VP was Rick Wolfe. A meeting was scheduled at the home of Andrew Guizzatti at 4 Caldly Court. I presented our plan for the site to an executive group of 4 people, and again was well received. I received a call from Rick Wolfe, asking if I could meet again with the group. The next week a meeting was held for a 2nd time. They had informed me that they all really liked my vision and concept for the site and because I lived in the area I had a lot of respect for what was being proposed. They also mentioned how they would like this form to be the standard for any development along Bayview. That being, high end with double car garages and large units. They went on to tell me that they would be sending a letter to Jaye Robinson and will have a meeting with her to inform her of what they would like to see for any new form being developed along Bayview and that my form would set the norm for the area. A public meeting was set for early Sept at the Shul on Bayview and I had made a presentation and had made notes of comments coming out of the meeting. Such comments included massing, height of the roof grading, parking, shadowing, and storm management retained on site. Changes were, again, made based on the comments received. A meeting with staff was set up in November. The following changes that came out of that meeting are as follows:

- To set back the building 6 meters from Bayview
- The single family home as a transition home was 18 meters, staff wanted it to get close to the existing by law which is 20 meters
 - It is now 19.5 meters with visitor parking on site
- Show garbage pickup location
- Urban design wanted us to install a large gate frontage with either stone or brick fencing with gates and rod iron lattés
 - These are now shown on the plan

Dear Mr. Laren,

As per your request, I have reviewed your plans to redevelop 6 Baytree Crescent. I have just recently renovated my home where I have lived much of my life with my family. We believe this redevelopment brings enhanced values and further pride of ownership. As mentioned to you before, we thank you for taking a leadership role in what I think is a design concept while encompassing the continuity of the neighborhood. Further, I think you have offered the ability to not only serve the younger migrating families, but as well, offer a condominium alternative to potential downsizers. It is for those reasons that we support the merits of your application.

Sincerely,

Mario Cirone

SEPT 3 / 2013

27-June-13

Yaroslav Medwidsky
Urban Forestry Planner North District
355 Lesmill Road
Toronto, ON
M3B 2W8

Attention Yaroslav Medwidsky,

We, the owners at Bayview Avenue, in Toronto ON agree and give permission for Baytree Estates Inc. to remove the three trees which exist beyond the south fence of our property.

Kind Regards

L. Apple

for Kehilat Sharei Torah of Toronto

16 february 2013

To the owners of 6 Baytree Crescent...

I wish to confirm my support of your application to build 5 townhomes and a detached home.
Specifically we like that these homes are upscale and with double car garages and believe than they will
bring value and youth to the area.

