

2706 Bayview Avenue – Zoning By-law Amendment Application – Request for Direction Report

Date: September 24, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: 15 - Don Valley West

Planning Application Number: 16 269523 NNY 25 OZ

SUMMARY

The purpose of this report is to advise that a staff report entitled "2706 Bayview Avenue – Zoning By-law Amendment Application – Request for Direction Report" will be finalized and made available for consideration in advance of the October 10, 2019 North York Community Council meeting.

This application proposes to amend the Zoning By-laws for the lands at 2706 Bayview Avenue to permit the relocation of the existing detached dwelling on the lot and to permit the construction of three 3 storey (11.4m high) townhouse units fronting Bayview Avenue. The proposed development would be accessed via a shared private driveway from Bayview Avenue providing access to rear integral garages in the townhouse units and a front integral garage for the relocated detached dwelling.

The applicant has appealed their application for Zoning By-law Amendment to the Local Planning Appeal Tribunal (LPAT) due to Council's failure to make a decision on the application within the time prescribed by the Planning Act (LPAT Case No.PL 171398). A prehearing conference was held on June 12, 2018. A second prehearing conference was held on May 15, 2019. A third prehearing conference is scheduled for October 15, 2019. A full hearing is not yet scheduled.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

COMMENTS

Planning staff are finalizing a Request for Direction Report and recommendations for consideration by North York Community Council at its meeting of October 10, 2019.

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SIGNATURE

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