

2966 Bayview Avenue and 400 Hillcrest Avenue - Zoning Amendment – Final Report

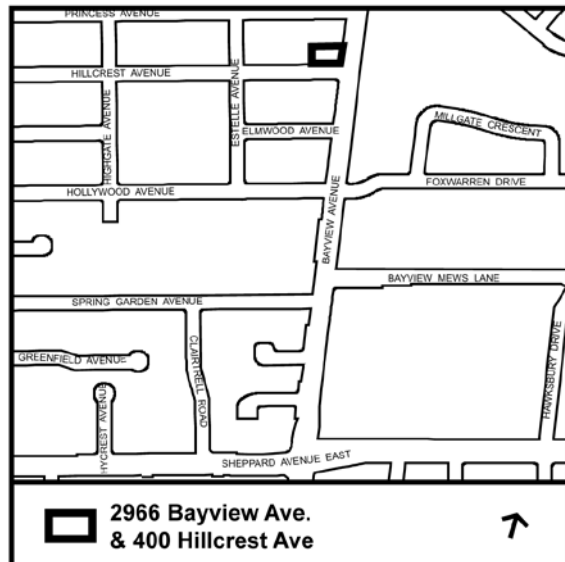
Date:	May 27, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	15 139695 NNY 23 OZ

SUMMARY

This application proposes to amend the former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law No. 569-2013 to permit 5 townhouse units fronting on Bayview Avenue and one detached dwelling fronting on Hillcrest Avenue. The existing detached dwellings will be demolished. Parking for the townhouses will be provided at the rear of the units from a shared private driveway accessed from Hillcrest Avenue.

The proposal provides for a multiple-unit residential use that will enhance the vibrancy and active nature of the Bayview Avenue streetscape consistent with the objectives of the City's Official Plan and the Bayview Avenue Area Study. The proposed development reinforces the existing and planned built form context along Bayview Avenue and the building design will contribute to and enhance the public realm.

This report reviews and recommends approval of the application to amend the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-law 7625 for the lands at 2966 Bayview Avenue and 400 Hillcrest Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5a.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2966 Bayview Avenue and 400 Hillcrest Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5b.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, the applicant will be required to revise the site plan to provide one visitor parking space, as per the requirements of Transportation Services.
5. Before introducing the necessary Bills to City Council for enactment, the applicant will be required to obtain Notice of Approval Conditions under Section 41(16) of the *Planning Act*, to the satisfaction of the Director of Community Planning, North York District.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The application was received and deemed complete as of April 13, 2015. Staff prepared a Preliminary Report to the June 16, 2015 meeting of North York Community Council. The preliminary report is available at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-80604.pdf>

ISSUE BACKGROUND

Proposal

This application proposes to amend the former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law No. 569-2013 for the lands at 2966 Bayview Avenue and 400 Hillcrest Avenue. The proposed development consists of 5 units designed as freehold townhouses fronting onto Bayview Avenue, with vehicular access via a private driveway off of Hillcrest Avenue. Each townhouse unit would have

two tandem parking spaces in an integral garage. The proposed townhouses would take their address from Bayview Avenue. The development also includes a single detached dwelling that would act as a transition house to the west of the townhouses at 400 Hillcrest Avenue.

The proposed townhouse units measure 3 storeys and 11.5 metres in height, while the proposed transition house will measure 2 storeys and 9.1 metres in height for a flat roof. The townhouse units range in gross floor area from 192.55 m² (2,072 ft²) to 200.85 m² (2,164 ft²), while the transition house will have a gross floor area of 213.88 m² (2,302 ft²). Each townhouse unit is 4.64 m (15.22 ft) in width. Lot coverage for the townhouses and transition house are 46% and 31.5%, respectively. The existing single detached dwellings at 2966 Bayview Avenue and 400 Hillcrest Avenue will be demolished.

The proposed site plan and building elevations are included in Attachments 1 and 2.

The project statistics are included in the Application Data Sheet in Attachment 6.

Site and Surrounding Area

The subject property is located on the northwest corner of Bayview Avenue and Hillcrest Avenue and is comprised of two individual lots, each containing a residential detached dwelling. The existing buildings will be demolished to accommodate the proposed development. The property has a Bayview Avenue frontage of approximately 27.1 metres and a frontage of 35.9 metres on Hillcrest Avenue.

Land uses surrounding the site area are as follows:

- North: Single detached residential dwellings and townhouses. Empress Parkette is located at the corner of Empress Walk and Bayview Avenue.
- South: An 11-unit townhouse development and residential detached dwellings on Bayview Avenue.
- East: Bayview Village Park and residential detached dwellings fronting on residential roads within the neighbourhood.
- West: Single detached residential dwellings on Hillcrest Avenue

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.

Official Plan

The City's Official Plan sets out a broad strategy for managing future growth by identifying an urban structure of areas where development is appropriate and areas where little physical change is expected to occur. The Plan outlines how growth is to be directed towards areas with supporting infrastructure and provide a transition in scale and density that protects stable neighbourhood areas from the effects of nearby development. The Official Plan directs growth to the *Downtown*, the *Centres*, *Avenues*, and *Employment Districts*.

The site is designated *Neighbourhoods* on Map 16, Land Use Plan of the City of Toronto Official Plan. Unlike the designated growth areas, *Neighbourhoods* are stable areas, where significant growth is not encouraged and new development is to respect and reinforce the general physical patterns of the neighbourhood.

Neighbourhoods Policies

The Official Plan identifies *Neighbourhoods* as being 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*.

Chapter 4 of the Official Plan further defines development in established *Neighbourhoods* by outlining policies which speak to the specificity of this type of development. Section 4.1.5 of the Official Plan provides development criteria for *Neighbourhoods*. Section 4.1.5 states that:

"Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;

- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) 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.

Section 4.1.7 of the Official Plan is also relevant to this application. It states that:

"Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of this Plan. 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 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*."

Infill Townhouse Guidelines

The Infill Townhouse Guidelines, adopted by Council in 2003, include criteria to ensure that low-rise infill townhouse developments are accessible from the public street and are designed to provide a suitable transition in scale, mass and setbacks to adjacent lower scale buildings.

Bayview Avenue Area Study

The Bayview Avenue Area Study, adopted by Council in 2007, provides a framework for the development of townhouses along Bayview Avenue and is to be read in conjunction with the relevant policies contained within the Official Plan and the Council approved Infill Townhouse Guidelines.

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>

The resulting guidelines are applicable to the west side of Bayview Avenue, from Hollywood Avenue to the south to Finch Avenue East to the north, including this site. The general objective of the Bayview Avenue Area Study is to provide development guidelines for appropriate lots fronting Bayview Avenue while minimizing the potential for adverse impact on the land use characteristics of the adjacent low density residential lands. The guidelines provide two scenarios for transition to the existing single detached houses fronting onto local streets in the interior of the neighbourhood.

Transition Scenario 'A' requires a minimum 4.5 metre landscape strip at the rear of the property so that the adjacent neighbourhood is appropriately buffered from

redevelopment along Bayview Avenue. In addition, a 35-degree angular plane, measured from the rear lot line, restricts the height of the townhouses to ensure compatibility.

Transition Scenario 'B' introduces single family dwellings on separate lots, to provide a transition between the townhouse development on Bayview Avenue and the adjacent stable residential neighbourhood. The transitional houses are to assist in screening the adjacent low density dwellings from redevelopment, and reinforce the existing building patterns within the neighbourhood.

Zoning

The site is zoned R6 by the former City of North York Zoning By-law No. 7625 and zoned RD (f12.0 a370) by the City of Toronto Zoning By-law No. 569-2013. This zone permits single-family detached dwellings and accessory buildings.

Site Plan Control

A Site Plan Control application (15 139702 NNY 23 SA) has been submitted with this rezoning application to reflect the proposed changes. The site plan is under review.

