



## STAFF REPORT ACTION REQUIRED

### 2 Wilket Road – Zoning Amendment and Site Plan Control Applications – Request for Direction Report

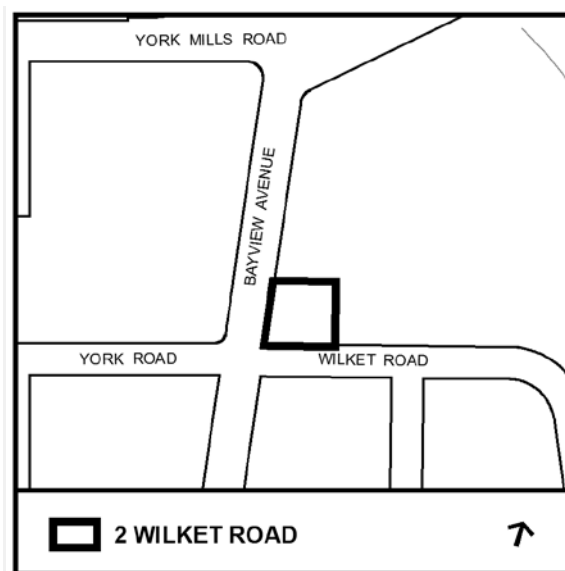
<b>Date:</b>	August 18, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Ward:</b>	Ward 25 – Don Valley West
<b>Reference Numbers:</b>	14 187157 NNY 25 OZ & 14 187175 NNY 25 SA

#### SUMMARY

The applicant has appealed the Zoning By-law Amendment and Site Plan Control applications to the Ontario Municipal Board (OMB) due to Council's failure to make a decision on the applications within the time prescribed by the *Planning Act*. A Preliminary Hearing has been scheduled for September 8, 2015.

This application proposes to amend former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013 to permit seven townhouse units fronting onto Bayview Avenue and one detached dwelling fronting onto Wilket Road. The existing detached dwelling would be demolished.

This report recommends that the City Solicitor, together with appropriate City staff, attend the OMB hearing in opposition to the current proposal. It also recommends that staff continue to work with the applicant in an attempt to resolve the outstanding issues outlined in this report.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning staff and any other appropriate staff, to attend the OMB hearing to oppose the zoning by-law amendment and Site Plan Control applications in their current form.
2. Should the OMB approve the applications, City Council authorize the City Solicitor to request that the OMB withhold its Order(s) approving the applications until such time as:
  - a. The Board has been advised by the City Solicitor that the proposed zoning by-law amendment is in a form satisfactory to the City; and
  - b. All pre-approval conditions have been met for the Site Plan Control application.
3. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant to address the issues outlined in this report.

### Financial Impact

There are no financial implications resulting from the adoption of this report.

### DECISION HISTORY

These applications were received on July 9, 2014 and on January 13, 2015 North York Community Council adopted a Preliminary Report on the zoning by-law amendment application. Community Council directed that City Planning staff schedule a community consultation meeting with the Ward Councillor with an expanded notification area and that notice for the public meeting be given according to the regulations under the *Planning Act*. Community Council also directed staff to review the application in the context of the Bayview Townhouse Design Guideline Study.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-74139.pdf>

On December 16, 2013 City Council directed staff to undertake a study for Bayview Avenue, from Highway 401 to Lawrence Avenue East, to review the appropriate development framework for the lots abutting Bayview Avenue. City Council's direction can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY28.34>

A Status Report related to the study was adopted by North York Community Council at its meeting of April 8, 2014. The report outlined the Terms of Reference to be used in conducting the study, what had occurred to that point and what the next steps should be to continue the study. The Terms of Reference also outlined that once guiding principles

were generated they should be used in the review of active development applications. The Status Report can be found at:

<http://www.toronto.ca/legdocs/mmis/2014/ny/bgrd/backgroundfile-67828.pdf>

A further Status Report was adopted by North York Community Council at its meeting of August 12, 2014. The report outlined Guiding Principles and draft guidelines for some lot types and identified work and analysis which were still required. It recommended that the Guiding Principles and draft guidelines be used in the review of active applications. The Status Report can be found at:

<http://www.toronto.ca/legdocs/mmis/2014/ny/bgrd/backgroundfile-72167.pdf>

Council's direction to use the Guiding Principles and draft guidelines in the review of active applications can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.NY34.72>

## **ISSUE BACKGROUND**

### **Proposal**

This is an application to amend the zoning by-law to permit seven three-storey townhouse units and a two-storey detached dwelling. The seven townhouse units would front onto Bayview Avenue while the detached dwelling would front onto Wilket Road. An overall Floor Space Index of 1.2 is proposed.

The townhouses would have a gross floor area ranging between 274 and 291 square metres and a Floor Space Index of 1.51. A minimum setback of 6.6 metres, after a 0.4 metre widening of the Bayview Avenue right-of-way, would be provided from Bayview Avenue and north and south side yard setbacks of 1.2 and 2.1 metres would be provided. The townhouse units would have a width of between 5.7 to 5.8 metres. Each townhouse unit would have an integral two-car garage located at the rear and accessed via a shared driveway with the entrance to the driveway from Wilket Road. No visitor parking spaces are proposed on the site. No roof-top patios are proposed.

The proposed detached dwelling lot would have a frontage of 18.29 metres however it is not rectangular in shape and narrows toward the rear. The proposed detached dwelling lot would have an area of approximately 694 square metres. The gross floor area would be 430.84 square metres, or a Floor Space Index of 0.62. The dwelling would be two-storeys in height with a front yard setback of 7.58 metres. Parking for two cars would be provided in an integral two-car garage with parking for visitors available on the driveway.

