

**3057-3067 Bayview Ave and 1 Burleigh Heights Drive -
Official Plan Amendment and Zoning Amendment
Applications - Preliminary Report**

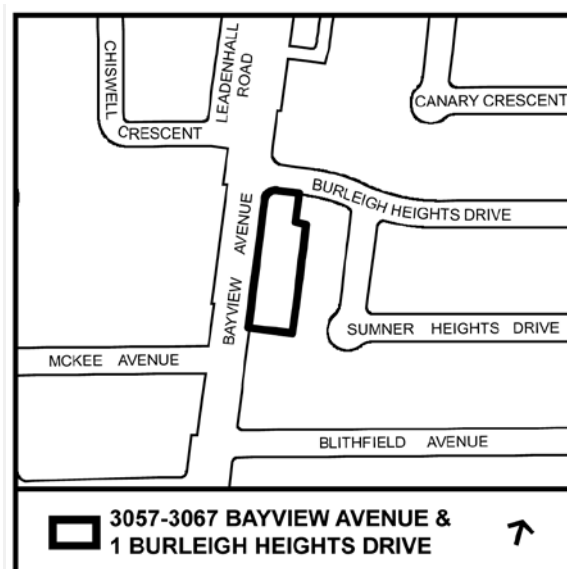
Date:	August 20, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	15 186678 NNY 24 OZ

SUMMARY

This application proposes 22 three-storey townhouses on the subject lands fronting onto Bayview Avenue, and 45 parking spaces in one level of underground parking at 3057-3067 Bayview Avenue and 1 Burleigh Heights Drive.

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

It is recommended that a community consultation meeting be scheduled by staff, in consultation 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 3057-3067 Bayview Avenue and 1 Burleigh Heights Drive 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.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on April 13, 2015 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal consists of 22 townhouse units fronting onto Bayview Avenue divided into four blocks; one block of four units, and three blocks of six units. The majority of the townhouse unit widths are proposed to be 4.6 metres. Each townhouse has a rear yard amenity area above the parking structure, as well as a small landscaped area to the rear. The blocks are located parallel to Bayview Avenue, with a 3.1 metre setback from Bayview Avenue proposed. The majority of the units are proposed to be 11.1 metres in height. The proposed gross floor area (GFA) is 4979 square metres, and the proposed FSI is 1.26.

All existing driveways onto Bayview Avenue are proposed to be removed, and a single 6.0 metre driveway access to Burleigh Heights Drive is proposed that would access the underground parking structure. A total of 45 parking spaces are proposed in one level of underground parking, which is partially above existing grade. This includes one resident and one visitor space per unit, plus one extra space. No loading space is proposed for the proposed development. For further project information, see Attachment 1 – Site Plan, Attachment 2 -9 , Elevations, and Attachment 13 – Application Data Sheet.

Site and Surrounding Area

The 0.4 hectare site is located on the east side of Bayview Avenue, south of Finch Avenue East, at Burleigh Heights Drive. The site is currently comprised of detached dwellings consisting of a mix of 1, 1.5 and 2 storey dwellings. All existing residences are proposed to be demolished.

Land uses surrounding the site are as follows:

North: On the north side of Burleigh Heights Drive are single detached dwellings. A few lots to the north of the single detached dwellings is an existing townhouse development at 65 James Fox Way.

South: To the immediate south of the site are single detached dwellings along Bayview Avenue and Blithfield Avenue.

East: To the east are single detached dwellings on Sumner Heights Drive backing onto the subject site.

West: To the west is Bayview Avenue. On the west side of the Bayview Avenue immediately across from the site is the Beth Tikvah Synagogue. Just north of the Synagogue is an existing 2 storey townhouse development at 2-16 Leadenhall Road.

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* on Map 16 – Land Use Plan in the Official Plan. *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, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Section 4.1.7 states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

Section 4.1.5 - Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular;

- Patterns of streets, blocks and lanes, parks and public building sites;
- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby properties;
- Prevailing building type(s);
- Setbacks of buildings from street or streets;
- Prevailing patterns of rear and side yard setbacks and landscape open space;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The prevailing type will be the predominant form of development in the neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the building type in another neighbourhood.

Chapter Three contains policies to guide decision making based on the Official Plan's goals for the human, built, economic and natural environments.

Chapter Three – Built Form - Building a Successful City identifies that most of the City's future development will be infill and redevelopment and, as such, new development will be located and organized to fit with its existing and/or planned context; locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties; be massed and its exterior façade

will be designed to fit harmoniously into its existing and/or planned context; be massed to define the edges of streets, parks and open spaces at good proportion; provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians; and, significant new multi-unit residential development will provide indoor and outdoor amenity space for residents for the new development, such as access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

Chapter Three – Housing requires a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, be maintained to meet the current and future needs of residents.

Zoning

The subject lands are zoned R4 by the former City of North York Zoning By-law No. 7625, as amended. The R4 zone permits one family detached dwellings, home occupations, parks, playgrounds, clubs and community centres, schools and places of worship. Minimum lot frontage in the zone is 15 metres and minimum lot area of 550 square metres, for areas served by municipal water supply and sanitary sewer system (See Attachment 11 - Zoning By-law No. 7625).