Reasons for Application

An amendment to the Zoning By-law is required as the current zoning does not permit townhouse dwellings. A rezoning application is required to permit the proposed use and to develop the appropriate development standards for the proposal.

Community Consultation

A Community Consultation meeting was held on June 16, 2015 to present the proposed development and obtain community feedback.

Approximately 15 members of the community were in attendance. Issues raised by area residents which have been considered in the review of the application were generally related to the following matters:

- Grading and retaining wall heights on the townhouse site;
- Townhouse heights along Bayview Avenue;
- Waste pick-up from Hillcrest Avenue;
- Width of the townhouse units; and
- Visitor parking for the townhomes.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement 2014 (PPS) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a compact built form that supports an efficient use of land and existing transit infrastructure.

The proposal also conforms to the Growth Plan for the Greater Golden Horseshoe which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. This site is located in a built up area and the proposal is intensifying the use of land for housing.

The proposal conforms to the Growth Plan.

Land Use

The proposed project reflects the Official Plan’s objective to provide residential development that is compatible with adjacent uses while maximizing existing infrastructure, providing for an attractive, comfortable and safe pedestrian environment, and taking advantage of nearby transit and other public services.

Density, Height, Massing

The built form of this proposal is guided by the Bayview Avenue Area Study and this development is consistent with the study.

The study requires the height of any part of a residential building fronting Bayview Avenue (townhouses) will not exceed 3 storeys or 11 metres to the midpoint of the roof, whichever is the lesser. The proposed height of the townhouses is 3 storeys and 11.5

metres, measured from the centreline of the street on Bayview Avenue to the top of the parapet. The centreline of the street is at a lower elevation than the base of the building.

If height is measured from the base of the building to the top of the parapet, it is 11.0 metres. The setback to the Bayview Avenue lot line is between 2.5 and 3.0 metres and the setback to the Hillcrest Avenue lot line is 2.6 metres, providing an appropriate relationship to the public realm. All building elevations that are visible from the street are articulated by windows at an appropriate scale and a variety of durable materials.

The townhouses are designed in a modern style similar to the Linea Bayview Townhomes to the south at the corner of Bayview Avenue and Hillcrest Avenue. The proposed unit widths of 4.64 metres are also similar to the Linea Bayview Townhomes to the south, which are 4.3 metres.

The Bayview Avenue Area Study presents two separate scenarios to buffer proposed townhouses on Bayview Avenue from existing single detached dwellings along the local streets. The applicant has chosen to use Transition Scenario 'B', which introduces a single detached dwelling on a separate lot, to provide as a physical transition between the townhouse development on Bayview Avenue and the adjacent stable residential neighbourhood. The transitional house will help to screen the existing adjacent low density dwellings from townhouses, and reinforce the existing setback patterns within the neighbourhood.

Pursuant to the study, the proposed transition house has a 12-metre frontage. The front yard setback is in line with the existing single detached dwelling to the west, which helps to maintain the existing front yard setback along the street. The west side yard (abutting the existing single detached dwelling) has a setback of 1.2 metres, while the east side yard setback has a setback of 1.5 metres from the driveway providing access to the townhomes. The rear setback is consistent with existing single detached dwellings in the neighbourhood. The detached transition house measures 2 storeys and 9.1 metres in height, measured from the centreline of the street on Hillcrest Avenue to the top of the flat roof. The height when measured to the top of the roof as per the provisions of Zoning By-law No. 569-2013 is 9.1 metres. This is for a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area. These heights are not uncommon in the surrounding neighbourhood. The proposed lot coverage is 31.5%.

Access and Parking

Vehicular access to the townhouses is proposed via a common driveway accessed from Hillcrest Avenue that provides access to the individual attached garages. As Bayview Avenue continues to re-develop, Transportation Services staff will require the consolidation and elimination of existing driveways on Bayview Avenue, in favour of re-locating them to side streets. The single detached dwelling will also have a driveway on Hillcrest Avenue.

Each dwelling unit will have 2 parking spaces. The single detached dwelling includes an integral double car garage. The parking spaces for the townhouses are proposed as tandem spaces in an integral garage. All spaces will comply with the minimum dimensions of a parking space. Transportation Services have indicated that one dedicated visitor parking space is required for the townhouses, which is not being proposed at this time due to limited space on the site. With respect to waste pick up, the townhouse units will receive curbside door-to door collection fronting each unit along Bayview Avenue.

This report recommends that prior to introducing the necessary Bills to City Council for enactment; the applicant revises the site plan to provide one visitor parking space on site as per the requirements of Transportation Services.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 – 0.42 hectares of parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The applicant proposes to construct a townhouse development containing 5 units and 1 detached dwelling on a net site area of 962.5 m². At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication would be 80 m² or 8.31% of the site area.

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional and is in close proximity to City owned Parkland. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the *Planning Act*, and is required as a condition of the building permit application process.

Streetscape

The applicant will be responsible for installing a new 2.1 metre wide side sidewalk along the Bayview Avenue frontage and a new sidewalk along the Hillcrest Avenue frontage. The sidewalk on Bayview Avenue will be in the same location as the current sidewalk. Two new trees will be required to be planted along the Bayview Avenue frontage, while three new trees are proposed to be planted along the Hillcrest Avenue frontage.

The grading and retaining wall heights proposed as part of the initial application submission were raised as a concern at the Community Consultation Meeting. Since that time, the applicant has revised the site plan to remove the retaining walls and enhance the landscaping.

Site Plan Control

A Site Plan Control application (15 139702 NNY 23 SA) has been submitted with this rezoning application. The site plan application is under review.

Prior to Site Plan Approval, the following issues will need to be resolved:

- Site plan will need to be revised to show a 6 metre corner rounding at the northwest corner of Hillcrest Avenue and Bayview Avenue;
- A 2.1 metre sidewalk is required along Hillcrest Avenue;
- Site plan and grading plan must be revised to be consistent with one another;
- Revised site plan will need to illustrate the location of waste storage;
- An irrigation system plan must be provided;
- Revisions are required to the stormwater management plan, and;
- Revisions are required to illustrate one visitor parking space.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

Applicable TGS performance measures will be secured through the Site Plan Approval process including green roofing techniques to reduce the urban heat island effect; open-grid pavement; and, the incorporation of landscaped areas planted with native plants and/or water-efficient plants.

Conclusion

The Draft Zoning By-law Amendment allows the proposed residential uses and implements development standards, such as heights, setbacks and coverage to regulate the proposed development. The proposal allows for appropriate and desirable residential development and is consistent with the Bayview Avenue Area Study.

