

## **2654-2660 Bayview Avenue - Zoning Amendment Application – Request for Interim Directions Report**

Date: June 6, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 25- Don Valley West

Planning Application Number: 18 140522 NNY 25 OZ

### **SUMMARY**

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This report responds to an application which has recently been submitted to the City and is in the early stages of review. Due to the timing of the Zoning By-law Amendment application submission, the proposal could be appealed to the Local Planning Appeal Tribunal due to a lack of decision during the break in Council's meeting schedule (July to December 2018).

This report sets out the preliminary issues related to the application and makes an initial determination as to whether or not the application is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

This application proposes to develop the lands at 2654-2660 Bayview Avenue with eight, 3½-storey townhouse dwelling units fronting onto Bayview Avenue and seven, 2½-storey single detached dwelling units accessed by a private street. A total of fifteen (15) residential units are proposed for the lands. The overall floor space index proposed for this project is 0.7 times the lot area. A minimum of two parking spaces will be provided for each unit.

The applicant requested a pre-application consultation meeting to assist in defining the requirements for complete application submission. Staff held a preliminary meeting with the applicant on October 17, 2017.

The City staff review of the Zoning By-law Amendment application is currently underway. The application has been circulated to all appropriate agencies and City divisions for comment. A notice of complete application was issued on May 17, 2018.

A Community Consultation Meeting is anticipated to be held in the third quarter of 2018. A Final Report will be submitted for Council's consideration following community consultation, the resolution of outstanding issues related to this application, and the holding of a statutory Public Meeting under the *Planning Act*. The Final Report is anticipated to be before Council in the second quarter of 2019.

The proposed development appears to be consistent with a number of policies within the Provincial Policy Statement (2014)(PPS) and conforms with a number of policies within the Growth Plan for the Greater Golden Horseshoe (2017)(GGH). Staff are reviewing the proposal for compliance with the PPS and the GGH more fully as part of the development review process.

In addition to issues related to consistency and conformity with provincial policies, a number of other issues also need to be resolved, including:

- The proposals compliance with the Neighbourhoods policies of the Official Plan.
- The appropriateness of the single detached dwelling units, including the number of units, access, lot configurations, lot frontages, lot size, building typologies, setbacks, heights, and angular planes.
- The amount and location of replacement trees on site.
- The amount of parking proposed along with the appropriateness of the proposed driveway access and the proposed emergency vehicle route.
- The proposed pedestrian mobility and public realm conditions.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2654-2660 Bayview Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the statutory public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.
4. City Council direct City Planning and appropriate City staff to continue to work with the applicant to resolve the outstanding issues set out in this report.
5. City Council direct the City Solicitor, together with City Planning and appropriate City Staff, to attend and to oppose the application in its current form should the application be appealed to the Local Planning Appeal Tribunal (LPAT) on the basis of Council's failure to make a decision on the application within the statutory timeframe.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

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### **Application Description**

The subject site is located on the west side Bayview Avenue south of Highway 401, and is comprised of three properties municipally known as 2654, 2656, 2660 Bayview

Avenue. The applicant proposes to redevelop the subject lands with eight, 3½-storey townhouse dwelling units fronting onto Bayview Avenue and seven, 2½-storey single detached dwelling units accessed by a private street. The overall floor space index proposed for the project is 0.7 times the lot area.

The eight townhouse units are proposed to be arranged in two blocks fronting onto Bayview Avenue. Each block is proposed to contain four dwelling units. The widths of the townhouses are proposed to range between 6.0 metres and 6.4 metres. Two parking spaces are proposed per unit which are accessed by a private street and rear lane to the rear of the townhouse units. The gross floor area proposed for the eight townhouse units is 2,007 square metres.

Seven single detached dwellings are proposed off a 8.0-metre wide private street accessed from Bayview Avenue. The frontages for the single detached dwellings are proposed to range between 11.0 and 12.0 metres, with one dwelling proposing a lot frontage of 16.4 metres. The single detached dwellings are proposed to have up to four parking spaces per unit (two internal, two on driveway). The gross floor area proposed for the single detached dwellings is 1,951 square metres.

Additional project statistics can be found in Attachment 1. Site Plan and Elevation drawings can be found in Attachments 5 through 8.

### **Site and Surrounding Area**

The subject site is an assembly of three lots located on Bayview Avenue, between York Mills Road and Highway 401. The site is comprised of three properties that are municipally known as 2654, 2656, and 2660 Bayview Avenue (see Attachment 2: Key Map).

The subject site is rectangular in shape with a frontage of approximately 67 metres on Bayview Avenue and a varying depth of 74 to 90 metres. The total site area is 0.57 hectares (5,652 square metres). The site is currently occupied by three detached dwelling units that range in height from 1 to 2 ½-storeys, which are proposed to be demolished as part of this development application.

Development in the vicinity of the subject site is as follows:

**North:** Immediately north of the site is a two-storey detached dwelling at 2668 Bayview Avenue. Further north along Bayview Avenue are a number of detached dwellings.

**East:** To the east of the subject site is Bayview Avenue and then a number of detached dwellings. Immediately east of the site is 2655-2659 and 15 Old Colony Road which was the subject of an OMB approval for 10, 3-storey townhouse units and two detached dwelling units (File No. 13 282215 NNY 25 OZ).

**South:** South along Bayview Avenue, development consists primarily of single storey detached dwellings.

**West:** To the west of the subject site are one and two-storey single detached dwellings.

## Provincial Policy Statement

The Provincial Policy Statement (2014) ("PPS") provides policy direction 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; 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 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 PPS provides direction for managing and directing land use to achieve efficient and resilient development and land patterns. Policies within Section 1.1 promote an appropriate range and mix of residential, employment, institutional, recreation, park and open space and other uses to meet long term needs. Section 1.1.3 of the PPS provides provincial policy direction regarding settlement areas. The PPS recognizes that Ontario's settlement areas vary significantly in terms of size, and that development pressures and land use change will vary across Ontario. It recognizes that the vitality of settlement areas is critical to the long-term economic prosperity of communities. To facilitate this, the PPS states that planning authorities shall identify appropriate locations and promote opportunities for intensification where this can be accommodated, considering existing building stock, availability of existing and planned infrastructure, and public service facilities required to accommodate projected needs.

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."

In the submission forms for development approval, the applicant has indicated that the application is consistent with the PPS. Staff will be evaluating this planning application against the PPS (2014) noted above as part of the City's development approval process.

