

3237 Bayview Avenue – Site Plan Control Application – Request for Directions Report

Date: June 15, 2018
To: North York Community Council
From: Director, Community Planning, North District
Wards: Ward 24 - Willowdale

Planning Application Number: 16 199956 NNY 24 SA

SUMMARY

This application for Site Plan Control proposes the construction of a twelve-storey apartment building containing 153 dwelling units, 180 parking spaces and 116 bicycle parking spaces at 3237 Bayview Avenue.

At the request of the local Councillor, staff were directed to report to City Council, through North York Community Council, as per the 'bump up' provision in By-law No. 483-200 for Site Plan Control applications. Subsequent to that bump up request, the applicant appealed the Site Plan Control application to the Ontario Municipal Board (now referred to as the Local Planning Appeal Tribunal) on January 12, 2018. An associated Zoning By-law Amendment application for the proposed development was approved by the OMB in a decision dated May 2, 2016.

The purpose of this report is to seek Council's direction for the City Solicitor and other appropriate City staff to attend a Local Planning Appeal Tribunal ("LPAT" or "Tribunal") hearing to support the current Site Plan Control application subject to the conditions contained in this report. The proposed development is consistent with the approved zoning for the site and has satisfactorily addressed all comments provided by City Divisions and external agencies.

RECOMMENDATIONS

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law No. 483-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to authorize the City Solicitor to support the proposed Site Plan (Application

Number 16 199956 NNY 24 SA), at the Local Planning Appeal Tribunal hearing scheduled on August 9, 2018, including appropriate conditions of site plan approval.

2. In the event the Local Planning Appeal Tribunal allows the Site Plan appeal, in whole or in part, City Council direct the City Solicitor to request the Tribunal to withhold its Order on the Site Plan Control application pending the following matters being addressed:

a. The conditions of Site Plan approval being finalized to the satisfaction of the Chief Planner and Executive Director, City Planning; and

b. The applicant satisfying all pre-approval conditions, including entering into and registering a Site Plan Agreement pursuant to Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act, 2006* with such Agreement to include Conditions of Site Plan approval.

3. City Council authorize the City Solicitor and other City staff to take such actions as necessary to give effect to the Recommendations of this report.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The current Site Plan Control application was received on August 2, 2016 and was deemed a complete submission. The application was appealed to the Ontario Municipal Board (now referred to as the Local Planning Appeal Tribunal) on January 12, 2018. A hearing date has been scheduled for August 9, 2018.

A Zoning By-law Amendment application for the site was submitted on February 4, 2015 and on April 14, 2015 North York Community Council adopted a Preliminary Report on the application. Community Council deferred consideration of the report to permit the applicant to address the issues outlined in the Preliminary Report. Community Council further directed that upon receipt of a revised proposal, City Planning staff schedule a community consultation meeting with the Ward Councillor with an expanded notification area and that notice for the public meeting be given according to the regulations under the Planning Act.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-78555.pdf>

The Zoning By-law Amendment application was appealed to the OMB on July 8, 2015 due to a lack of decision by the City on the application. A Request for Direction Report regarding the appeal was considered by City Council on December 9, 2015.

Council's direction is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.44>

The Request for Direction Report can be found at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85528.pdf>

A subsequent Request for Direction Report for a settlement offer made by the applicant, was considered by City Council on February 2, 2016. Council's direction was to decline the offer of settlement and to proceed to the OMB hearing in opposition of the application.

Council's direction is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CC12.11>

The Request for Direction Report for the settlement offer can be found at:

<https://www.toronto.ca/legdocs/mmis/2016/cc/bgrd/backgroundfile-88772.pdf>

An OMB hearing was held on April 4, 2016, and the Board issued its decision on May 2, 2016, having determined that the appeal should be allowed and that proposed Zoning By-law Amendment should be approved. A Final Board order was issued on April 10, 2017 and amended on March 28, 2018, to revise errors made in the amended zoning by-laws.

The site has also previously been the subject of several planning applications for Site Plan Control (file no. 01 035163 ATB 24 SA) and Minor Variance both with respect to the former gas station (file nos. CA-85-0231 and A037/01U).

ISSUE BACKGROUND

Application Description

The proposed development is a 12-storey residential condominium apartment building. The ground floor would contain four visitor parking spaces (parallel to driveway), service areas and 7 two-storey residential units (see Attachment 5 - Ground Floor Plan), and the upper floors would contain 146 residential units, for a total of 153 units. The residential units are a mixture of unit types as follows:

- 42 one bedroom (27%)
- 108 two bedroom (71%)
- 3 three bedroom (2%)

Overall, the building would have a gross floor area of 12,375 square metres. With a lot area of approximately 0.2 hectares, the overall density would be 5.9 times the lot area. The building has a front (west) yard setback of 5 metres from the property line along Bayview Avenue. Abutting the Hydro Corridor, the south side yard setback for the building is 4 metres. The rear (east) and north yard setbacks are 1.5 metres and 3 metres respectively.

A total of 384 square metres of indoor amenity space for the residential component of the development would be provided on the second floor, made up of a gym, lounge and guest suite. Outdoor amenity space for residents would be provided by way of a 130 square metre terrace on the second storey that is connected to the indoor lounge space. This equates to 2.5 square metres per unit indoor and 0.85 square metres per unit of outdoor amenity space.

The building would have a height of 38.65 metres (42.85 metres including the mechanical penthouse). The second storey of the building steps back approximately 7.4 metres from the front property line and approximately 5.5 metres from the north and south property lines and approximately 7.4 metres from the rear property line, while a further 9.17 metre step back from the front property line is provided at the 12th storey.

Access to loading and parking facilities would be from Bayview Avenue at the north end of the site. A total of 180 parking spaces would be provided including 31 for visitors. Four of the visitor spaces would be located at grade, whereas the remaining visitor parking and resident parking spaces are located within 3 levels of underground parking. A Type G loading space would be provided at the rear of the site using the same vehicular entrance from Bayview Avenue. A total of 116 bicycle parking spaces are also proposed on the ground floor and Level P1, with 11 designated for visitors at grade, near the entrance of the building.