CONTACT

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E-mail: jbrande@toronto.ca

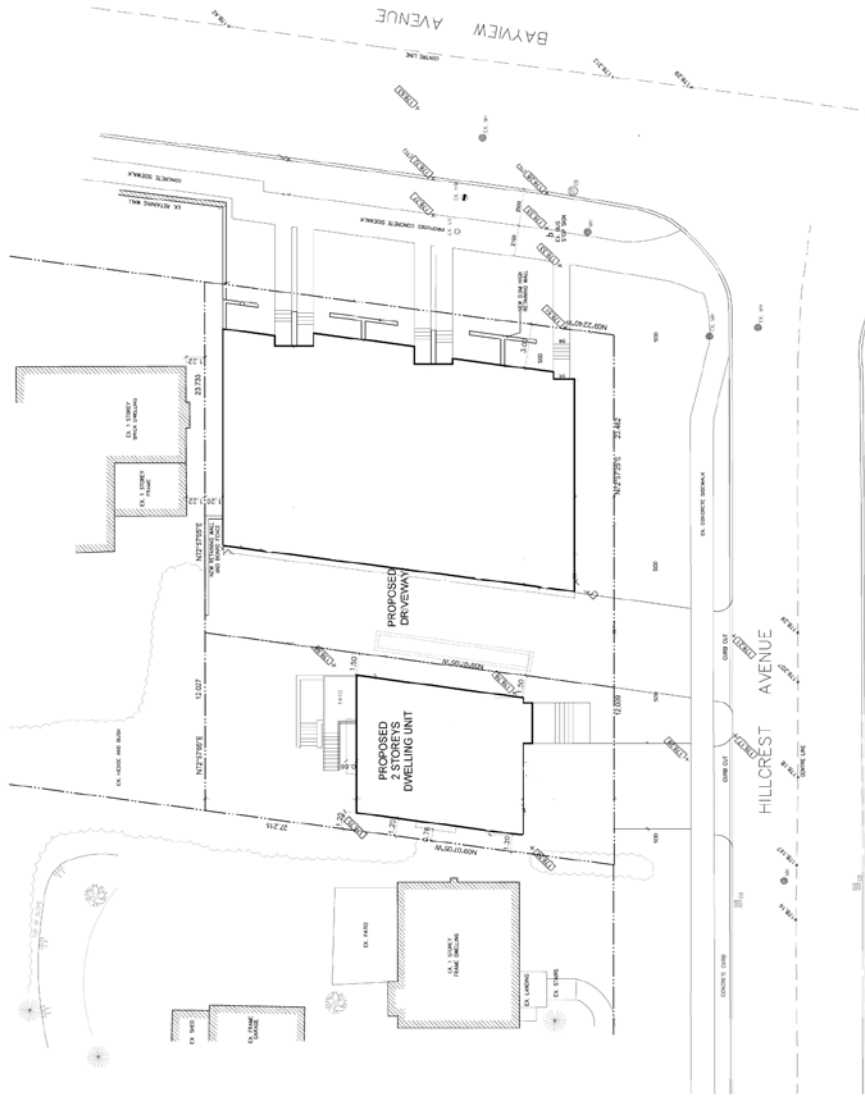
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

- | | |
|---------------|--|
| Attachment 1: | Site Plan |
| Attachment 2: | a) Townhouse – East and West Elevations
b) Townhouse – North and South Elevations
c) Single Dwelling Elevation |
| Attachment 3: | Zoning By-law No. 7625 |
| Attachment 4: | Zoning By-law No. 569-2013 |
| Attachment 5: | a) Draft Zoning By-law Amendment - Zoning By-law No. 7625
b) Draft Zoning By-law Amendment – Zoning By-law No. 569-2013 |
| Attachment 6: | Application Data Sheet |

Attachment 1: Site Plan

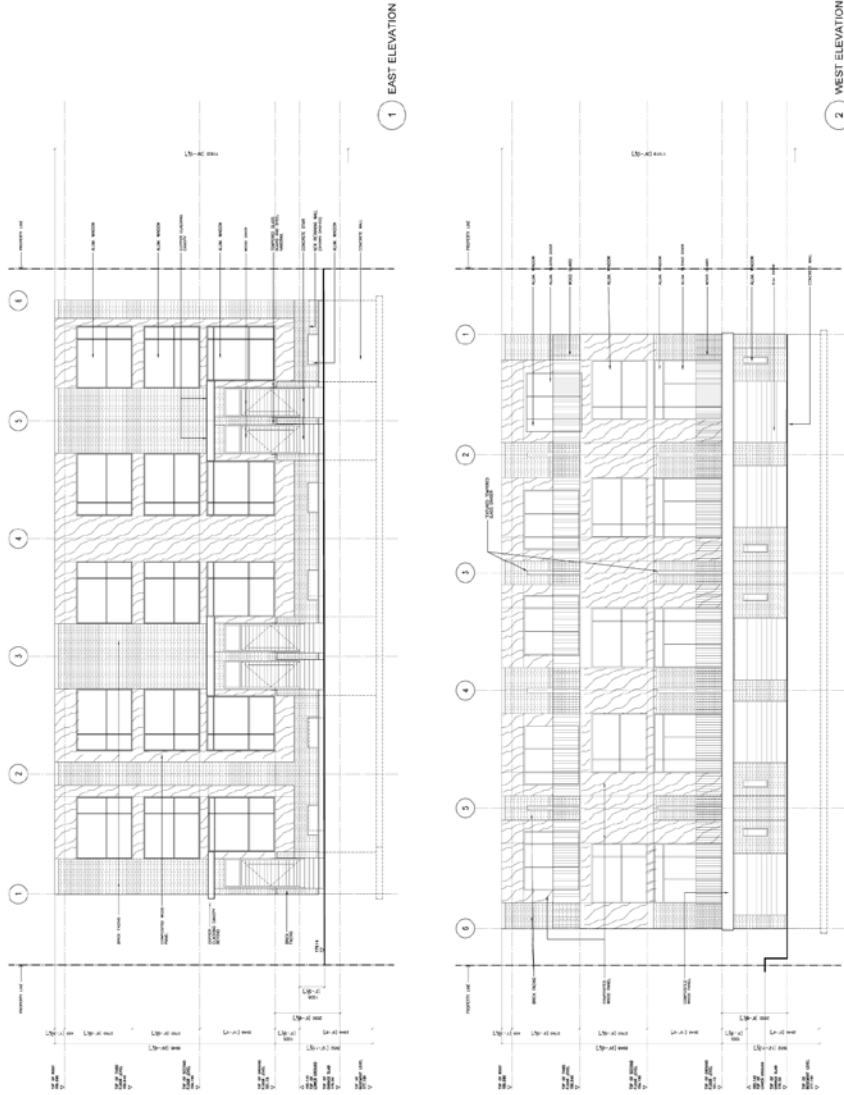


2966 Bayview Avenue & 400 Hillcrest Avenue

Site Plan
Applicant's Submitted Drawing
Not to Scale
05/05/2016

File # 15 139695 NNY 23 0Z & 15 139702 NNY 23 SA

Attachment 2a: Townhouse – East and West Elevations



2966 Bayview Avenue & 400 Hillcrest Avenue

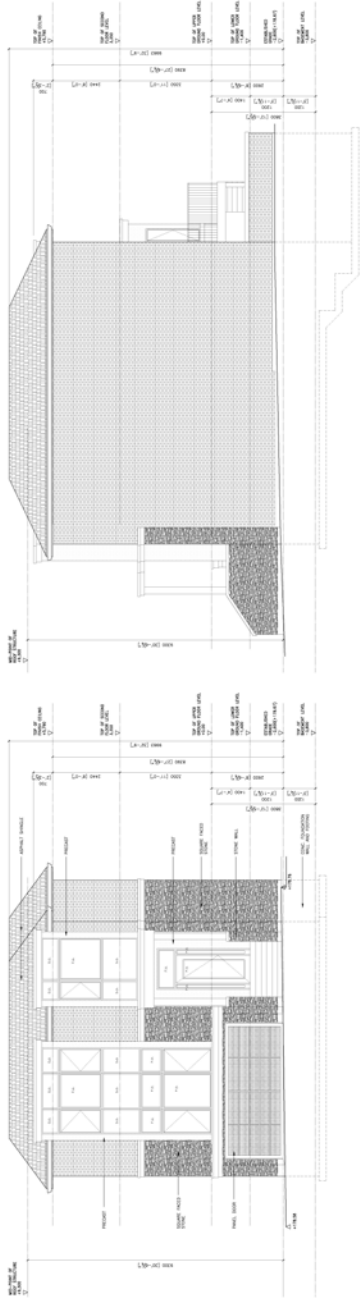
East & West Elevations

Applicant's Submitted Drawing

Not to Scale
05/05/2016

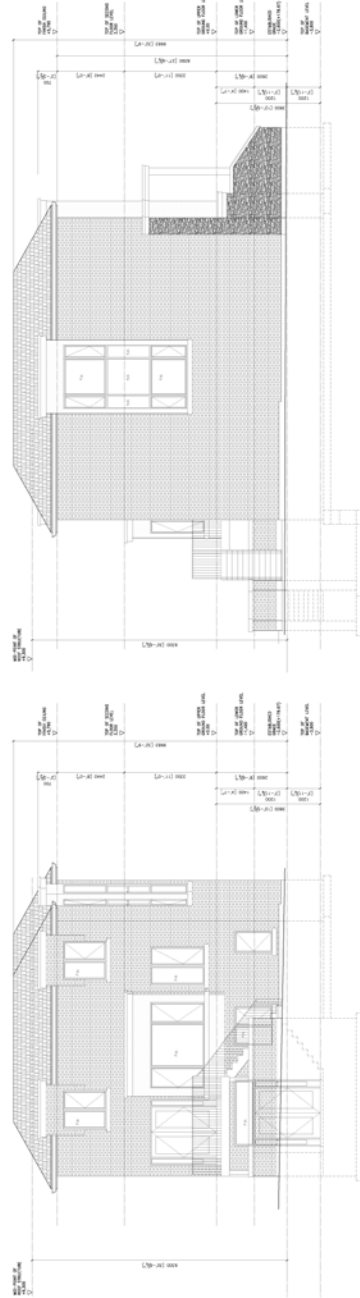
File # 15 139695 NNY 23 OZ & 15 139702 NNY 23 SA

