

## **3358 - 3364 Bayview Avenue – Zoning By-law Amendment Application – Preliminary Report**

Date: April 29, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

**Planning Application Number:** 18 246300 NNY 24 OZ

**Related Applications:** 18 246307 NNY 24 SA

**Notice of Complete Application Issued:** November 26, 2018

**Current Uses on Site:** Residential 2-storey single family dwellings on each of the four assembled lots.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 3358, 3360, 3362 and 3364 Bayview Avenue. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 3358, 3360, 3362 and 3364 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

### **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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A previous Zoning By-law amendment and Site Plan Control applications were submitted to the City for 16, four storey townhouse units on the subject site. A preliminary report was received at North York Community Council on January 22, 2013 and a community consultation was held on April 10, 2013, however, due to inactivity, the files were later closed on March 30, 2017.

## **ISSUE BACKGROUND**

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### **Application Description**

This application proposes to amend Zoning By-law provisions for the property at 3358, 3360, 3362 and 3364 Bayview Avenue to permit 18, four storey townhouse units in two blocks fronting Bayview Avenue, Ruth Avenue and Glenelia Avenue. The proposed building height is 11.7 metres (excluding the basement and rooftop terrace staircase access areas) with a total gross floor area of 3349m<sup>2</sup> representing a Floor Space Index of 1.25. A total of 40 parking spaces are proposed in a tandem arrangement; one parking space within the integral garage and one outdoor parking space immediately outside the garage for each unit. Four visitor parking spaces are proposed on the western property edge. The driveway will be six metres in width and accessed from Ruth Avenue and Glenelia Avenue. Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context and Attachment 3 for the Site Plan.

### **Provincial Policy Statement and Provincial Plans**

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Toronto Official Plan Policies and Planning Studies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important

document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands designed “Neighbourhoods” on the Land Use Plan, Map 16, and Bayview Avenue is identified as a major street on Map 3 of the Official Plan (see Attachment 7). Neighbourhoods are considered stable areas made up of 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.

### **Zoning By-laws**

The four assembled lots are subject to the former City of North York Zoning By-law 7625 and currently zoned One Family Detached Dwelling Fourth Density Zone, which permits single family detached dwellings, and recreational and institutional uses. The R4 zone permits a maximum height of 2-storeys or 8.8 metres with a sloped roof. The minimum lot frontage is 15 metres with a minimum lot area of 550 m<sup>2</sup>.

Three of the four assembled lots which comprise the subject lands (3360, 3362 and 3364 Bayview Avenue) are zoned RD (f15; a550) (x5) under By-law 569-2013. The RD Zone requires a minimum lot frontage of 15 metres and a minimum lot area of 550 m<sup>2</sup>. Exception 5 provides some additional site specific criteria which require minimum side yard setbacks of 1.8 metres. The maximum permitted height is 10 metres or two storeys, and the maximum lot coverage is 30%. Several other provisions of the RD zone are primarily related to a detached house form. 3358 Bayview Avenue, which is part of the subject lands is not within the jurisdiction of By-law 569-2013.

Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

### **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

The Bayview Avenue Area Study Guidelines apply to lands on the west side of Bayview Avenue from Finch Avenue to Hollywood Avenue. The subject site is not located in the area that is applicable to these guidelines. The subject site is designated Neighbourhoods in the Official Plan, that require that development respect and reinforce the existing and planned context. To achieve these policies, the Bayview Avenue Area Study Guidelines identified appropriate performance measures for townhouse developments abutting stable

neighbourhoods as it relates to height, angular planes, setbacks and appropriate landscaping buffers. Thus, the Bayview Avenue Area Study Guidelines have helped to shape the prevailing townhouse built form and physical character of the existing townhouses on Bayview Avenue, predominantly south of Finch Avenue, on the west side of Bayview Avenue. The Bayview Avenue Area Study Guidelines may be found here: <https://www.toronto.ca/wp-content/uploads/2017/08/953d-Bayview-Avenue-Area-Study-Final-Report.pdf>

City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these guidelines in the evaluation of townhouses and low-rise apartment development applications. City-wide Townhouse and Low-rise Apartment guidelines assist in providing appropriate design of low-rise buildings ranging from stacked townhouses, back-to-back townhouses and low-rise apartment buildings of 4-stories or less in height. The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

### **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is currently under review.

### **COMMENTS**

#### **Reasons for the Application**

A Zoning By-law amendment is required to permit the townhouses under both Zoning By-law No. 7625 and Zoning By-law No. 569-2013 and to establish appropriate development standards such as building height, setbacks, angular plane and total gross floor area.

### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

#### **Provincial Policies and Plans**

City Planning staff are evaluating this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan.

## **Built Form, Planned and Built Context**

There is an emerging townhouse context along Bayview Avenue, more frequently occurring on the west side of Bayview Avenue, south of Finch Avenue. Staff will be evaluating the appropriateness of the proposed landscape buffer and the inclusion of four visitor parking spaces within the landscape buffer.

The subject site is designated Neighbourhoods and is located within a stable neighbourhood area. Neighbourhood 4.1.5 policies directs that new development will be designed to fit into the existing and/or planned context, and will limit its impact on neighbouring properties by (d) providing for adequate light and privacy. Staff will be assessing the suitability of the landscape buffer area and the proposed rear yard balconies located on all four floors, including the roof top amenity area, to improve its relationship with the abutting single family detached neighbourhood and to ensure appropriate mitigation against impacts of overlook and privacy.

## **Tree Preservation**

The proposal is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report in support of the application which is currently under review by City staff.

The Arborist report identifies 12 private trees and 16 City trees that are intended to be injured or removed to accommodate the development. Staff will continue to review the proposed replacement planting of 13 City trees and a cash-in-lieu payment for 33 replacement trees. The appropriate number of new private and City trees to replace those proposed to be injured or removed will be assessed and secured through the review process.

## **Infrastructure/Service Capacity**

The application will be reviewed to determine if there is sufficient infrastructure capacity to adequately support the proposed development. The applicant has submitted the following reports to be reviewed by Engineering and Construction Services staff: a Site Servicing Report, a Functional Servicing and Stormwater Management Report and a Geotechnical Investigation.

Staff are reviewing the effects of the proposed development on the City's municipal servicing infrastructure and watercourses, and whether there is sufficient capacity to accommodate the proposed development. Staff will determine if improvements to the existing infrastructure are required.

A Transportation Impact Study has been submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that

are necessary to accommodate the travel demands and impacts generated by the development.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in Zoning By-law Amendments on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant has submitted a TGS Checklist, Version 3.0 and staff will review compliance with Tier 1 performance measures.

### **Other Matters**

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

### **CONTACT**

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### **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