The subject lands are zoned RD (f15.0; a550) (x5) by the new City of Toronto Zoning By-law N. 569-2013. Detached houses are permitted residential building types in the RD zone. Other non residential uses permitted with conditions in the RD zone are ambulance depots, cogeneration Energy, Community Centre, Day Nursery, Fire Hall, Group Home, Home Occupation, Library, Municipal Shelter, Place of Worship, Police Station, Private Home Daycare, Public Utility, Renewable Energy, Secondary Suite, Seniors Community House, and Transportation Uses (See Attachment 10 - Zoning By-law No. 569-2013).

The minimum lot frontage is 15 metres, and minimum lot area is 550 square metres. A maximum of 2 storeys and 10 metres is permitted for detached houses.

Infill Townhouse Guidelines

In January 2013, City Council adopted the Infill Townhouse Guidelines to address the development impacts of infill townhouses with a focus on "protecting streetscapes and seamlessly integrating new development within the existing housing patterns" in addition to enhancing the pedestrian environment. The City-wide guidelines are available at: http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/townhouseguideline.pdf

Bayview Avenue Area – Urban Design Guidelines

The Bayview Avenue Area study, adopted by City Council in 2007, include urban design guidelines for townhouse development. The Study guidelines provide two transitional options to protect the adjacent low-density neighbourhood, specifically located on the west side of Bayview Avenue from Finch Avenue to Hollywood Avenue. The area-specific guidelines are available at:

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Files/pdf/UD%20Guidelines/District/BayviewAvenueArea.pdf>

As the site is on the east side of Bayview Avenue, the Guidelines do not pertain to the subject lands.

Site Plan Control

The subject lands are subject to site plan control. An application for site plan approval has been received and is being circulated for review and comment (File No. 15 186694 NNY 24 SA).

Tree Preservation

An arborist report has been received as part of the applications. It has been circulated to Urban Forestry for review and comment.

Reasons for the Application

An amendment to the Official Plan is required to permit the proposed townhouse built form and a more intense townhouse form of residential development than that permitted by existing zoning.

Amendments to both the City of Toronto By-law No. 569-2013 and the former City of North York Zoning By-law No. 7625 are required to permit the townhouse use, the more intense form of residential development, and to introduce changes to other development regulations to facilitate the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Statistics and Green Development Standards Checklist
- Functional Servicing and Stormwater Management Report
- Traffic Operations Assessment
- Arborist Report
- Planning Rationale
- Draft Zoning By-law Amendments

A Notification of Complete Application was issued on July 24, 2015.

Issues to be Resolved

On a preliminary basis the following issues have been identified:

- The appropriateness of the townhouse form of development on the subject lands;
- The appropriateness of the proposed density, built form, massing, and building heights;
- How the proposal fits its context;
- Consistency of the proposal with the City's guidelines respecting infill townhouses;
- Site circulation and driveways;
- Transition of building height and massing to the surrounding single family detached dwellings;
- Building setbacks from the adjacent residential area and from the streets;
- Traffic impacts and parking assessment, including visitor parking;
- Assessment of site servicing, including stormwater management;
- Adequacy of the proposed amenity space;
- Appropriateness of the rear yard amenity areas atop the raised underground garage; and
- The adequacy of the Toronto Green Standard Checklist 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

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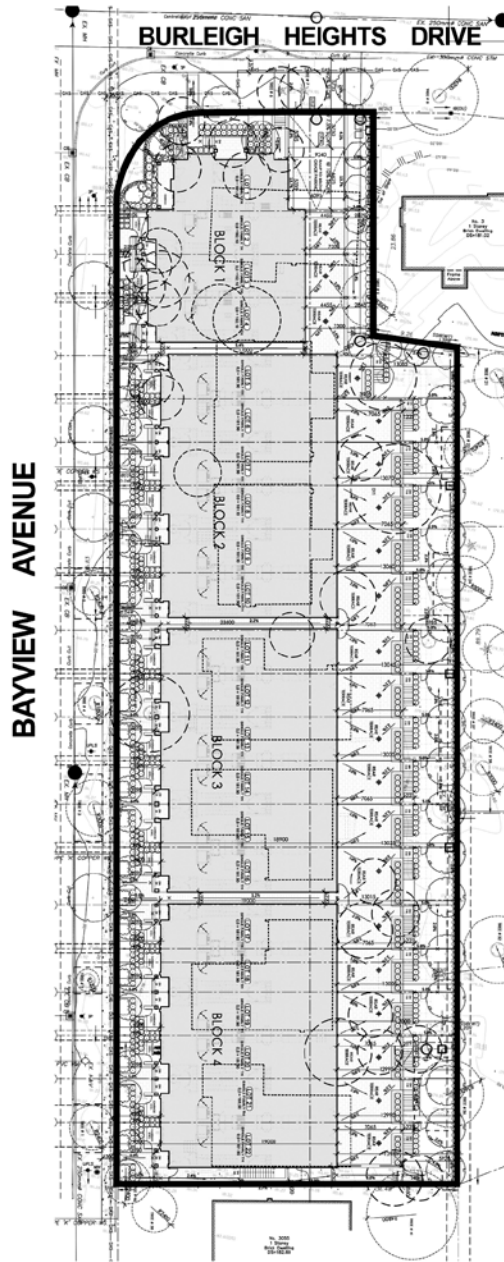
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Front Elevation – Block 1 and 2
- Attachment 3: Front Elevation – Block 3 and 4
- Attachment 4: Rear Elevation – Block 1 and 2
- Attachment 5: Rear Elevation – Block 3 and 4
- Attachment 6: North Elevation – Block 1
- Attachment 7: North Elevation – Block 2
- Attachment 8: North Elevation – Block 3
- Attachment 9: South Elevation – Block 4
- Attachment 10: Zoning By-law No. 569-2013
- Attachment 11: Zoning By-law No. 7625
- Attachment 12: Official Plan
- Attachment 13 Application Data Sheet