Attachment 2c: Single Dwelling Elevations



1 EAST ELEVATION

3 SOUTH ELEVATION



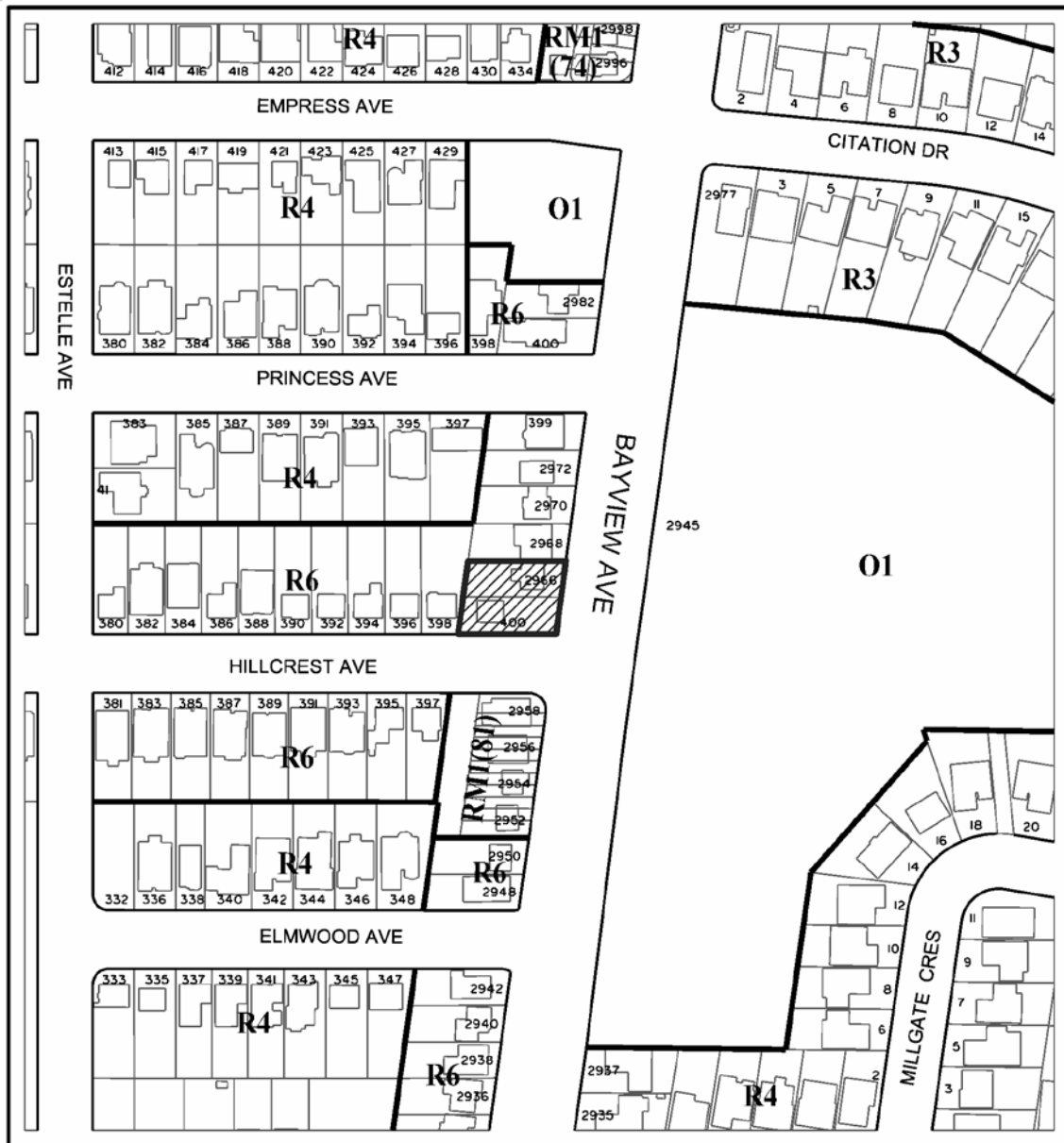
2 WEST ELEVATION

4 NORTH ELEVATION

Single Dwelling Elevations
Applicant's Submitted Drawing

2966 Bayview Avenue & 400 Hillcrest Avenue
 Not to Scale
 05/05/2015
 File # 15 139695 NNY 23 0Z & 15 139702 NNY 23 SA

Attachment 3: Zoning By-law No. 7625



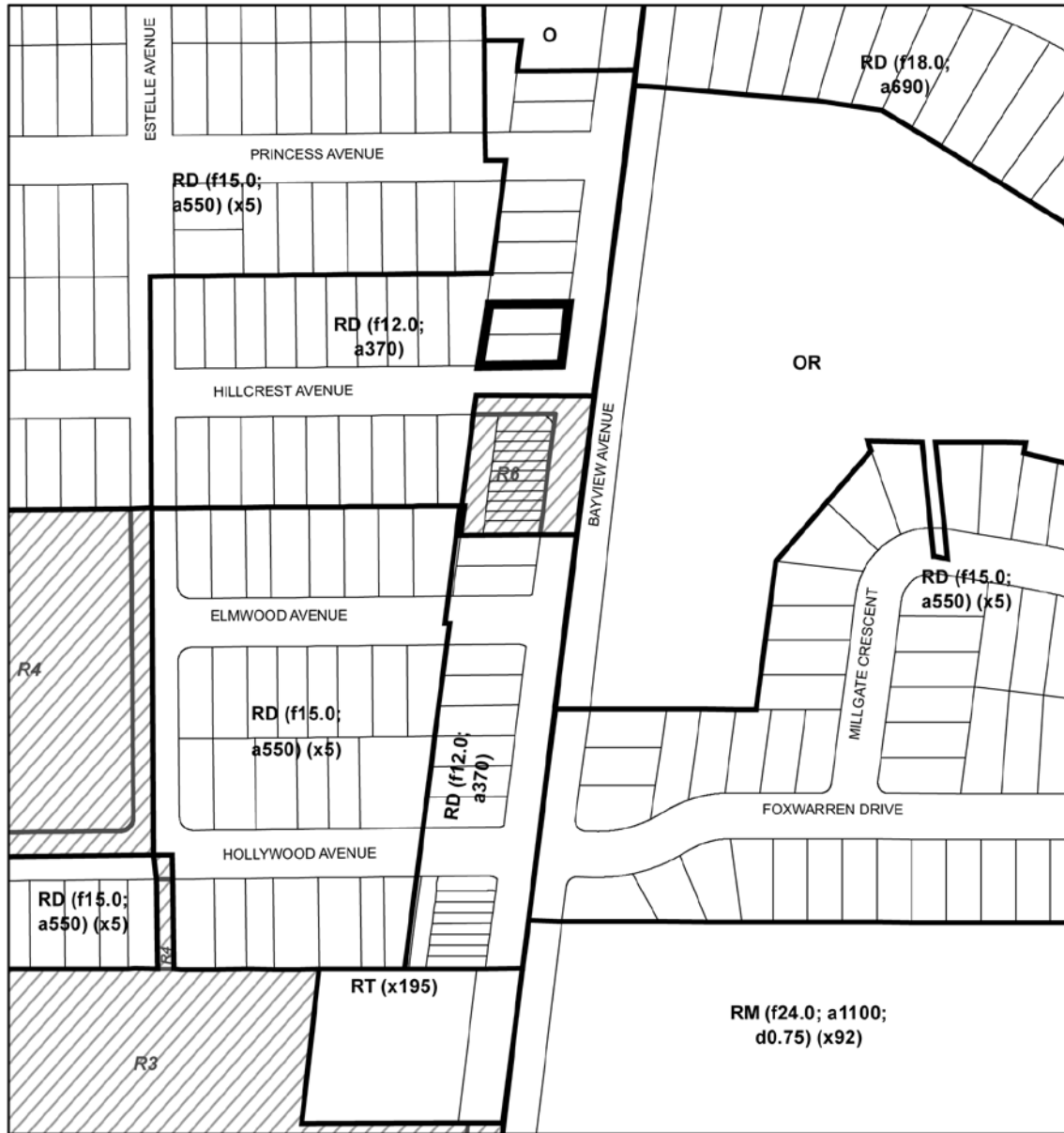
2966 Bayview Ave. & 400 Hillcrest Ave.
File # 15 139695 NNY 23 OZ