### **ATTACHMENTS**

#### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal - northwest

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: West Elevation

Attachment 5: East Elevation

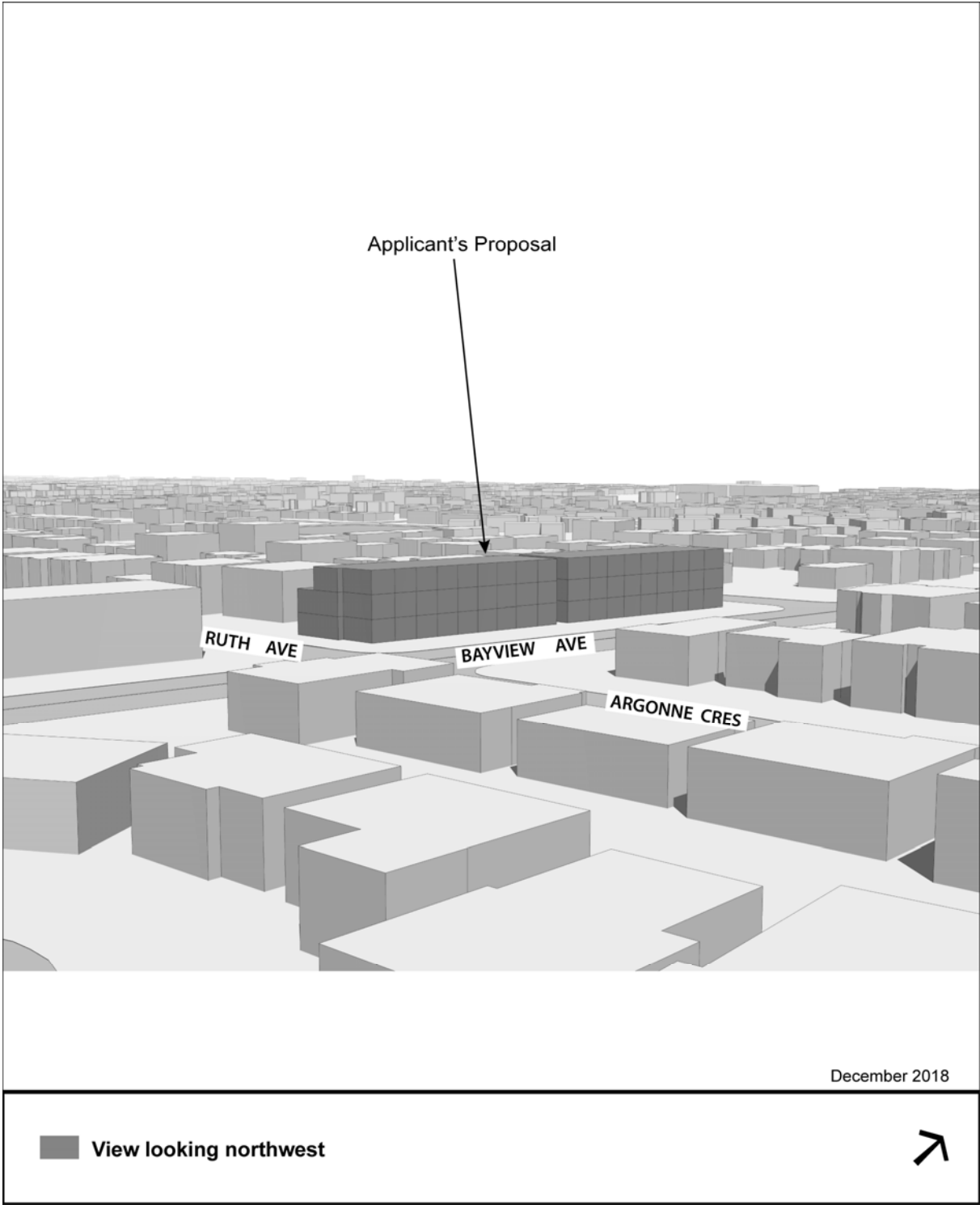
Attachment 6: South Elevation

Attachment 7: Official Plan Map

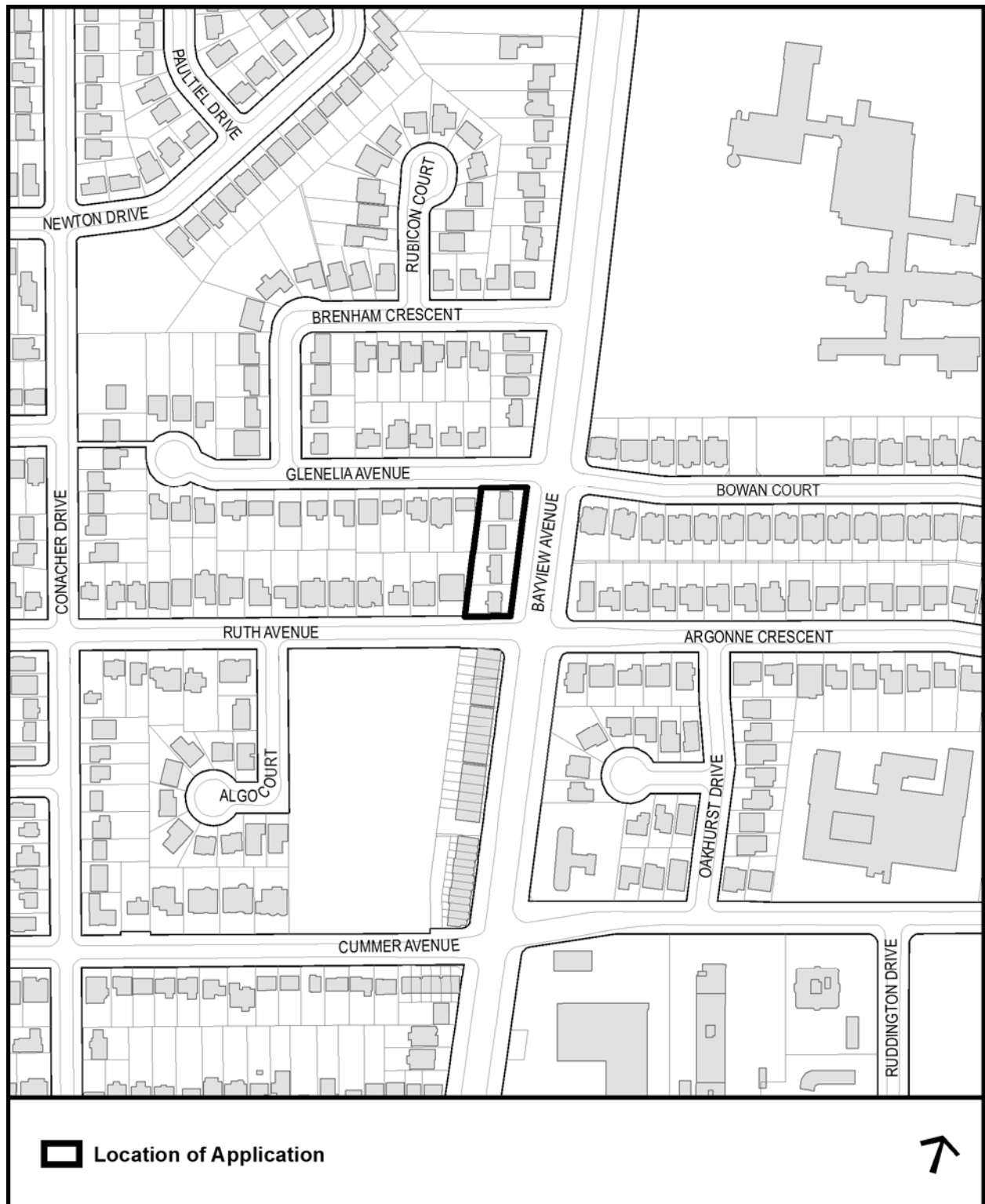
Attachment 5: Zoning By-law Map No. 7625