Attachment 1: Site Plan



Site Plan

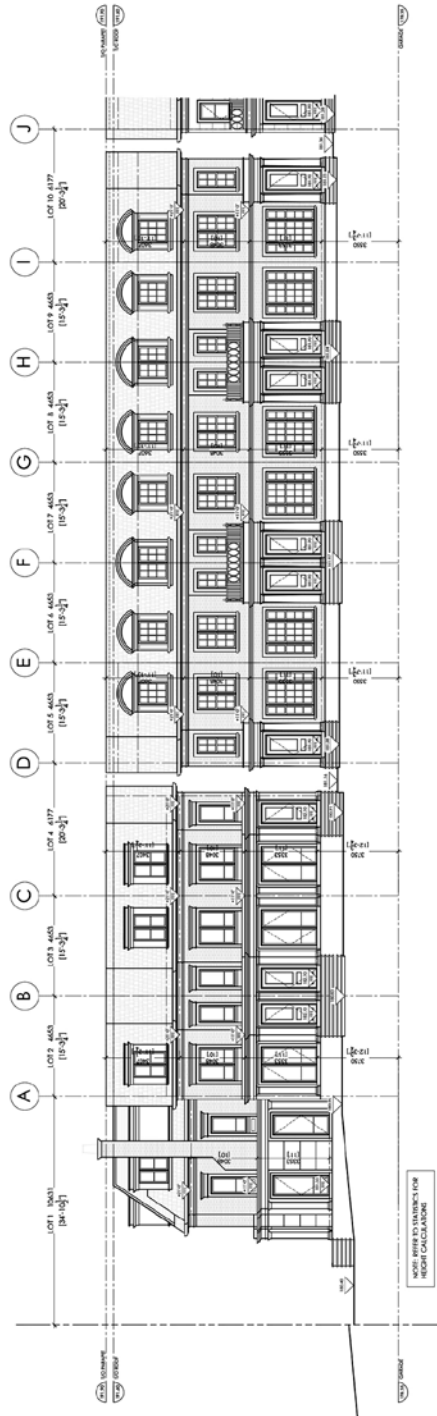
3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

Applicant's Submitted Drawing

Not to Scale 
07/27/2015

File # 15 186678 NNY 24 0Z

Attachment 2: Front Elevation – Block 1 and 2



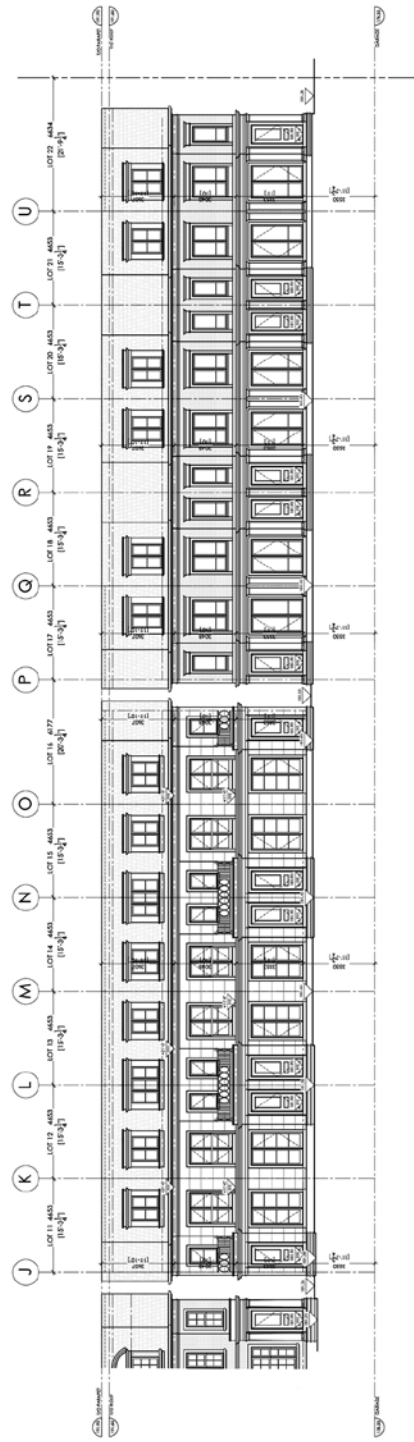
Front Elevation-Block 1 & 2 **3057-3067 Bayview Avenue & 1 Burleigh Heights Drive**