Site and Surrounding Area

The property is approximately 2090 square metres in size and has a frontage on the east side of Bayview Avenue of 46.1 metres and a depth of 45.7 metres. The site is currently vacant but was previously used as a gas station.

Abutting uses include:

North: A two-storey retail plaza known as "The Bayview Mall".

South: A utility corridor owned by Hydro One which includes the Finch Corridor Trail for walking/cycling.

East: A thirteen storey residential apartment building with frontage on Ruddington Drive.

West: Bayview Avenue and then a three-storey commercial building and a two storey City of Toronto building housing Toronto Fire Station 111 and Toronto EMS Station 20. Further west and north west is a neighbourhood of single detached dwellings.

Provincial Policy Statement

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the

Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Growth Plan for the Greater Golden Horseshoe, 2017

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and

infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff's analysis and review are summarized in the Comments section of this Report.

Toronto Official Plan

The lands are designated *Mixed Use Areas* on Land Use Map 16 of the Toronto Official Plan. This designation provides for a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings as well as parks and open spaces. Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods
- provide good site access and circulation and an adequate supply of parking; and
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

Section 3.1.1 – The Public Realm

The Plan recognizes the importance of good design in the creation of a great city. The policies contained in this section emphasize the need for new development to improve the public realm (streets, sidewalks and open spaces) for pedestrians. In particular policies 3.1.1.3 and 3.1.1.4 speak to the need to protect the City's open spaces such as ravines, woodlots and valley lands and integration of these spaces into a comprehensive open space network.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Mid-Rise Building Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings Study was to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Mid-Rise Building Guidelines identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. The Addendum is to be used by City Staff together with the approved 2010 Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise

buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines.

Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

Mid-Rise Building Performance Standards Addendum may be found here:

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

Zoning

The site was previously zoned General Commercial Zone (C1) in the former City of North York Zoning By-law 7625. This zone permits a range of commercial, residential and institutional uses. The site was also previously zoned CR 1.0 (c1.0;r1.0) SS3 in the Toronto Zoning By-law 569-2013. This zone permits similar commercial and residential uses. Following approval of the Zoning By-law Amendment application by the OMB, the site is now subject to site specific Zoning By-law No. 545-2017(OMB), which amends By-law 7625 to RM6(245), and Zoning By-law No. 546-2017(OMB) which amends By-law 569-2013 to CR 5.94 (c1.0;r5.94) SS3 (x94). These site-specific by-laws were approved by the Ontario Municipal Board (OMB) by Order dated March 28, 2018. The site-specific by-laws permit a 38.65 metre mixed use building on the site and sets out the development standards for the development proposal including parking, building envelope (including height, setbacks and gross floor area), density and number of units.

Agency Circulation

The Site Plan Control application has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate conditions of Site Plan approval.

COMMENTS

Land Use

The proposed residential use on the lands is permitted by site specific Zoning By-laws 545-2017(OMB) and 546-2017(OMB). Matters related to the proposed building height, setbacks, massing, shadow impact and parking were addressed through the rezoning process and subsequent OMB order. This report provides analyses of the Site Plan design details of the development proposal.

Massing and Architectural Design

The proposed building has evolved from the original submission at the rezoning stage. The building sitting reflects the building setbacks identified in the OMB approved site specific zoning by-law. The main lobby would be located at the north end of the building along the Bayview Avenue frontage with direct pedestrian access from the public

boulevard. The south elevation and west elevation (see attachments 7 and 8) of the building are proposed to have ground floor units that are oriented to front onto Bayview Avenue (west) and onto the Hydro Corridor (south).

The base of the building design has been articulated to provide a low rise character. The first three floors of the building would be masonry providing for a heavier and stronger base. This is complemented by using a combination of lighter colours and translucent materials on the upper floors of the building.

The overall massing of the building complies with the OMB approved site specific zoning by-law; however, it does not meet the front angular plane requirements as per the City's Mid-rise Building Guidelines.

Traffic Impact, Access, Parking

The applicant submitted a Traffic Impact Study which has been accepted by Transportation Services staff. The study concludes that under future traffic conditions, the signalized and unsignalized intersections in the area will operate at acceptable levels of service and that, overall, the proposed traffic generated by the development will have minimal impact on the adjacent road network.

Vehicular access to the underground parking garage is provided at the north end of the site, from a driveway off of Bayview Avenue. The driveway goes beneath the second floor of the building to a ramp to the underground garage. The underground parking garage is made up of three levels and contains 176 parking spaces, 146 for residents and 27 for visitors. There are also 4 visitor parking spaces within the building at grade, parallel to the driveway.

The driveway also provides access to the one Type 'G' loading space, which is also located within the building at the rear. The loading space provides for service vehicles, such as garbage collection and moving vehicles. The garbage bins would be rolled out to the loading space from the garbage storage room, located within the building next to the loading space, for pick-up. The proposed access, parking and loading have been deemed acceptable by Transportation Services and Solid Waste Management staff.

Stormwater Management and Servicing

The applicant submitted a Stormwater Management and Servicing Report which reviewed existing drainage conditions, and physical opportunities and constraints with respect to stormwater management practices. Additionally, the report addressed water balance requirements, stormwater quality and quantity controls, and proposed site servicing for the development. To service the site, a new sanitary sewer is proposed to be constructed on the west side of Bayview Avenue in front of the site. A 250mm sanitary sewer is proposed to be constructed, by the applicant, from the Bayview Avenue right-of-way westerly through the existing walkway between 3292 Bayview and 3300 Bayview Avenue and connect to an existing 250mm sanitary sewer on Gustav

Crescent. The report, which concludes that the proposal can be fully serviced in accordance with City's standards, has been accepted by Engineering and Construction Services staff.

Landscaping, Streetscape and Public Realm

There is presently limited landscaping along the sidewalk abutting the site. There is a 1.5 metre sidewalk and two trees in front of the site on Bayview Avenue. A new 2.1 metre sidewalk is proposed along the entire frontage of the site. Three large deciduous trees are proposed within the boulevard and four trees are proposed on private property in front of the proposed building which would be setback 5.0 metres from the property line. Upgraded landscape elements such as pavers and raised planters are proposed on the site to enhance and soften the pedestrian environment both along Bayview Avenue as well as the south side of the building that abuts the Hydro Corridor. Along the edge of the Hydro Corridor there is a paved walkway proposed on site leading to the ground related units that is adjacent to the Hydro Corridor.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The application is proposing a 12-storey apartment building consisting of 153 residential units. 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 requirement is 2,040m² or 101% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu of land.