IRINA and LEON BRAVINSKI

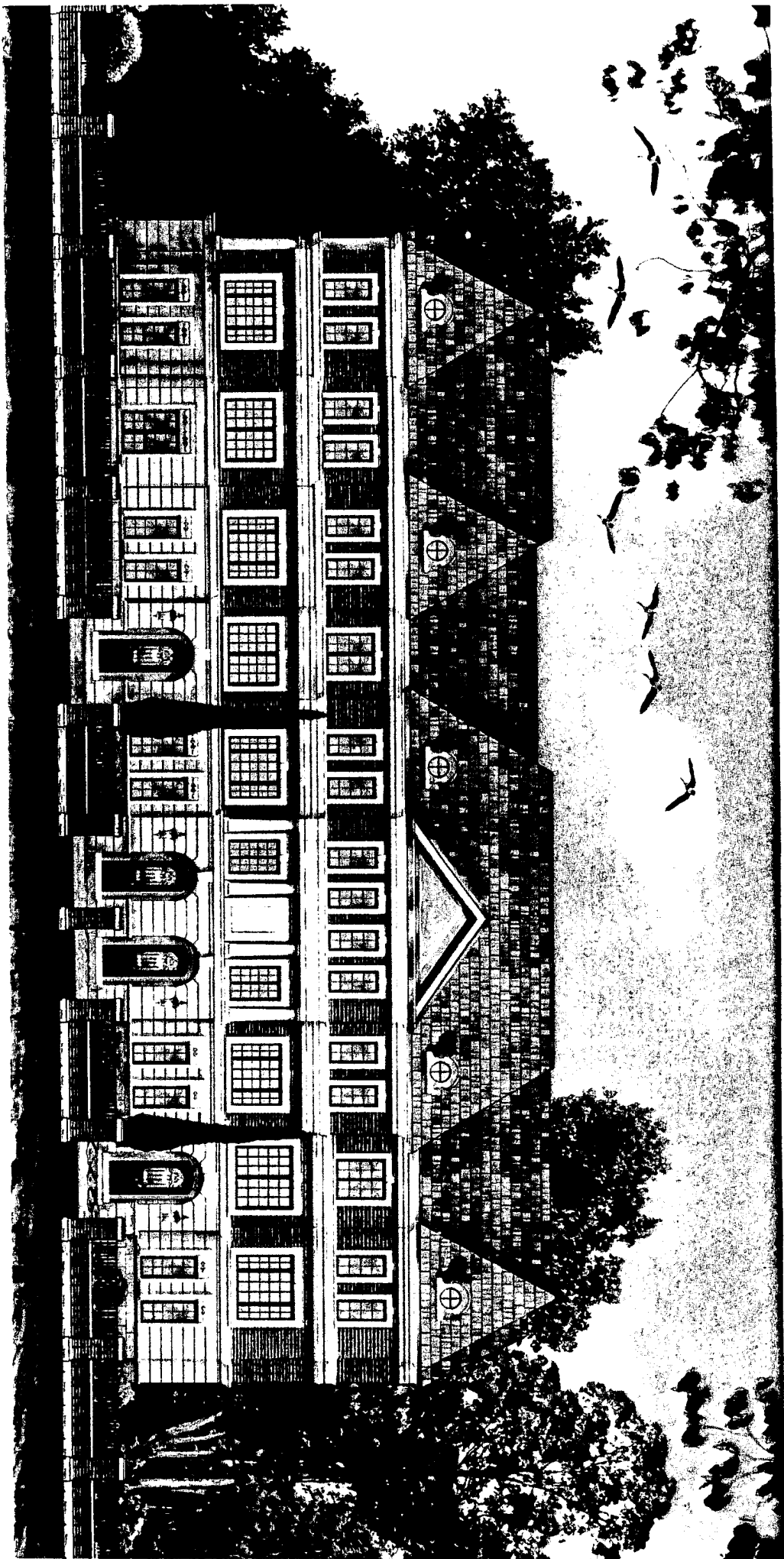
Owners of FIFESHIRE
Road TORONTO

Attention: Councillor Jaye Robison, City of Toronto

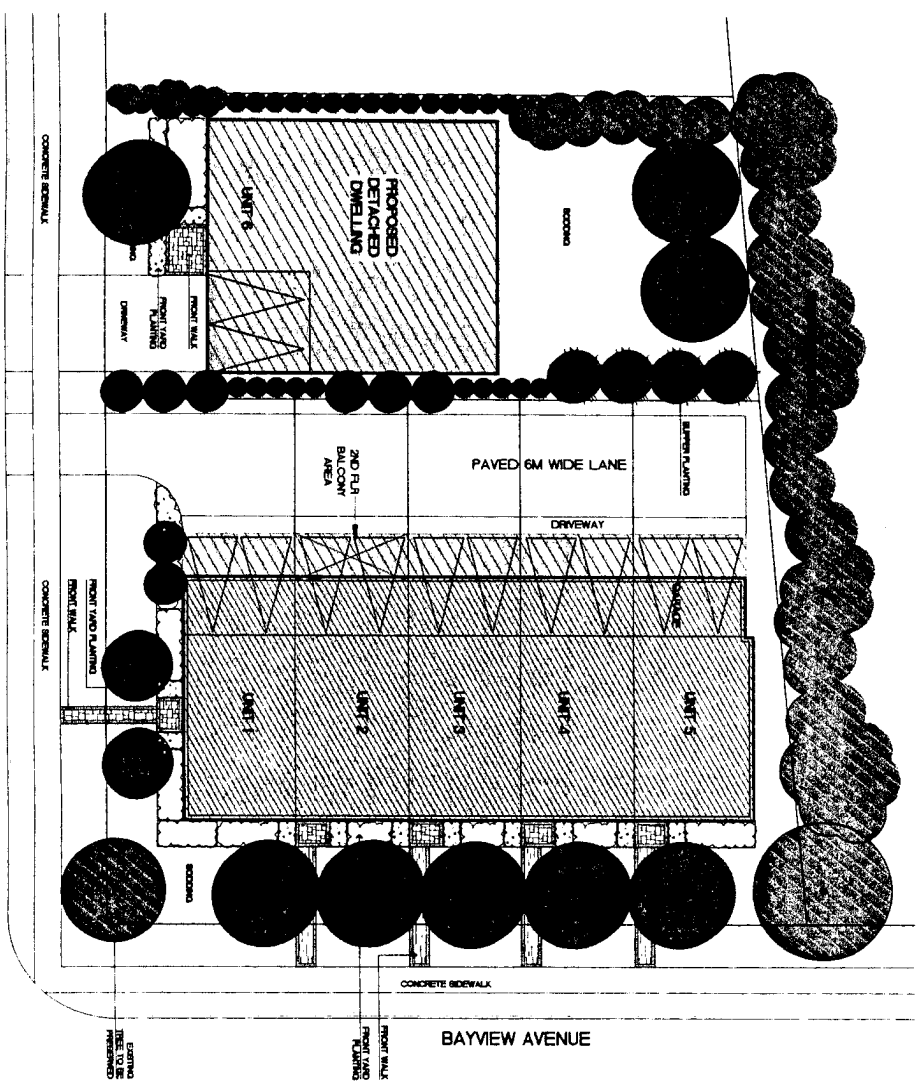
Concerning: Redevelopment of 6 Baytree Cres.



I have reviewed the application to redevelop the subject property for 5 townhomes and a single family detached home. I believe that this upscale design and its development is complementary to our neighborhood and I am in support of this application.