The Provincial Policy Statement (2014) is available at:  
<http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

### **Growth Plan for the Greater Golden Horseshoe, 2017**

The Growth Plan for the Greater Golden Horseshoe (2017) ("Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) region including:

- Setting minimum density targets within settlement 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.

The vision and objectives of the Growth Plan contained in Section 1.2 support the development of the GGH as a place with exceptional quality of life, offering a variety of choices for living, and supported by modern and resilient infrastructure and an integrated transportation network. To realize this vision, the Growth Plan's guiding

principles focus on achieving complete communities, the efficient use of land and infrastructure, and the integration of land use planning with planning for investments in public infrastructure and services. While the Growth Plan prioritizes intensification to optimize land, infrastructure, and public transit, it also provides for different approaches to managing growth that recognize the diversity of communities within the Greater Golden Horseshoe. The Growth Plan states that policies represent minimum standards, and decision-makers are encouraged to go beyond minimum standards, unless doing so would conflict with other policies within the PPS or any other provincial plan.

Chapter 2 of the Growth Plan articulates policies on where and how growth should occur. This growth is directed to key areas, including major transit station areas (MTSA) and urban growth centres (UGC) which are prescribed minimum density targets of people and jobs per hectare. The Growth Plan also emphasizes the importance of planning for complete communities, which support quality of life and human health by encouraging the use of active transportation, providing high-quality public spaces, adequate parkland, and opportunities for recreation. Furthermore, they provide a balance of jobs and housing, reduce the need for long-distance commuting, and support transit ridership and active transportation, and minimize land consumption through compact built form. Thus, the Growth Plan underscores its purpose as not simply to accommodate growth, but to achieve greater societal, economic and environmental benefits for communities in the GGH.

The connection between infrastructure and growth is discussed in Chapter 3 of the Growth Plan. The Growth Plan requires municipalities to undertake an integrated approach to infrastructure planning, land use planning, infrastructure investment, transit planning, and public service facilities planning and investment. Section 3.2.5 of the Growth Plan articulates policies relating to infrastructure corridors, and maintains that existing and planned corridors are protected to meet current and projected needs in accordance with the transportation and infrastructure corridor protection policies in the PPS.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) 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. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

In the submission forms for development approval, the applicant has indicated that the application is consistent with the Growth Plan. Staff will be evaluating this planning application against the Growth Plan (2017) noted above as part of the City's development approval process.

The Growth Plan is available at:

<http://placestogrow.ca/images/pdfs/ggh2017/en/growth%20plan%20%282017%29.pdf>

## **Toronto Official Plan**

The City of Toronto Official Plan is a long-term vision for how the City should grow and the most important vehicle for implementing the PPS and Growth Plan. A key principle of the Official Plan is its emphasis on the strategic need to enhance the amenity and liveability of the City's growth areas.

The subject site is designated *Neighbourhoods* on Map 16 of the Official Plan (see Attachment 3: Official Plan Land Use Map). The Official Plan identifies that *Neighbourhoods* are 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.

The Official Plan contains specific development criteria related to lands designated *Neighbourhoods*. Policy 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; and
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood.

No changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. Policy 4.1.5 further states that the prevailing building type will be the predominant form of development in the neighbourhood.

### **Section 2.3.1 - The Healthy Neighbourhoods**

The Healthy Neighbourhood policies of the Official Plan state that *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

### **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.

### **Section 3.1.2 – Built Form**

The Official Plan built form policies in Section 3.1.2 require new development to be massed to fit harmoniously into its existing and/or planned context, and limit its impacts on neighbouring streets, parks, open spaces and properties. This can be achieved by creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objective of this Plan, while providing adequate light and privacy, amongst other things.

### **Section 3.2.1**

The Plan provides direction on Housing. Strong communities are the foundation of a healthy city and the Plan recognizes that opportunities for adequate and affordable housing are essential to supporting quality of life, economic competitiveness and social cohesion. Policy 1 encourages the provision of a full range of housing in terms of form, tenure, and affordability to meet the current and future needs of residents.

All other relevant Official Plan policies will be considered in the evaluation of this development proposal. This application will be reviewed against the official plan policies described above as well as the policies of the Toronto Official Plan as a whole.

The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/>

### **Official Plan Amendment 320**

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhood* sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. The OMB commenced the hearing of appeals of OPA 320 in May 2017 and it remains ongoing.

On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found at the following link: [www.toronto.ca/OPreview/neighbourhoods](http://www.toronto.ca/OPreview/neighbourhoods).

### **Townhouse and Low-rise Apartment Guidelines**

At its meeting of March 26, 2018, City Council amended and adopted the recommendation in the report providing a comprehensive update to the City's Infill Townhouse Guidelines. The Infill Townhouse Guidelines provided a framework for site design and built form to achieve good urban design and an appropriate scale and form



of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The updated Townhouse and Low-Rise Apartment Guidelines replaces, and further clarify and expand upon the previous guidelines to reflect current trends and best practices for a broader range of multi-dwelling development up to four storeys in height.

The City Council decision on the Townhouse and Low-Rise Apartment Guidelines can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.5>

The Townhouse and Low-Rise Apartment Guidelines (2018) can be viewed at:

<https://www.toronto.ca/legdocs/mmis/2018/pg/bgrd/backgroundfile-112536.pdf>

## **Bayview Townhouse Design Guidelines**

At its meeting of December 18, 2013, City Council directed staff to undertake a study of Bayview Avenue, from Highway 401 to Lawrence Avenue East, to review the appropriate development framework for the lots abutting Bayview Avenue, in terms of townhouse development. At its meeting of December 10, 2015, City Council adopted the final Bayview Townhouse Design Guidelines.

The Guidelines are intended to provide direction for how proposed townhouse developments fronting on Bayview Avenue can be developed to ensure they fit with the existing and planned neighbourhood context. The Guidelines consider matters such as lot size and configuration, building type, location and organization of buildings, built form, massing, access, parking, and servicing and utilities.

The Bayview Townhouse Guidelines are available in three attachments on the City's website at:

<https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85353.pdf>

<https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85354.pdf>

<https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85355.pdf>

## **Development Infrastructure Policy & Standards (DIPS)**

In 2004, the Development Infrastructure Policy and Standards Review (DIPS) process was initiated to develop a range of standardized designs for new local residential streets. The initiative was led by staff of Engineering and Construction Services and has included the close involvement of staff from different Divisions including City Planning, Toronto Water, Fire Services, Transportation Services, Solid Waste Management, Legal, and Parks, Forestry and Recreation.