Tree Preservation

City of Toronto Tree by-laws, which protect and preserve trees on City and private property, were established, in part, to retain as much crown or tree canopy cover as possible, particularly where development is concerned. It is expected that retention and appropriate protection of existing trees will be considered when developing properties, and whenever possible, buildings and driveways are to be diverted around trees. The City of Toronto Tree By-laws protect all City-owned trees, and all privately owned trees having a Diameter at Breast Height (DBH) of thirty centimetres or greater.

There are 4 trees subject to the City's tree protection by-laws located on the site or within six metres of the site boundary. Two of the protected trees are located on the municipal road allowance and two are on the neighbouring property (50 Ruddington Drive). Only one of the privately-owned trees on the neighbouring property is proposed to be removed. The tree proposed to be removed is in poor to fair condition, as it was planted too close to other trees and competition has stunted its growth. The remaining three trees on the neighbouring property and road allowance are proposed to be protected.

The provisions of the Private Tree By-law require that removed trees be replaced at a ratio of 3:1, with specified size requirements. The submitted landscape plan shows the planting of 14 new trees on the site. Three new trees are proposed to be planted along the Bayview Avenue road allowance and 11 new trees are proposed to be planted within the site, surrounding the edges of the building.

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 TGS 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.

Tier 1 TGS performance measures to be secured through the Site Plan Approval process include the provision of high albedo surface material at grade to reduce the urban heat island effect, planting of native species, use of drought tolerant plants and installation of bird friendly glazing.

On December 5, 2017, City Council adopted a new four-tier (TGS) Version 3. Version 3 of the TGS became a requirement of planning applications submitted on or after May 1, 2018. This application is not subject to Version 3, as it was submitted prior to May 1, 2018.

Tenure

A plan of condominium application will be required for the proposed development in order to delineate the proposed units and the common element area (lobby, underground garage, amenity space, etc.).

Conclusion

City Planning staff are supportive of the proposed Site Plan Control Application, finding it in accordance with the OMB approved site-specific zoning by-law and consistent with Site Plan matters to be considered under Section 41 of the *Planning Act*. City Planning is advising City Council that the Chief Planner and Executive Director, City Planning intends to authorize the City Solicitor to support the proposed Site Plan application, at the Local Planning Appeal Tribunal hearing, scheduled on August 9, 2018, subject to the conditions provided in Attachment 3.

CONTACT

Sarah Ovens, Planner,
North York District
Tel. No.416-395-7129
E-mail:sarah.ovens@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Conditions of Site Plan Approval

Applicant Submitted Drawings

Attachment 4: Site Plan
Attachment 5: Ground Floor Plan
Attachment 6: North Elevation
Attachment 7: West Elevation
Attachment 8: South Elevation
Attachment 9: East Elevation
Attachment 10: Landscape Plan

Attachment 1: Application Data Sheet

Municipal Address: 3237 BAYVIEW AVE **Date Received:** August 2, 2016

Application Number: 16 199956 NNY 24 SA

Application Type: Site Plan Approval

Project Description: To permit construction of a 12 storey apartment building containing 153 dwelling units, 180 parking spaces and 116 bicycle parking spaces.

Applicant	Agent	Architect	Owner
LATCH DEVELOPMENTS 2 BLOOR STREET WEST, SUITE 700		RAW DESIGN 405-317 ADELAIDE STREET WEST	LATCH DEVELOPMENTS 2 BLOOR STREET WEST, SUITE 700

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	RM6(245)/CR 5.94(c1.0;r5.94) SS3 (x94)	Heritage Designation:	N
Height Limit (m):	38.65	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2088.5 Frontage (m): 46.16 Depth (m): 45.7

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			959	959
Residential GFA (sq m):			12,375	12,375
Non-Residential GFA (sq m):				
Total GFA (sq m):			12,375	12,375
Height - Storeys:			12	12
Height - Metres:			38.65	38.65

Lot Coverage Ratio (%):	45.9	Floor Space Index:	5.9
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	12,375	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			153	153
Other:				
Total Units:			153	153

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			42	108	3
Total Units:			42	108	3