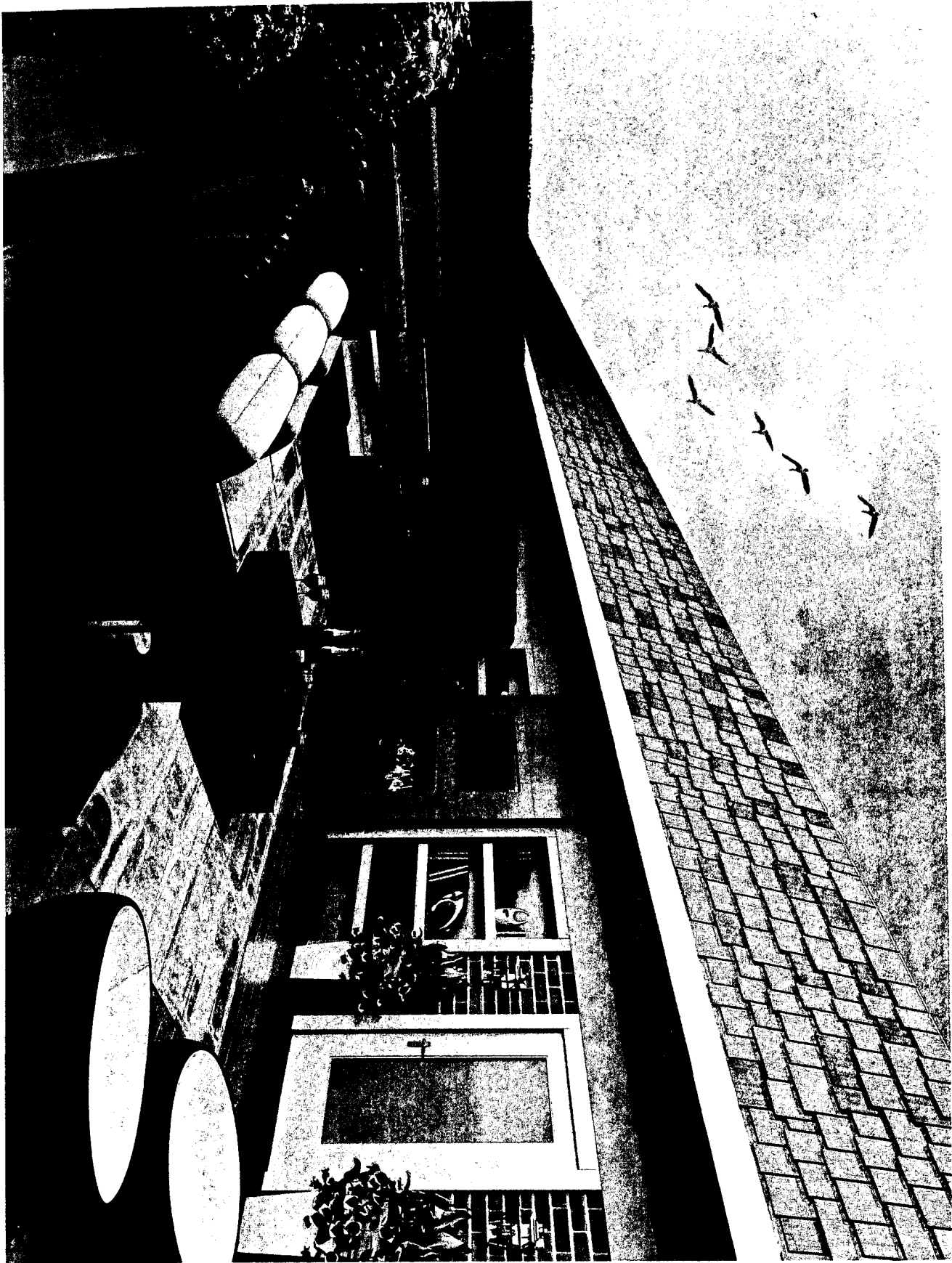
LS	Leon Bravinski	10.03.2013
Signature	Name	Date
Fireshire road, North York		
Address		