Applicant's Submitted Drawing

Not to Scale
07/15/2015

File # 15 186678 NNY 24-0Z

Attachment 3: Front Elevation – Block 3 and 4



3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

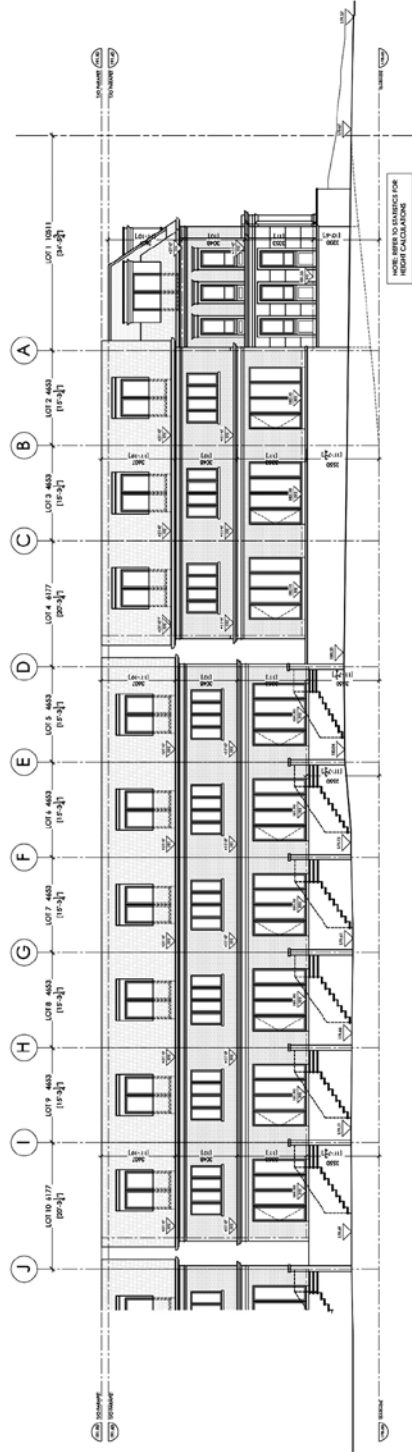
Front Elevation-Block 3 & 4

Applicant's Submitted Drawing

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07/15/2015

File # 15 186678 NWY 24 0Z

Attachment 4: Rear Elevation – Block 1 and 2



3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

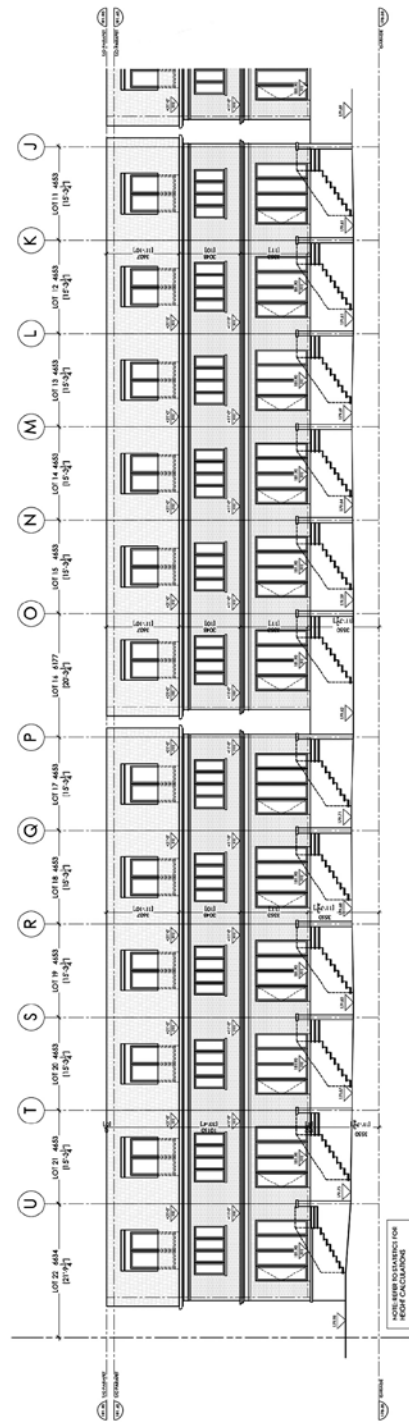
Rear Elevation-Block 1 & 2