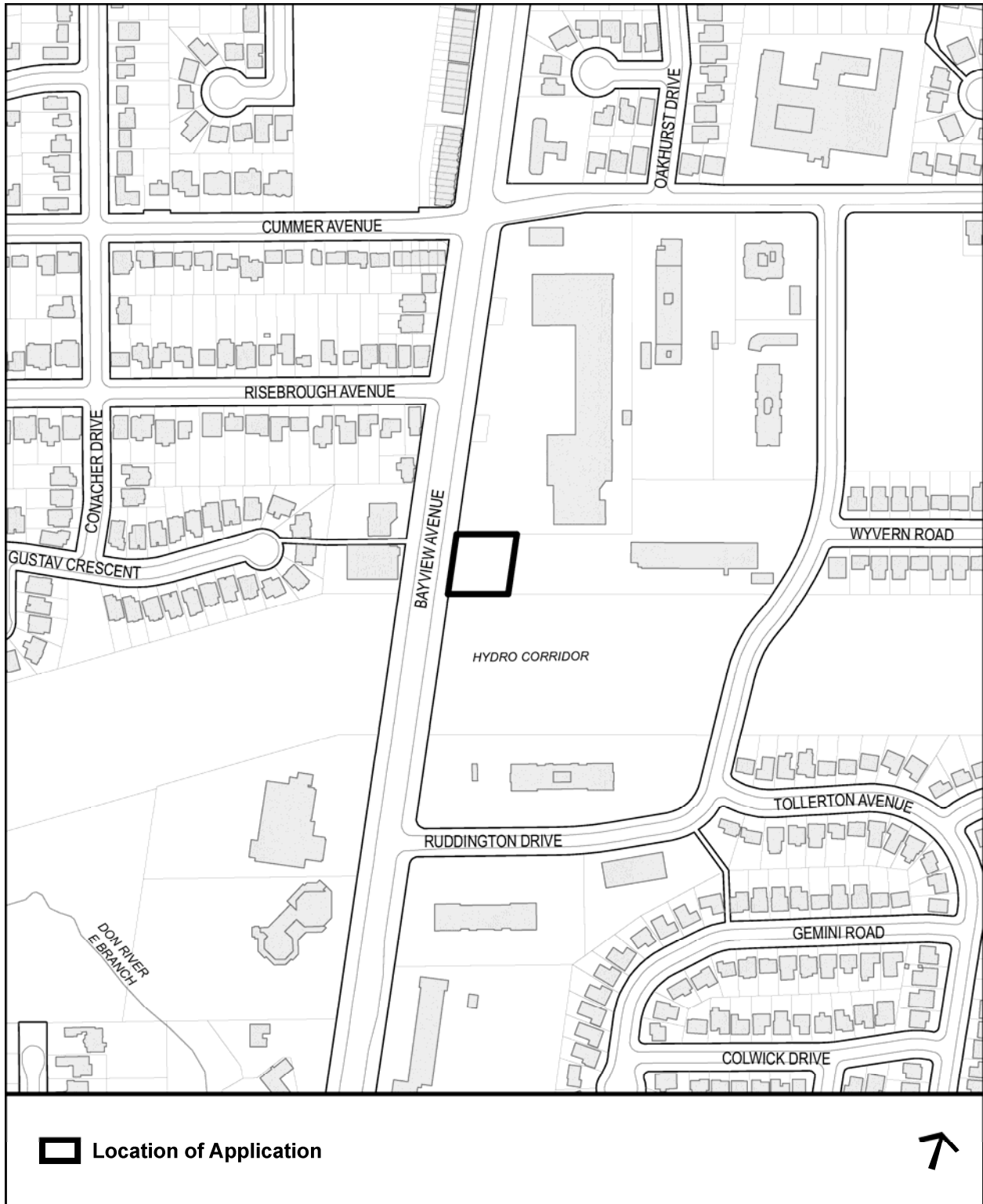
Parking and Loading

Parking Spaces:	180	Bicycle Parking Spaces:	116	Loading Docks:	1
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CONTACT:

Sarah Ovens, Planner
(416) 395-7129
Sarah.Ovens@toronto.ca

Attachment 2: Location Map



Attachment 3: Conditions of Site Plan Approval

The City Planning Division, North York District, has completed the review of your proposal for a 12 storey apartment building containing 12,375 square metres of gross floor area and 153 residential units, as outlined in the following plans and drawings:

Dwg. No.	Title	Produced By	Date	Date Stamped
A0101	Context Plan and Site Plan Notes	Raw Design	March 1, 2017	March 16, 2017
A100	Site Plan	Raw Design	September 15, 2017	September 21, 2017
A101	P1 Floor Plan	Raw Design	March 1, 2017	March 16, 2017
A102	P2 Floor Plan	Raw Design	March 1, 2017	March 16, 2017
A103	P3 Floor Plan	Raw Design	March 1, 2017	March 16, 2017
A200	Ground Floor Plan	Raw Design	September 15, 2017	September 21, 2017
A213	Plan Mech Ph Roof	Raw Design	March 1, 2017	March 16, 2017
A401	Elevation West North	Raw Design	September 15, 2017	September 21, 2017
A402	Elevation East South	Raw Design	March 1, 2017	March 16, 2017
A410	Elevation Details	Raw Design	March 1, 2017	March 16, 2017
A411	Elevation Details West	Raw Design	September 15, 2017	September 21, 2017
L1.0	Landscape Plan	Tocher Heyblom Design Inc.	September 15, 2017	September 21, 2017
L2.0	Landscape Plan	Tocher Heyblom Design Inc.	September 15, 2017	September 21, 2017
L3.0	Roof Plan	Tocher Heyblom Design Inc.	September 15, 2017	September 21, 2017

Dwg. No.	Title	Produced By	Date	Date Stamped
L4.0	Landscape Details	Tocher Heyblom Design Inc.	September 15, 2017	September 21, 2017
L5.0	Landscape Details	Tocher Heyblom Design Inc.	September 15, 2017	September 21, 2017
L6.0	Landscape Details	Tocher Heyblom Design Inc.	September 15, 2017	September 21, 2017

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow (416) 397-5379

1. Enter into the City’s standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the owner’s expense.

CITY PLANNING – Sarah Ovens (416) 395-7129

2. The Owner shall submit to the Chief Financial Officer and Treasurer as a deposit a letter of credit or certified cheque in the amount of \$201,447.57, for landscaping, including (but not limited to) any planting, fencing, decorative paving, retaining walls, terraces, and/or other landscape features.

The letter of credit shall be in a form satisfactory to the Treasurer in accordance with its standard format for letters of credit (see Attachment 2) as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of term, to complete all outstanding work required by these conditions. The deposit shall be returned to the owner at such time as the Director, Community Planning, North York District is satisfied that the property has been developed in accordance with the approved drawings and the conditions of approval.

URBAN FORESTRY – Bruce Gordon (416) 395-6686

3. Submit a tree planting security deposit for three (3) new City trees to be planted in the amount of \$1,749.00 (\$583.00 per tree) in the form of a certified cheque payable to the Treasurer, City of Toronto. This must be submitted to the attention of Tara Bobie, Supervisor of Urban Forestry, Tree Protection and Plan Review.

4. Submit a Tree Survival Guarantee Deposit in the amount of \$2,469.00 in the form of a certified cheque payable to the Treasurer, City of Toronto, to ensure the protection of the trees inventoried as Trees 5 and 6 on the arborist report. This must be submitted to the attention of Tara Bobie, Supervisor of Urban Forestry, Tree Protection and Plan Review.

5. Submit a complete "Application to Injure or Destroy Trees on Private Property" and an application fee in the amount of \$699.31 the form of a certified cheque payable to the Treasurer, City of Toronto, for one (1) tree inventoried as Tree 1. This must be

submitted to the attention of Tara Bobie, Supervisor of Urban Forestry, Tree Protection and Plan Review.