### **Recent Townhouse Approvals**

In 2007 the OMB approved a twenty unit townhouse development at 2425-2427 Bayview Avenue notwithstanding Council and City Planning staff's opposition. The OMB decision noted that townhouses at 2425-2427 Bayview Avenue were "an appropriate form of intensification" which was sensitive to the residential area. Council and City Planning

staff also opposed an eight-unit townhouse development at 2500 Bayview Avenue; however, it too was approved by the OMB in May, 2010.

Since the approval by the OMB of the two applications mentioned above, additional applications for townhouses along Bayview Avenue have been filed with the City. An application for townhouses at 6 Baytree Crescent (file no. 12 139054 NNY 25 OZ) was approved by City Council on September 10, 2013, however it has been appealed to the OMB by area residents. An application for townhouses has been received for 2655-2659 Bayview Avenue and 15 Old Colony Road and townhouses have been approved at the OMB at 103 and 108 Bayview Ridge. A new proposal for 40 units has been filed for 2425-2427 Bayview Avenue.

The developments which have been approved by City Council and the OMB are part of the emerging context of the area being considered as part of the review of this application.

### **Site and Surrounding Area**

The site is located on the north-east corner of Wilket Road and Bayview Avenue and has an area of approximately two-thousand square metres. Lots in the surrounding area to the east of the site are large, with a minimum lot frontage requirement of thirty metres. The nearby detached dwelling lots fronting onto Bayview Avenue generally have large front yard setbacks.

Abutting uses include:

North: Irving Paisley Park which includes York Mills Arena

South: Wilket Road and then a detached dwelling and then the Armenian Emanuel Church Of The Nazarene

East: Detached dwellings

West: Bayview Avenue and then townhouses at 2500 Bayview Avenue

While the area is predominately detached dwellings, there is a large townhouse development at the north-east corner of Bayview Avenue and York Mills Road. City Council recently approved a five-unit townhouse development north of York Mills Road at 6 Baytree Crescent.

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

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key 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.

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 be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff have reviewed the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan designates the site as *Neighbourhoods* which are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Small-scale retail, service and offices uses are also permitted. Development in *Neighbourhoods* is expected to “respect and reinforce” the existing physical character including building typology, size and configuration of lots, heights, massing and scale. Infill developments, such as the one proposed, should have building types with heights, massing and scale that are appropriate for the site and surrounding area.

Bayview Avenue is identified as a *major street* on Map 3 of the Official Plan. Applications for intensification along major streets in *Neighbourhoods* designations are not encouraged. When a more intense form of development is proposed it is expected to respect and reinforce the existing physical character. When a more intense form of development along a major street has been approved, this should not be considered when assessing applications in the interior of the *Neighbourhoods*.

## **Zoning**

The site is currently zoned One-family Detached Dwelling First Density Zone (R1) by former City of North York Zoning By-law 7625. This zone permits detached dwellings as well as recreational and some institutional uses. The R1 zone requires lots to have a minimum lot frontage of 30 metres and a minimum lot area of 1100 square metres. A detached dwelling is permitted to have a maximum lot coverage of 25 percent. A minimum front yard setback of 12 metres is required for the subject site. The maximum permitted dwelling height is 9.5 metres and 3 storeys.

The site is zoned RD (f30.0; a1100)(x69) by City of Toronto Zoning By-law 569-2013 which is currently under appeal. This zone requires a minimum lot frontage of thirty metres and a minimum lot area of 1100 square metres. Permitted in this zone are detached dwellings, places of worship, group homes and community centres. Exception 69 details performance standards such as setbacks, balconies and ancillary buildings.

Townhouses are not permitted in either the R1 or RD zoning categories.

## **Townhouse Guidelines**

### **City-wide Infill Townhouse Guidelines**

The City-wide Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on “protecting streetscapes and seamlessly integrating new development with existing housing patterns”. The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment.

### **Bayview Townhouse Design Guidelines**

At City Council's meeting of December 16, 17 and 18, 2013 staff were directed to undertake a study to review the appropriate development framework for lots which abut Bayview Avenue. The study is currently underway and a number of community working group meetings have been held. The applicant or their representative has been involved in the working group. A Status Report updating the work done on the study and introducing a number of Guiding Principles was presented to the August 2014 meeting of North York Community Council. The Guiding Principles have been used in the review of this application.

## **Site Plan Control**

The application for Site Plan Control (file no. 14 187175 NNY 25 SA), submitted in conjunction with the application for a Zoning By-law Amendment, has also been appealed.

## **Community Consultation**

Staff held a community consultation meeting on April 15, 2015 which approximately thirty members of the public attended. At the meeting residents identified a number of concerns with both the townhouse and detached dwelling portions of the development.

The majority of the residents did not oppose townhouses on the site but had a number of concerns with the proposal. It was expressed that seven units are too many and the number of units should be reduced to allow for more generous landscaping and for a more appropriate density. There was concern that too many mature trees would be removed as part of the proposal. Residents opined that the townhouses appear as four storeys and are too tall to fit within the character of the neighbourhood. They indicated that in order to be in keeping with the neighbourhood, high quality building materials are expected for both the townhouses and the detached dwelling.

The detached dwelling lot was a concern to residents due to its size. It was expressed that the lot is too small and not consistent with the other lots in the area. There was concern that permitting a lot of this size would create an inappropriate standard which may trigger severance applications for smaller lots further into the neighbourhood. It was mentioned

that there was not enough "green space" on the townhouse portion of the site and this could be remedied by eliminating the detached dwelling from the proposal.

Also discussed were vehicular impacts on the neighbourhood. Residents are concerned that the influx in the number of vehicles will create additional congestion and make Wilket Road less safe for pedestrians and bicyclists. The applicant is proposing that visitor parking be available for the townhouse units on the public street rather than onsite. Residents felt that visitor parking should be provided onsite rather than on the street.