The DIPS process arose in response to the growing concern that the City did not have a uniform set of street design standards which resulted in different levels of municipal service delivery. In addition, new townhouse developments were increasingly being

marketed as “freehold” townhouses that rely on common element condominium private streets. Many of these private streets have very narrow ROWs and often do not meet the design objectives of new streets as envisaged by the City’s Official Plan. Developments on private streets create concerns at both the policy and the operational levels. The DIPS policies apply to public local streets and private streets (or mews) that are created to serve grade-related residential developments such as singles, semis and townhouse units. These grade-related residential development have their own footprints, they are not located above a shared structure such as an underground parking garage, and do not share servicing or centralized waste collection area.

The Development Infrastructure Policy and Standards Review (DIPS) policies and standards are available on the City's website at:

<https://www.toronto.ca/services-payments/building-construction/infrastructure-city-construction/construction-standards-permits/standards-for-designing-and-constructing-city-infrastructure/development-infrastructure-policy-standards-dips/>

### **Zoning By-laws**

The subject site is zoned R2, One-Family Detached Dwelling Second Density Zone in the former City of North York Zoning By-law 7625, as amended (see Attachment 3: Zoning By-law 7625 Map). In the R2 zone, the minimum required frontage is 21 metres and minimum required lot area is 975 square metres. The maximum permitted lot coverage is 30% and the maximum building height is 9.5 metres (3-storeys). Townhouses are not permitted in this zone.

The subject site is zoned RD (f30.0; a1850) Residential Detached Zone in Zoning By-law 569-2013, as amended (see Attachment 4: Zoning By-law 569-2013 Map). Within this area, the minimum required lot frontage is 30 metres, and the minimum required lot area is 1,850 square metres. The maximum permitted lot coverage is 30% and the maximum building height is 11.5 metres (3-storeys). Townhouses are not permitted in the RD zone.

### **Site Plan Control**

The site and development proposal are subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

## **COMMENTS**

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### **Reasons for the Application**

The development proposal requires Zoning By-law Amendments to both the former City of North York Zoning By-law 7625, as amended, and to the Citywide Zoning By-law 569-2013, as amended. Amendments are required in order to:

- Allow the townhouse units;
- Allow for reduced lot frontages and lot areas for the proposed single detached lots;
- Allow for increased building heights of 12 and 13 metres; and

- Allow for increased lot coverage.

Additional site-specific development performance standards would be required in order to allow the redevelopment on the site should City Council approve the current or an amended application.

### **Complete Application Submission**

The following reports/studies have been submitted with the application:

- Site Survey
- Architectural Plans including Site Plan, Floor Plans and Elevations
- Landscape Plans
- Civil and Utilities Plan
- Planning Rationale
- Public Consultation Strategy
- Arborist Report and Tree Protection Plan
- Geotechnical Study
- Functional Servicing & Stormwater Management Report
- Transportation Impact Study
- Hydrogeological Study

A Notification of Complete Application was issued on May 17, 2018.

The reports and studies that have been submitted with the application are available at the City's Application Information Centre (AIC) <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### **Agency Circulation**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received will be used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

### **Community Consultation**

The applicant has submitted a Public Consultation Strategy as part of the complete application submission requirements. It proposes that City staff will serve as the main contact person with respect to the Zoning By-law Amendment application, while the Local Councillor will serve as a resource for residents and local stakeholders. Throughout the process, the applicant has identified that they will reach out to the necessary stakeholders and will be available to attend public meetings, as required.

Community consultation helps to inform Council in respect of the exercise of its authority to make a decision with regard to the planning application. This Report seeks Community Council's direction on the community consultation process.

It is anticipated that a Community Consultation Meeting will be scheduled for the third quarter of 2018 in a venue close to the development site. Key issues raised by the

community at the consultation Meeting will be considered in the preparation of the Final Report for this application.

## **Section 2 of the *Planning Act* Conformity**

The Planning Act governs land use planning in Ontario and sets out the means by which a municipality must implement land use planning decisions. In particular, section 2 of the Planning Act requires that municipalities, when carrying out their responsibility under the Act shall have regard to matters of provincial interest including:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
  - i. is well-designed,
  - ii. encourages a sense of place, and
  - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

These matters, which all approval authorities shall have regard for in carrying out their responsibilities under the *Planning Act*, are particularly relevant to this proposal.

While the proposal addresses Section 2 (j), (p) and (q) of the *Planning Act*, the orientation of the detached dwellings on a private street, accessed from Bayview have limited visibility from the street and the site layout is not well designed.

## **Provincial Policy Statement Consistency**

One of the key policy directions expressed in the PPS is to build strong communities by promoting efficient development and land use patterns. To that end, the PPS contains a number of policies that promote intensification, redevelopment and compact built form, particularly in areas well-served by public transit.

Section 1.1 of the PPS focuses on 'Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns'. Policy 1.1.1 describes how healthy, livable and safe communities are sustained. Policy 1.1.1.a requires that efficient development and land use patterns be promoted which sustains the financial well-being of the Province and municipalities over the long term. Policy 1.1.1.b requires an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs. The proposed mix of townhouses and single detached dwellings will assist in diversifying the range and mix of residential uses within this neighbourhood.

Policy 1.1.1.c) and d) require the avoidance of development and land use patterns which may cause environmental or public health and safety concerns and that would prevent the efficient expansion of settlement areas in those areas which are adjacent or

close to settlement areas respectively. The proposed development will not cause any environmental or public health concerns.

Policy 1.1.3.2.a.1), 2) and 5) of the PPS promotes densities and a mix of land uses which efficiently use land, resources, infrastructure and public service facilities and are transit-supportive, where transit is planned, exists or may be developed. The proposed development is appropriate as it will connect to existing services and infrastructure and public service facilities in the immediate and surrounding area.

The applicant's proposal is being evaluated against the PPS (2014) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

### **Growth Plan for the Greater Golden Horseshoe (GGH) Conformity**

The Growth Plan supports intensification within built-up urban areas, particularly in proximity to transit. The plan is about accommodating forecasted growth in "complete communities", designed to "meet people's needs for daily living through an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities and a full range of housing to accommodate a range of incomes and household sizes".