Attachment 6: Zoning By-law Map No. 569-2013

Attachment 1: 3D Model of Proposal – Northwest view



## Attachment 2: Location Map





## Attachment 3: Site Plan



### Site Plan

Applicant's Submitted Drawing

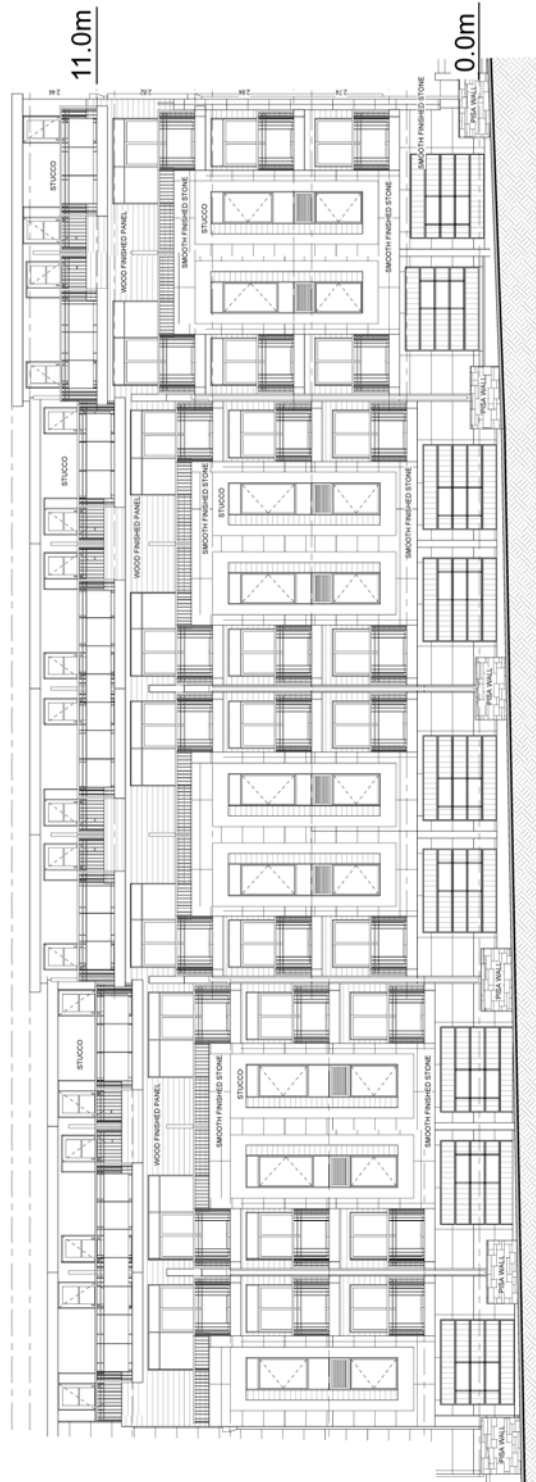
Not to Scale  
01/02/2019



3358 - 3364 Bayview Avenue

File # 18 246300 NNY 24 02

## Attachment 4: West Elevation



**West Elevation - Block B**  
 Applicant's Submitted Drawing

