



## STAFF REPORT ACTION REQUIRED

### **500 Cummer Avenue and 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E, 3348F Bayview Avenue – Zoning Amendment Application and Rental Housing Demolition And Conversion Application under Municipal Code Chapter 667 – Final Report**

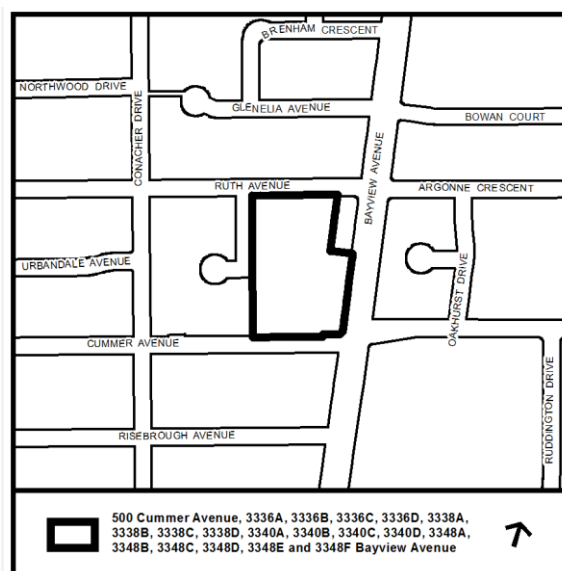
<b>Date:</b>	January 26, 2017
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	16 117899 NNY 24 OZ and 16 166942 NNY 24 RH

## SUMMARY

This application proposes a 2-storey secondary school at 500 Cummer Avenue and 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E, 3348F Bayview Avenue.

The proposal is in keeping with the objectives of the Official Plan, as low scale local institutions such as schools play an important role in the rhythm of daily life and are permitted in the *Neighbourhoods* designation. The proposed school provides outdoor space for student activities, permitted community activities and is designed to limit noise, privacy and traffic impacts on neighbouring residents.

The Rental Demolition and Conversion Application proposes the demolition of eighteen townhouses, of which one (1) was a residential rental unit at the time of application. An application for Rental Housing Demolition



and Conversion under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been submitted with the rezoning application to permit the demolition of the one (1) existing residential rental unit located at 3336D Bayview Avenue.

This report reviews and recommends approval of the application to amend the Zoning By-laws and the Rental Housing Demolition Application under Section 111 of the City of Toronto Act.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law 7625, for the lands at 500 Cummer Avenue and 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E, 3348F Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to report dated January 26, 2017.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 500 Cummer Avenue and 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E, 3348F Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to report dated January 26, 2017.
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. City Council approve the application to demolish the 18 existing residential units at 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E, 3348F Bayview Avenue, which includes 1 residential rental unit, pursuant to Municipal Code Chapters 667 and 363.
5. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval to the application under Municipal Code Chapter 667 for the existing residential rental unit after all of the following have occurred:
  - i. the Zoning By-law amendments in Recommendations No. 1 and 2 have come into full force and effect; and
  - ii. The issuance of the Notice of Approval Conditions for site plan approval for the development by the Chief Planner and Executive Director City Planning Division or her designate, pursuant to Section 114 of the City of Toronto Act, 2006.
6. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division, has issued the preliminary approval in recommendation No. 6 for the existing residential rental unit.

7. City Council authorize the Chief Building Official to issue a permit under Section 33 of the *Planning Act* for the existing residential property at 3336D Bayview Avenue, no earlier than the date that the owner has submitted an application for a building permit for the shoring and excavation for the lands on which the existing residential rental unit is situated, and after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation No. 5 which may be included in the demolition permit for Chapter 667 under 363-11.1, of the Municipal Code, on condition that:
- i. The owner erect a building on site no later than three (3) years from the day demolition of the buildings is commenced; and
  - ii. Should the owner fail to complete the new building within the time specified in condition (i), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In February 2011, a portion of the former Lester B. Pearson Elementary School property was declared surplus by the Toronto District School Board (TDSB) and offered for sale to various public agencies, including other school boards and all three levels of government. No expressions of interest were received. A consent application to sever a portion of the lot for a future residential development was subsequently submitted by the TDSB. The application was approved by the Committee of Adjustment in November 2011, appealed and later refused by the Ontario Municipal Board (OMB) in October 2012.

In October 2012, the Toronto District Catholic School Board (TCDSB) received permission from the Ministry of Education to purchase the site at 500 Cummer Avenue, for the construction of the new St. Joseph Morrow Park Catholic Secondary School. A Site Plan Control application was submitted in June 2013 for a 3-storey school. Approval for demolition of the former elementary school was issued in August 2014. A Minor Variance application was submitted in October 2014 to permit an increase in building height and number of storeys. The Minor Variance was refused by the Committee of Adjustment in November 2014 and appealed by the applicant in December 2014. The appeal was withdrawn in November 2015 as the TDCSB expropriated 18 adjacent (condominium) townhouses to increase the site area.

In February 2016, a new Zoning By-law Amendment application to permit a school use on the expropriated townhouse lands to facilitate the development of a secondary school was submitted. A revised Site Plan Application was also submitted.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to amend the former City of North York By-law 7625 and City of Toronto By-law 569-2013 to permit a new 2-storey secondary school. The Toronto Catholic District School Board expropriated 18 existing townhouses fronting on Bayview Avenue to expand the site area from 20,144 square metres to 23,517 square metres. The increased lot area allowed the TCDSB to reduce the height of the school from 3 storeys to 2 storeys. The total gross floor area would be 9,924 square metres, which represents a floor space index of 0.43.

The main building entrance would front onto Bayview Avenue with secondary entrances on Cummer Avenue. The school would be set back a minimum of 7.5 metres from Bayview Avenue and a minimum of 5.5 metres from Cummer Avenue. It would be set back approximately 18.0 metres from the single detached dwellings to the west and approximately 114.0 metres from Ruth Avenue. Vehicular access to the site would be taken from both Bayview Avenue and Cummer Avenue via an L-shaped driveway. The two-way private driveway would provide access to a pick-up / drop off zone, 16 surface parking spaces (including 4 accessible spaces) and the underground parking ramp. One Type 'G' loading space is proposed along the western face of the building. The one-level underground parking garage would contain 94 spaces, including 1 accessible space. There would be 59 bicycle parking spaces located on the property, including 46 spaces at street level and 13 spaces in a room on the ground floor, directly accessible from outside.

A total of 46% of the lot area would be allocated to landscaping and programmed green space. At the north end of the site, the school yard would contain a regulation soccer field and an 80-metre running track. A road widening along a portion of the north side of the Cummer Avenue right-of-way is required to facilitate a new left turn lane from Cummer Avenue to Bayview Avenue.

For further project information please see the attached Site Plan (Attachment 1), Elevations (Attachment 2) and Application Data Sheet (Attachment 4).