Policy 2.2.1.1 of the Growth Plan provides that population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the Greater Golden Horseshoe (GGH) to the horizon of the Plan. The proposed Zoning By-law Amendment would permit the proposed residential development in a more dense form than currently exists on the site.

Policy 2.2.1 4.a) states that applying the policies of the GGH will support the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities. Policy 2.2.1.4 goes on to state that complete communities will expand convenient access to a range of transportation options, including options for the safe, comfortable and convenient use of active transportation. The achievement of complete communities will ensure the development of high quality compact built form and an attractive, vibrant public realm, among other things.

The applicant's proposal is being evaluated against the Growth Plan (2017) to establish the applications conformity with the Growth Plan (2017).

### **Official Plan Consistency**

Section 4 of the PPS outlines methods in which the PPS should be implemented and interpreted. Policy 4.7 states that a municipality's "official plan is the most important vehicle for implementation of the Provincial Policy Statement" and that "comprehensive, integrated and long-term planning is best achieved through official plans." Furthermore, the PPS directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

The City of Toronto Official Plan is a long-term vision for how the City should grow and the most important vehicle for implementing the PPS and Growth Plan. A key principle of the Official Plan is its emphasis on the strategic need to enhance the amenity and liveability of the City's growth areas. The Official Plan identifies a land use structure of areas where intensification is appropriate and directs growth to certain areas of the City.

The City's Official Plan directs growth to the Downtowns, Centres, Avenues and Employment Areas. *Neighbourhoods* are not designated growth areas in the Official Plan, however limited growth is permitted where it can be demonstrated that the development would respect and reinforce the character of the area and the Plan sets out criteria for this. The shape and feel of neighbourhoods can be preserved by focusing most new residential development in the Centres, along the Avenues, and in other strategic locations.

Healthy Neighbourhoods Policy 2.3.1.1 requires that development will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in neighbourhoods.

The Built Form policies, contained within section 3.1.2 of the Official Plan emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area. The Official Plan identifies that developments may be considered not only in terms of the individual building and site, but also in terms of how that building and site fit within the context of the neighbourhood and the City.

The subject property and the surrounding lands are designated *Neighbourhoods* in the Toronto Official Plan. *Neighbourhoods* are considered to be physically stable, and any development is required to be consistent with this objective by respecting and reinforcing the existing physical character of buildings, streetscapes and open space patterns. The lands designated *Neighbourhoods* surrounding the subject site are that of an established neighbourhood characterized with mostly low rise single detached houses. The character of Bayview Avenue is evolving as a result of the adoption of the Bayview Townhouse Guidelines (applicable south of Highway 401). Policy 4.1.5 requires that development in *Neighbourhoods* should respect and reinforce the existing physical character of the neighbourhood. The physical character of neighbourhoods vary across the city and is determined by attributes such as the prevailing building type, existing building setbacks of buildings from the street, patterns of streets, size and configuration of lots, and heights, massing and scale of nearby residential properties.

This development application is being reviewed against the policies of the Official Plan described in this report as well as the policies of the Official Plan as a whole.

## **ISSUES TO BE RESOLVED**

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

### **Neighbourhood Character and Built Form**

- The proposal will be evaluated in terms of the surrounding context and impacts on adjacent properties as well as consistency with the *Neighbourhoods* policies of the Official Plan, Townhouse and Low Rise Apartment Guidelines, the Bayview Townhouse Design Guidelines, and OPA 320.
- Staff are assessing the appropriateness of the site organization, lot configurations, lot frontages, setbacks, heights and angular planes.
- Staff are reviewing the proposed single detached dwellings at the rear of the site and their visibility from Bayview Avenue.
- Staff are reviewing the quality and design of the building facades.
- Staff are reviewing the studies submitted with the application.

### **Tree Preservation**

- The applicant has indicated that they propose to remove 9 City-owned trees and 36 private trees, and retain 6 trees as part of the development.
- The 1:3 ratio for replacement trees on this site would require that 118 trees would have to be replanted on site. The applicant is proposing to plant 45 deciduous trees and 15 coniferous trees.
- The Arborist Report and Tree Protection Plan have been submitted as part of the Zoning Amendment application and are currently being reviewed by Urban Forestry Staff.
- The appropriateness of removing the large caliper trees on the site will be assessed as well as the opportunity to preserve more trees.

### **Open Space/Parkland**

- The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the residential nature of this proposal is subject to a 5% parkland dedication.

- Should the application be approved, the applicant will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu or on-site dedication.
- The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services and payment will be required prior to the issuance of the first above grade building permit.

### **Infrastructure/Service Capacity**

- City staff are currently reviewing Servicing and Stormwater Management Reports as part of the application. The review will evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing.
- A Transportation Impact Study has also been submitted by the applicant and is currently under review. The Transportation Impact Study will evaluate the effects of the development on the transportation system, but also suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.
- Staff will review the appropriateness of the proposed vehicular access design and the proposed emergency vehicle route.

### **Public Realm**

- Staff are reviewing the site plan and landscape plans including the amount, location and species of planting proposed.
- Staff are reviewing the proposed pedestrian mobility through the site including pedestrian walkways.

### **Other Matters**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **Conclusion**

The proposal is being reviewed against the policies of the PPS (2014), the Growth Plan (2017), the Toronto Official Plan, Townhouse and Low-Rise Apartment Guidelines, and the Bayview Townhouse Design Guidelines.

A number of issues and concerns have been identified and described in this report including:

- Site organization, lot configurations, lot frontages, lot size, setbacks, heights and angular planes.



- The amount and location of replacement trees on site and tree preservation.
- The appropriateness of the proposed vehicular access design and the proposed emergency vehicle route.
- The proposed pedestrian mobility and public realm conditions.

Staff recommend that City Council direct City Staff to continue to negotiate with the applicant to resolve the outstanding issues detailed in this report. City Council should direct the City Solicitor and appropriate staff to attend the Local Planning Appeal Tribunal (the "LPAT") should the application be appealed on the basis of Council's failure to make a decision on the application within the statutory timeframe.

A community meeting is anticipated to be held in the third quarter of 2018. Provided that the applicant provides all required information and addresses any issues raised without delay, a Statutory Public Meeting is targeted for the second quarter of 2019.