## **Reasons for the Applications**

An application to amend the zoning by-law is required as townhouses are not permitted under the current zoning. The rezoning also proposes to amend some performance standards of the by-law for the detached dwelling. A Site Plan Control application was filed to meet the requirements of Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.

## **COMMENTS**

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

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key objectives include: building strong communities; wide use and management of resources; and protecting public health and safety. The Province of Ontario has recently issued an updated PPS which is effective April 30, 2014 and applies to any planning decisions made on or after that date.

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. The policies contained in the Growth Plan are to be read in conjunction with all applicable provisions of the PPS.

Both of these documents are high-level and broad reaching. The City is a development area and infill is encouraged under these policies. The PPS states that the most important method of implementing the policies is a municipality's Official Plan which guides the method of intensification and where it should be focused. Should the applicant address the issues set out in this report, the proposal will be consistent with the PPS and Growth Plan.

## **Bayview Townhouse Design Guidelines**

The Bayview Townhouse Design Guidelines study is underway and staff have held a number of consultation and working group meetings which the applicant's representative has attended. Through the study, a number of principles have emerged to guide townhouse developments on this stretch of Bayview Avenue. A Status Report outlining these principles and draft guidelines was presented to North York Community Council in August 2014. Council directed staff to use the Guiding Principles and draft guidelines in the review of applications for townhouses within the study area.

The Guiding Principles and draft guidelines developed through the study are based on existing Official Plan policies. The *Neighbourhoods* policies relate to the character of neighbourhoods and the need for new development to respect and reinforce that character. The Guiding Principles state that townhouses should have a fronting relationship to Bayview Avenue and have appropriate setbacks from Bayview Avenue; parking should be located at the rear and visitor parking should be provided. If a development proposal includes detached dwellings fronting onto a side street, the Guiding Principles state that the proposed lots and dwellings should meet the existing by-law requirements. A discussion of the proposal's conformity with the Official Plan, Guiding Principles and draft guidelines follows below.

## **Neighbourhood Character**

### **Townhouses**

The Official Plan requires development in *Neighbourhoods* to "respect and reinforce" the existing physical character of the neighbourhood which includes setbacks of buildings from the street. The existing detached dwellings along Bayview Avenue generally have significant setbacks from Bayview Avenue with large front yards. The dwelling on the site fronts Wilket Road and has a setback from Bayview Avenue of approximately 20 metres. Front yards along Bayview Avenue, especially those on lots with large front yard setbacks, are heavily landscaped often with large mature trees and landscapes. This creates an attractive landscaped pedestrian environment and minimizes the visibility of the dwellings from Bayview Avenue creating a unique character which infill development needs to respond to. The existing landscaped character of Bayview Avenue is important and something that the principles emerging from the ongoing study aim to retain.

The applicant is proposing a minimum front yard setback for the townhouses of 6.6 metres which does not reflect the existing physical character of this portion of Bayview Avenue nor the intent of the underlying zoning by-laws. Bayview Avenue has generous landscaped front yard setbacks. The planned context for Bayview Avenue is to preserve this landscaped character. The zoning by-law requires a minimum front yard setback of 12 metres. The dwelling at the south-east corner of Wilket Road and Bayview Avenue is setback approximately 19 meters from Bayview Avenue. In order to respond to this existing character of large front yards along Bayview Avenue, the draft guidelines state that a generous front yard landscape setback should work with the landscape in the public boulevard to enhance the landscape character and provide amenity along Bayview



Avenue. They further state that front yard setbacks should acknowledge and respect the underlying zoning provisions of the area, with a minimum 9 metre front yard setback from the Bayview Avenue property line on lands previously zoned R1 under the former By-law 7625 in order to achieve a 15 metre landscape area between the Bayview Avenue curb and the townhouse building face. The proposed townhouse units should therefore be set back farther from Bayview Avenue to meet this requirement and to respond to the existing character with respect to building location and landscaped area.

The proposed townhouses would have a lot coverage of approximately 46 percent. This is almost double the permitted 25 percent permitted in the by-law. This lot coverage reduces the opportunities to provide for landscaping in keeping with the character of the neighbourhood. When the driveway is added, the amount of space available for landscaping is reduced further. The lot coverage should be reduced to provide more landscaping in keeping with the character of the neighbourhood.

In addition, the front of the site contains a 1.2 metre wide underground storm sewer owned by the City. Engineering and Construction Services has requested a 5 metre wide easement, extending 2.5 meters from the centreline of the pipe to protect the pipe and allow for access to service and/or replace the pipe in the future. No entrances, steps or similar features may encroach into it and the foundation of the townhouses need to be redesigned as a result.

The proposed side yard setbacks of 1.2 and 2.1 metres are not appropriate and should be increased. The north side yard setback should be a minimum of three metres to better reflect the landscaped character of the neighbourhood and be consistent with the zoning by-law requirements for a detached dwelling. The south side yard setback from Wilket Road should be a minimum of five metres in order to provide adequate space for an entrance to the townhouse unit from Wilket Road, abundant landscaping to fit the character of the area and provide an appropriate transition to building setbacks on Wilket Road.

The proposed unit widths range between 5.7 and 5.8 metres which do not fit with the built form character of the neighbourhood. Each unit should be a minimum of 6 metres in width which would allow for the townhouses to better fit within the existing character. Wider units allow for larger front yards which would permit additional landscaping to respect and enhance the landscaped character of Bayview Avenue. Wider units also allow for double car garages which have space for the storage of garbage bins and other personal items.

The City's Infill Townhouse Guidelines permit a maximum first floor height of 0.9 metres however the applicant is proposing a maximum first floor height of 1.7 metres for the northerly most unit. The Official Plan policies state that units should be located so they are clearly visible and directly accessible from the public sidewalk, with ground floor uses that have views into and where possible access to adjacent streets. An entrance 1.7 metres above grade is less visible and does not create the same amount of interaction with the street. The proposed first floor height of the northerly unit should have a more

appropriate relationship with the street with doors and active uses closer to grade.