### **Site and Surrounding Area**

The subject site is an assembly of 500 Cummer Avenue and adjacent lands occupied by 18 townhouses that front onto Bayview Avenue, of which one was a residential rental unit at the time of application. At the time of drafting this report, the one residential rental unit was vacant. The site is irregular in shape and is located on the northwest corner of Bayview Avenue and Cummer Avenue. The site is also bound by Ruth Avenue to the north and Algo Court to the west. The site has a Bayview Avenue frontage of approximately 105.0 metres, a Cummer Avenue frontage of 116.7 metres, a Ruth Avenue frontage of 117.1 metres, an Algo Court frontage of 110.0 metres and a lot area of approximately 23,517.7 square metres. The consolidated site currently contains vacant lands and 18 townhouses proposed to be demolished. The site slopes downward from south to north with a grade change of approximately 3 metres between the south and north lot lines.

Land uses surrounding the site area are as follows:

- North: 1 to 2-storey single detached dwellings on Ruth Avenue.
- South: 1 to 2-storey single detached dwellings and 3-storey townhouses on Cummer Avenue.
- West: 1 to 2-storey single detached dwellings on Cummer Avenue and Algo Court.
- East: 2-storey townhouses and a gas station on Bayview Avenue and 2-storey single detached dwellings on Argonne Crescent and Centurion Court.

## **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; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; 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, by the Planning Act, 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; providing housing options to meet the needs of people at any age; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

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

## **Official Plan**

The subject lands are designated *Neighbourhoods* in the Official Plan (Map 16). According to Policy, 4.1.1 *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. Low scale local institutions, including schools, play an important role in the rhythm of daily life in *Neighbourhoods*. Schools will provide open space for outdoor student activities and landscaping will be designed and operated to limit noise, privacy and traffic impacts on neighbouring residents.

Section 3.1.2 of the Official Plan contains policies relating to built form. New development will frame adjacent streets (both streets when on a corner) and open spaces, have prominent main entrances and provide underground parking, where appropriate.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units.

## **OPA 320**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhood, Neighbourhoods and Apartment Neighbourhoods policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in Apartment Neighbourhoods. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. The Ministry approved OPA 320 on July 4, 2016, but 57 letters of appeal were received. Hearing dates regarding appeals to OPA 320 have not yet been scheduled by the Ontario Municipal Board. While OPA 320 is City Council's adopted policy, it is not yet in force.

## **Zoning**

The main portion of the site (500 Cummer Avenue) is zoned R4 by former City of North York By-law 7625 and is excluded from the provisions of City of Toronto By-law 569-2013. The R4 zone permits schools.

The townhouses at 3336A to 3340D Bayview Avenue are zoned RM1(44) by former City of North York By-law 7625, which permits townhouses only. They are also zoned RT (x83) in City of Toronto Zoning By-law 569-2013, which permits townhouses and existing schools.

The townhouses at 3348A to 3348F Bayview Avenue are zoned RM1(16) by former City of North York By-law 7625, which permits townhouses only. They are also zoned RT (x82) in City of Toronto Zoning By-law 569-2013, which permits townhouses and existing schools.

## **Site Plan Control**

An application for Site Plan Control was originally submitted in June 2013 for 500 Cummer Avenue only. The applicant has submitted a revised Site Plan Control application to reflect the current proposal and expanded site area (File No. 13 196188 NNY 24 SA). It is under review, but is nearly complete.

## **Rental Housing Demolition and Conversion By-law**

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of residential rental units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Chapter 363 of the Toronto Municipal Code, pursuant to Section 33 of the Planning Act is also required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

Under Section 33 of the Planning Act and Municipal Code Chapter 363, Council has the authority to approve or refuse a demolition permit, except in cases where a building permit has been issued to construct a new building. The proposed demolition requires approval under both Section 33 of the Planning Act and, because the application involves at least six residential dwelling units and at least one residential rental unit, Section 111 of the City of Toronto Act. Section 363-11.1 of the Municipal Code provides for the coordination of these two processes. The Chief Building Official may issue one demolition permit for the purposes of Section 33 of the Planning Act and Chapter 667 of the Municipal Code.

### **Reasons for Application**

While a school is permitted on the main portion of the site (500 Cummer Avenue), a Zoning By-law Amendment is required for the expropriated townhouse lands (3336A to 3348F Bayview Avenue) as only townhouses and existing schools are permitted.

On June 13, 2016, the applicant submitted a Rental Housing Demolition and Conversion Application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing residential rental unit at 3336D Bayview Avenue as the subject lands contain at least six residential dwelling units, of which at least one is rental.

### **Community Consultation**

A community consultation meeting was held on May 17, 2016 to present the proposal to the community and receive their feedback. Approximately 30 members of the public attended the meeting in addition to City staff, the applicant and the local ward councillor. At the meeting, residents had the following comments and concerns:

- The presence of gated access to the school yard from Ruth Avenue and the concern it would lead to informal pick-up and drop-off on the public street;
- The desire of gated access to the school yard from Ruth Avenue for safety and to facilitate convenient community use of the playing field;
- Whether or not the community would be able to use the school facilities and yard;
- Whether or not the Bayview driveway would be full-moves access;
- Traffic, especially infiltration into nearby local public streets;
- Traffic conditions and buses backing up at the Bayview-Cummer intersection;
- Questions on the height of the building; and
- Questions on timing of completion.

### **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 proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. It will efficiently use land in an area that is well served by municipal infrastructure. The proposal will provide a new school and promote intensification along an arterial which is well served by public transit.

### **Land Use**

The main portion of the site (500 Cummer Avenue) was previously an elementary school, owned by the Toronto District Catholic School Board. The proposed Toronto Catholic District School Board secondary school will continue the institutional use of the site. A rezoning is only required for the expropriated townhouse lands as they are currently zoned for townhouses and existing schools (though the amending by-law will bring 500 Cummer Avenue into compliance with City of Toronto Zoning By-law 569-2013, as it is currently excluded). Pursuant to the *Neighbourhoods* policies of the Official Plan, the school will provide open space for outdoor student activities and landscaping and has been designed to limit noise, privacy and traffic impacts on neighbouring residents. The TCDSB is planning to open the school for September, 2018.

### **Density, Height, Massing**

The proposed density is 0.43 times the area of the lot. The density is appropriate as the proposal includes suitable landscaping, open space, playing field, parking and bicycle parking. At 2-storeys and 9.5 metres to the top of the parapet, the height of the school complies with the parent by-laws. The setbacks from public streets are appropriate and the building is situated toward the intersection of Bayview Avenue and Cummer Avenue, framing the corner.

### **Traffic Impact, Access, Parking**

Transportation Services staff have requested three improvements to the road network. The applicant agreed in a letter dated December 16, 2016 to two of those improvements:

- design of a channelized island for the Bayview Avenue access that will prohibit left-turning vehicles into and out of the site; and
- a dedicated eastbound left turn lane at the school driveway on Cummer Avenue, plus an extension to the existing eastbound left turn lane at Bayview Avenue, together with the required pavement marking modifications.