## **CONTACT**

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## **SIGNATURE**

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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: Zoning By-law 7625 Map
- Attachment 4: Zoning By-law 569-2013 Map

### **Applicant Submitted Drawings**

- Attachment 5: Site Plan
- Attachment 6: North Elevation
- Attachment 7: East Elevation
- Attachment 8: South Elevation
- Attachment 9: West Elevation

## Attachment 1: APPLICATION DATA SHEET

**Municipal Address:** 2654 BAYVIEW AVE    **Date Received:** April 9, 2018

**Application Number:** 18 140522 NNY 25 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Eight, 3 1/2-storey town houses fronting onto Bayview Avenue and seven 2 1/2-storey single detached dwellings located on a private road

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
BAYTREE ESTATES INC.			MINGJI LI

### EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods    Site Specific Provision:

Zoning: RD (f30.0;  
a1850) (x975)    Heritage Designation:

Height Limit (m):    Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m): 5,652    Frontage (m): 67    Depth (m): 85

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	960		1,568	<b>1,568</b>
Residential GFA (sq m):			3,958	<b>3,958</b>
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>			<b>3,958</b>	<b>3,958</b>
Height - Storeys:	2		3	<b>3</b>
Height - Metres:			14	<b>14</b>

Lot Coverage Ratio (%): 27.74    Floor Space Index: 0.7

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	3,958	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:	3		15	15
Condominium:				
Other:				
<b>Total Units:</b>	<b>3</b>		<b>15</b>	<b>15</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					15
Proposed:					
<b>Total Units:</b>					<b>15</b>

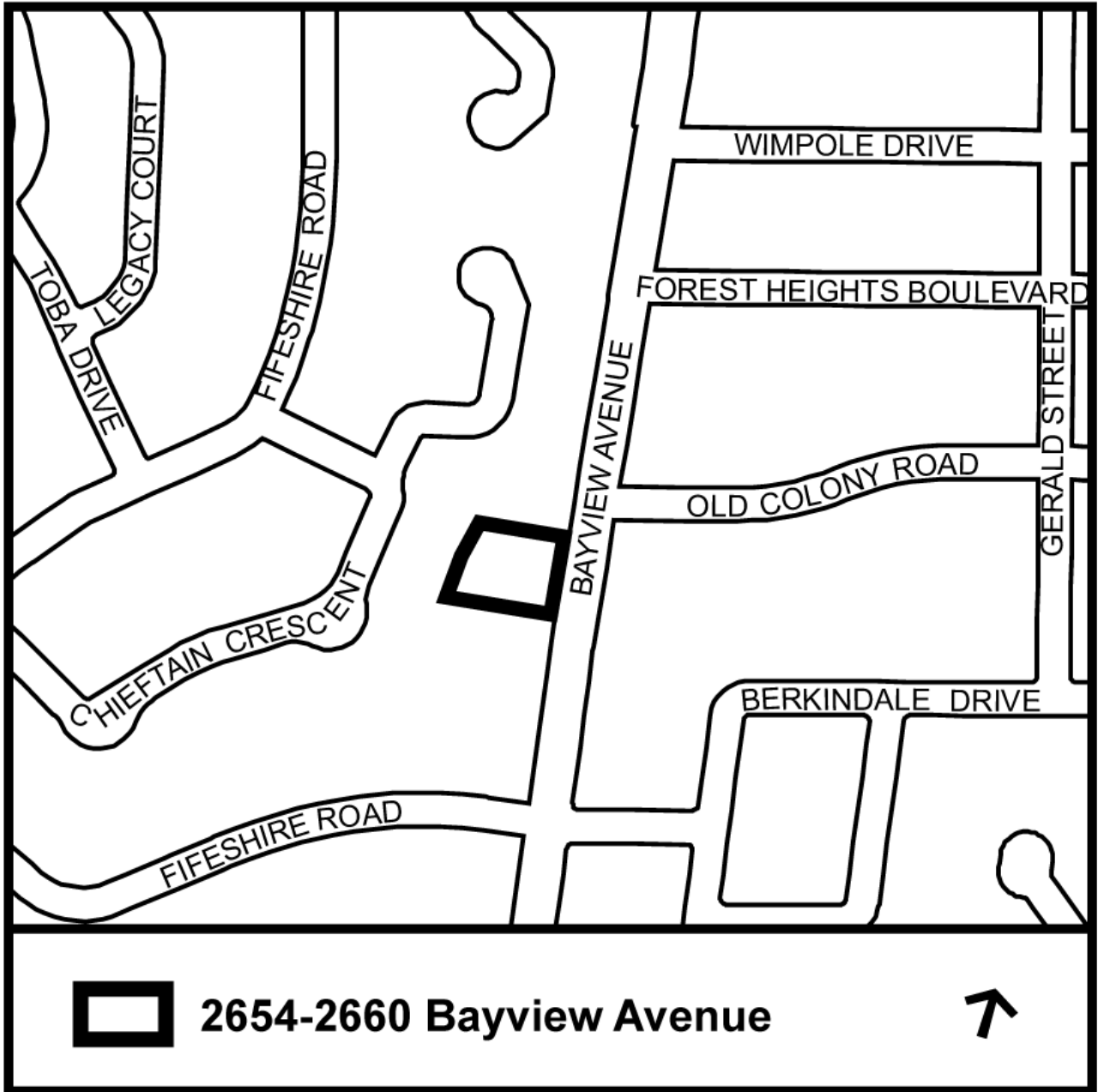
**Parking and Loading**

Parking Spaces: 50      Bicycle Parking Spaces:      Loading Docks:

**CONTACT:**

Marian Prejel, Senior Planner  
(416) 392-9337  
Marian.Prejel@toronto.ca

Attachment 2: Location Map




# Attachment 3: Zoning By-law 7625 Map



**Zoning By-law 7625**

**2654-2660 Bayview Avenue**

File # 18 140522 NNY 25 0Z

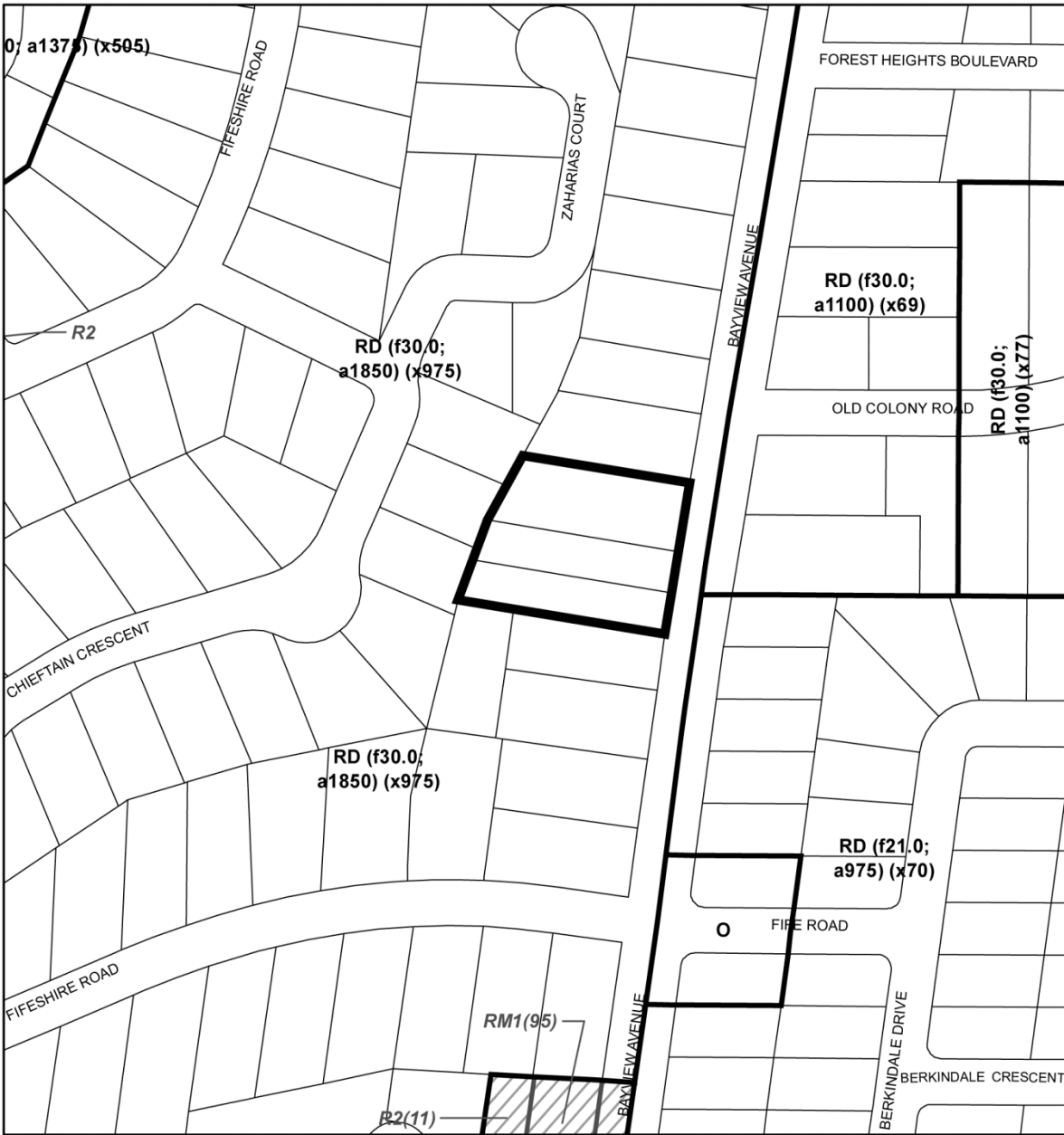
 Location of Application

**R1** One-Family Detached Dwelling First Density Zone

**R2** One-Family Detached Dwelling Second Density Zone  
**RM1** Multiple-Family Dwellings First Density Zone

  
 Not to Scale  
 Extracted: 05/16/2018

# Attachment 4: Zoning 569-2013 By-law Map



Zoning By-law 569-2013

2654 - 2660 Bayview Avenue

File # 18 140522 NNY 25 0Z



Location of Application

RD Residential Detached

O Open Space



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

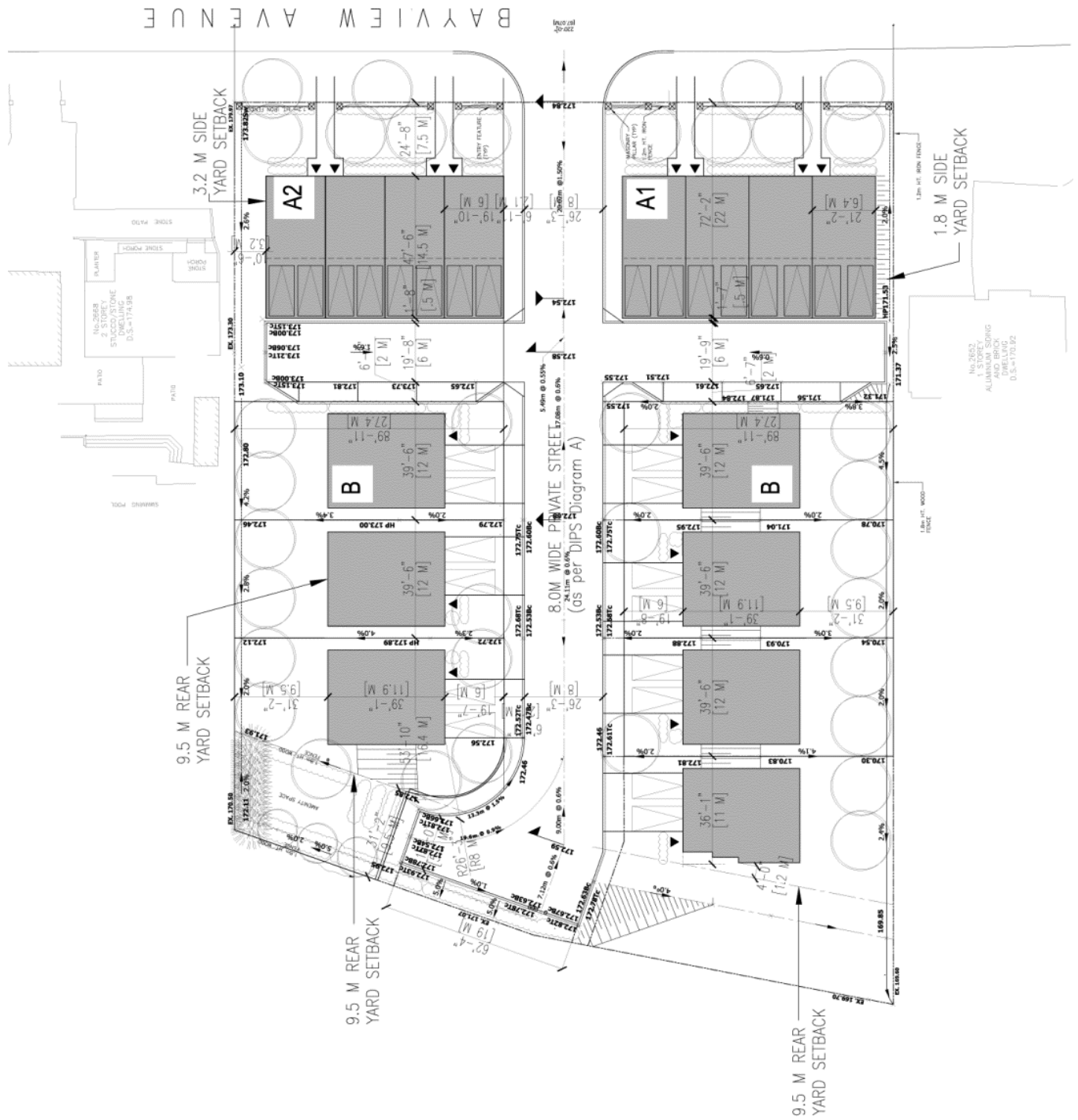
R2 One-Family Detached Dwelling Second Density Zone