ENGINEERING AND CONSTRUCTION SERVICES – Yu Lay Aung (416) 395-6224

Stormwater Management, Grading and Site Servicing

6. Make satisfactory arrangements with Engineering and Construction Services for site servicing work within the City's right-of-way and provide financial security, submit engineering and inspection fees and provide insurance as required.

7. The owner is required to obtain the necessary approvals from the Ministry of the Environment & Climate Change (MOECC) for the proposed 250mm sanitary sewer on the Bayview Avenue right-of-way and existing walkway between 3293 Bayview Avenue and 3300 Bayview Avenue.

8. Prior to final site plan approval, the Owner shall obtain all necessary exemptions, in the form of a discharge agreement or permit issued in accordance with section 6 of Chapter 681 of the City of Toronto Municipal Code, to allow the discharge of Private Water to a City sewer which is otherwise prohibited under Chapter 681 ("Discharge Agreements"), to the satisfaction of the General Manager, Toronto Water, and shall be in good standing under any such Discharge Agreements.

9. The owner must submit a Construction Management Plan for each stage of the construction process provided to the satisfaction of this Division. The owner is not allowed to use the rights-of-way for storing construction equipment/materials or for parking purposes. The owner is advised to contact the Development Engineering Unit (Yu Lay Aung at 416-395-6224) regarding detailed requirements.

BELL CANADA - Meaghan Palynchuk (905) 540-7254

10. The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easement that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

B. POST APPROVAL CONDITIONS

In addition to the above pre-approval conditions, the following post approval conditions are to be fulfilled by the owner following site plan approval and will be incorporated into a site plan agreement:

CITY PLANNING

1. The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

2. The Owner shall provide and maintain the landscaping for the lands in accordance with the approved landscape plans to the satisfaction of the Director of Community Planning, North York District.

ENGINEERING AND CONSTRUCTION SERVICES

Facilities to Provide Access to and from the Land

3. Remove all existing accesses, curb cuts, traffic control sign(s) along the development site frontage that are no longer required and reinstate the curb, gutter and boulevard within the City's right-of-way, in accordance with City standards and to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Off-street Vehicular Loading and Parking Facilities and Access/Driveways

4. Provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

5. The owner must install and maintain appropriate signage and pavement markings on-site directing such as but not limited to: vehicle stopping and circulation, designated disabled parking, loading, and pedestrian walkways, to the satisfaction of the General Manager, Transportation Services.

Facilities for the Storage of Garbage and Other Waste Material

6. Construct and maintain all facilities necessary to permit bulk lift City collection of solid waste and recyclable materials in accordance with Chapter 844 of the City of Toronto Municipal Code, Waste Collection, Residential Properties.

7. Provide and maintain with the solid waste service for multiple household residential building a single chute with a tri-sorter.

8. Provide written certification to the Chief Engineer and Executive Director, Engineering and Construction Services, by the "qualified professional" who designed and supervised the construction that the waste management facilities including the required horizontal and vertical clearances for the City's solid waste vehicles have been constructed in accordance with the accepted Site Plan and Waste Management Report.

Stormwater Management, Grading and Site Servicing

9. Prior to the registration of the plan of condominium, submit an application to Toronto Water (Environmental Monitoring & Protection) for any permanent dewatering system that is required for the building, and enter into an agreement and/or permit to discharge groundwater as requested by the General Manager, Toronto Water.

10. Prior to registration of the plan of condominium, submit a copy of the relevant section(s) of the proposed Condominium Declaration that disclose(s) the obligations of the Owner in respect of the discharge of groundwater ("Private Water") to a City sewer pursuant to Toronto Municipal Code Chapter 681, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

11. Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report, and Site

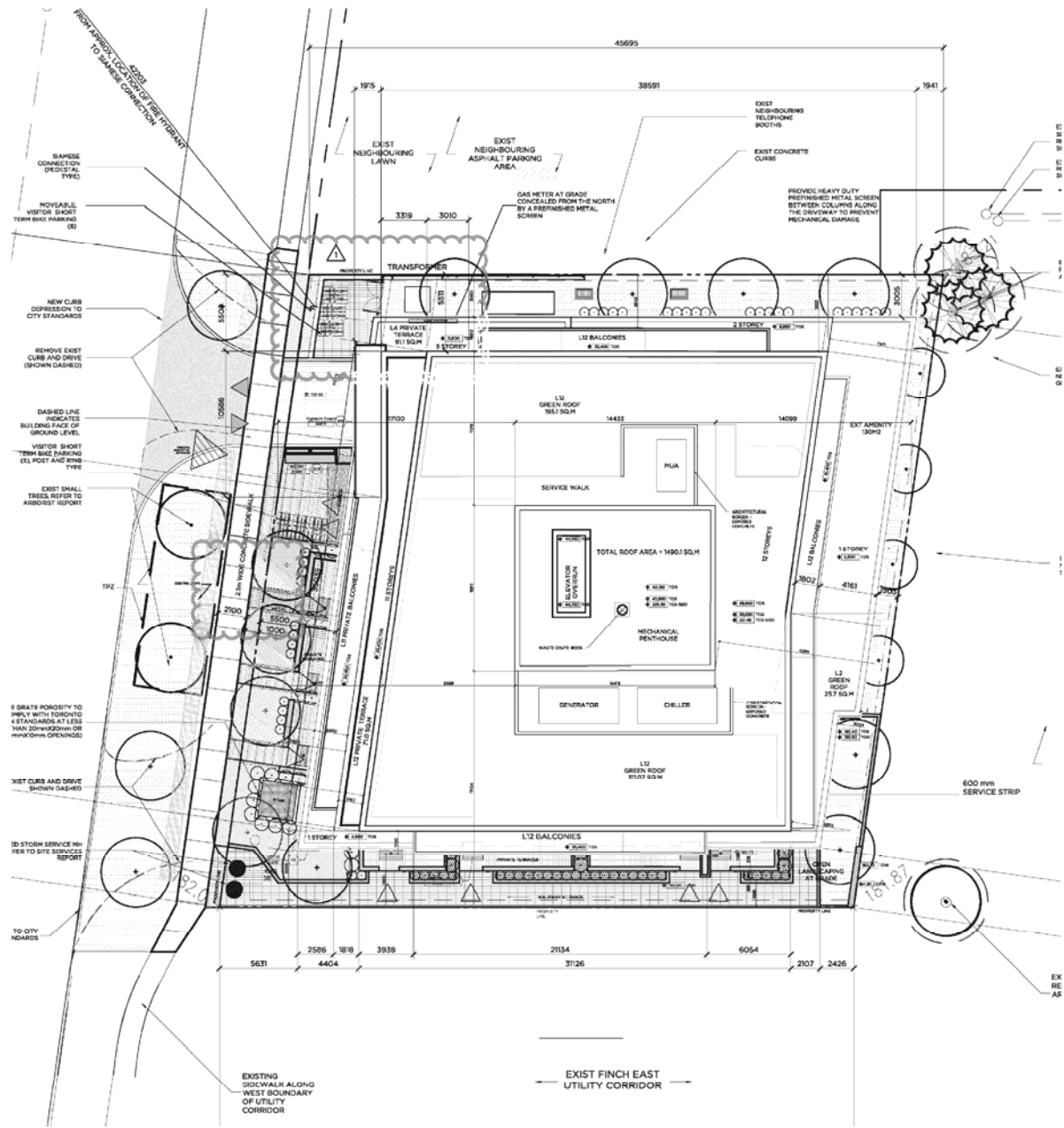
Servicing Grading Plan, Drawing Nos. SW-SG, prepared by Counterpoint Engineering, and dated April 10, 2018.

