STAFF REPORT
ACTION REQUIRED

2437 Bayview Avenue
Zoning By-law Amendment Application - Preliminary Report

<table>
<thead>
<tr>
<th>Date:</th>
<th>December 11, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>North York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Director, Community Planning, North York District</td>
</tr>
<tr>
<td>Wards:</td>
<td>Ward 25 – Don Valley West</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>14 249434 NNY 25 OZ</td>
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</table>

SUMMARY

This application is to amend the zoning by-law for the lands at 2437 Bayview Avenue to permit a 2 storey 1,900 m² place of worship including a day nursery.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The report recommends that a community consultation meeting be scheduled together with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act will be scheduled following community consultation and the resolution of outstanding issues.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2437 Bayview Avenue together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Pre-Application Consultation
A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal
The application is to amend the zoning by-law for the lands at 2437 Bayview Avenue to permit a place of worship including a day nursery. The place of worship would have a gross floor area of 1,900 m² which includes a main sanctuary area of 216.5 m² with a seating capacity of 201 seats and a social hall with a floor area of 235.5 m². Nursery rooms, an office and a library are proposed on the second floor. The worship area is located towards the rear of the building.

The height of the proposed building varies: the front part of the building is 2 storeys and 12.85 metres high; the middle portion is 2 storeys and 11 metres high and the rear portion containing the worship area is 1 storey and 10.7 metres high. Behind the main building is proposed a large terrace/patio structure with an area of 403 m² located about 1.5 metres above the ground occupying almost the entire back yard.

Vehicular access to the site is proposed via a circular driveway. A total of 28 parking spaces are proposed, 27 spaces in one level of underground parking and 1 surface parking space.

Site and Surrounding Area
The site is located on the east side of Bayview Avenue north of Post Road. There is an existing single detached dwelling on the property which is set back over 40 metres from Bayview Avenue. Part of the house is used as a synagogue and the Rabbi lives in the house. In the rear yard is an in ground swimming pool. The site has an area of 0.249 hectares with a frontage of 30 metres on Bayview Avenue and a depth of 80 metres.
Land uses surrounding the site are as follows:

North: Detached homes. North of Country Lane is the Canadian Film Centre located on the Windfields Estate property and further north at 2537 Bayview Avenue is a place of worship.

South: Detached homes. Further south at Post Road is a townhouse development currently under construction, and further south are a number of institutional uses (Rob Rumball Centre for the Deaf, Crescent School and York University Glendon Campus).

East: Detached homes.

West: On the west side of Bayview Avenue are detached homes. There are a number of institutional uses further north and south on the west side of Bayview Avenue including Junior Academy Private School, the Granite Club and Toronto French School.

**Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

**Official Plan**

The site is designated *Neighbourhoods* in the Official Plan. The Official Plan indicates that *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. Parks, low scale local institutions including places of worship, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

Policy 4.1 of the Official Plan contains specific development criteria related to lands designated Neighbourhoods. Policy 4.1.5 states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including the heights, massing, scale and dwelling type of nearby residential properties, the prevailing building types, and setbacks of buildings from the street. The policy indicates that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood.

Staff report for action – Preliminary Report - 2437 Bayview Ave
Zoning

On May 9, 2013 City Council enacted the new City wide Zoning By-law No. 569-2013. The By-law has been appealed. Under By-law 569-2013 the site is zoned RD – Residential Detached Zone which permits a dwelling unit in a detached house. A place of worship and day nursery are permitted subject to more specific regulations. In addition, a day nursery is permitted in a place of worship. In the RD Zone, the maximum building height is 3 storeys and 11.5 metres. The site and surrounding neighbourhood are also subject to exception 69 which sets out additional development regulations including permitting a building height of 3 storeys and 9.5 m for a house with a flat roof.

Under North York Zoning By-law 7625 the site is zoned R1 (One Family Detached Dwelling First Density Zone One) which permits detached dwellings with a height of 3 storeys and 9.5 metres, parks and some institutional uses. A place of worship and accessory uses such as a community hall and residence of the head of the congregation is permitted. A day nursery is only permitted if it is located in a school owned by the School Board.

Site Plan Control

The applicant has submitted a site plan control application which is under review.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on private property.