The massing of the townhouses should be improved to provide for a better integration of the new townhouses with the existing Bayview Avenue neighbourhood. This can be achieved by ensuring that the townhouses are appropriately massed and articulated to resemble the scale and articulation of a detached dwelling found on Bayview Avenue and in the interior neighbourhood. The number of townhouses within a block should be limited to ensure that the overall block size is massed to be of a similar size to a detached dwelling found within the neighbourhood.

### **Detached Dwelling Lot**

In the August 2014 Status Report on the Bayview Townhouse Study, the Guiding Principles and draft guidelines provide direction on how transition between townhouse development which fronts Bayview Avenue and the stable interior residential neighbourhood could be achieved. The Guiding Principles state that where the lot depth is sufficient a new neighbourhood house can provide a transition between proposed townhouses and the existing neighbourhood. However, in order to provide an appropriate transition and to properly reflect the existing character as required by the Official Plan, the new neighbourhood lot should only be provided where a lot can meet the existing by-law requirements, including frontage, lot area and setbacks. Alternatively, if a new neighbourhood house that meets all the existing by-law standards cannot be accommodated, then the transition between the new townhouse units and the stable interior residential neighbourhood should be accomplished by applying a 33 degree angular plane from the neighbourhood to the townhouses.

The applicant is proposing a neighbourhood lot to the rear of the townhouse units which fronts onto Wilket Road. The proposed lot would have a lot frontage of 18.29 metres. Both former City of North York By-law 7625 and City of Toronto By-law 569-2013 require a minimum lot frontage of 30 metres.

Lots in the neighbourhood have lot frontages which are generally consistent with the underlying zoning by-law requirements. Only one lot in the immediate neighbourhood has a lot frontage of less than thirty metres; the lot at 26 Wilket Road is the smallest lot frontage at 29.9 metres. A number of lots in the immediate neighbourhood have a lot frontage in excess of 35 metres. The zoning by-laws also require a minimum lot area of 1100 square metres while the applicant is proposing a lot area of 694.13 square metres. There are no lots within the immediate neighbourhood which are smaller than the zoning by-law requirement for the area.

The proposed lot frontage of 18.29 metres and a lot area of 694.13 square metres for the detached dwelling are not in keeping with the general character of the lots on Wilket Road. The *Neighbourhoods* policies of the Official Plan require new development to "respect and reinforce" the existing physical character of a neighbourhood which includes the size and configuration of lots. The applicant is proposing to create a lot within the neighbourhood that does not respect or reinforce the lot frontage and lot area of the neighbourhood.

Further, in order to accommodate the townhouses and the detached dwelling, the applicant is proposing an irregular west lot line for the new neighbourhood house. While the frontage of the lot may be 18.29 metres, this tapers to 13.7 metres at the rear. The site is not large enough to accommodate both a townhouse development and a detached dwelling on an appropriately sized lot.

The maximum permitted lot coverage under both former City of North York By-law 7625 and City of Toronto By-law 569-2013 is 25 percent. The applicant is proposing a lot coverage of 38 percent which is due to the proposed lot size. The proposed lot coverage would be the highest lot coverage in the neighbourhood and is not in keeping with the character of the neighbourhood.

The proposed neighbourhood house has a front yard setback of 7.58 metres rather than the minimum required setback of 12 metres. Much like Bayview Avenue, the interior neighbourhood is characterized by large, landscaped front yards consistent with the zoning by-law requirement. A setback of only 7.58 metres does not reflect the character of the neighbourhood as required by the *Neighbourhoods* policies of the Official Plan and is not appropriate.

As mentioned above, the Guiding Principles and draft guidelines state that in certain cases detached dwellings may be appropriate on corner lots. These lots should comply with the underlying zoning by-law requirements to ensure appropriate "fit" with the existing neighbourhood in accordance with Official Plan policies which require development to "respect and reinforce" the existing character of the neighbourhood. The proposed lot for the detached dwelling is not in keeping with the character of the neighbourhood nor the zoning by-law requirement and should be removed from the proposal.

### **Visitor Parking and Landscape Screening**

The applicant is not proposing any visitor parking and is relying on street parking for any visitors to the townhouse units. However, only three hour parking is permitted on-street negating the ability for visitors to park overnight. Transportation Services has reviewed the proposal and indicate that a minimum of one visitor parking space should be provided on-site for the townhouse portion of the development. The Guiding Principles and draft guidelines for townhouses on this stretch of Bayview Avenue also ask for visitor parking be provided on the site. Due to the creation of the detached dwelling lot there is not space to the rear of the proposed townhouses for visitor parking. Mentioned above are reasons that the detached dwelling lot is inappropriate for the site. The removal of the detached dwelling lot would allow for sufficient space to provide visitor parking on site.

Inadequate space is proposed for landscape screening between the driveway for the townhouses and the new neighbourhood house. At the entrance to the townhouse driveway, there is virtually no landscape buffer due to the irregular lot line created in an attempt to fit a detached dwelling onto the site. The space for soft landscaping between the driveway and the rear lot line should be increased to create an appropriate buffer

between vehicular and residential uses and to increase the amount of landscape space on site.

### **Site Plan Control**

In addition to the concerns raised above with respect to the application to amend the zoning by-laws, staff have concerns with the application for Site Plan Control which has also been appealed.