12. Construct and maintain site servicing indicated on the accepted Site Servicing and Grading Drawing No. SW-SG, prepared by Counterpoint Engineering and dated April 10, 2018.

13. Provide certification to the Chief Engineer and Executive Director, Engineering and Construction Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans.

14. Provide certification to the Chief Engineer and Executive Director, Engineering and Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.

Attachment 4: Site Plan



Site Plan

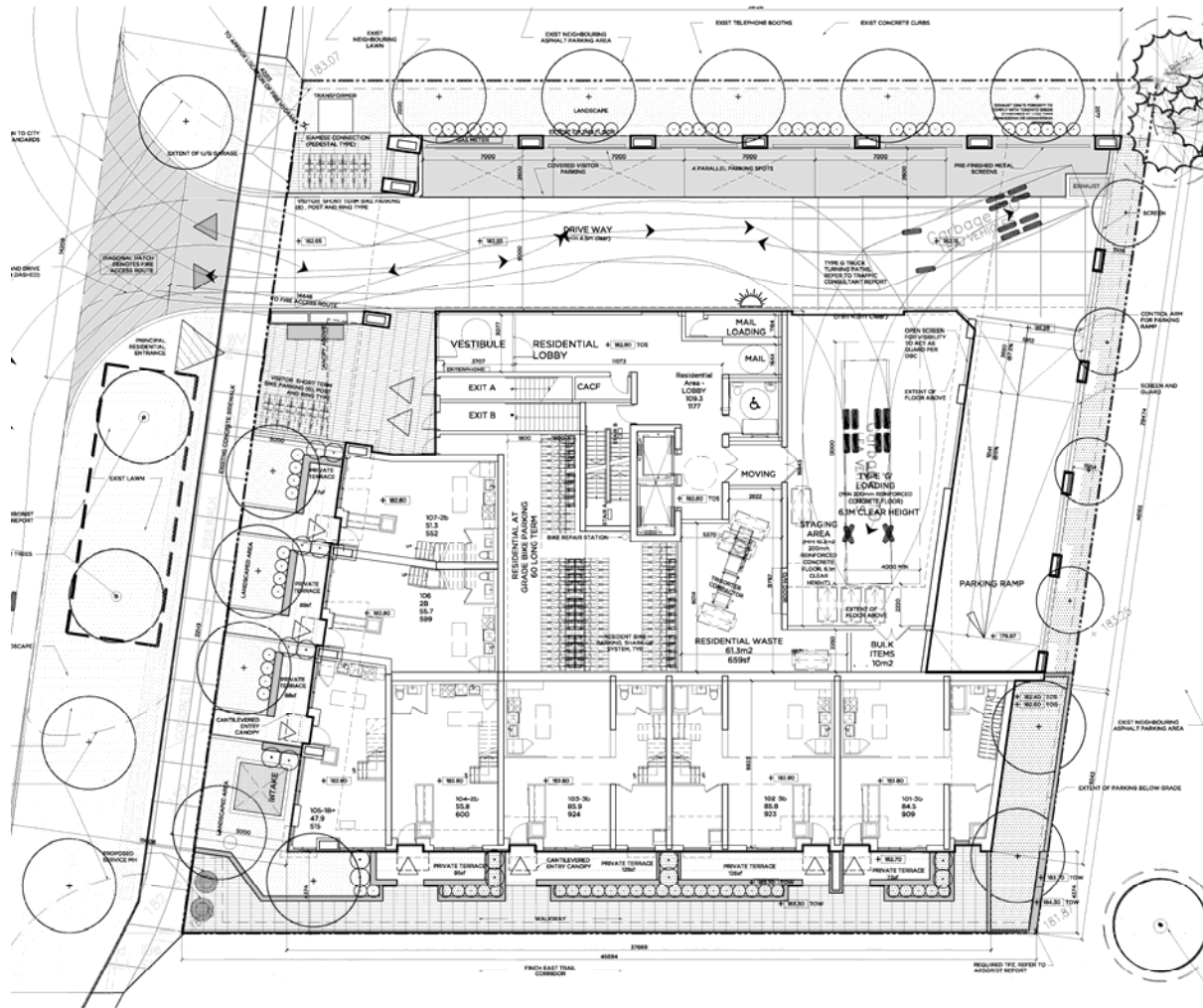
3237 Bayview Avenue

Applicant's Submitted Drawing

Not to Scale

File # 16 199956 NNY 24 SA

Attachment 5: Ground Floor Plan



Ground Floor Plan

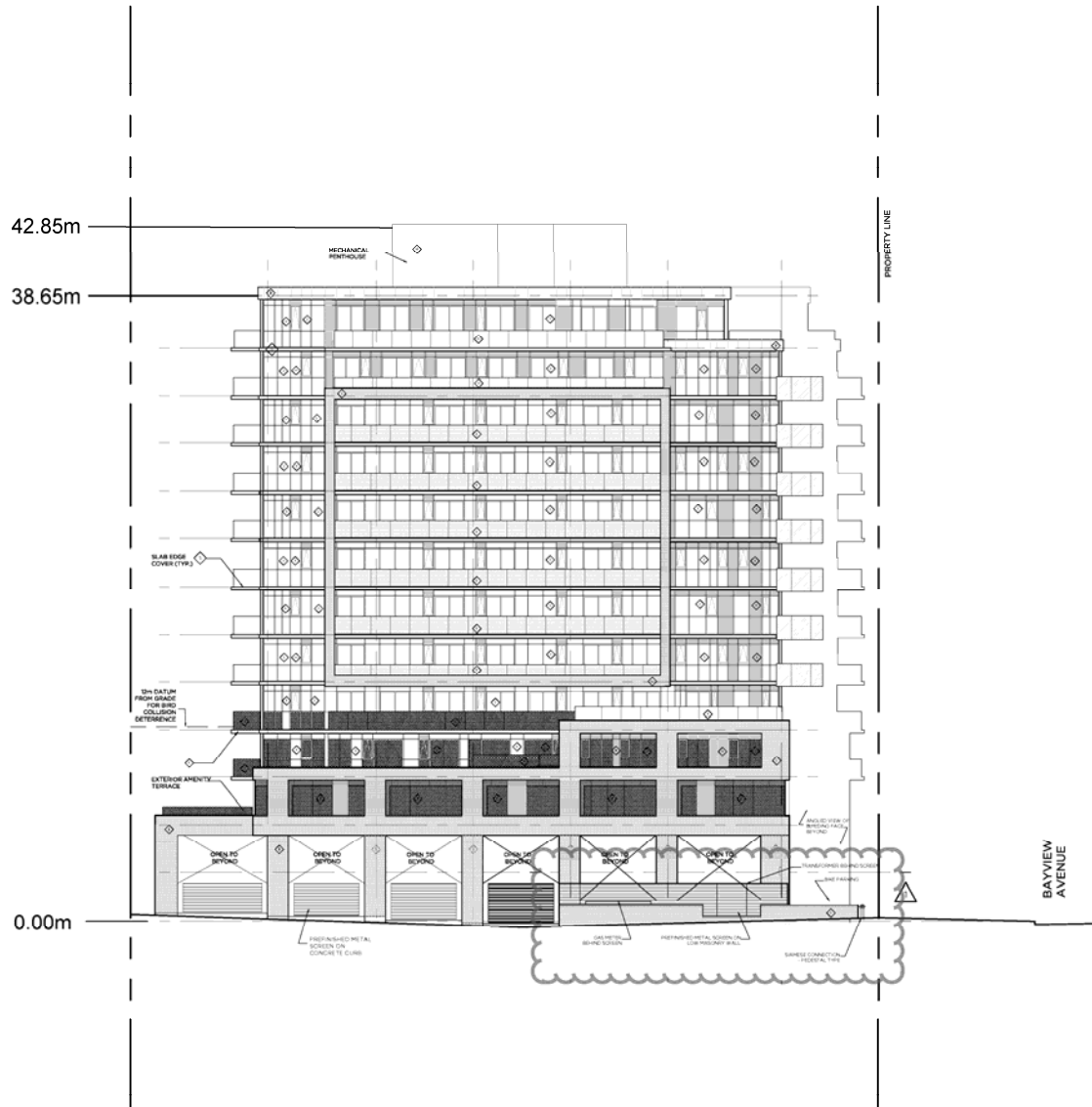
3237 Bayview Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 16 199956 NNY 24 SA