RM1 Multiple-Family Dwellings First Density Zone



Not to Scale  
Extracted: 05/15/2018

# Attachment 5: Site Plan



**Attachment 6: North Elevation**







**North Elevation**

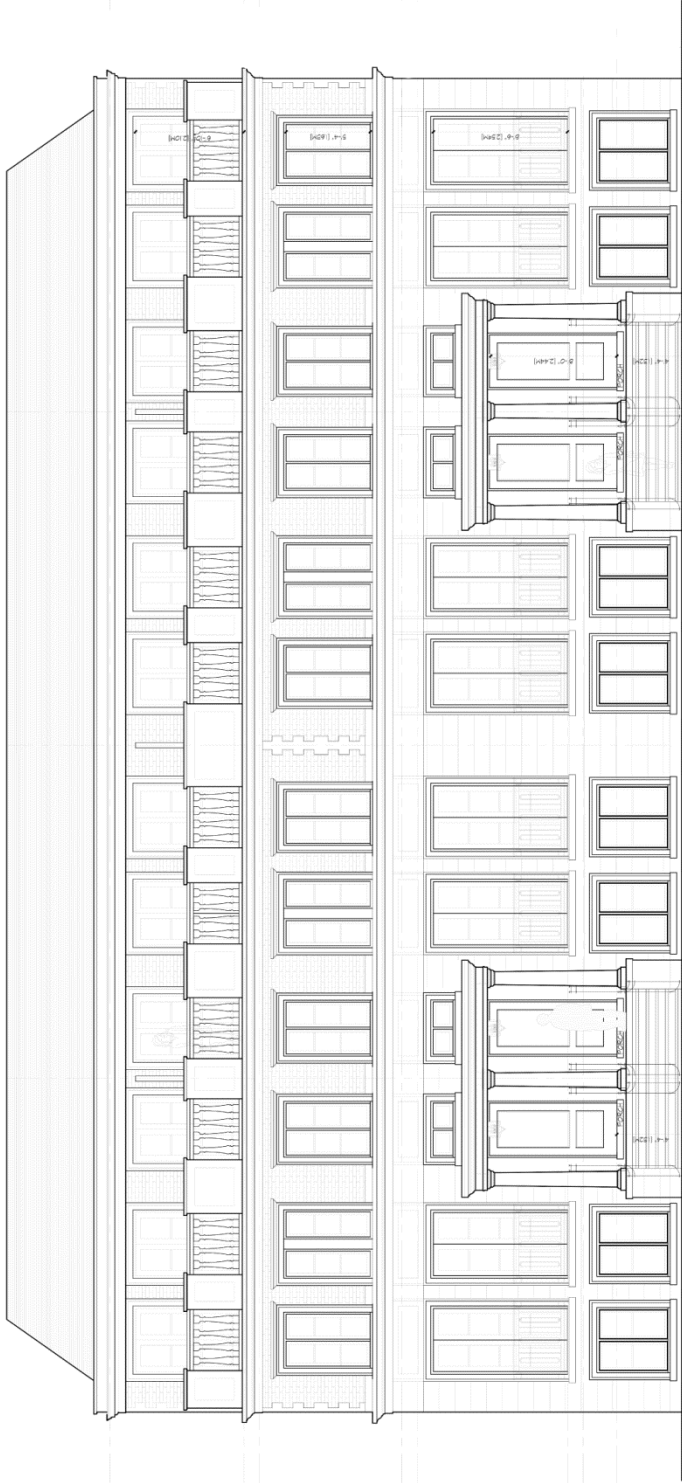
Applicant's Submitted Drawing

Not to Scale  
05/15/2018

**2654 - 2660 Bayview Avenue**

File # 18 140522 NNY 25 0Z

**Attachment 7: East Elevation**



**East Elevation (Bayview Ave.)**

Applicant's Submitted Drawing

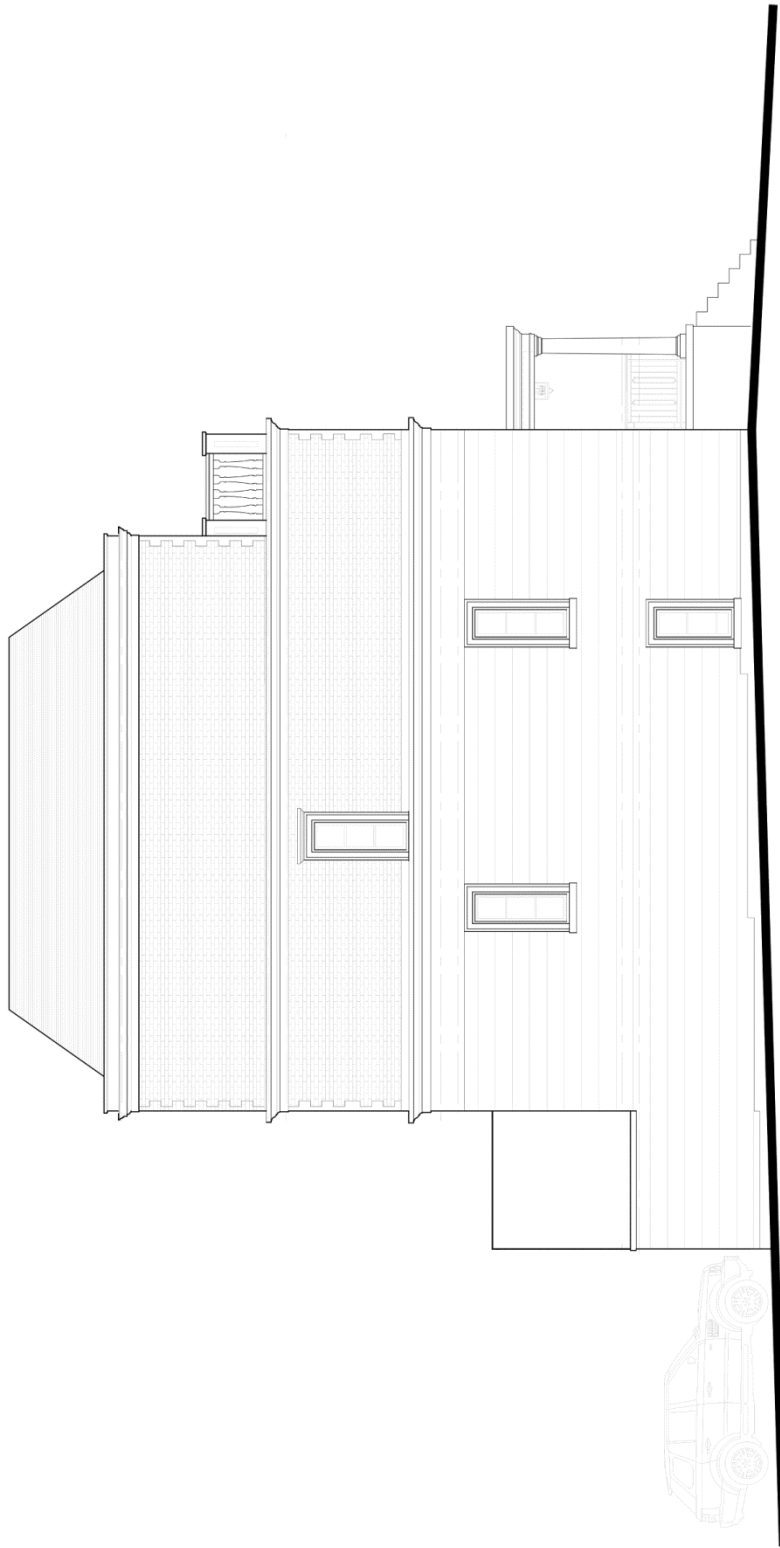
