

**3237 Bayview Avenue – Zoning By-law Amendment
Application – Status Report**

Date:	October 26, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	15 112180 NNY 24 OZ

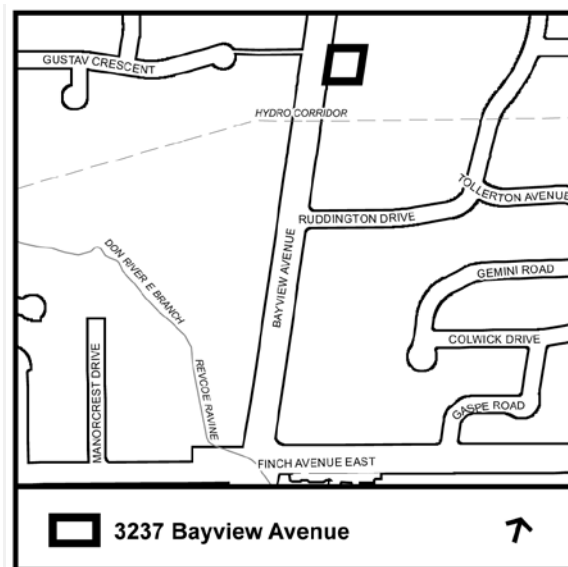
SUMMARY

The applicant has appealed the Zoning By-law Amendment application 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 prehearing was held on October 21, 2015.

This application proposes to amend the zoning by-law at 3237 Bayview Avenue to permit a fourteen storey residential building with retail uses at grade. The proposed building has a gross floor area of 13,780 square metres including 5834 square metres of retail space. The overall density is approximately 6.6 times the area of the lot. A total of 165 residential units and 187 parking spaces are proposed. Parking will be located at grade (14 visitor spaces) and in a three level below grade garage (154 spaces for residents and an additional 19 visitor spaces).

Financial Impact

The recommendations in this report have no financial impact.



COMMENTS

Staff are preparing a Request for Directions Report for Community Council's consideration on November 10, 2015.

CONTACT

Guy Matthew, Planner

Tel. No. (416) 395-7102

Fax No. (416) 395-7155

E-mail: gmatthe2@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District