The third improvement requested by Transportation Services is a lengthened eastbound near side bus bay on Cummer Avenue. While Transportation Services staff have accepted the Traffic Impact and Parking Study from a zoning perspective, further revisions are required from a Site Plan perspective. The traffic study will need to be amended to include a right in and right-out only vehicular access on Bayview Avenue, an eastbound left turn lane and lengthened eastbound near side bus bay on Cummer Avenue and adjustments in pavement markings on Cummer Avenue. Road improvements will be secured during the site plan process. Staff are also seeking revisions to the design of the drop off and pick up area on site where parallel parking spaces are on one side of the driveway and perpendicular parking spaces are on the other.

There will be a drop off and pick up area on site, accessed by both driveways from Bayview Avenue and Cummer Avenue, to reduce such activities on Ruth Avenue. The site circulation and access have been designed to minimize infiltration into the neighbourhood with vehicular access to both Bayview Avenue and Cummer Avenue.

## **Servicing**

Further revisions are required to the Stormwater Management and Servicing Report, Site Grading Plan and Geotechnical Investigation Report. Development Engineering staff advise these revisions can be addressed during the Site Plan Application process. Additional comments relating to Site Plan will be provided at a later date.

## **Open Space/Parkland**

The proposed TCDSB secondary school is exempt from the parkland dedication requirement. As specified under the Toronto Municipal Code Chapter 415, Article III, Section 415 A (10)(a), buildings owned by and used for the purposes of a public school are not subject to parkland dedication requirements.

The TCDSB advises that the school facilities could be used by the public with a permit and that the playing field would be available for recreational use after school hours. The proposed site plan illustrates gated access from Ruth Avenue, but at the Community Consultation Meeting, some residents were opposed to a gate due to concerns it would evolve into a pick-up, drop-off area, while other residents supported the gate. Crime Prevention Through Environmental Design (CPTED) Ontario is a pro-active crime prevention strategy utilized by planners, architects, police officers, security professionals and everyday users of space. The three underlying CPTED concepts include natural surveillance, natural access control and territorial reinforcement. The proposed gated access from Ruth Avenue to the school yard will be reviewed further during the site plan process, having regard for safety and convenience.

## **Streetscape**

This proposal supports the objectives of the Toronto Official Plan to achieve an aesthetically pleasing streetscape in the following manner:

- New 2.1-metre wide sidewalks where the site abuts Cummer Avenue, Bayview Avenue and Ruth Avenue will improve pedestrian access and accessibility;
- Fifteen new street trees will enhance the streetscape and the pedestrian experience;
- The building incorporates a curved façade to address the intersection; and
- The main entrances are inset for weather protection.

The applicant will also restore those sections of the municipal boulevard including sidewalks, where they propose to close the existing driveways, replacing the access points with appropriate landscaping and a continuous poured raised concrete curb.

## **Toronto Green Standard**

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. 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 site specific zoning by-law will secure performance measures for the following Tier 1 development features including automobile infrastructure, cycling infrastructure and storage and collection of recycling and organic waste. Other applicable TGS performance measures will be secured through the Site Plan Approval process, including stormwater management, tree protection and tree planting.

## **Rental Housing**

Since this development proposal is for a related group of buildings with fewer than six residential rental units, Official Plan policy 3.2.1.6 does not apply and no replacement of rental housing is required. As the one residential rental unit is now vacant, no further tenant relocation and assistance plan is being recommended as a condition of approval for this application. Staff have no objection to the requested demolition of the one residential rental unit. Staff recommend that the demolition of the one residential rental unit at 3336D Bayview Avenue occur once all the necessary approvals have come into full force to ensure the buildings are not prematurely demolished.

## **Conclusion**

This development is appropriate as it proposes a secondary school where a former elementary school once stood (plus the land of 18 townhouses, expropriated by the TCDSB). The school use is already permitted on the majority of the site (500 Cummer Avenue), but not the lands occupied by the townhouses. The development will improve the public realm with new, wider sidewalks and street trees and improve the functionality of the Bayview-Cummer intersection with a new left turn lane at the Cummer vehicular entrance to the secondary school and bus bay on Cummer Avenue eastbound at Bayview Avenue. Staff are recommending approval of the proposed zoning by-law amendments.

## **CONTACT**

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E-mail: dstiles@toronto.ca

## **SIGNATURE**

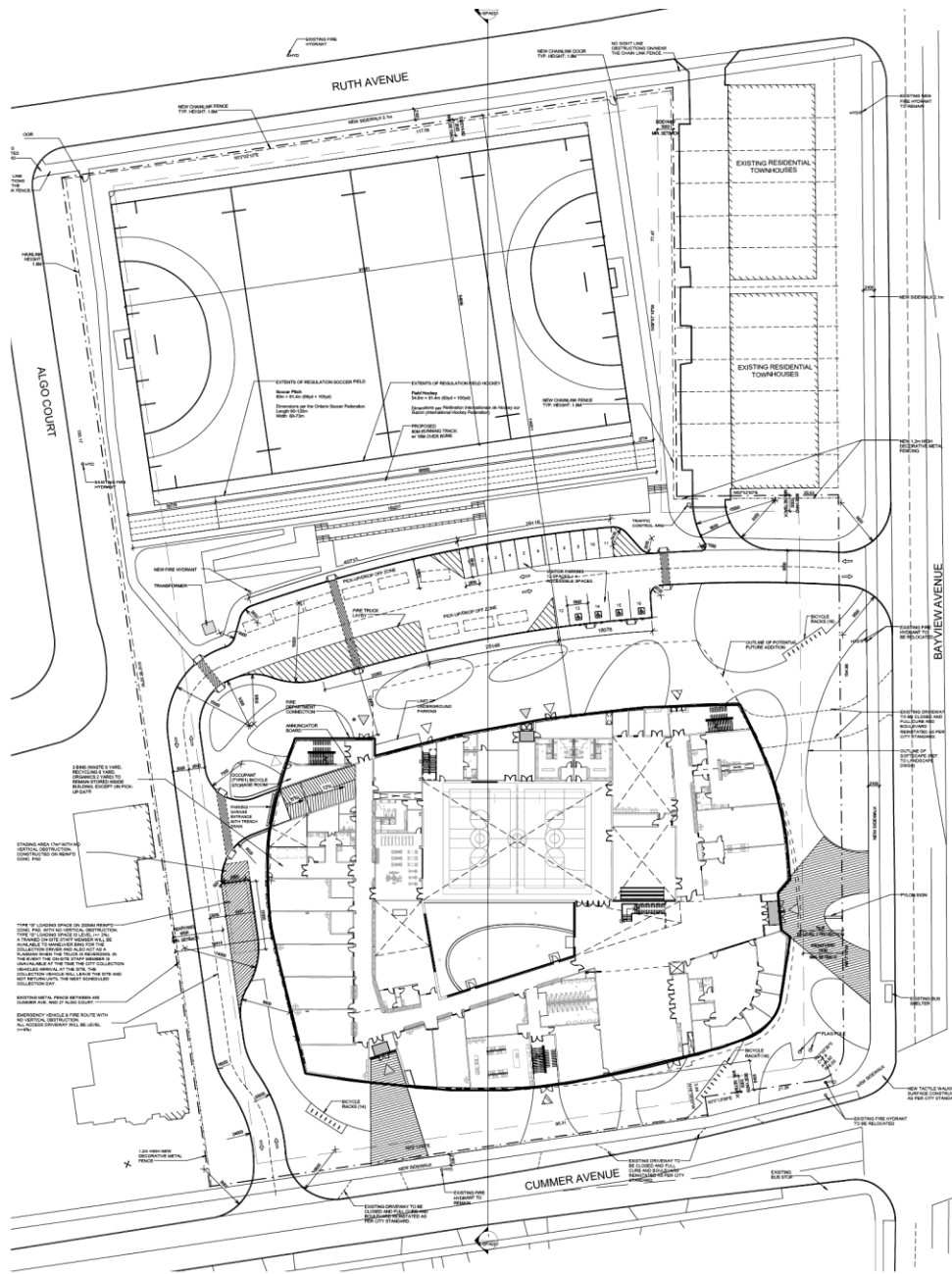
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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3a: Former City of North York Zoning By-law 7625  
Attachment 3b: City of Toronto Zoning By-law 569-2013  
Attachment 4: Application Data Sheet  
Attachment 5: Draft Zoning By-law 7625 Amendment  
Attachment 6: Draft Zoning By-law 569-2013 Amendment