Not to Scale  
 01/02/2019

**3358 - 3364 Bayview Avenue**

File # 18 246300 NNY 24 0Z

Attachment 5: East Elevation

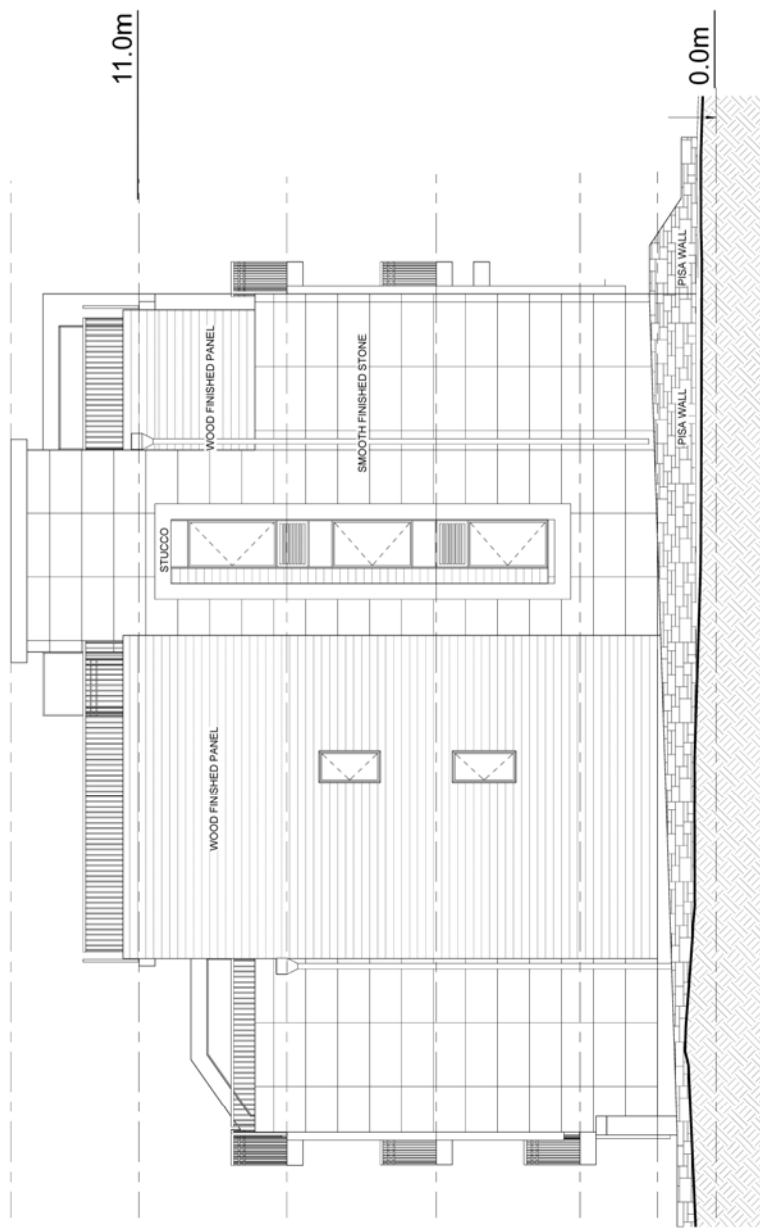


**East Elevation - Block A**  
Applicant's Submitted Drawing  
Not to Scale  
01/02/2019

**3358 - 3364 Bayview Avenue**

File # 18 246300 NNY 24 0Z

Attachment 6: South Elevation



**South Elevation - Block A**

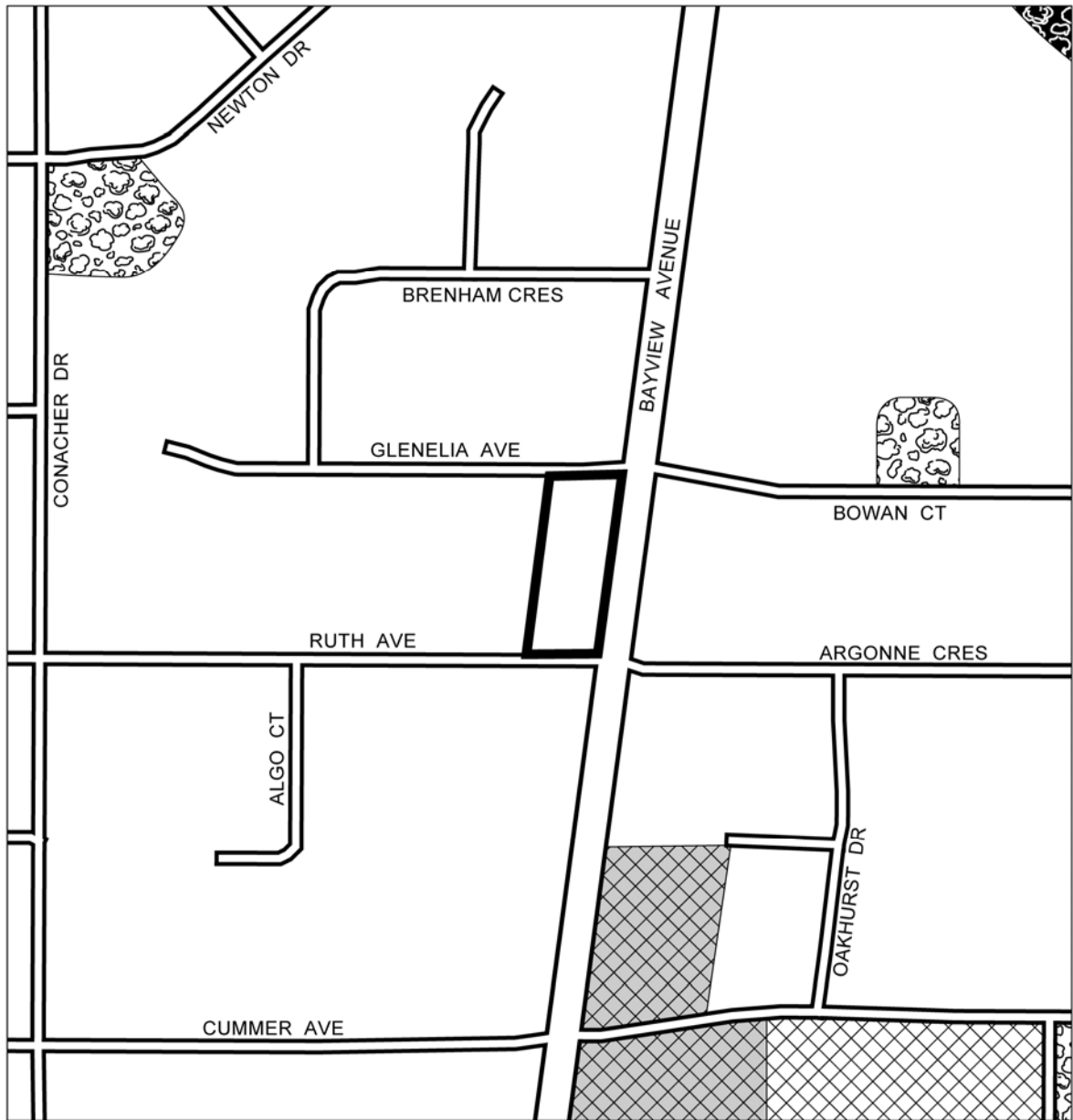