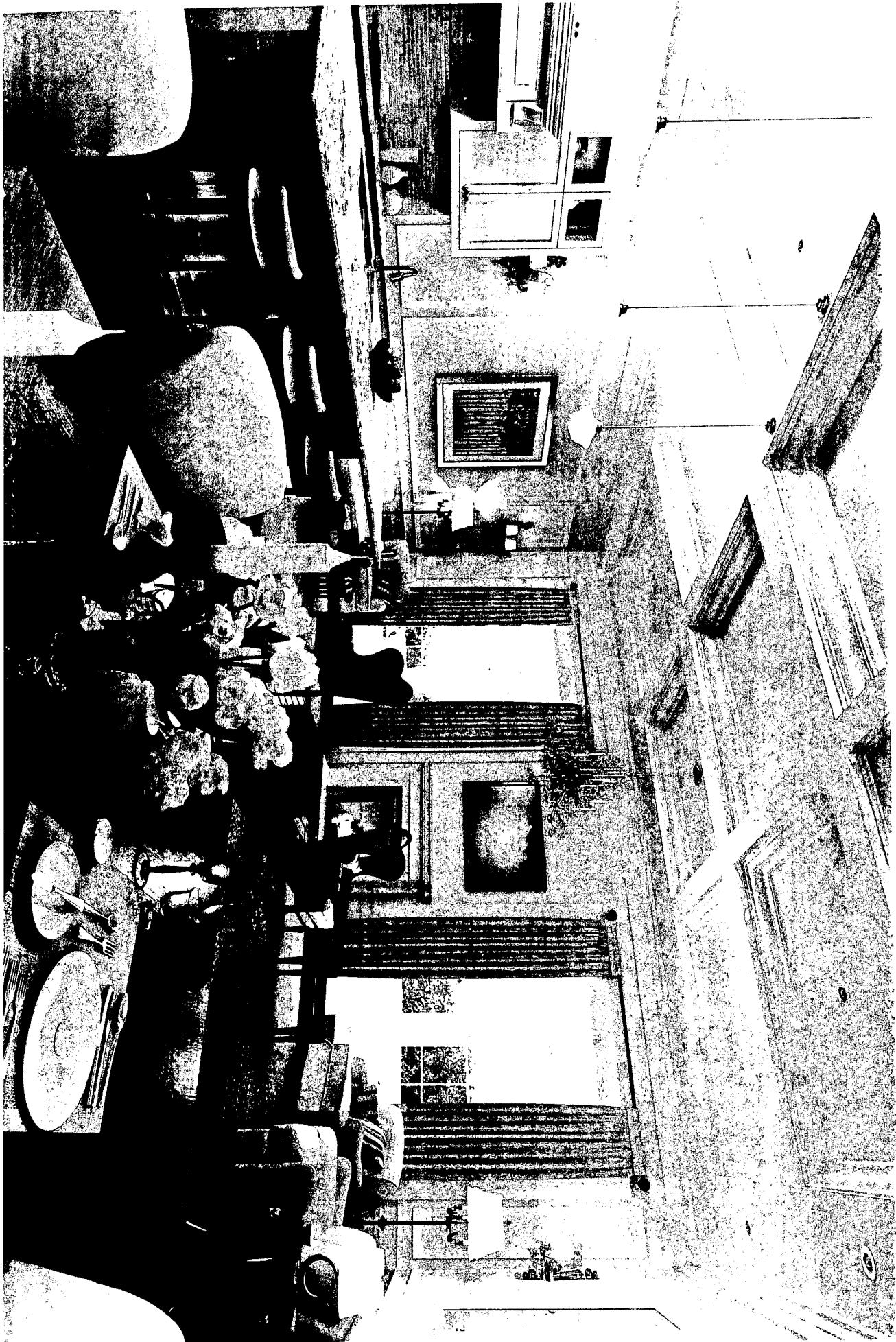


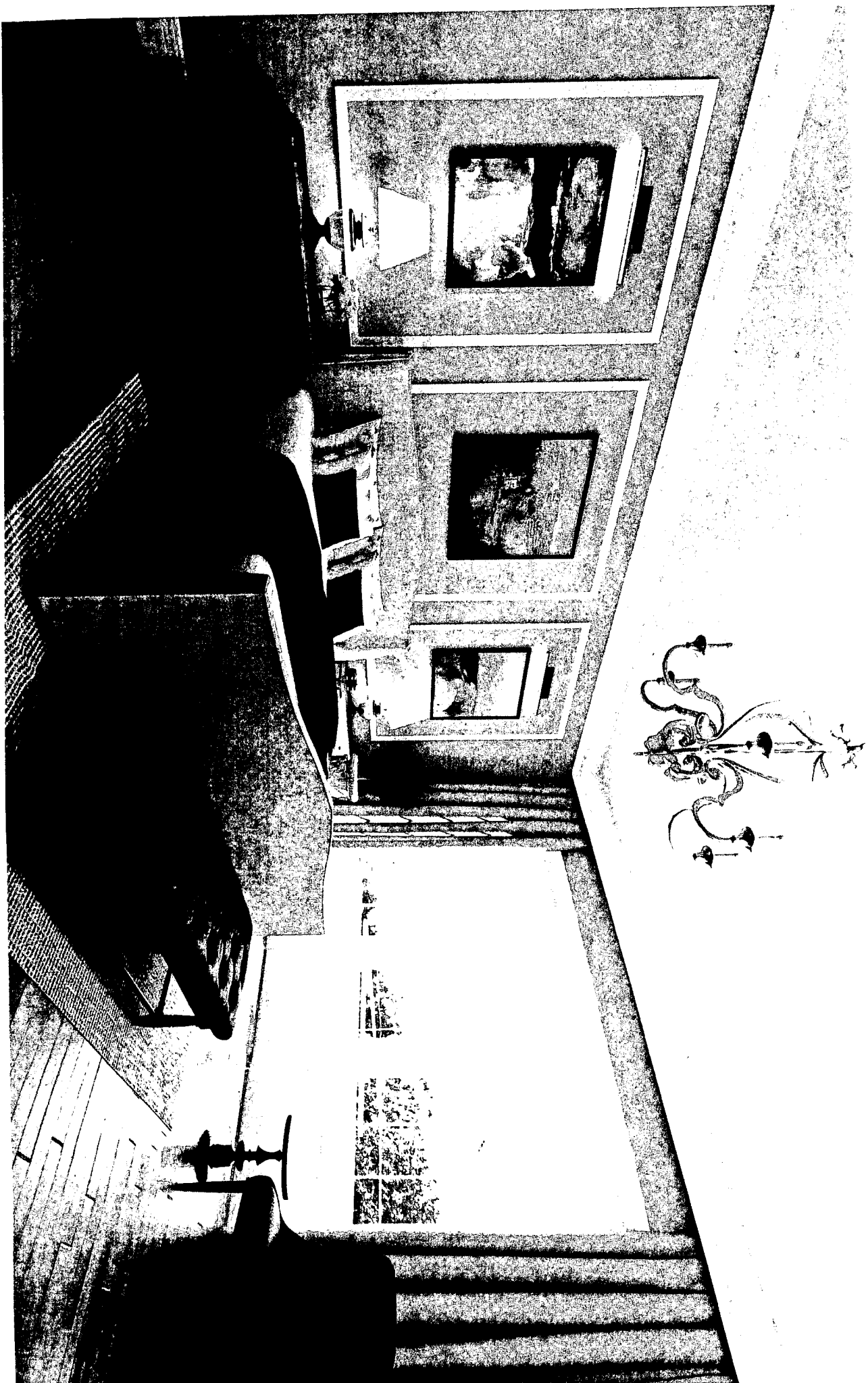
BAYTREE CRESCENT



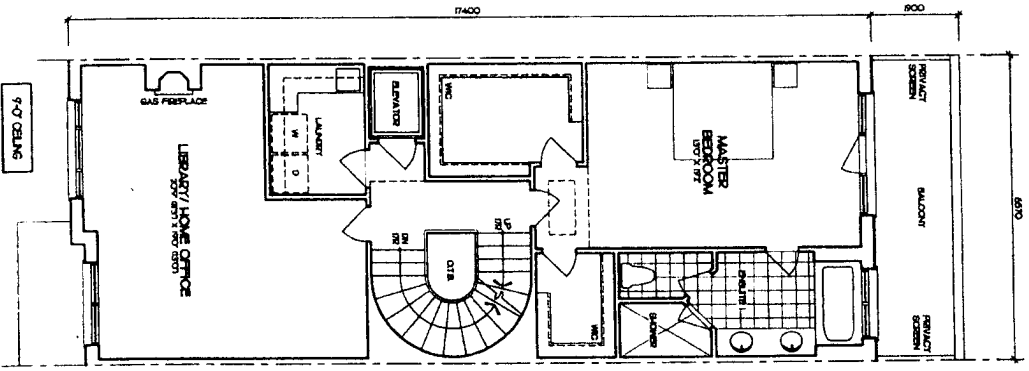
 <p>SIBK SIRYBOS BARON KING 1885 STEELES AVE. E. UNIT 105 SCARBOROUGH, ONTARIO M1H 3L9</p>		
<p>PROPOSED SITE PLAN LOT 7 PLAN CITY OF MISSISSAUGA 800901 ONTARIO LIMITED</p>		
<p>LANDSCAPE CONCEPT</p>		
<p>DATE: 11-4-10 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>SCALE: 1:1 PROJECT NO: 11-4-10</p>	<p>DATE: JAN 27 2011 DRAWN BY: [Name] CHECKED BY: [Name]</p>