The quality and amount of landscaping remains an issue and needs to reflect the landscaped area of both Bayview Avenue and Wilket Road. Front entrances and walkways for the townhouse units should be paired to ensure that soft landscaping is consolidated within the front landscape area to minimize hard surfaces and maximize soil volumes for planting between entrance walkways. The driveway for the townhouses is bordered by limited landscaping and at the entrance to the driveway there is virtually no landscaped buffer. The landscape buffer between the driveway and the rear lot line should be increased to create an appropriate buffer between the vehicular and residential uses and to respect the landscaped character of the neighbourhood.

The townhouses should be appropriately massed and articulated to resemble the scale and articulation of a detached dwelling found on Bayview Avenue and in the interior neighbourhood and high quality materials and finishes should be provided which respect and reinforce the character of the Bayview Avenue neighbourhood.

Engineering and Construction Services have also identified a number of concerns with regards to the proposal in a memorandum dated August 29, 2014. All of these issues should be addressed. As previously mentioned, one of these concerns relates to an existing 1.2 meter wide storm sewer owned by the City which runs through the front yard of the site from north to south. Engineering and Construction Services has requested a 5 metre wide easement, extending 2.5 meters from the centreline of the pipe. No entrances, steps or similar features may encroach into it and revisions to the design of the foundation are required as a result. The proposed landscaping within the easement may also need to be amended.

In accordance with the Official Plan a 0.4 metre widening of the Bayview Avenue right-of-way to meet the requirement of a 27 metre right-of-way is required. A 6 metre corner rounding at the corner of Bayview Avenue and Wilket Road is also required to be conveyed to the City.

### **Summary**

While in principle staff do not oppose townhouses on the site facing Bayview Avenue, there are a number of significant issues surrounding the current proposal.

The townhouse portion of the development does not meet the existing and planned context as required by the Official Plan, the Guiding Principles nor the draft guidelines of

the Bayview Townhouse Study. In order to provide sufficient landscaping and appropriately respond to the character of the neighbourhood, one townhouse unit should be eliminated.

The proposed detached dwelling lot has an inappropriate lot frontage and lot area. It is out of keeping with the character of the neighbourhood and should be eliminated from the proposal. Removing the detached dwelling lot would also provide more space for the proposed townhouses to better reflect the Guidelines and the character of the neighbourhood. There would be space on the site for an appropriate front yard setback, sufficient landscaped screening to the adjacent dwelling and space to accommodate visitor parking.

## **CONTACT**

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Fax No. (416) 395-7155

E-mail: gmatthe2@toronto.ca

## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

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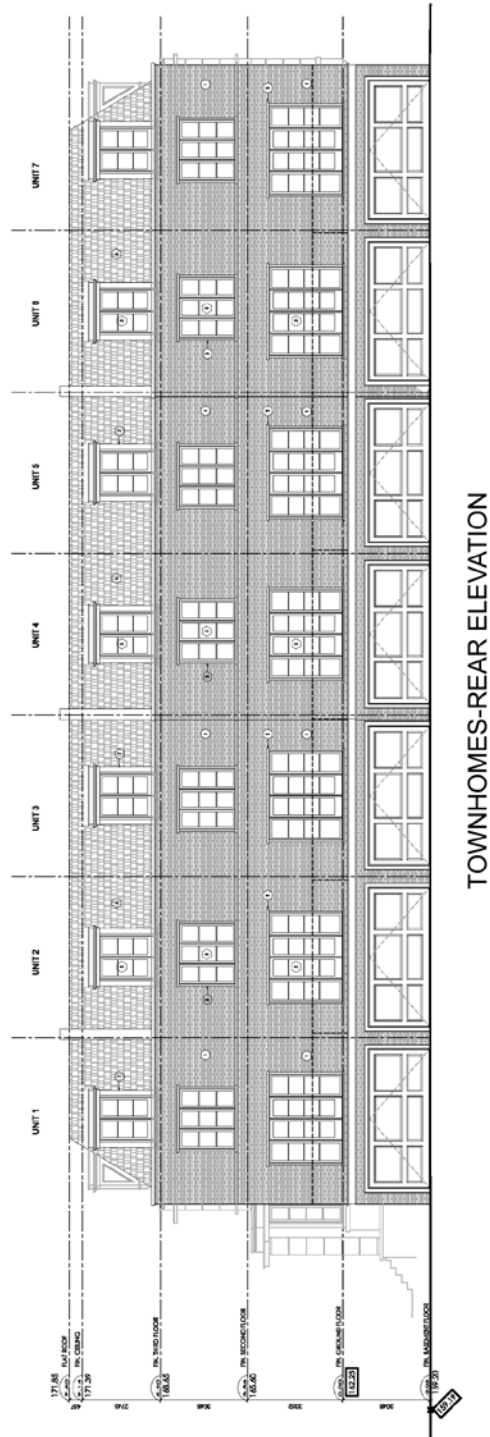
## File # 14 187157 NNY 25 0Z