**Applicant's Submitted Drawing**

Not to Scale  
01/02/2019

**3358 - 3364 Bayview Avenue**

File # 18 246300 NNY 24 02

## Attachment 7: Official Plan Map



### Official Plan Land Use Map #16

3358 - 3364 Bayview Avenue

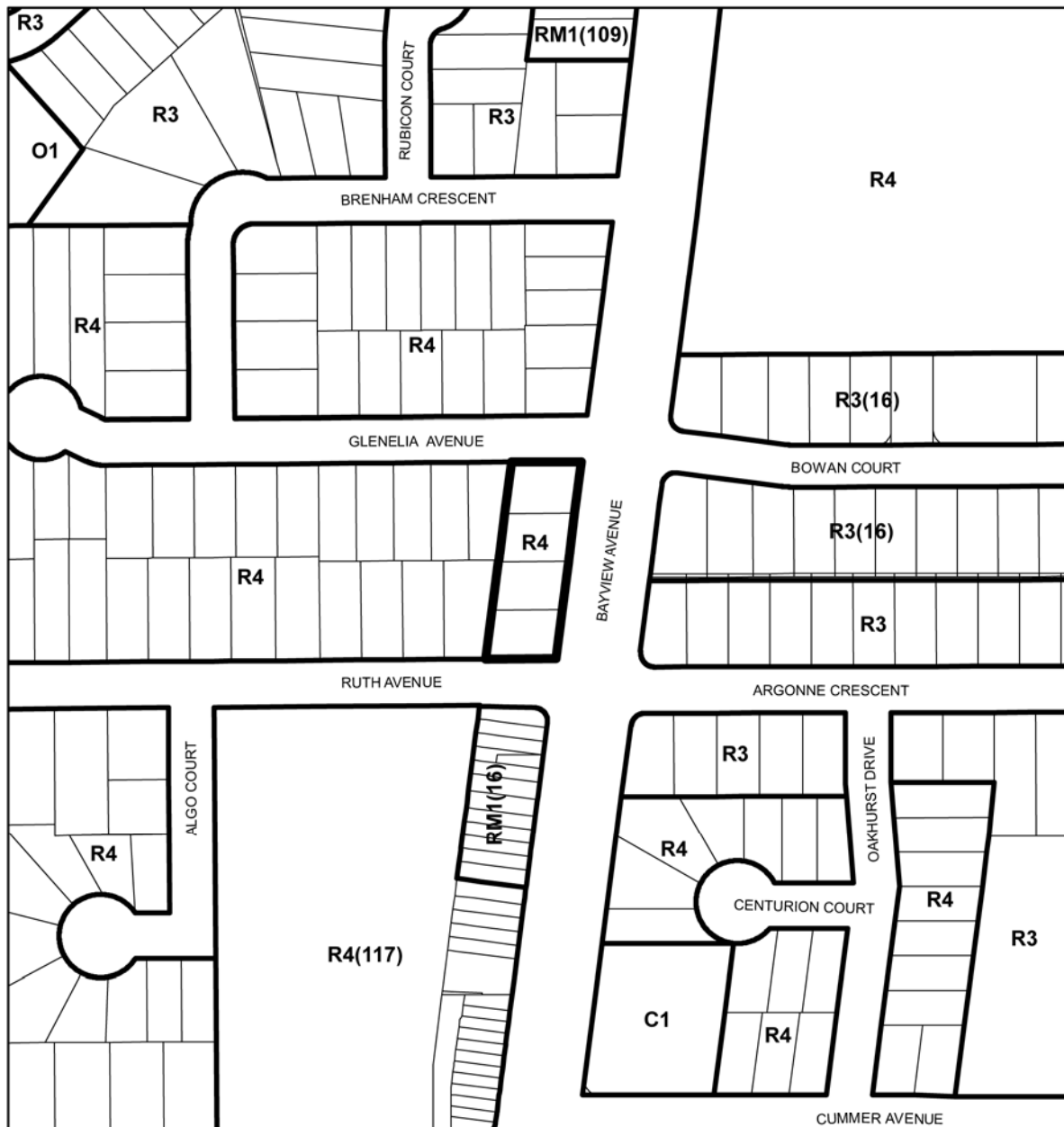
File # 18 246300 NNY 24 02

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Natural Areas
	Apartment Neighbourhoods		Parks
	Mixed Use Areas		