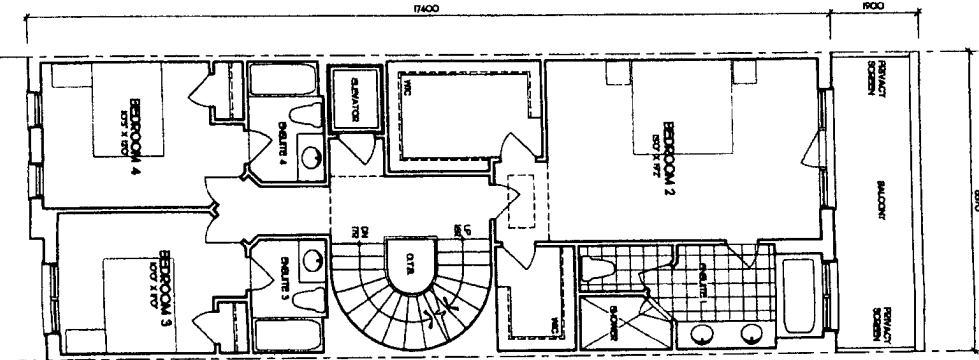




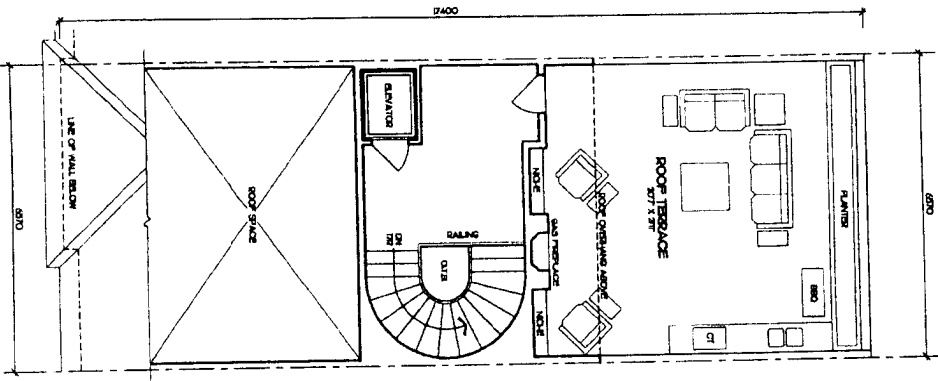




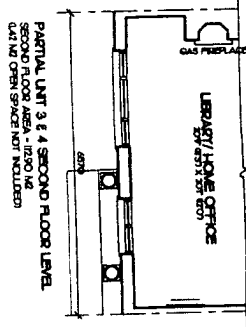
9'-0" CEILING
 UNIT 2 SECOND FLOOR LEVEL
 SECOND FLOOR AREA - 1201 SQ. FT.
 (LIFT AND OPEN SPACE NOT INCLUDED)



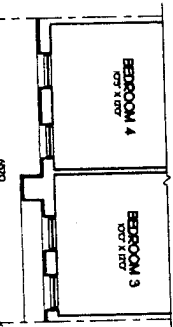
9'-0" CEILING
 UNIT 2 THIRD FLOOR LEVEL
 THIRD FLOOR AREA - 1120 SQ. FT.
 (LIFT AND OPEN SPACE NOT INCLUDED)



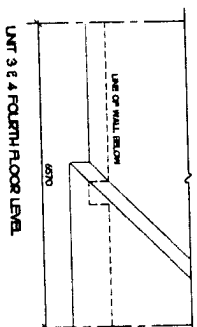
8'-0" CEILING
 UNIT 2 FOURTH FLOOR LEVEL
 FOURTH FLOOR AREA - 1240 SQ. FT.
 (LIFT AND OPEN SPACE NOT INCLUDED)