Attachment 2: Elevations



2 Wilket Road  
File # 14 187157 NNY 25 0Z

Elevations  
Applicant's Submitted Drawing  
Not to Scale  
08/21/2014



## Elevations

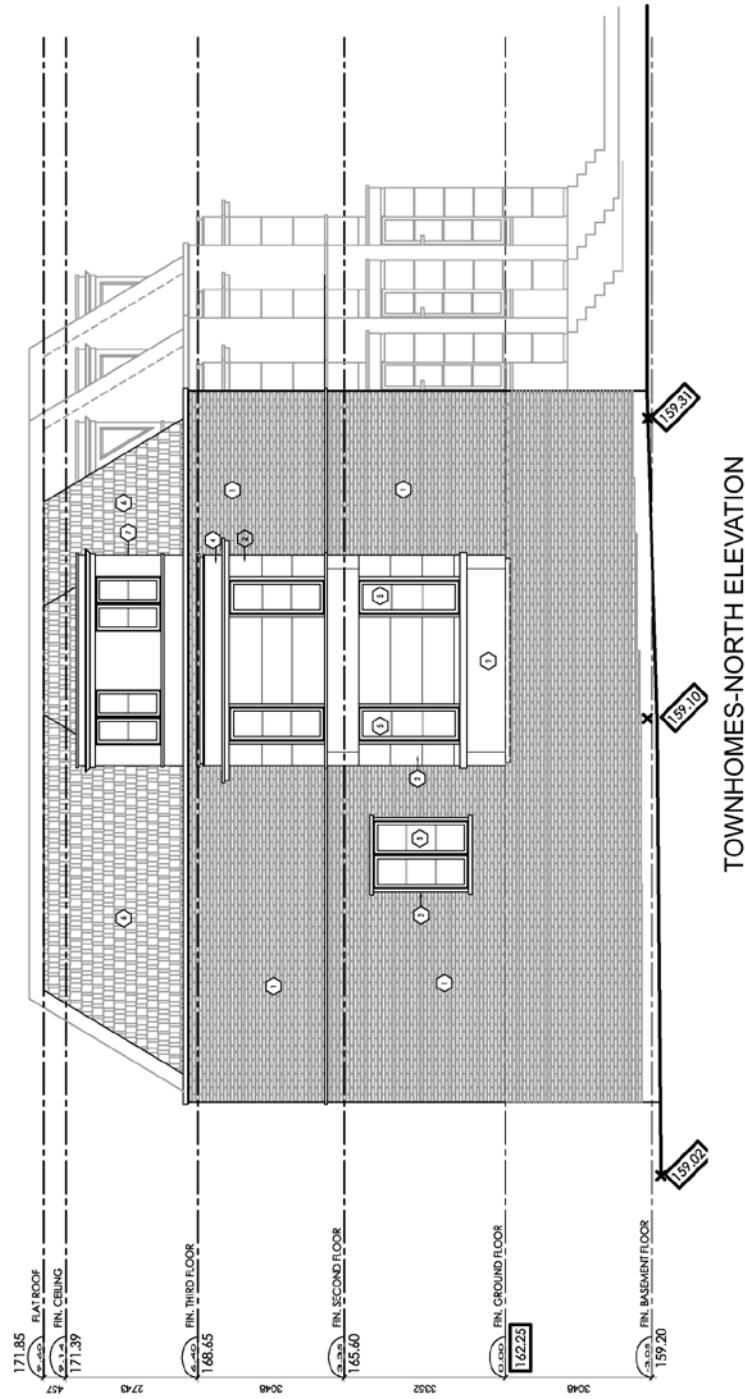
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2 Wilket Road

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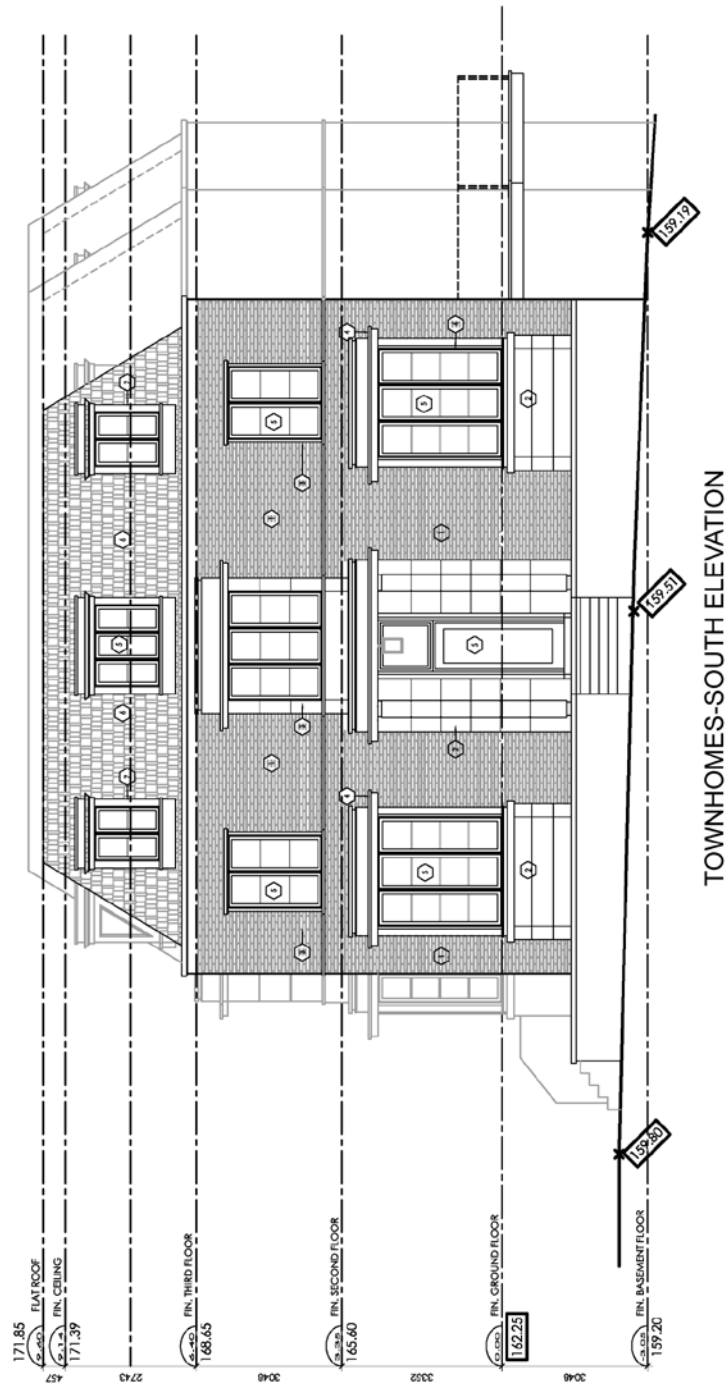
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Applicant's Submitted Drawing