Applicant's Submitted Drawing

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07/15/2015

File # 15 166678 NWY 24 02

Attachment 5: Rear Elevation – Block 3 and 4



Rear Elevation-Block 3 & 4

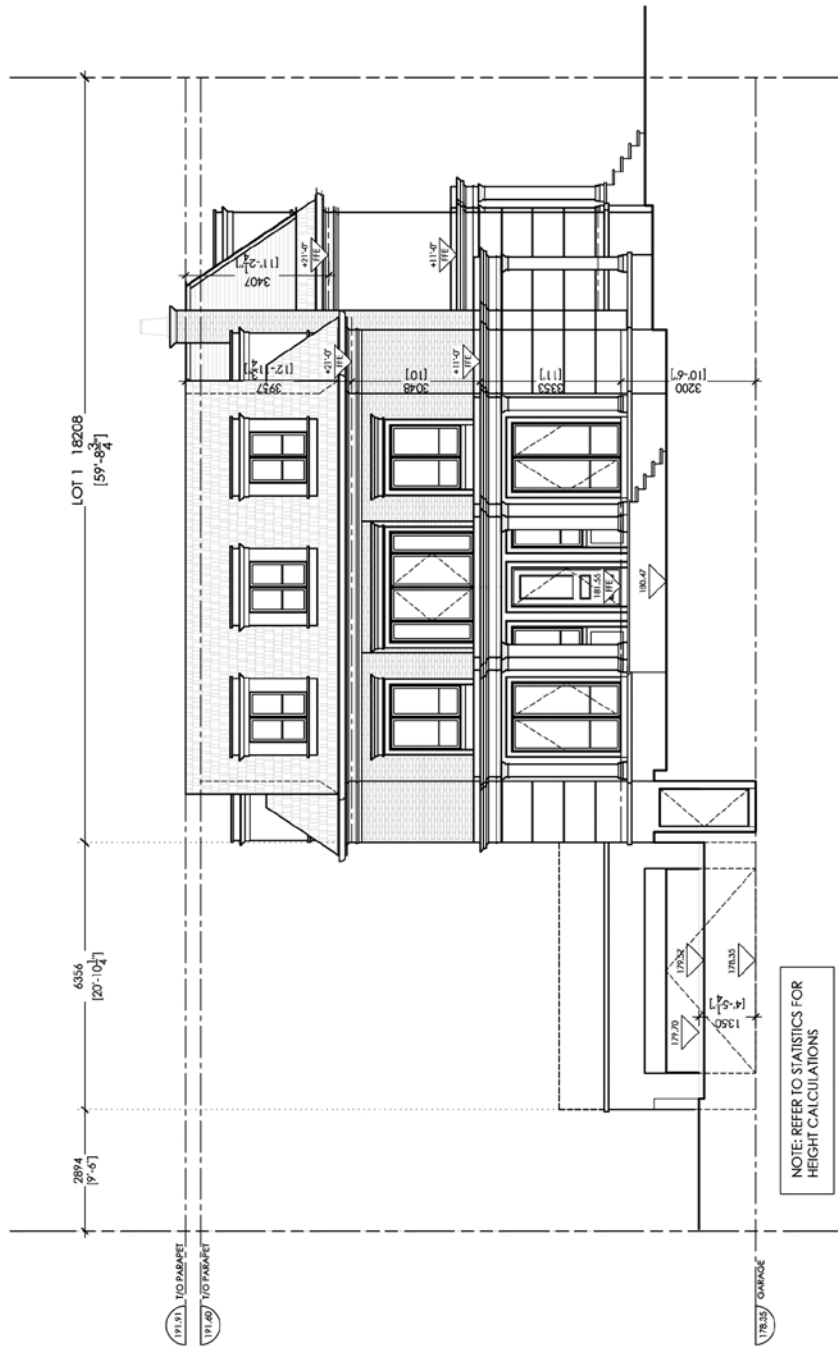
Applicant's Submitted Drawing

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07/15/2015

3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

File # 15 166678 MWY 24 02

Attachment 6: North Elevation – Block 1



3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

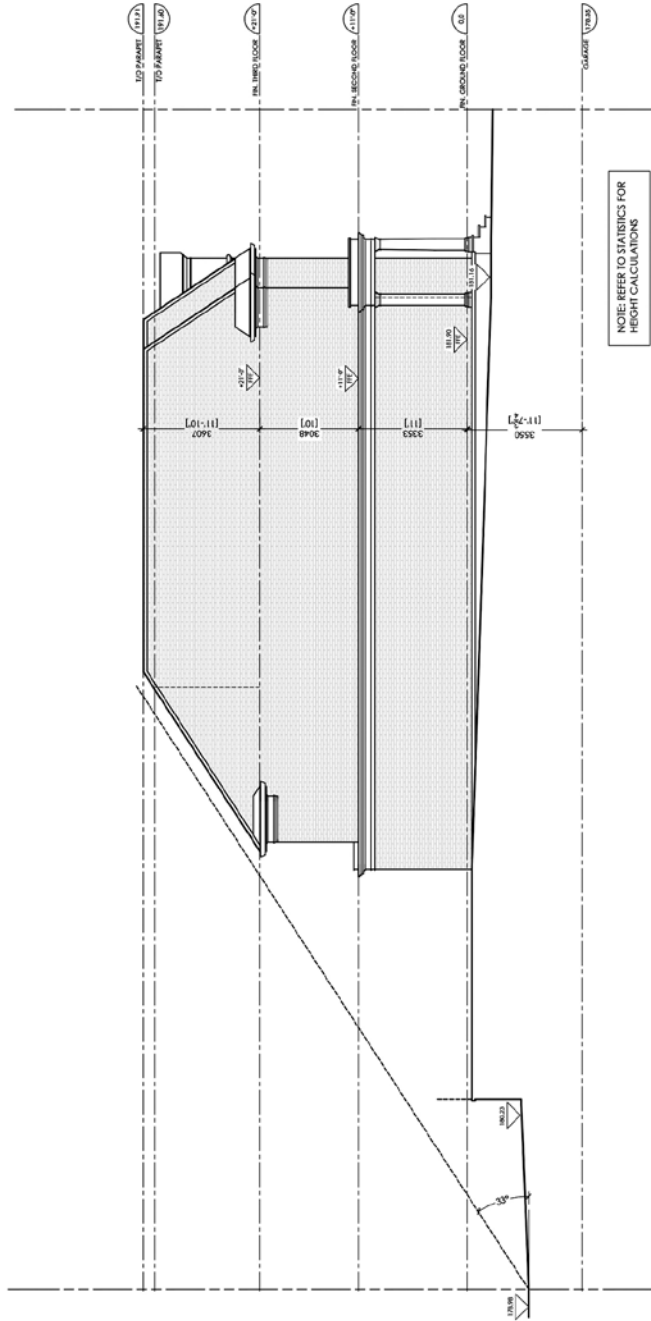