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

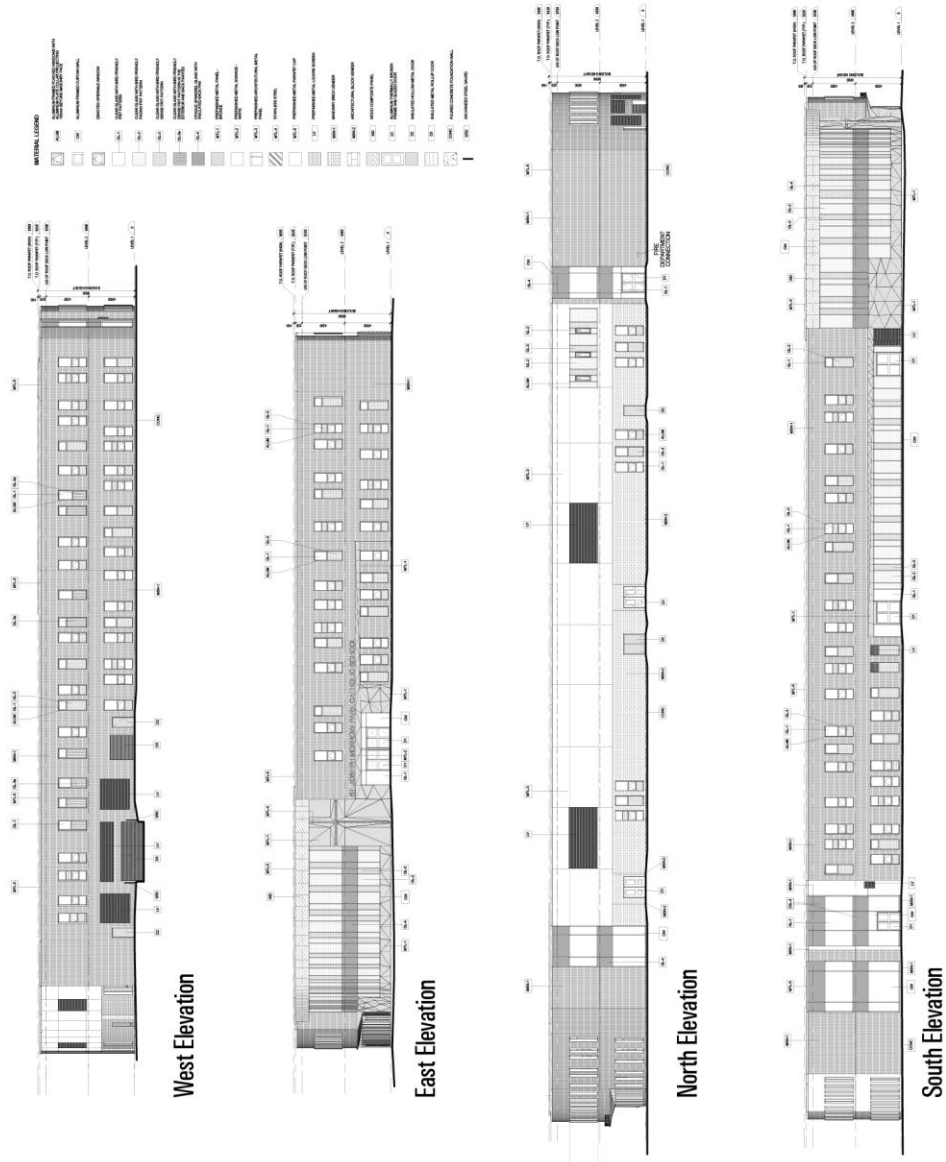
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01/23/2017



500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 02

## Attachment 2: Elevations



### Elevations

Applicant's Submitted Drawing

Not to Scale  
01/23/2017

500 Cumer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z

## Attachment 3a: Former City of North York Zoning By-law 7625



### Zoning By-Law No. 7625

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 02



Location of Application

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

RM6 Multiple-Family Dwellings Sixth Density Zone  
C1 General Commercial Zone  
O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
Extracted 02/29/2016

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A,  
3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A,  
3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue  
File # 16 117899 NNY 24 0Z



CR Commercial Residential  
I Institutional  
O Open Space  
ON Open Space Natural  
OR Open Space Recreation



**R3** One-Family Detached Dwelling Third Density Zone  
**R4** One-Family Detached Dwelling Fourth Density Zone  
**G** Greenbelt Zone



Staff report for action – Final Report – 500 Cummer Ave and 3336A to 3348F Bayview Ave

## Attachment 4: Application Data Sheet

Application Type	Zoning By-law Amendment	Application Number:	16 117899 NNY 24 OZ
Details		Application Date:	February 18, 2016
Municipal Address:	500 CUMMER AVENUE, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F BAYVIEW AVENUE		
Location Description:	PLAN 1962 PT LOT 13 **GRID N2401		
Project Description:	To permit the construction of a 2-storey secondary school.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Borden Ladner Gervais 3400 – 22 Adelaide St W Toronto, On M5H 4E3	Borden Ladner Gervais (c/o May Luong) 3400 – 22 Adelaide Street W Toronto, On M5H 4E3	ZAS Architects 404 – 517 Wellington St W Toronto, On M5V 1G1	Toronto Catholic District School Board 80 Sheppard Ave E Toronto, On, M2N 6E8