PARTIAL UNIT 3 & 4 SECOND FLOOR LEVEL
 SECOND FLOOR AREA - 1120 SQ. FT.
 (LIFT AND OPEN SPACE NOT INCLUDED)



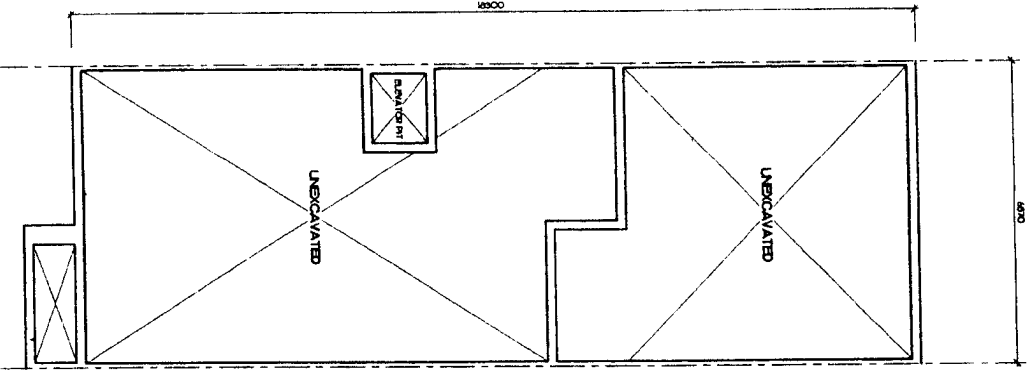
PARTIAL UNIT 3 & 4 THIRD FLOOR LEVEL
 THIRD FLOOR AREA - 1120 SQ. FT.
 (LIFT AND OPEN SPACE NOT INCLUDED)



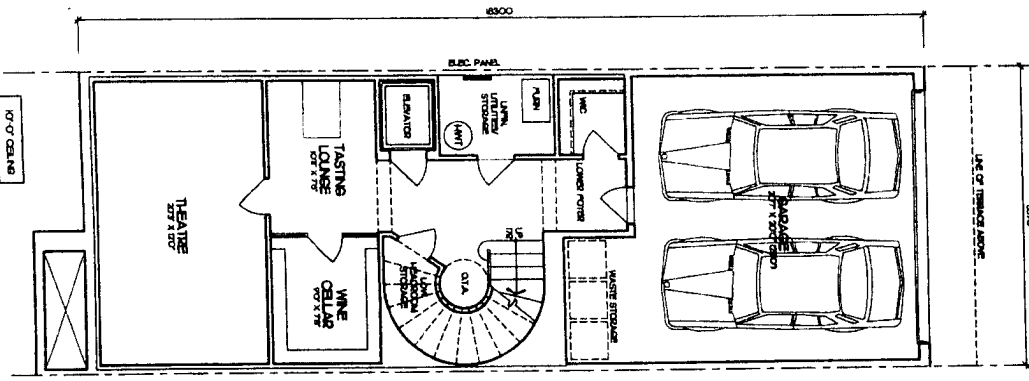
UNIT 3 & 4 FOURTH FLOOR LEVEL

UNITS 1 - 5
 SCALE 1/8" = 1'-0"

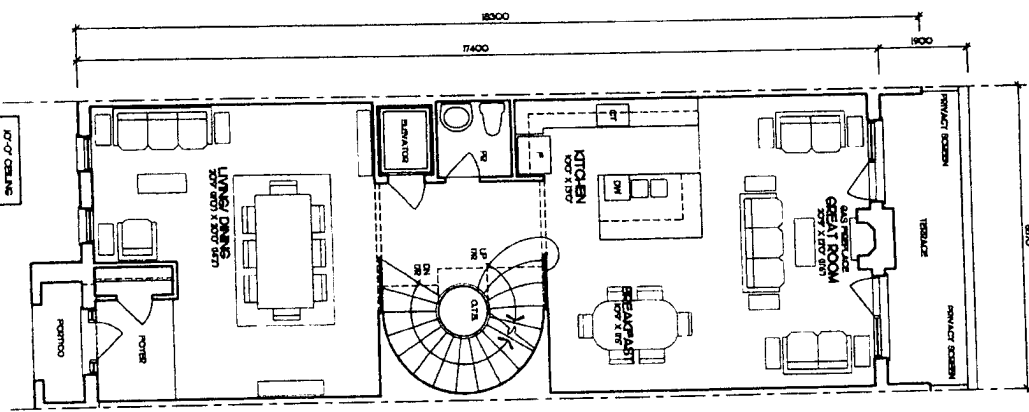
882091 DEVELOPMENT INC.
 BAYTRÉE CRESCENT
 CITY OF TORONTO
 CASSIDY & CO. 201-440
 REG. 24, 204
 FEB. 08, 2012 BR