North Elevation-Block 1

Applicant's Submitted Drawing

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07/15/2015

File # 15 186678 NWY 24 0Z

Attachment 7: North Elevation – Block 2



3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

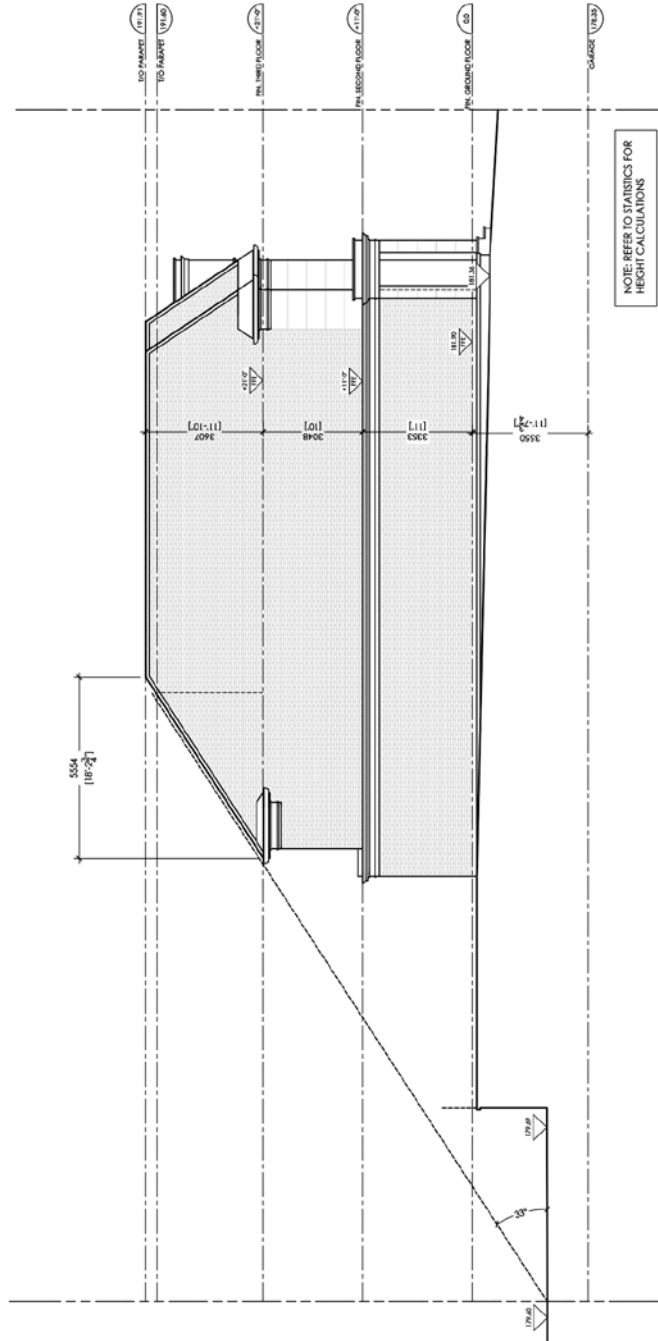
North Elevation-Block 2

Applicant's Submitted Drawing

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File # 15 186678 NNY 24.02

Attachment 8: North Elevation – Block 3



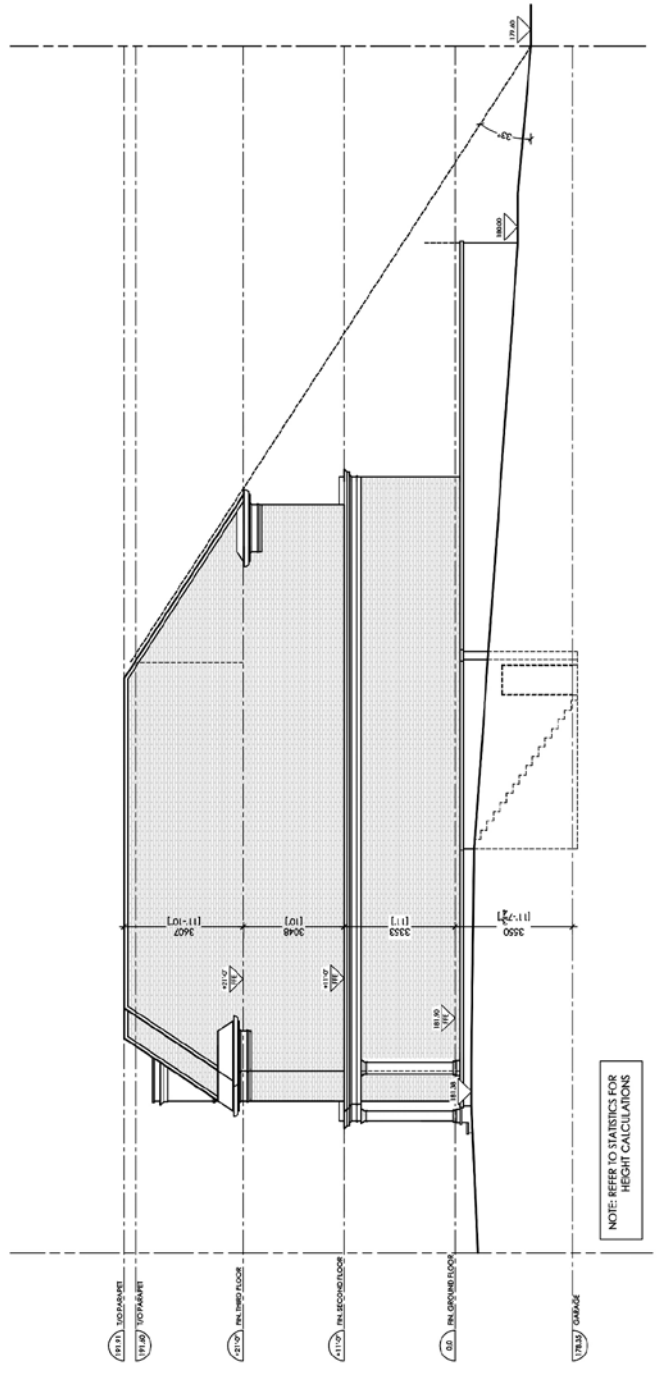
North Elevation-Block 3
 Applicant's Submitted Drawing