Attachment 5: North Elevation



North Elevation

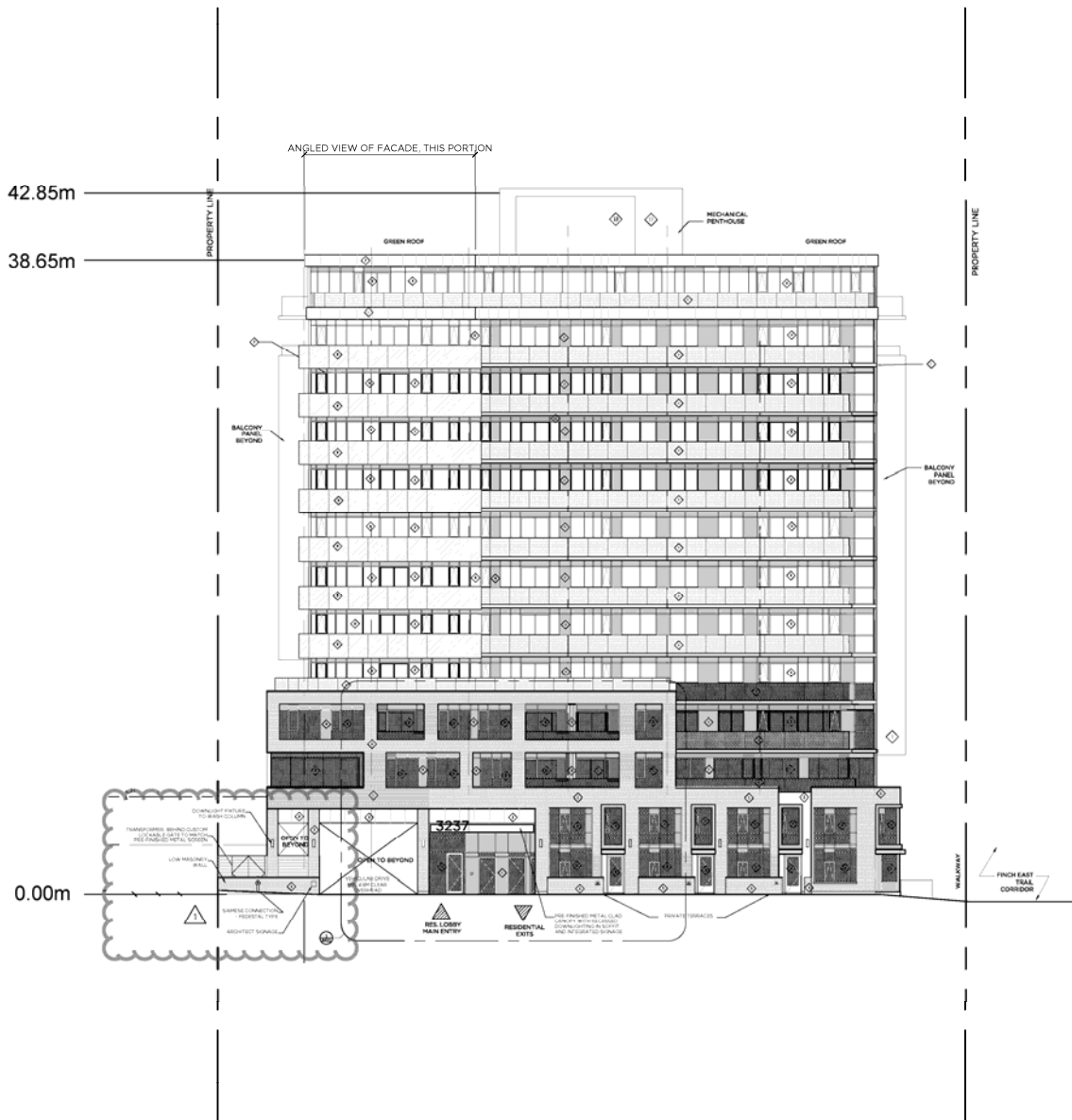
3237 Bayview Avenue

Applicant's Submitted Drawing

Not to Scale
05/28/2018

File # 16 199956 NNY 24 SA

Attachment 6: West Elevation



West Elevation

3237 Bayview Avenue

Applicant's Submitted Drawing

Not to Scale
05/28/2018

File # 16 199956 NNY 24 SA