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R4, RM1(16), RM1(44) / RT (x82), RT (x83)	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	23517.7	Height:	Storeys:	2
Frontage (m):	95.32		Metres:	9.5
Depth (m):	193.29			
Total Ground Floor Area (sq. m):	5731			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	110
Total Non-Residential GFA (sq. m):	9924		Loading Docks	1
Total GFA (sq. m):	9924			
Lot Coverage Ratio (%):	24.0			
Floor Space Index:	0.43			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	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:	0	Institutional/Other GFA (sq. m):	9924	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Doug Stiles, Planner</b>
	<b>TELEPHONE:</b>	<b>416-395-7145</b>
	<b>EMAIL:</b>	<b>dstyles@toronto.ca</b>

## **Attachment 5: Draft Zoning By-law 7625 Amendment**

### **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,  
3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D,  
3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview 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 are amended in accordance with Schedule 1 of this By-law.
2. Section 64.13 of By-law No. 7625 is amended by adding the following sub-section:

**"64.13(117) R4(117)**

#### **DEFINITIONS**

##### **ESTABLISHED GRADE**

- (a) For the purposes of this exception, “established grade” shall mean the elevation as fixed by the municipality at the geodetic elevation of 184.5m.

#### **EXCEPTION REGULATIONS**

The following regulations will apply:

##### **LANDSCAPING**

- (b) Section 6A(6)(c) shall not apply.
- (c) Notwithstanding Section 7.4B(a), a minimum of 60% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.

##### **LOADING**

- (d) Notwithstanding Section 6A(16)(a), 1 loading space is required.
- (e) Section 6A(16)(d)(iv) shall not apply.

## **BICYCLE PARKING SPACES**

(f) A minimum of 59 bicycle parking spaces is required."

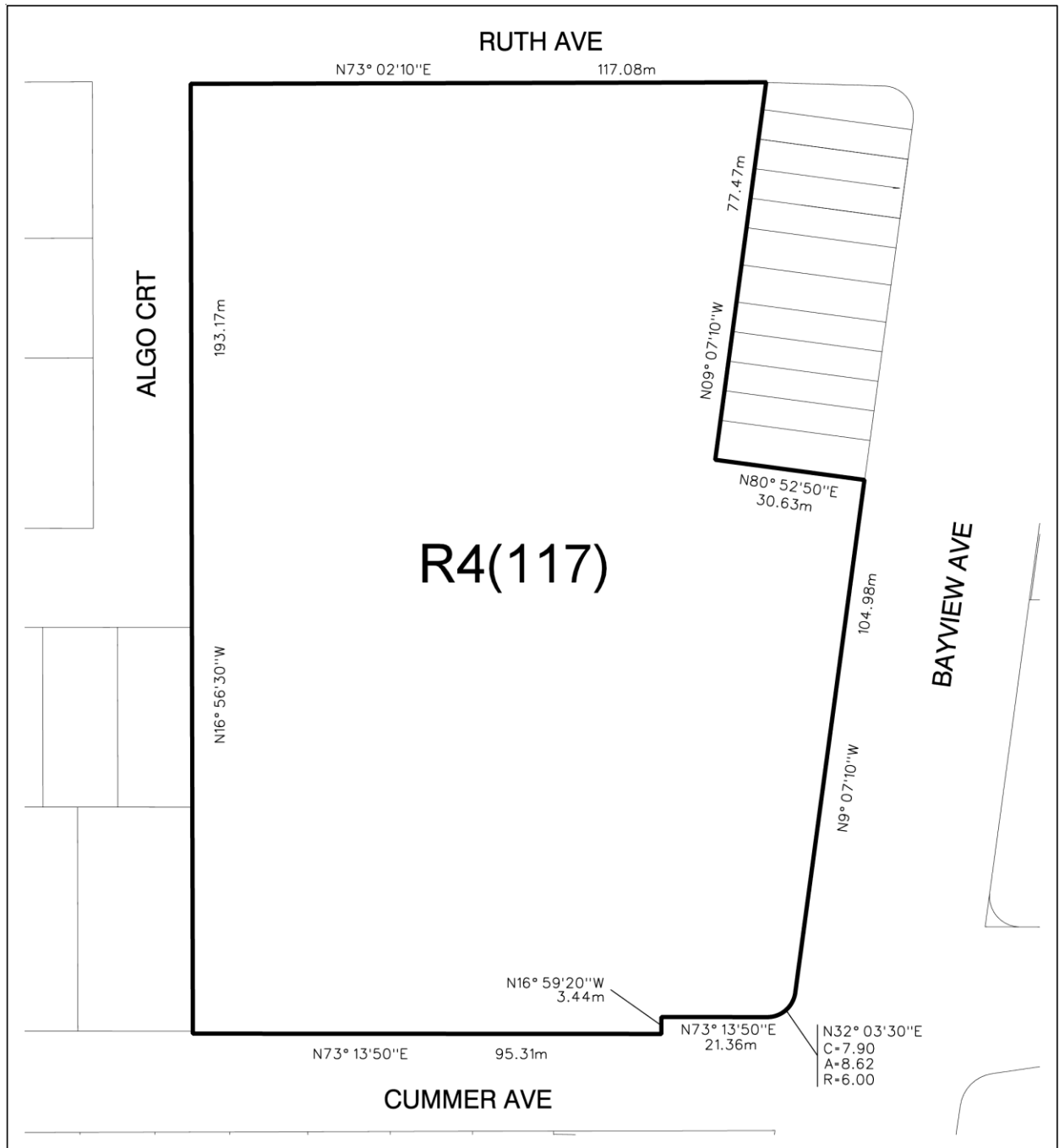
3. By-law 32566, including Schedule 1, as it pertains to Section 64.16 of former City of North York Zoning By-law No. 7625, is hereby repealed, only for 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue.
4. By-law 126-2002, including Schedule 1 and Schedule RM1(44), as it pertains to Section 64.16 of former City of North York Zoning By-law No. 7625, is hereby repealed.
5. Within the lands shown on Schedule "1" 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. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



## Schedule 1

Lots 11 & 12 and part of Lot 13 R.P. 1962 and  
Part of Lots 1 to 6 inclusive R.P. 4180, City of Toronto

File # 16 117899 NNY 24 02

**Lloyd & Purcell Ltd.**

Date: 01/12/2017

Approved by: D.S.



Not to Scale

## Attachment 6: Draft Zoning By-law 569-2013 Amendment

### CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2017]

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as, 500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview 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 lines 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 adding the lands depicted on Diagram 2 of this By-law to the Zoning By-law Map in Section 990.10, and applying the zone label "IS (x1)" to these lands, 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 on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to "IS (x1)", as shown on Diagram 3 attached to this By-law;
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands depicted on Diagram 4 of this By-law to each of the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1, and the Rooming House Overlay Map in Section 995.40.1, and:
  - (a) on the Height Overlay Map, applying a height label of "HT 10.0"; and
  - (b) on the Lot Coverage Overlay Map, applying a lot coverage label of "30".