Not to Scale  
08/21/2014

2 Wilket Road

File # 14 187157 NNY 25 02



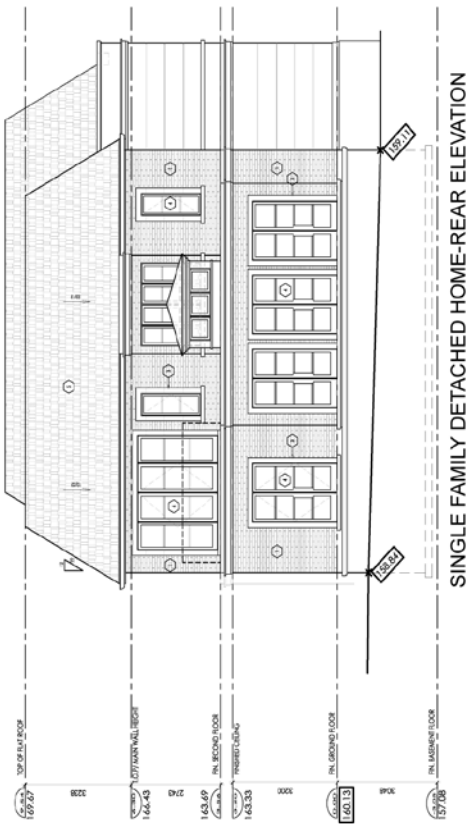
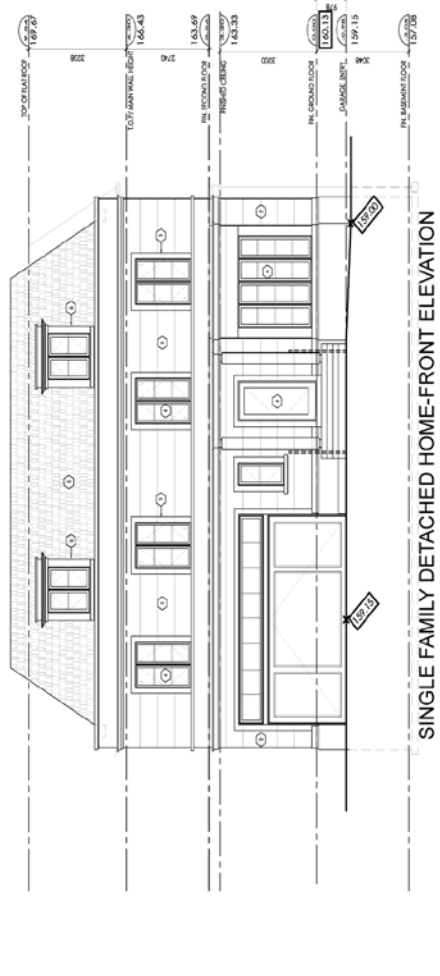
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Applicant's Submitted Drawing

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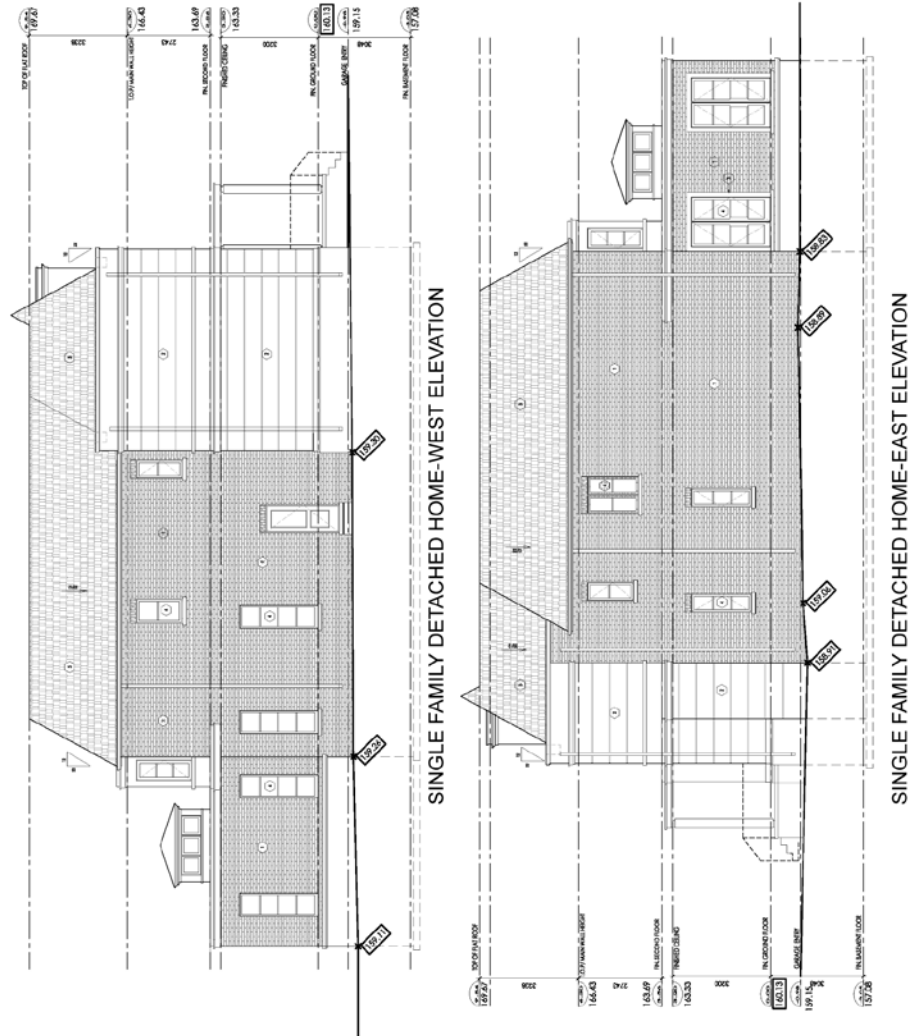
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2 Wilket Road

