

1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue – Zoning By-Law Amendment and Rental Housing Demolition Applications – Final Report

Date: December 10, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 15 - Don Valley West

Planning Application Number: 19 120011 NNY 15 OZ

Rental Housing Application Number: 19 120017 NNY 15 RH

SUMMARY

The purpose of this report is to advise that a staff report entitled "1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue – Zoning By-Law Amendment and Rental Housing Demolition Applications – Final Report" is being finalized and will be made available for consideration in advance of the January 8, 2020 North York Community Council meeting.

This application proposes to amend City Zoning By-law Nos. 438-86 and 569-2013 to permit the redevelopment of the subject lands for a 8-storey (27.85 metre high) mixed use building containing 65 residential units (inclusive of 13 replacement rental dwelling units) and 143 square metres of non-residential gross floor area on the ground floor resulting in an overall density (Floor Space Index - FSI) of 4.03 times the lot area. The proposed development would include 73 parking spaces in a three-level underground garage accessed from Bayview Avenue.

A Rental Housing Demolition application was submitted under Section 111 of the *City of Toronto Act* to demolish two existing semi-detached buildings and two existing single-detached buildings containing a total of 14 existing residential dwelling units, of which 13 are currently rental dwelling units and 1 dwelling unit is owner occupied.

COMMENTS

Planning staff are finalizing a Final Report and recommendations for consideration by North York Community Council at its meeting of January 8, 2020.

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SIGNATURE

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