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- O1 Open Space Zone



Not to Scale
Zoning By-law 7625 as amended
Extracted 04/28/2015

Attachment 4: Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

2966 Bayview Ave. & 400 Hillcrest Ave.
File # 15 139695 NNY 23 02

Location of Application

- RD** Residential Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- O** Open Space
- OR** Open Space Recreation

See Former City of North York By-Law No. 7625

- R3** One-Family Detached Dwelling Third Density Zone
- R4** One-Family Detached Dwelling Fourth Density Zone
- R6** One-Family Detached Dwelling Sixth Density Zone



Not to Scale
Extracted: 04/28/2015

Attachment 5a: Draft Zoning By-law Amendment – No. 7625

Authority: North York Community Council Item ~ as adopted by City of Toronto
Council on ~, 2016
Enacted by Council: ~, 2016

CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

**To amend Zoning By-law No. 7625, as amended, with respect to the lands
municipally known as 2966 Bayview Avenue and 400 Hillcrest Avenue**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” attached to this By-law.
2. Section 64.14-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.14-A (___) R6 (___)

DEFINITIONS

ESTABLISHED GRADE

- a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation 178.68 metres for a building fronting Hillcrest Avenue.

EXCEPTION REGULATIONS

BUILDING ENVELOPES

- b) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule R6 (___) & RM1 (___) with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, a cantilevered portion of the main wall, privacy

screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage.

PARKING

- c) Two parking spaces for each dwelling unit shall be provided and maintained on the lot.
- d) Parking spaces shall have access to a street by means of a driveway.

LOT AREA

- e) The minimum lot area shall be 334 square metres.

LOT COVERAGE

- f) The maximum lot coverage shall be 31.5%.

BUILDING HEIGHT

- g) The maximum height is 2 storeys and 9.1 metres above Established Grade for a dwelling with a flat roof;

GARAGE

- h) The maximum width of the interior of the garage shall be 5.6 metres.

DRIVEWAY

- i) The maximum width of the driveway shall be 3.6 metres.

YARD SETBACKS

- j) The minimum yard setbacks and distances shall be as shown on Schedule R6 (___) & RM1 (___) of this By-law.

FRONT YARD SOFT LANDSCAPING

- k) A minimum of 50% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- l) For the purpose of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways, parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.

OTHER REGULATIONS

- m) The provisions of Sections 14-A(3), 14-A(5), 14-A(6), and 14-A(7) of By-law No. 7625 shall not apply.

DIVISION OF LANDS

- n) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
3. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.16 (___) RM1 (___)

DEFINITIONS

- a) For the purpose of this exception, "Established Grade" for the purpose of establishing the permitted height shall mean the geodetic elevation of 179.75 metres for a building facing Bayview Avenue.

EXCEPTION REGULATIONS

MULTIPLE ATTACHED DWELLINGS

- b) A maximum of 5 multiple attached dwelling units are permitted.
- c) A multiple attached dwelling shall front onto Bayview Avenue.
- d) A multiple attached dwelling shall have a minimum width of 4.6 metres.

BUILDING ENVELOPES

- e) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule R6 (___) & RM1 (___) with the exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, a cantilevered portion of the main wall, privacy screens, railings, support structures for decks and/or canopies, and fully enclosed waste and recycling storage.

PARKING

- f) Two parking spaces for each dwelling unit shall be provided and maintained on the lot.
- g) Parking spaces may be provided in the form of tandem parking.

- h) Parking spaces shall have access to a street by means of a private driveway.

LOT AREA

- i) The minimum lot area shall be 125 square metres per dwelling unit.

LOT COVERAGE

- j) The maximum lot coverage for any multiple attached dwelling shall be 46%.

YARD SETBACKS

- k) The minimum yard setbacks and distances shall be as shown on Schedule R6 (___) & RM1(____) of this By-law

FLOOR AREA

- l) The minimum floor area for each dwelling unit shall be 164 square metres.

BUILDING HEIGHT

- m) The building height shall not exceed 3 storeys and 11.5 metres above Established Grade.

LANDSCAPING

- n) A minimum landscaped area of 12 square metres shall be provided on the lot.
- o) A minimum of 25% of landscaped area shall be maintained as soft landscaping.
- p) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, but shall not include driveways, ramps, or any parking space or any space within or on top of a building.

OTHER REGULATIONS

- q) The provisions of Sections 15.8, 16.2 and 16.3 of By-law No. 7625 shall not apply.
- 4.** Within the lands shown on Schedule "~" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