UNITS 2, 3 & 4 FOUNDATION PLAN



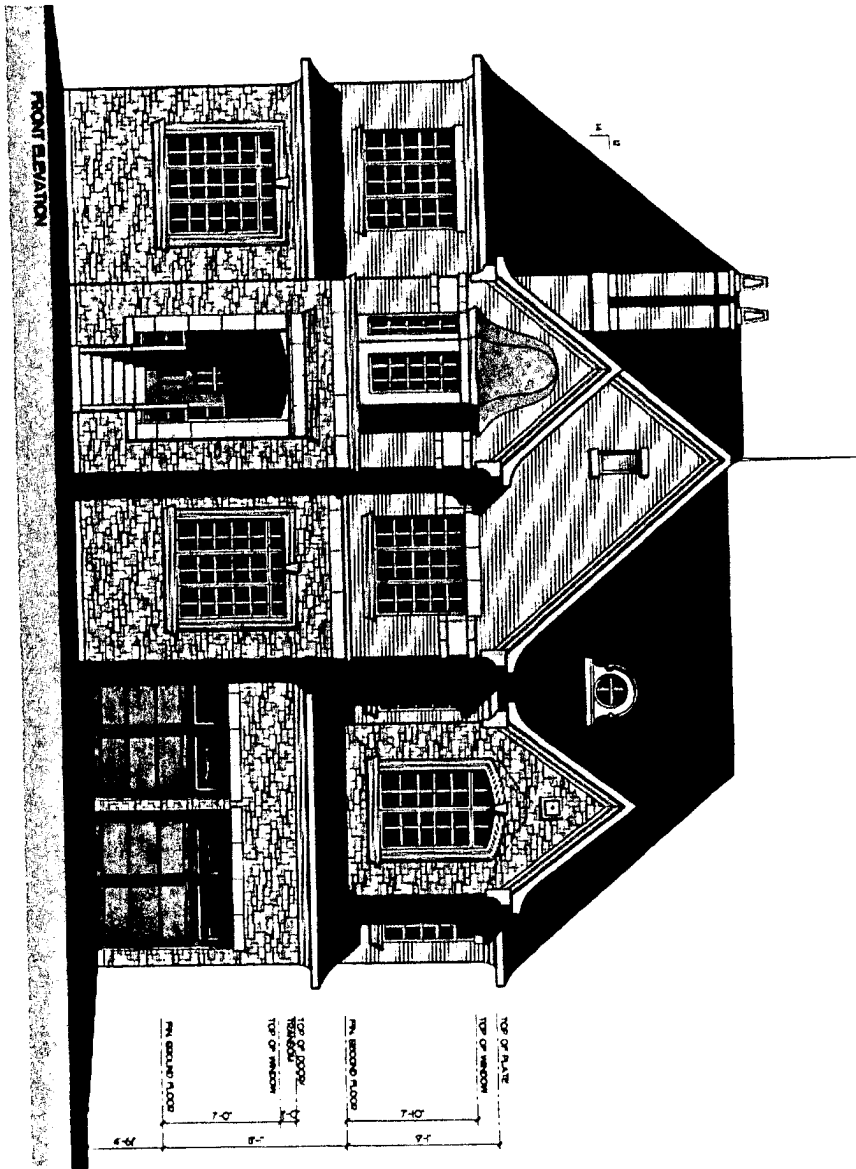
10'-0" CEILING
 UNITS 2, 3 & 4 BASEMENT LEVEL.
 GARAGE FLOOR AREA = 64.7' x 21'
 (10' x 14' OPEN SPACE NOT INCLUDED)



10'-0" CEILING
 UNIT 2, 3, & 4 GROUND FLOOR LEVEL.
 GROUND FLOOR AREA = 64.7' x 21'
 (10' x 14' OPEN SPACE NOT INCLUDED)

UNITS 1 - 5
 SCALE 1/8" = 1'-0"

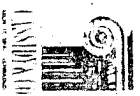
882091 DEVELOPMENT INC.
 BAYTREE CRESCENT
 CITY OF TORONTO
 CASSIDY & CO., 2014-40
 DEC. 23, 2014 SC
 FEB. 04, 2015 SK