Reasons for the Application

The proposed day nursery in the place of worship is not permitted in the R1 Zone under North York Zoning By-law 7625. In addition, the proposal does not comply with the development standards of both the new City of Toronto Zoning By-law 569-2013 and North York Zoning By-law 7625.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Planning Rationale
Traffic Impact and Parking Study
Functional Servicing and Stormwater Management Report
Arborist Report and Tree Preservation Plan
Toronto Green Standard Checklist

A Notification of Complete Application was issued on December 10, 2014.
Issues to be Resolved

The place of worship is proposed on Bayview Avenue on a residential lot. Single detached homes abut the site.

On a preliminary basis, the following issues have been identified:

- Appropriateness of the building massing, size, and heights and its overall fit within the context along Bayview Avenue.
- Appropriateness of the proposed lot coverage, building setbacks and landscaped open space. Staff are concerned with the proposed lot coverage of the main building as well as the size and height of the rear terrace structure and the reduced rear yard setback.
- Location of the driveway access and relationship of the front entrance to the street.
- Front yard open space/landscaping.
- Whether the proposed number of parking spaces for the place of worship and day nursery is sufficient.
- Specifications for the day nursery including licensed capacity, pick-up/drop-off and indoor and outdoor amenity space.
- The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT
Nimrod Salamon, Senior Planner
Tel. No.  (416) 395-7095
Fax No.  (416) 395-7155
E-mail:  nsalamon@toronto.ca

SIGNATURE

_______________________________
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Landscape Plan
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Official Plan
Attachment 6: Application Data Sheet
Attachment 3: Elevations
Front Elevation

Applicant's Submitted Drawing

2437 Bayview Avenue

File # 14 2493434
Attachment 4: Zoning

Zoning By-Law No. 569-2013

2437 Bayview Avenue

File # 14 249434 NNY 25 OZ

Location of Application

RD Residential Detached
RT Residential Townhouse
OR Open Space Recreation

Not to Scale
Extracted: 11/21/2014

Staff report for action – Preliminary Report - 2437 Bayview Ave
### ATTACHMENT 6: APPLICATION DATA SHEET

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Rezoning</th>
<th>Application Number: 14 249434 NNY 25 OZ</th>
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<td>Details</td>
<td>Rezoning, Standard</td>
<td>Application Date: November 7, 2014</td>
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<tr>
<td>Municipal Address:</td>
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<td>Location Description:</td>
<td>PLAN 3031 LOT 5 **GRID N2504</td>
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<td>Project Description:</td>
<td>Application to permit construction of 2-storey 1,900 m² place of worship with 28 parking spaces in one level of underground parking. Included in the proposal is a day nursery.</td>
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<tr>
<td>Applicant:</td>
<td>LAURENDALE GROUP OF COMPANIES</td>
<td></td>
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<tr>
<td>Agent:</td>
<td>Richard Wengle Architect Inc.</td>
<td></td>
</tr>
<tr>
<td>Architect:</td>
<td>SYLVESTER CHUANG</td>
<td></td>
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<tr>
<td>Owner:</td>
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#### PLANNING CONTROLS

- **Official Plan Designation:** Neighbourhoods
- **Zoning:** RD/R1
- **Height Limit (m):**
- **Site Specific Provision:**
- **Historical Status:** Y
- **Site Plan Control Area:**

#### PROJECT INFORMATION

- **Site Area (sq. m):** 2489.96
- **Frontage (m):** 30.47
- **Depth (m):** 80.31
- **Height:**
- **Metres:** 12.85 m
- **Total Ground Floor Area (sq. m):** 965.93
- **Total Residential GFA (sq. m):** 0
- **Total Non-Residential GFA (sq. m):** 1900
- **Total GFA (sq. m):** 1900
- **Lot Coverage Ratio (%):** 42.7%/58.9%
- **Floor Space Index:** 0.76
- **Parking Spaces:** 28
- **Loading Docks:** 1

#### DWELLING UNITS

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#### FLOOR AREA BREAKDOWN (upon project completion)

<table>
<thead>
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<th>Above Grade</th>
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<tbody>
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<td>Residential GFA (sq. m):</td>
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<td>Retail GFA (sq. m):</td>
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<td>Industrial GFA (sq. m):</td>
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<tr>
<td>Institutional/Other GFA (sq. m):</td>
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</tbody>
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#### CONTACT:

- **PLANNER NAME:** Nimrod Salamon, Senior Planner
- **TELEPHONE:** (416) 395-7095