Not to Scale  
12/17/2018

# Attachment 8: Zoning By-law Map No. 7625



**Zoning By-law 7625**

**3358 - 3364 Bayview Avenue**

File # 18 246300 NNY 24 0Z

 Location of Application

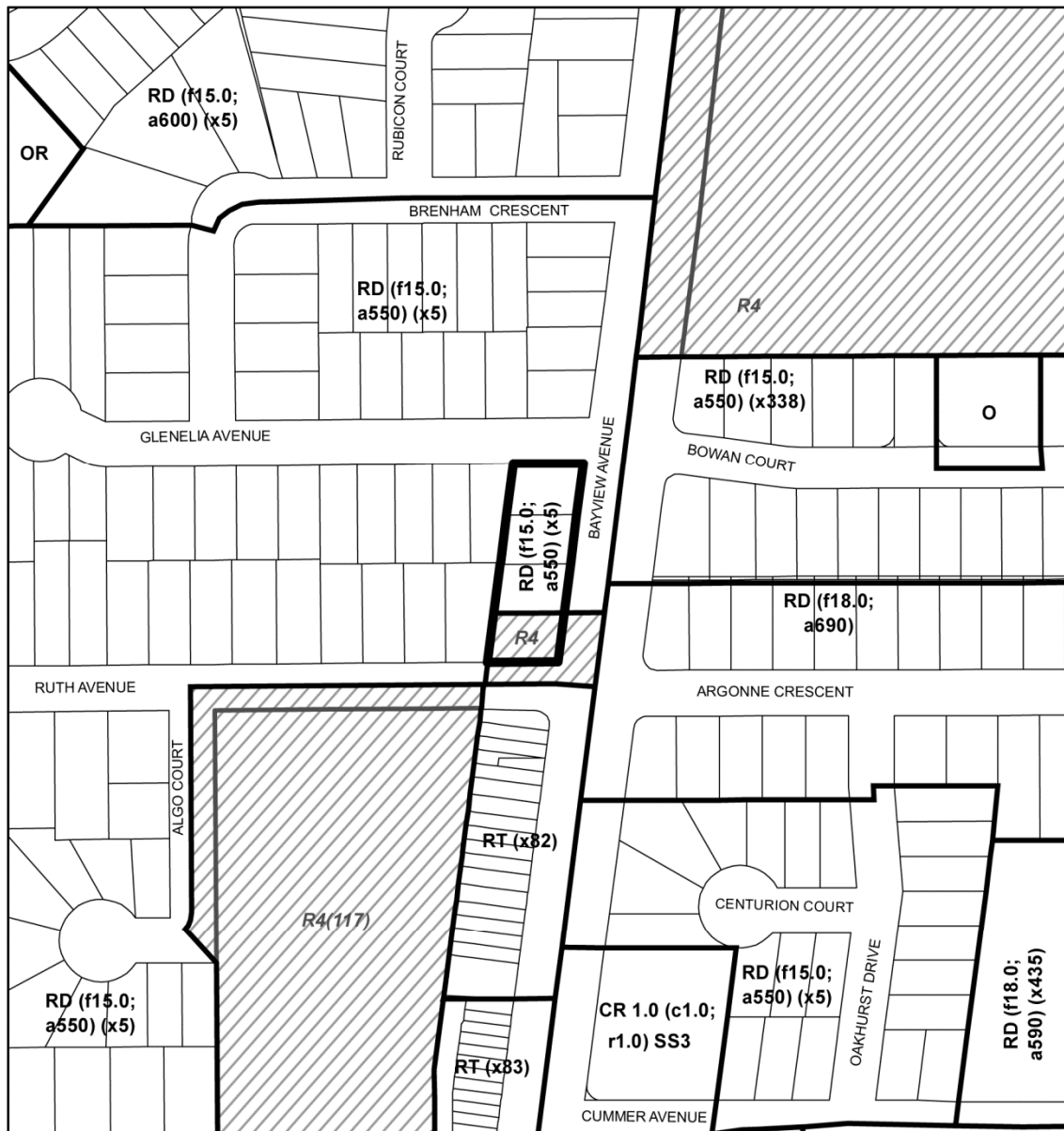
**R3** One-Family Detached Dwelling Third Density Zone  
**R4** One-Family Detached Dwelling Fourth Density Zone

**RM1** Multiple-Family Dwellings First Density Zone  
**C1** General Commercial Zone  
**O1** Open Space Zone



Not to Scale  
 Extracted: 12/17/2018

# Attachment 9: Zoning By-law Map No. 569-2013



Zoning By-law 569-2013

3358 - 3364 Bayview Avenue

File # 18 246300 NNY 24 0Z



Location of Application

RD Residential Detached  
RT Residential Townhouse  
RAC Residential Apartment Commercial

CR Commercial Residential  
O Open Space  
OR Open Space Recreation



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

R4 One-Family Detached Dwelling Fourth Density Zone

Not to Scale  
Extracted: 12/17/2018