6. Zoning By-law No. 569-2013, as amended, is further amended by amending the lands depicted on Diagram 5 of this By-law to amend the Height Overlay Map in Section 995.20.1 from "HT 10.5, ST 3" to "HT 10.0".
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.33.10 Exception Number 1 so that it reads:

**Exception IS 1**

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) In addition to Regulation 80.40.40.70(1), the required minimum **building setback** is 5.5 metres from a **lot line** that abuts Cummer Avenue.
- (B) Regulation 80.40.50.10(1)(A) does not apply.
- (C) Despite Regulation 80.40.80.10(1), a **parking space** must be in a **side yard**, a **rear yard** or in an underground **parking garage**.
- (D) Despite Regulation 80.40.90.10(1), a **loading space** must be on the **lot** and it may be in a **side yard** or **rear yard** that abuts a **lot** in the Residential Zone category if it is set back a minimum of 9.5 metres from that **lot**.

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

Enacted and passed on month ##, 20##.

Name,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

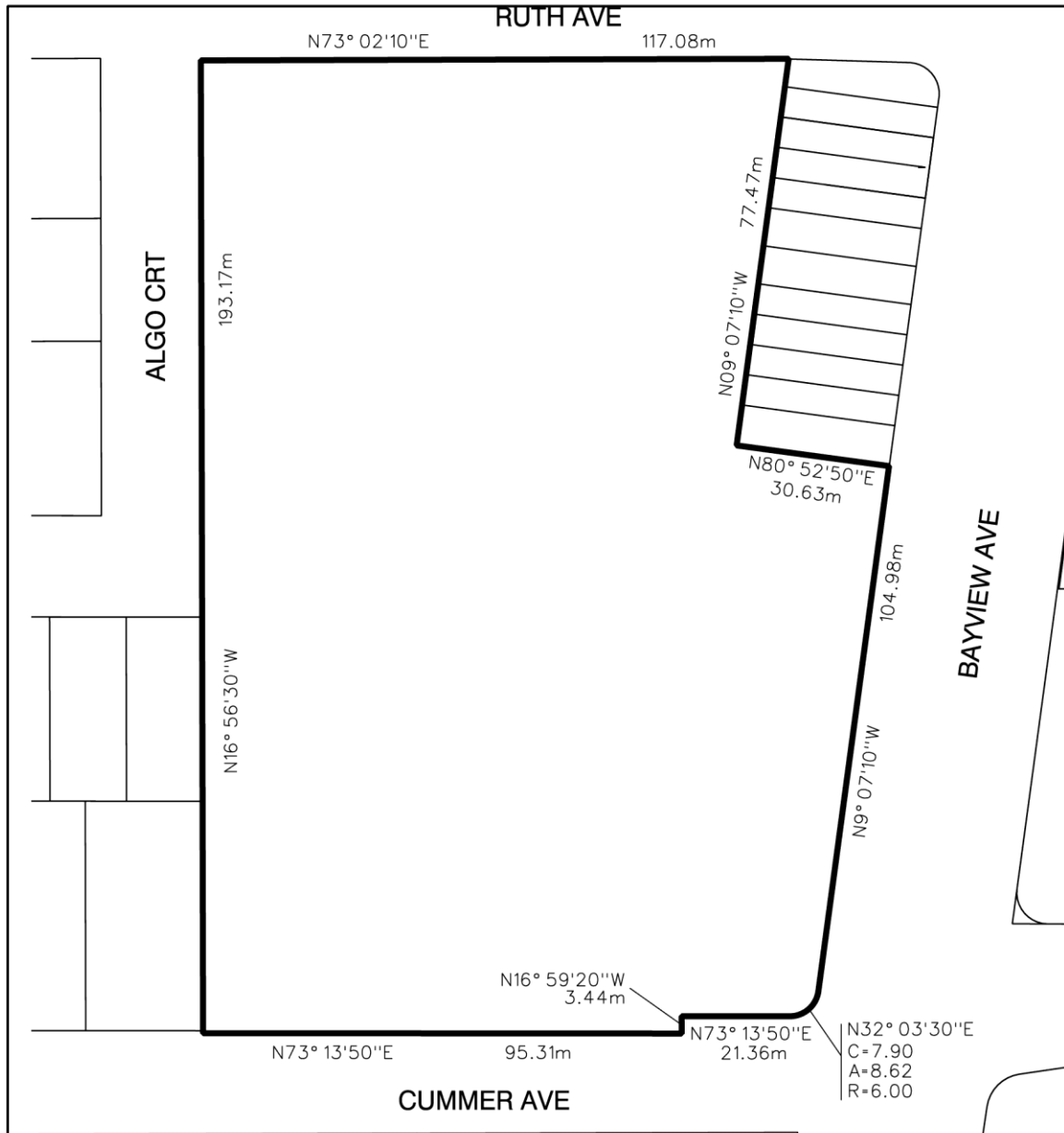


Diagram 1

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z



City of Toronto By-Law 569-2013  
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01/27/2017