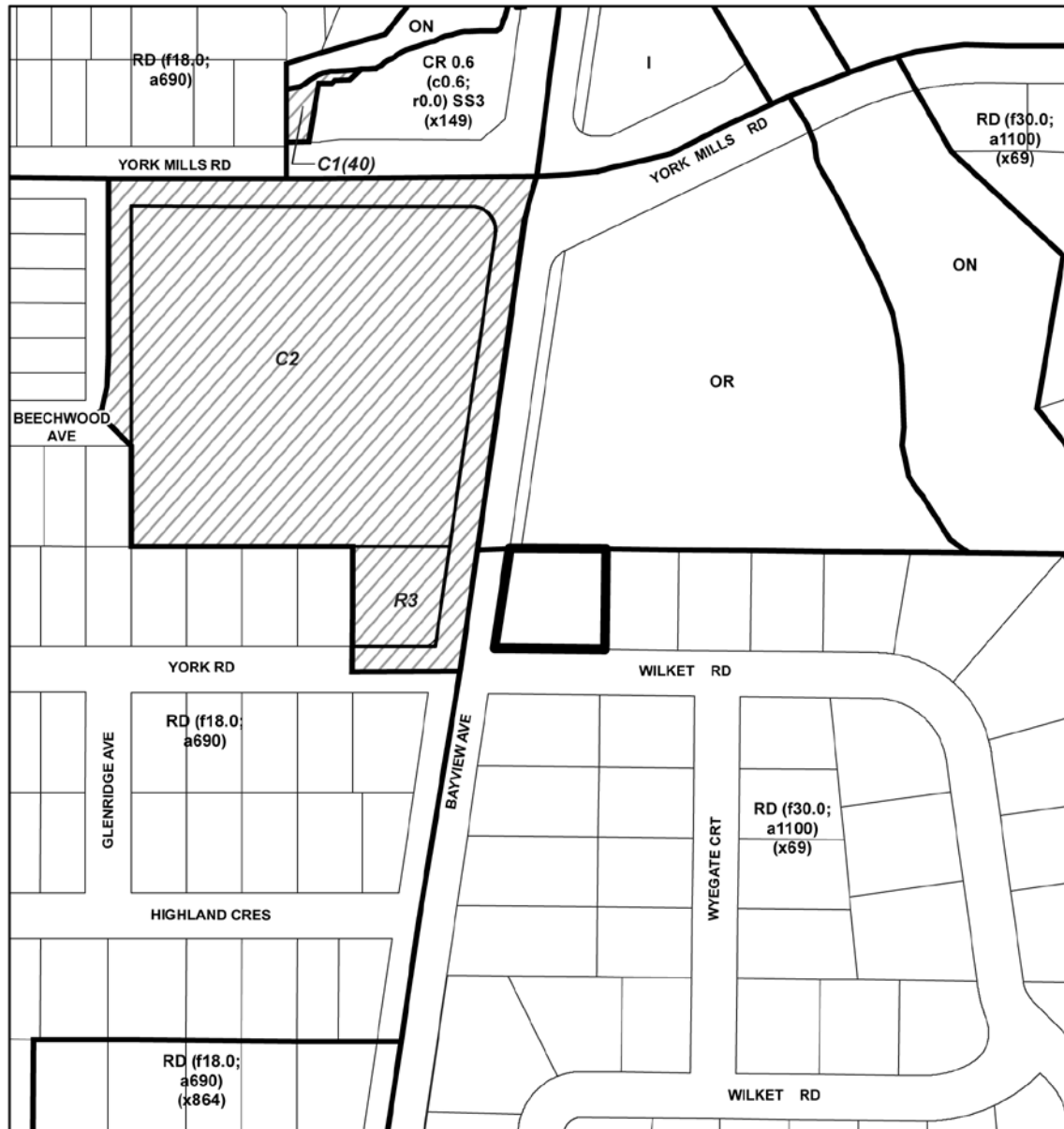
Applicant's Submitted Drawing

Not to Scale  
08/21/2014

File # 14 187157 NNY 25 0Z



### Attachment 3: Zoning



**Toronto** City Planning

**Zoning By-law 569-2013**

**2 Wilket Road**

File # 14 187157 NNY 25 02

Location of Application

**RD** Residential Detached  
**RT** Residential Townhouse  
**CR** Commercial Residential

**I** Institutional  
**ON** Open Space Natural  
**OR** Open Space Recreation

See Former City of North York Bylaw No. 7625

**R3** One-Family Detached Dwelling Third Density Zone  
**C2** Local Shopping Centre Zone  
**C1** General Commercial Zone



Not to Scale  
Extracted: 08/20/2014

## Attachment 4: Application Data Sheet

Application Type	Rezoning, Site Plan Control	Application Number:	14 187157 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	July 9, 2014

Municipal Address:	2 WILKET ROAD
Location Description:	PLAN 5382 LOT 1 **GRID N2504
Project Description:	Application to develop a 7-unit townhouse development and one single detached dwelling.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GOLDBERG GROUP		RICHARD WENGLE	2362277 ONTARIO INC.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R1/RD	Historical Status:	N
Height Limit (m):	9.5	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2012.06	Height:	Storeys:	3
Frontage (m):	44.6		Metres:	12.65
Depth (m):	43.28			
Total Ground Floor Area (sq. m):				<b>Total</b>
Total Residential GFA (sq. m):	2414.47		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2133			
Lot Coverage Ratio (%):	46/38			
Floor Space Index:	1.51			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2414.47	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	8	Institutional/Other GFA (sq. m):	0	0
Total Units:	8			

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