3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

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 07/15/2015

File # 15 186678 NNY 24.0Z

Attachment 9: South Elevation – Block 4



3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

South Elevation-Block 4

Applicant's Submitted Drawing

Not to Scale
07/15/2015

File # 15 186678 NNY 24.0Z

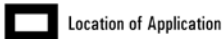
Attachment 10: Zoning By-law No. 569-2013



3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

Zoning By-Law No. 569-2013

File # 15 186678 NNY 24 02



Location of Application

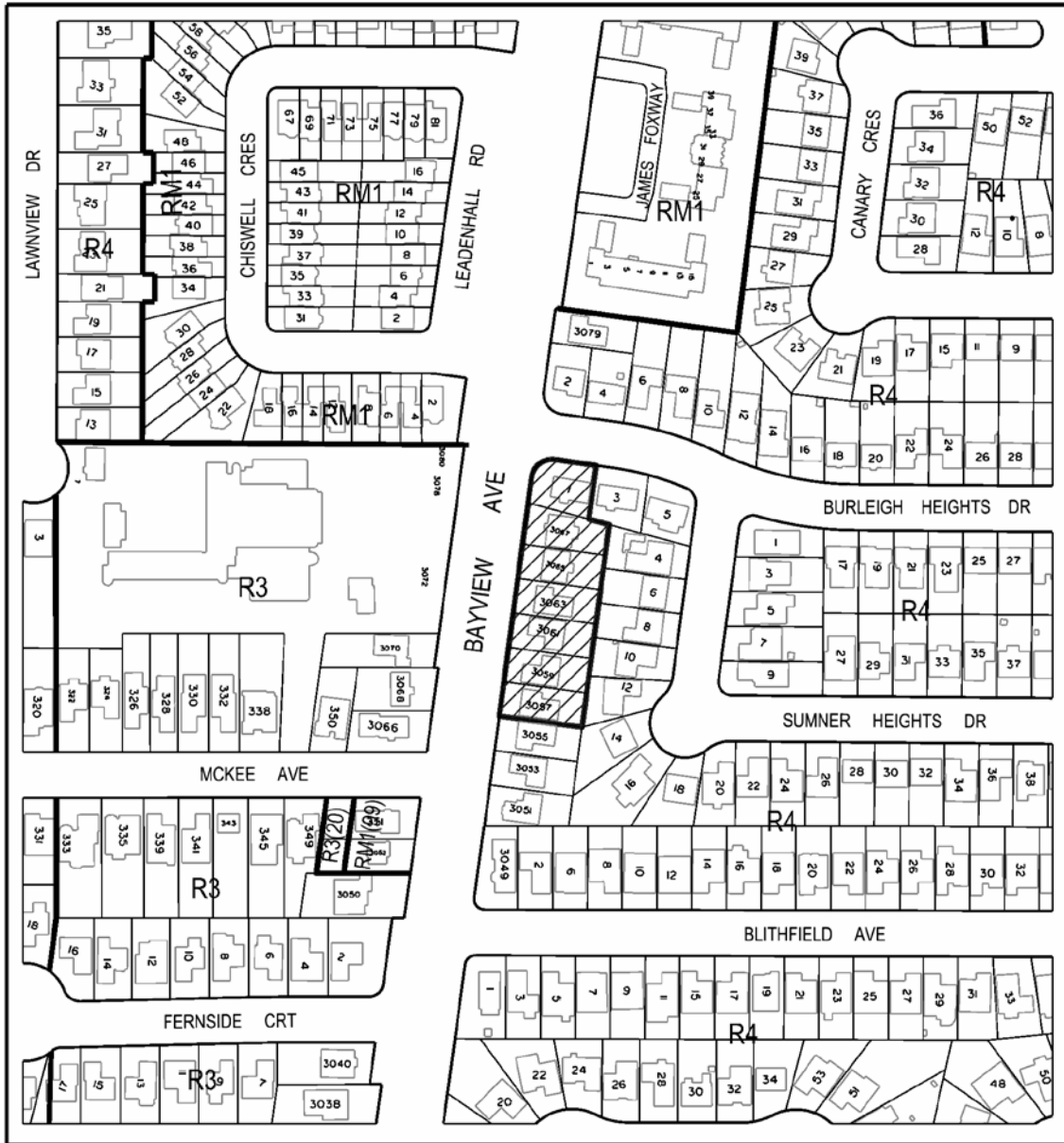
RD Residential Detached

RT Residential Townhouse



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Attachment 11: Zoning By-law No. 7625