Not to Scale  
05/15/2018

**2654 - 2660 Bayview Avenue**

File # 18 140522 NNY 25 0Z



**Attachment 8: South Elevation**



**South Elevation**

**2654 - 2660 Bayview Avenue**

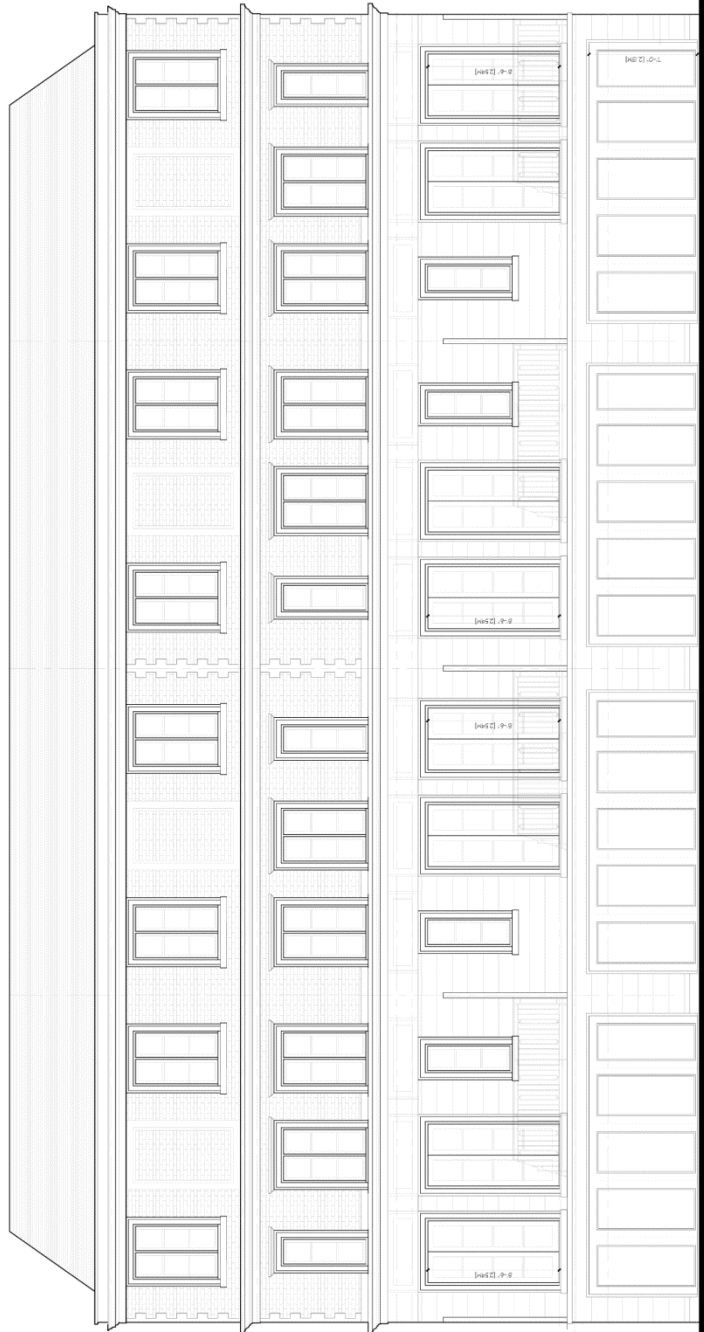
Applicant's Submitted Drawing  
Not to Scale  
05/15/2018

File # 18 140522 NNY 25 0Z





**Attachment 9: West Elevation**



**West Elevation**

Applicant's Submitted Drawing

Not to Scale  
05/15/2018

**2654 - 2660 Bayview Avenue**

File # 18 140522 NNY 25 0Z