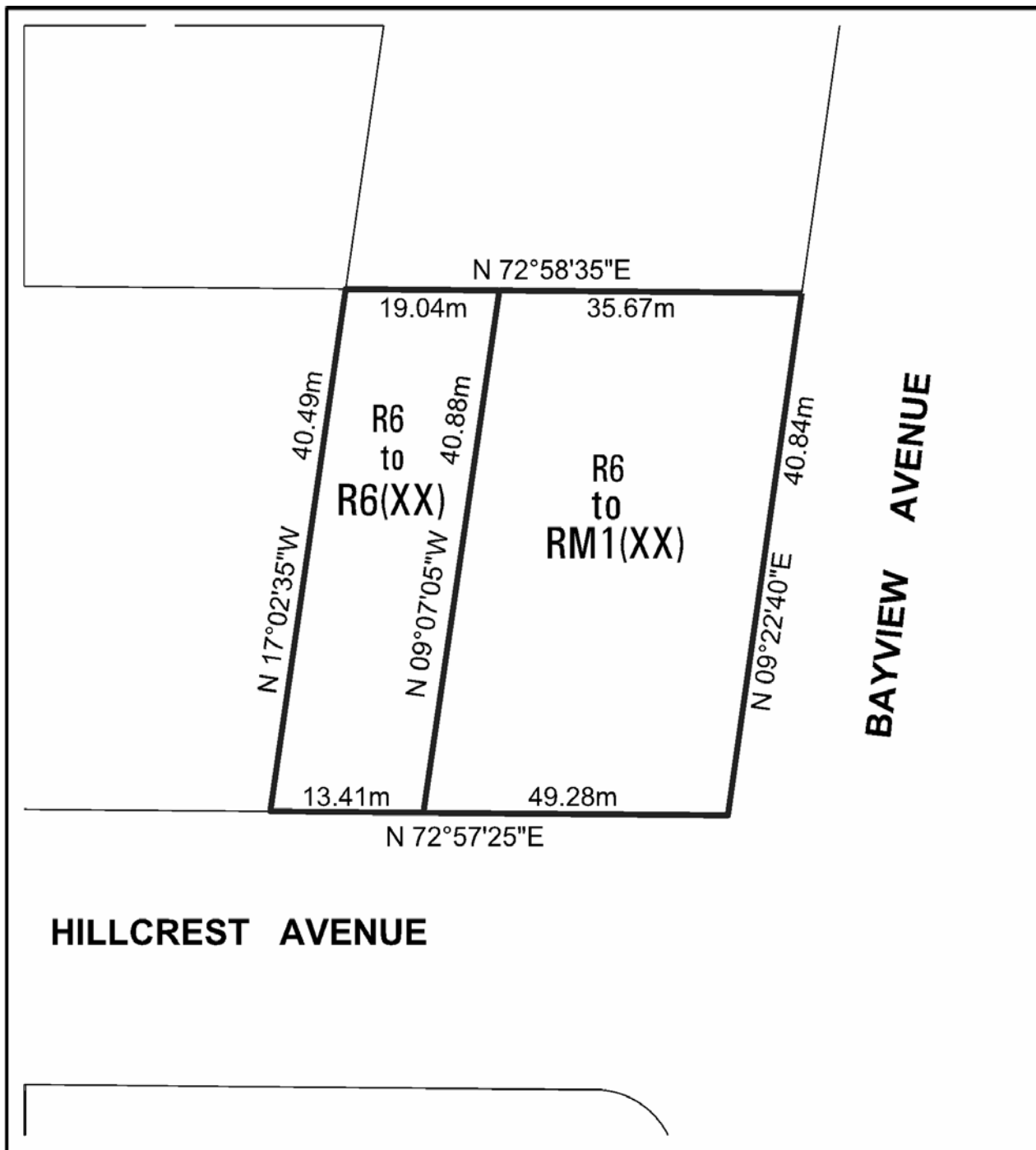
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 2016.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



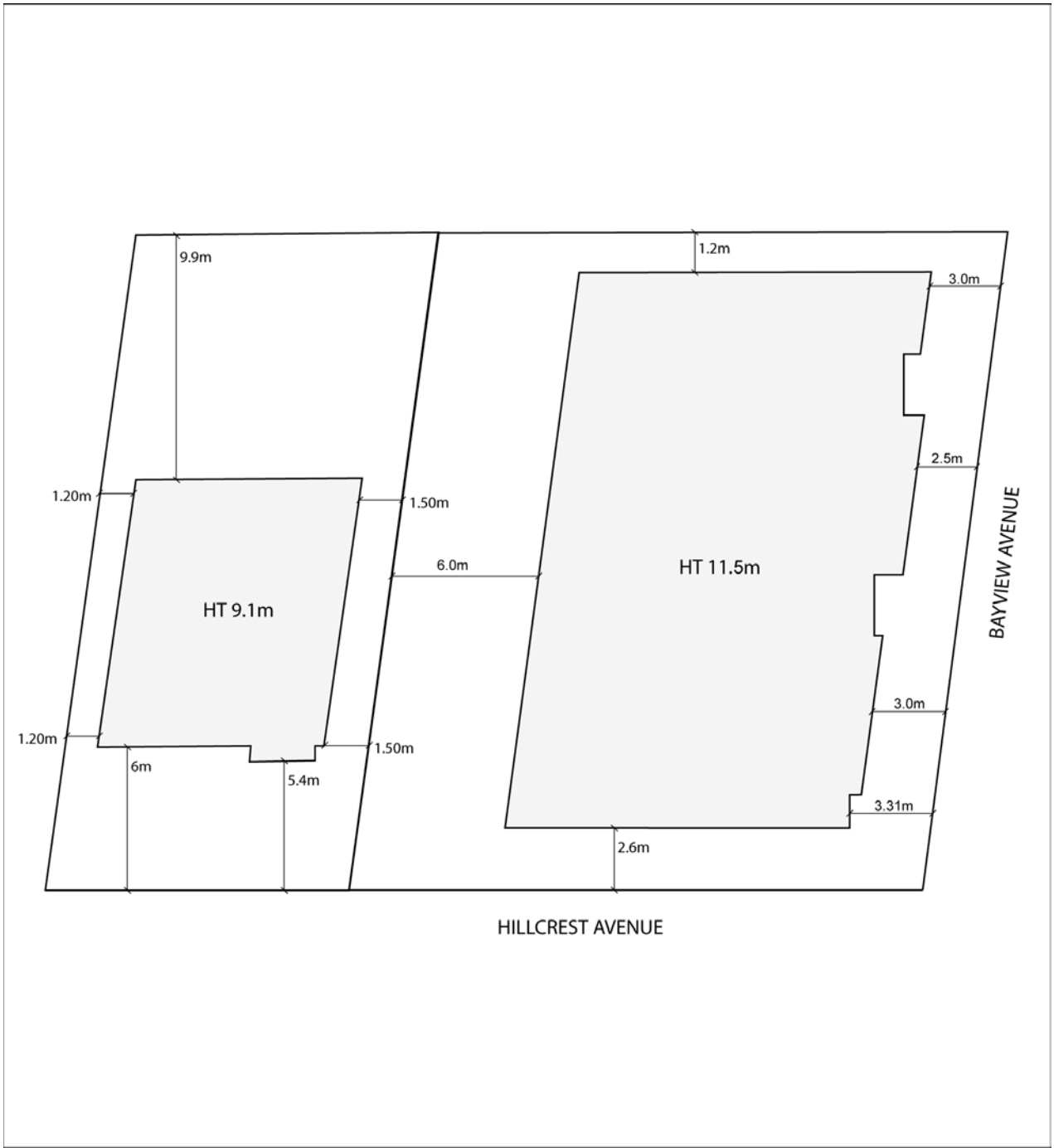
Schedule 1

Lot 345 & Part of Lots 344, 347 & 348 Registered Plan 1609 City of Toronto
 KRCMAR Ltd. Ontario Land Surveyor

File # 15 139695 NNY 23 0Z

Date: 05/26/2016
 Approved by: J.B.

↑
 Not to Scale



Attachment 5b: Draft Zoning By-law Amendment – No. 569-2013

Authority: North York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXX -2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as, 2966 Bayview Avenue and 400 Hillcrest Avenue

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black line on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label for the lands subject to the By-law and identified as Area 'A' on Diagram 2 to the Zoning By-law Map in Section 900.10, and applying the following zone label to these lands: RT (au___)(x___) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label for the lands subject to the By-law and identified as Area 'B' on Diagram 2 to the Zoning By-law Map in Section 900.10, and applying the following zone label to these lands: RD (f12; a333)(x___) as shown on Diagram 2 attached to this By-law.
5. Zoning By-law No. 569-2013, as amended is further amended by removing the lot coverage label and height label from lands subject to the By-law and identified on Diagram 1 attached to this By-law.

6. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.3.10.887 Exception Number ____ so that it reads:

Exception RD (____)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) None of the provisions of 10.20.30(1)(A), 10.20.30.40(1), 10.20.40.10, and 10.20.40.70(3)(C), apply to prevent the erection or use of a building, structure, addition or enlargement provided the building or structure complies with subsections (B) to (F) below:
- (B) The height of a building or structure is measured from the Canadian Geodetic Datum elevation of 178.85 metres, and must not exceed the height in metres specified by the numbers following the symbol HT on Diagram RD(xx), attached to and forming part of this by-law;
- (C) The whole of the building or structure must be located within the areas delineated by heavy lines shown on Diagram RD(xx), attached to and forming part of this by-law;
- (D) Despite regulation 10.20.30.40(1), the minimum **lot coverage** will be 31.5%
- (E) Despite regulation 10.20.30(1)(A), the minimum **lot area** will be 333 square metres; and
- (F) Despite regulation 10.20.40.10(4)(A), if a **detached house** in the RD zone has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum height of the **building** is 9.1 metres;

Prevailing By-laws and Prevailing Sections: (None Apply).