3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

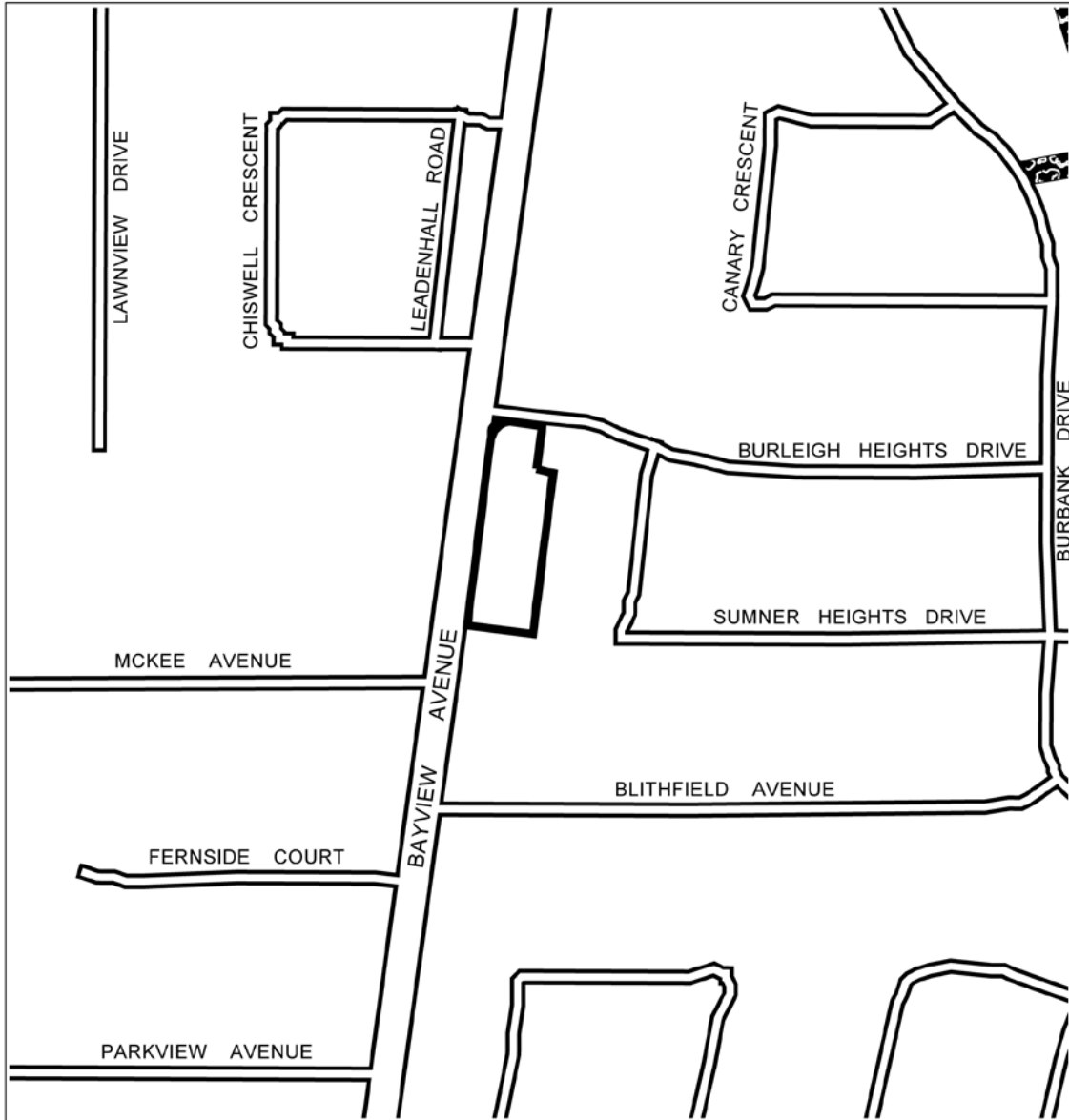
File # 15 186678 NNY 24 02

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
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Zoning By-law 7625
Extracted 08/19/2015

Attachment 12: Official Plan



3057-3067 Bayview Avenue & 1 Burleigh Heights Drive

Extract from Official Plan

File # 15 186694 NNY 24 0Z

-  Site Location
-  Parks & Open Space Areas
-  Neighbourhoods
-  Natural Areas



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07/27/2015

Attachment 13: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 186678 NNY 24 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 7, 2015

Municipal Address: 3057-3067 BAYVIEW AVE and 1 BURLEIGH HEIGHTS DRIVE
 Location Description: PLAN 5099 LOT 4 **GRID N2405
 Project Description: 22 townhouse units divided into one block of 4 units (Block 1) and three blocks of 6 units (Blocks 2 to 4) fronting onto Bayview Avenue.

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP 2098 Avenue Road Toronto, ON M2N 3Z8			2445225 Ontario Inc. 286 Parkview Avenue Toronto, ON M2N 3Z8

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	RD	Historical Status:	N
Height Limit (m):	2 st. 10 m (569-2013)	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3955.9	Height:	Storeys:	3
Frontage (m):	106 (Bayview)		Metres:	11.12
Depth (m):	36.48			
Total Ground Floor Area (sq. m):	1878.5			Total
Total Residential GFA (sq. m):	4978.78		Parking Spaces:	45
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4978.78			
Lot Coverage Ratio (%):	47.49			
Floor Space Index:	1.26			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4978.78	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:	22	Institutional/Other GFA (sq. m):	0	0
Total Units:	22			

CONTACT: PLANNER NAME: John Lyon, Senior Planner
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