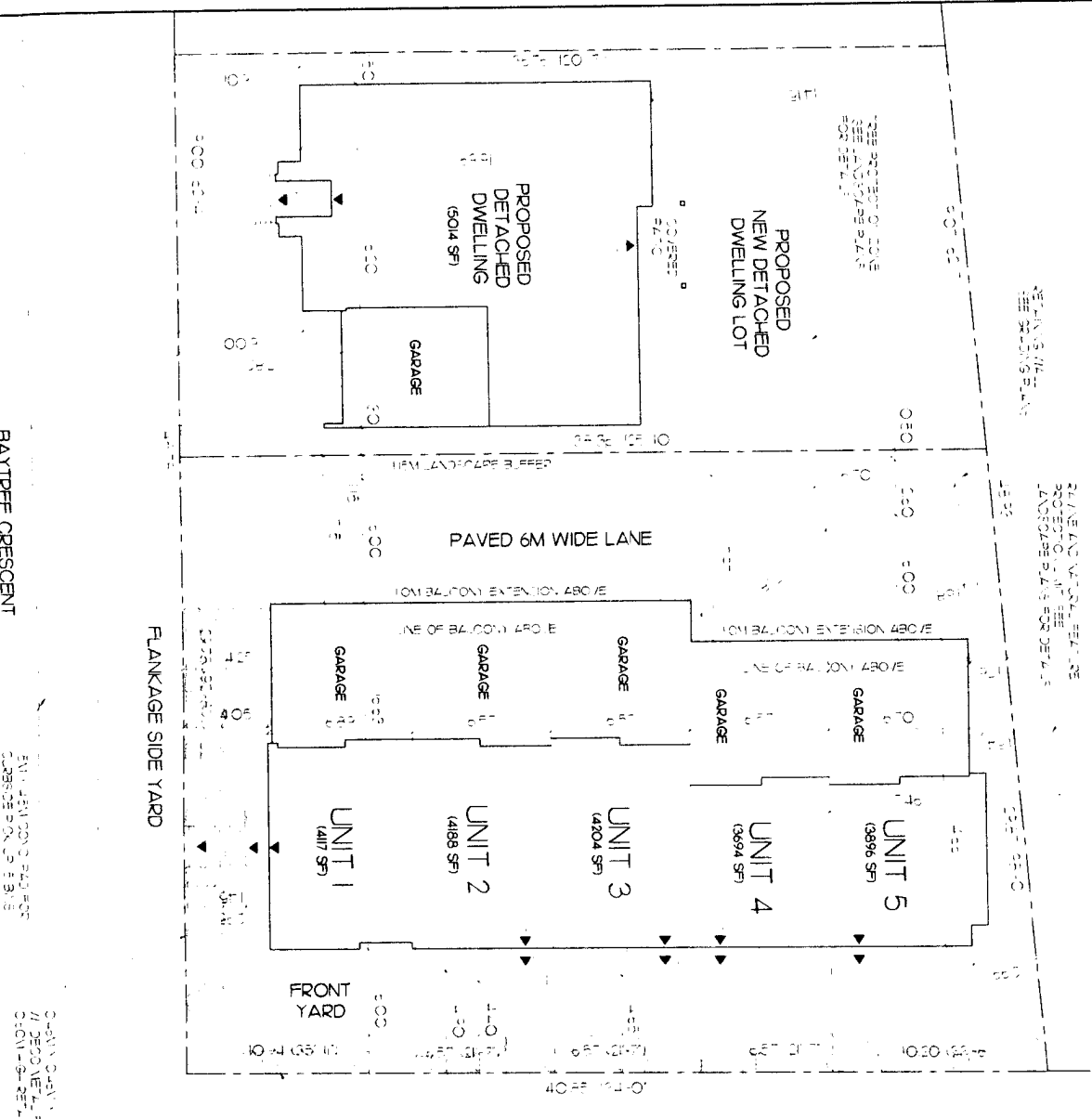


BAYVIEW AVENUE
DETACHED UNIT ELEVATION

BAYTREE

CASSIDY & COMPANY ARCHITECTURAL TECHNOLOGISTS INC.





PROPOSED NEW DETACHED DWELLING LOT

PROPOSED DETACHED DWELLING (6014 SF)

GARAGE

PAVED 6M WIDE LANE

GARAGE

GARAGE

GARAGE

GARAGE

UNIT 5 (3396 SF)

UNIT 4 (3694 SF)

UNIT 3 (4204 SF)

UNIT 2 (4188 SF)

UNIT 1 (4117 SF)

FRONT YARD

FLANKAGE SIDE YARD

BAYVIEW AVENUE

BAYTREE CRESCENT

5 FREEBUILD - 3 STOREY TOWNHOMES

PROPOSED UNITS 1 TO 5

LOT AREA	117899 M ²
GFA PER UNIT	UNIT 1 - 282.48 M ² UNIT 2 - 289.08 M ² UNIT 3 - 390.28 M ² UNIT 4 - 241.18 M ² UNIT 5 - 281.95 M ²

TOTAL GFA: 186726 M²
 BUILDING COVERAGE: 53125 M² 451%

FLOOR SPACE INDEX: 1.58
 REAR YARD SETBACK: 7.15M
 FLANKAGE YARD SETBACK: 4.095M
 SIDE YARD SETBACK: 1.54M
 FRONT YARD SETBACK: 6.0M
 RESIDENT PARKING: 2 SPACES / UNIT
 VISITOR PARKING: 1 SPACE
 BUILDING HEIGHT: 12.52 M

PROPOSED UNIT 6 DETACHED DWELLING

LOT AREA	713.62 M ²
BUILDING COVERAGE	256.79 M ² 36%
GROSS FLOOR AREA	465.82 M ²
FLOOR SPACE INDEX	0.65
MIN REAR YARD SETBACK	7.5M
MIN SIDE YARD SETBACK	2.3M 1.2M
MIN FRONT YARD SETBACK	6M
BUILDING HEIGHT	9.05M

TOTAL SITE AREA: 189255 M²

SCALE: 1:200

BAYTREE

PROPOSED SITE PLAN
 LOT 7 PLAN 3456
 BAYTREE CRESC AT BAYTREE AVE
 CITY OF TORONTO

SC/DM AMM

SITE PLAN I

1:200

MAR 21 2013

2011-40

Baytree & Mutual Feature Provisions - Urban Forestry

The Rules & Mutual Feature Provisions by-law, Chapter 216 of the City of Toronto Municipal Code regulates the nature and distribution of trees, planting of trees and pruning of trees. The by-law is intended to provide for a healthy and diverse urban forest that provides environmental, social, and economic benefits to the City of Toronto.

Urban Forestry: Baytree & Mutual Feature Provisions are subject to the Urban Forestry & Mutual Feature Provisions of the City of Toronto. The by-law is intended to provide for a healthy and diverse urban forest that provides environmental, social, and economic benefits to the City of Toronto.

Urban Forestry: Baytree & Mutual Feature Provisions are subject to the Urban Forestry & Mutual Feature Provisions of the City of Toronto. The by-law is intended to provide for a healthy and diverse urban forest that provides environmental, social, and economic benefits to the City of Toronto.

Urban Forestry: Baytree & Mutual Feature Provisions are subject to the Urban Forestry & Mutual Feature Provisions of the City of Toronto. The by-law is intended to provide for a healthy and diverse urban forest that provides environmental, social, and economic benefits to the City of Toronto.

Urban Forestry: Baytree & Mutual Feature Provisions are subject to the Urban Forestry & Mutual Feature Provisions of the City of Toronto. The by-law is intended to provide for a healthy and diverse urban forest that provides environmental, social, and economic benefits to the City of Toronto.