Exception RT (____)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) None of the provisions of 10.5.50.10(2)(B), 10.60.30.10(1), 10.60.30.20(1), 10.60.30.40(1), 10.60.40.1(3), 10.60.40.10(1), 10.60.40.70 apply to prevent the erection or use of a building, structure, addition or enlargement provided the building or structure complies with subsections (B) to (Q) below:
- (B) The height of a building or structure is measured from the Canadian Geodetic Datum elevation of 179.75 metres, and must not exceed the height in metres specified by the numbers following the symbol HT on Diagram RT(xx), attached to and forming part of this by-law;
- (C) The whole of the **building** or structure must be located within the areas delineated by heavy lines shown on Diagram RT(xx), attached to and forming part of this by-law;
- (D) Despite regulation 10.50.10(1)(D), a minimum of 25% of the **front yard landscaping** must be **soft landscaping**;
- (E) Despite regulation 10.60.30.10(1), the minimum **lot area** will be 629 square metres;
- (F) Despite regulation 10.60.30.20(1), the minimum **lot frontage** will be 4.6 metres;
- (G) Despite regulation 10.60.30.40(1), the maximum **lot coverage** will be 46%;
- (H) Despite regulation 10.60.30.40.1(3)(A), the minimum width of a **dwelling unit** in a **townhouse** is 4.6 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it.
- (I) Despite Section 10.5.40.70 (1), the averaging of **front yard setbacks** shall not apply to the subject lands.
- (J) Despite Section 10.5.50.10 (3), **rear yard landscape** requirements shall not apply.
- (K) The minimum **lot area** for each **dwelling unit** in a townhouse is symbolized by the letter ‘au’ as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 164 square metres.
- (L) The maximum height of a **building** shall be as shown on Diagram 3 attached to this By-law.
- (M) The maximum number of **townhouse** units shall be 5.

- (N) The maximum number of storeys shall be 3
- (O) The maximum floor space index for **townhouses** shall be 1.54.
- (P) Section 200.15.10 shall not apply to the subject lands.
- (Q) Despite Section 800.50, the **Front Lot Line** shall be deemed to be Bayview Avenue.

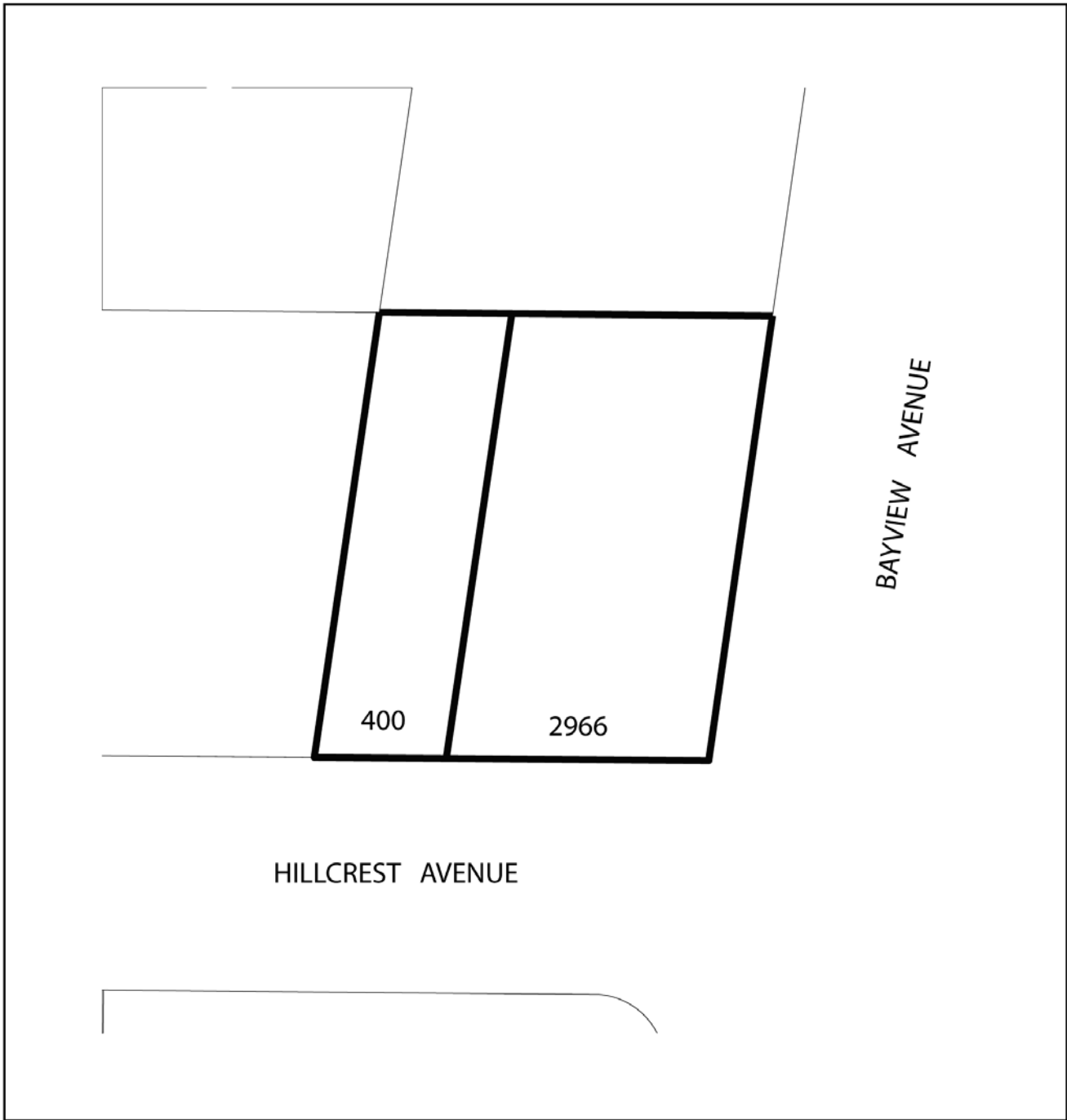
Prevailing By-laws and Prevailing Sections: (None Apply).

Enacted and passed on _____, 2016.