Attachment 7: South Elevation



South Elevation

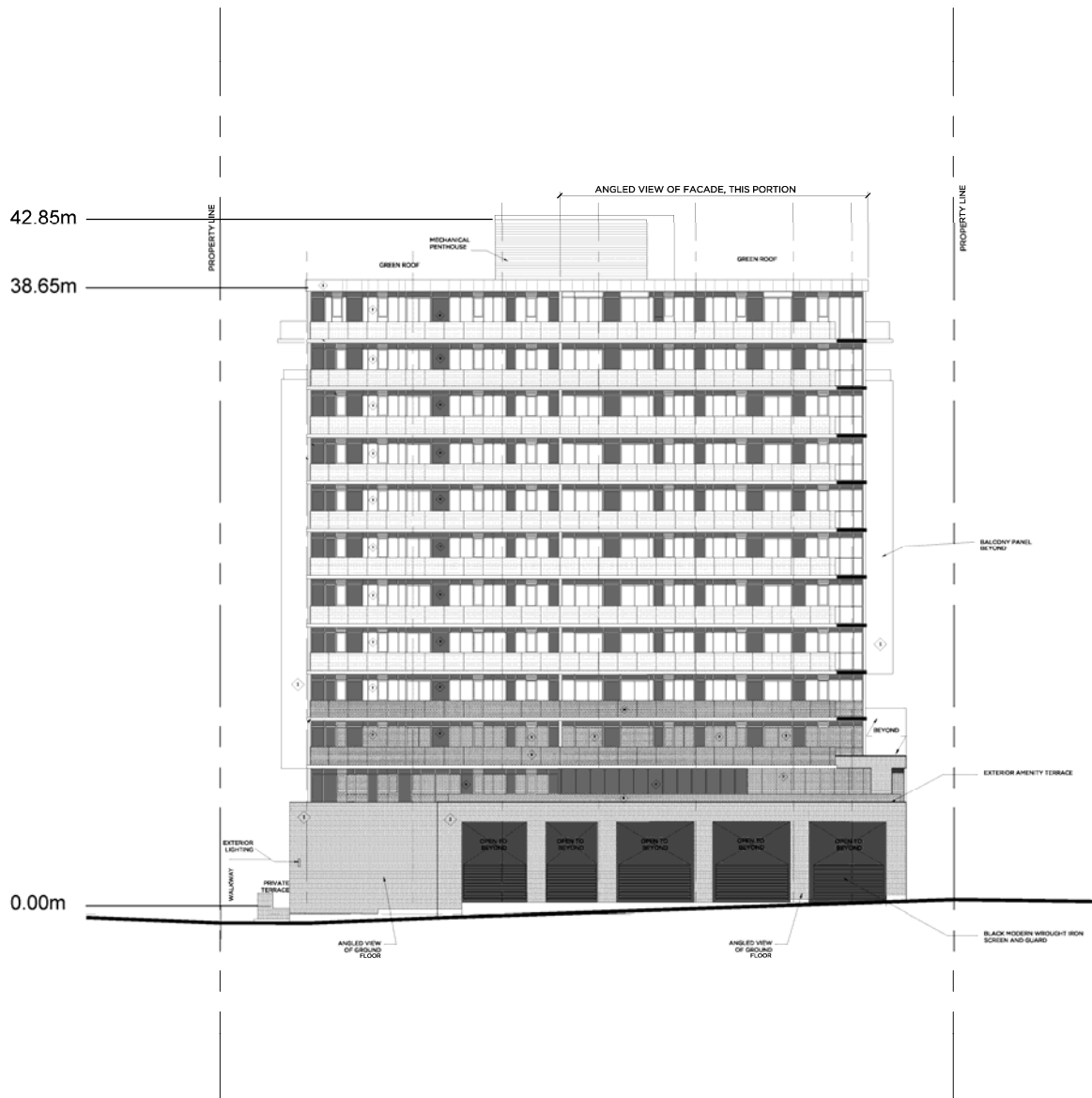
Applicant's Submitted Drawing

Not to Scale
05/28/2018

3237 Bayview Avenue

File # 16 199956 NNY 24 SA

Attachment 8: East Elevation



East Elevation

3237 Bayview Avenue

Applicant's Submitted Drawing

Not to Scale
05/28/2018

File # 16 199956 NNY 24 SA