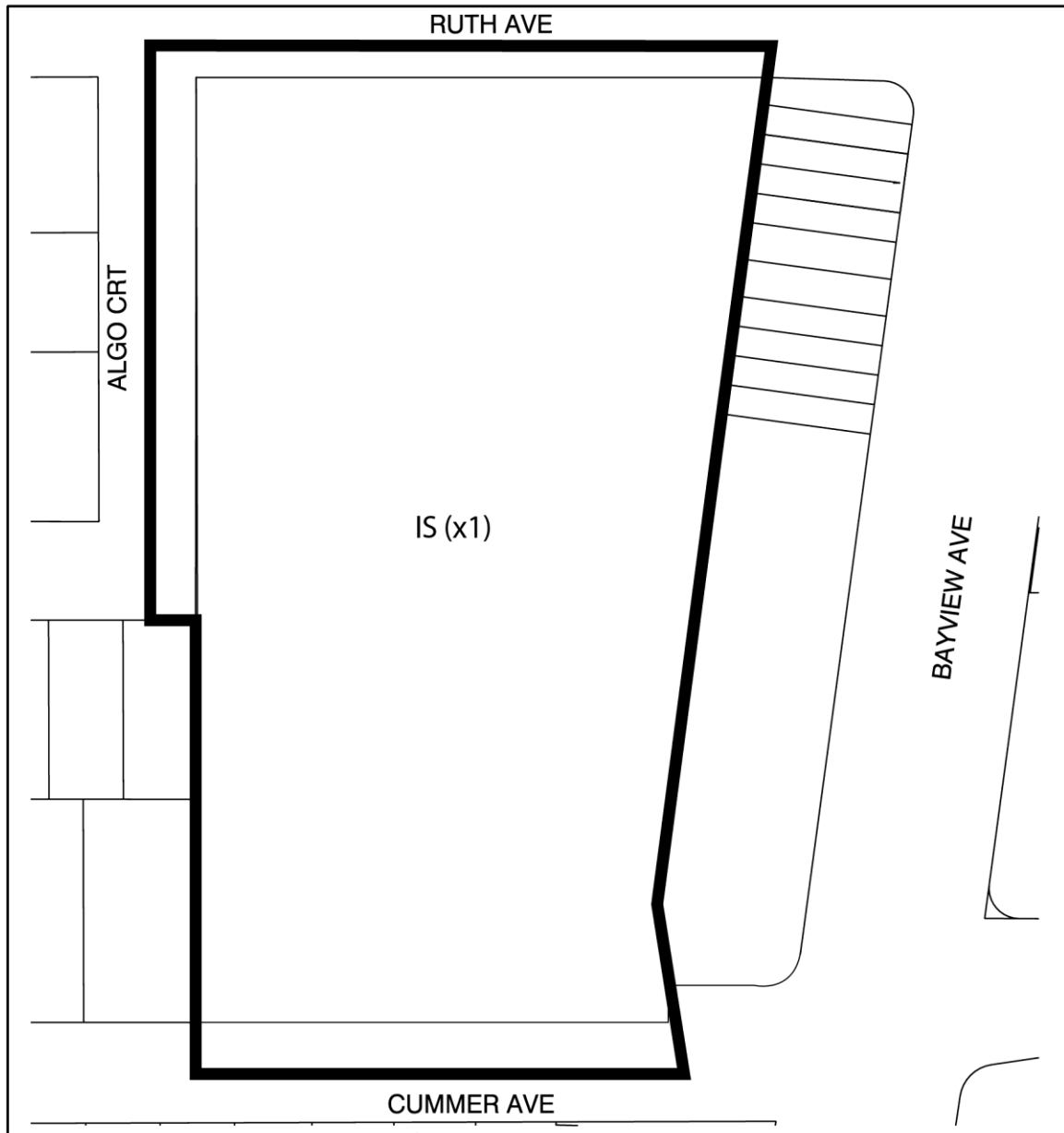


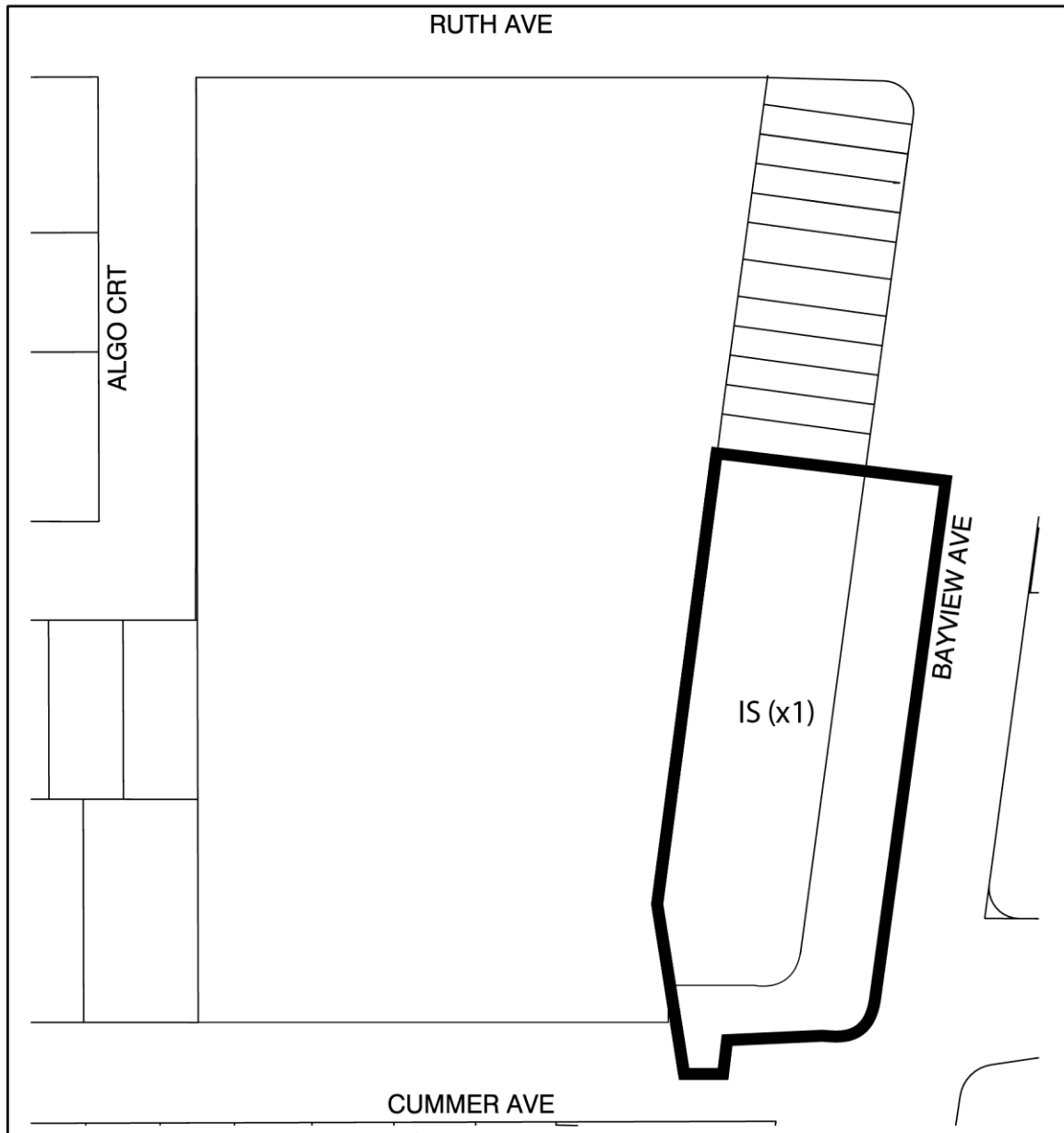
Diagram 2

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z



City of Toronto By-Law 569-2013  
Not to Scale  
01/27/2017



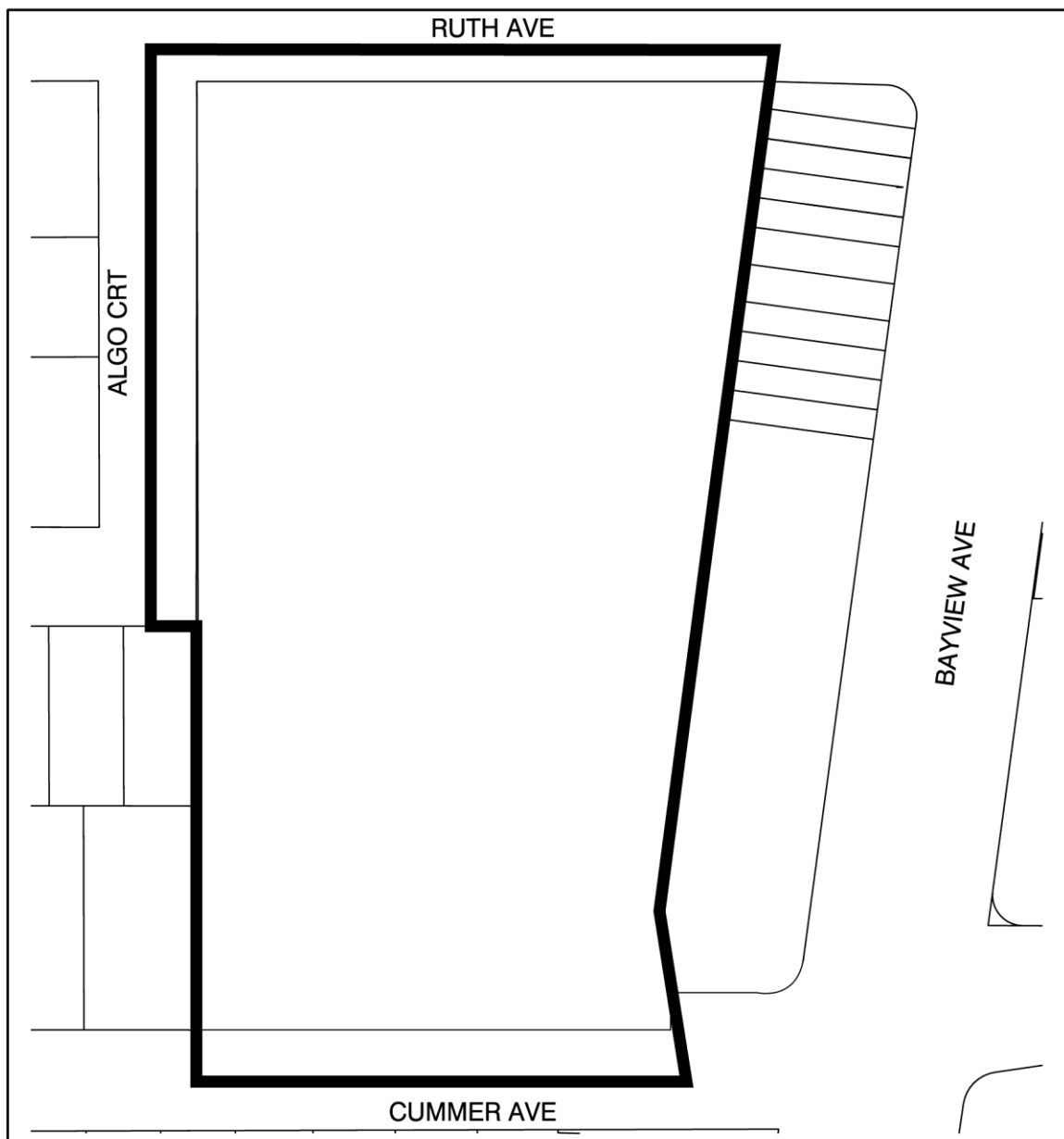
**Toronto**  
Diagram 3

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z