Frances Nunziata,
Speaker

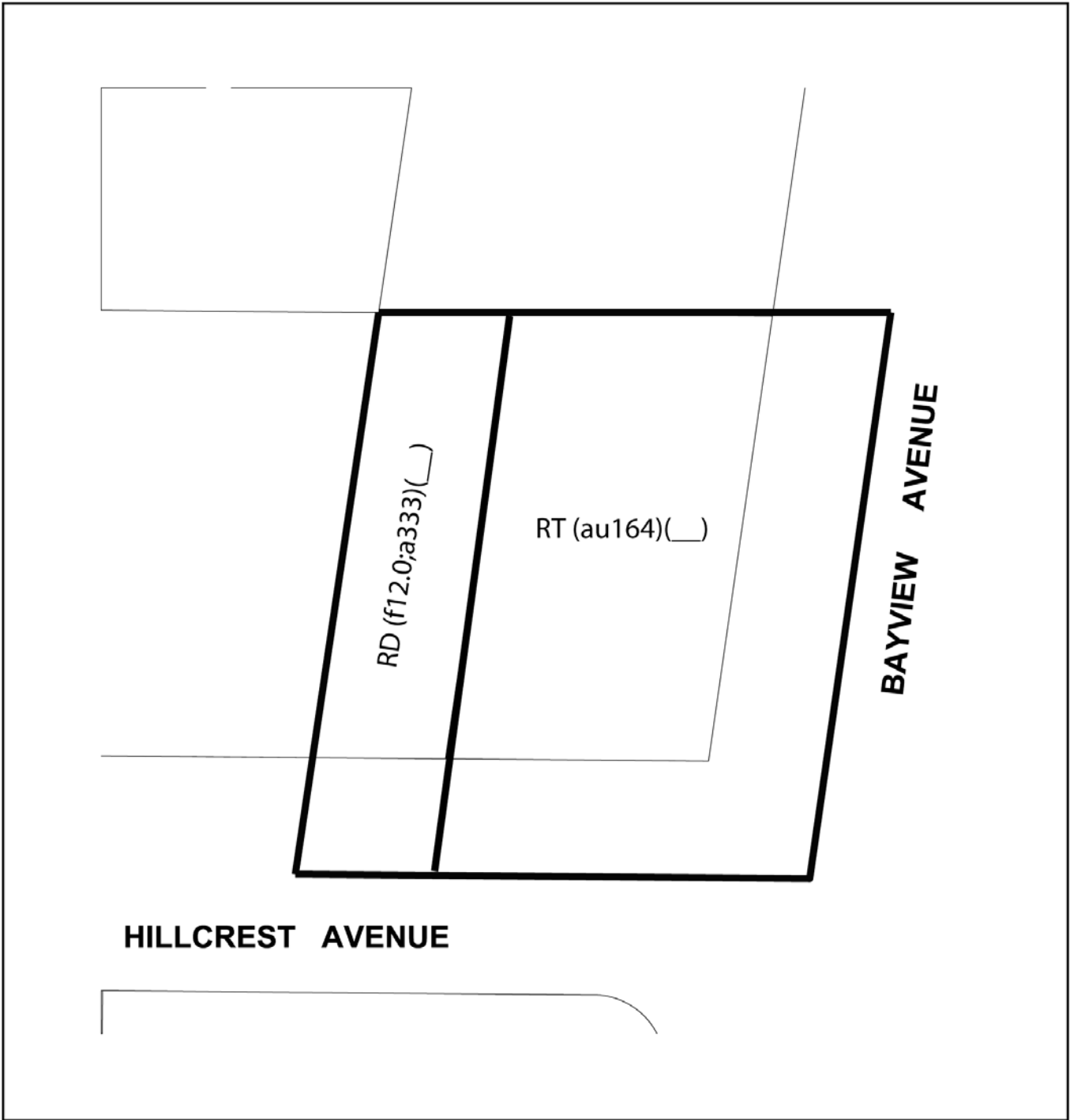
Ulli S. Watkiss,
City Clerk

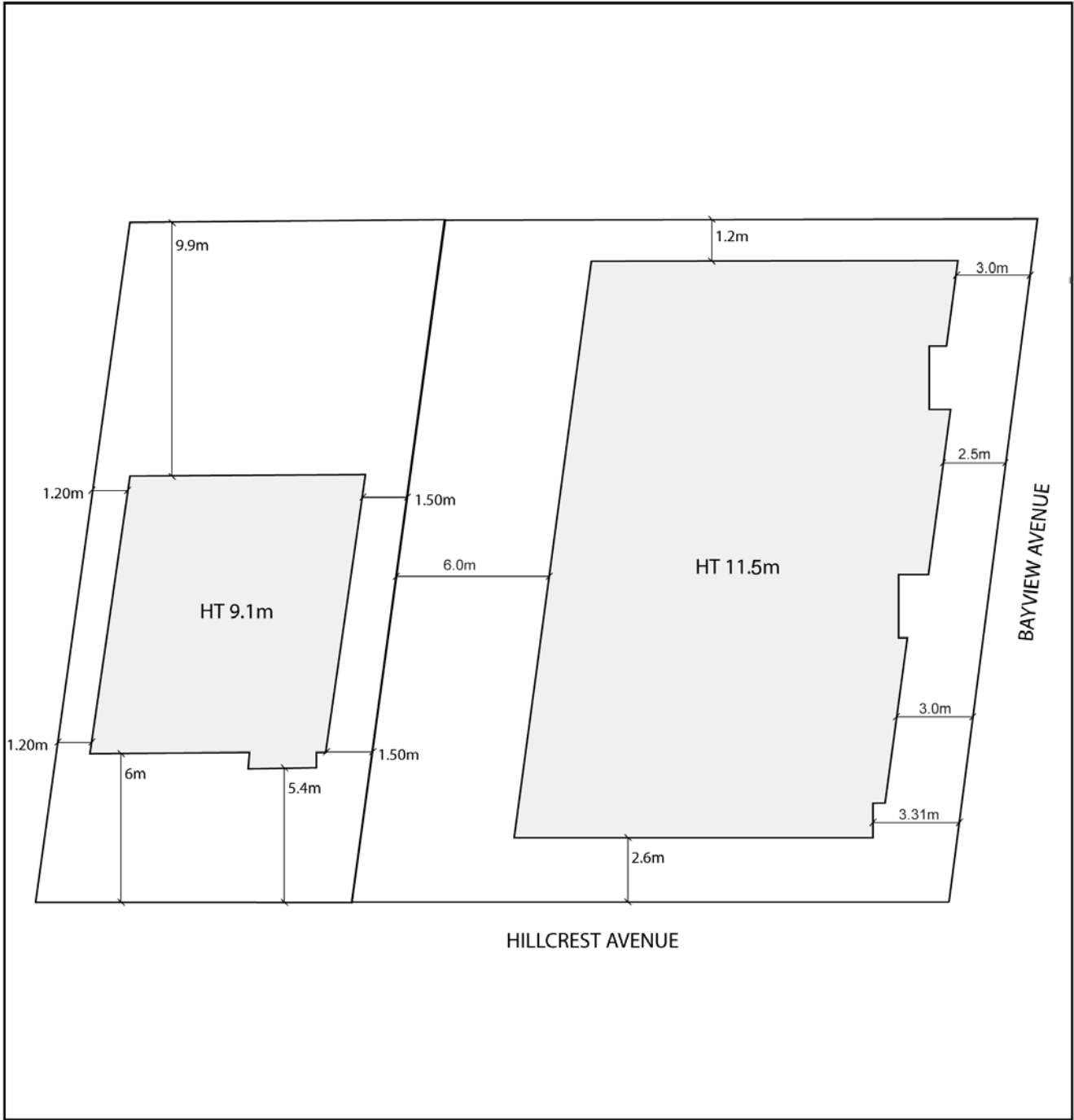
(Seal of the City)



Approved by: J. Brander


City of Toronto By-Law 569-2013
Not to Scale
05/24/2016





Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	15 139695 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	April 13, 2015

Municipal Address: 2966 BAYVIEW AVE and 400 HILLCREST AVE

Location Description: PLAN 1609 PT LOT 347 **GRID N2304

Project Description: Proposed development at 2966 Bayview Ave and 400 Hillcrest Ave to construct five townhouse dwelling units fronting onto Bayview Ave and one single detached "transition" unit fronting onto Hillcrest Ave with a total residential gross floor area of 958.7m². The townhouses will have a shared rearward driveway accessed off of Hillcrest Ave.

Applicant:	Owner:
RE MILLWARD & ASSOCIATES LTD	2406861 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R6	Historical Status:	N
Height Limit (m):	9.1 m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	965.75	Height:	Storeys:	3
Frontage (m):	27.1		Metres:	0
Depth (m):	35.7			
Total Ground Floor Area (sq. m):	443.27			Total
Total Residential GFA (sq. m):	1198.9		Parking Spaces:	12
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1198.9			
Lot Coverage Ratio (%):	45.9			
Floor Space Index:	1.24			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Freehold		
Rooms:	0	Residential GFA (sq. m):	1198.9
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	6	Institutional/Other GFA (sq. m):	0
Total Units:	6		

CONTACT:	PLANNER NAME:	Jason Brander, Planner
	TELEPHONE:	(416) 395-7124