City of Toronto By-Law 569-2013  
Not to Scale  
01/27/2017



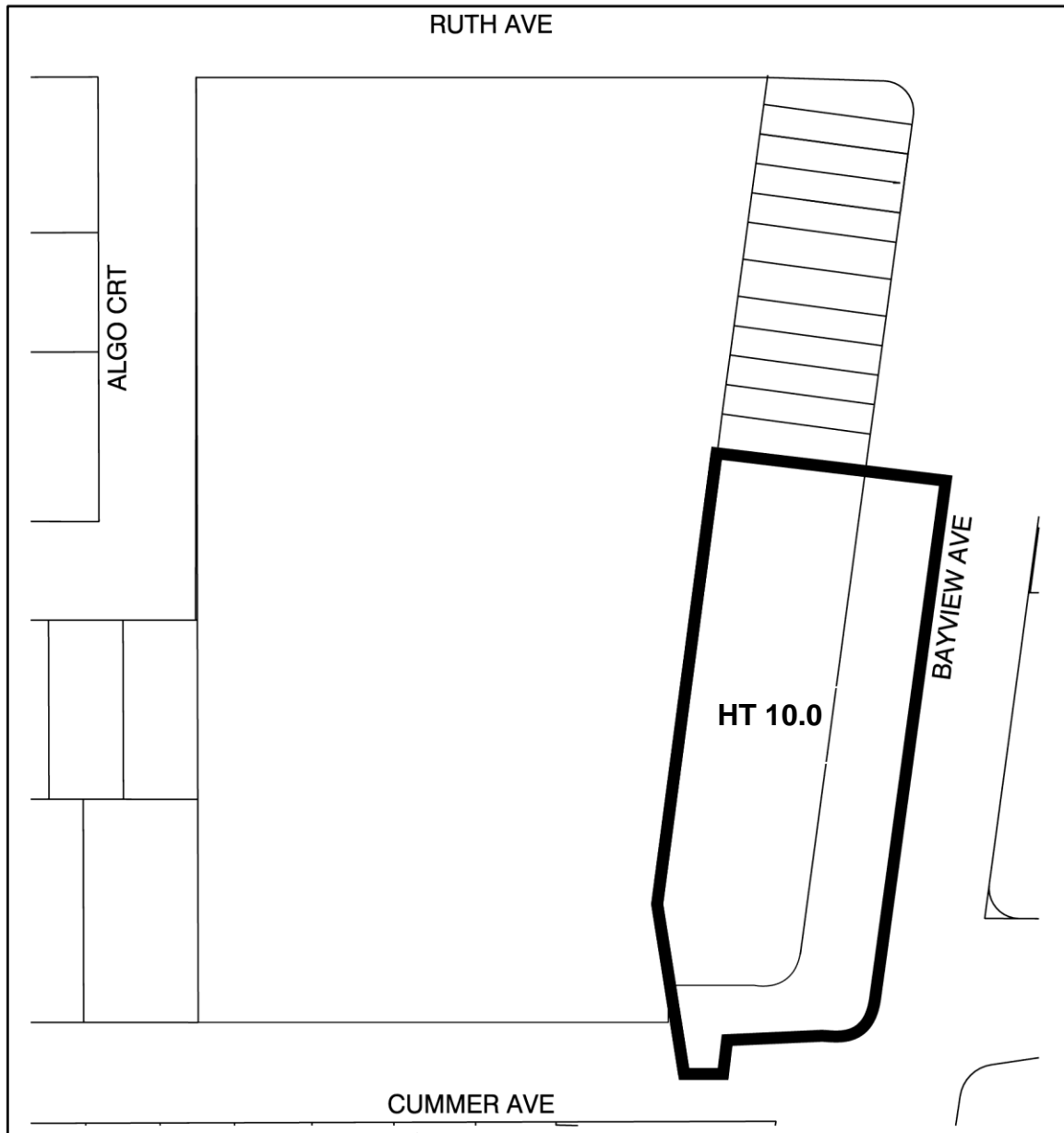
**Diagram 4**

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z



City of Toronto By-Law 569-2013  
Not to Scale  
01/27/2017



**Diagram 5**

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

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