

2673-2675 Bayview Avenue - Zoning By-law Amendment – Final Report

Date: January 20, 2020

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 18 266038 NNY 15 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit eight townhouse units fronting Bayview Avenue and two detached houses to the rear of the site fronting onto a shared private north-south driveway. The townhouses are separated into two blocks of four units each and would be three storeys in height (11 metres). The detached houses would be two storeys in height (10.6 metres). Vehicular access to the townhouse rear integral garages and the integral garages of the detached houses is proposed from a shared private driveway off of Bayview Avenue. The proposed floor space index is 0.75 times the area of the lot and the proposed lot coverage is 42%. The existing detached houses on the site would be demolished.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019).

The proposal provides for two detached dwellings which are compatible with the surrounding neighbourhood and provides for appropriate townhouse infill development along a major street. The proposal conforms to the City of Toronto's Official Plan and meets the intent of the Bayview Townhouse Design Guidelines.

This report reviews and recommends approval of the application to amend the Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2673-2675 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

2. City Council amend former City of North York Zoning By-law 7625 for the lands at 2673-2675 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On December 16, 2013, City Council adopted a motion to review an appropriate policy and urban design framework for the lots abutting Bayview Avenue between Highway 401 and Lawrence Avenue East. In response, staff developed the Bayview Townhouse Design Guidelines (the "Bayview Townhouse Guidelines"), in consultation with area stakeholders, to ensure that proposed townhouse developments were designed in a manner that respects and reinforces the character of the area. The Bayview Townhouse Guidelines were adopted by North York Community Council on November 12, 2015 and by City Council on December 9, 2015. The final report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.45>

A pre-application consultation meeting was held with the applicant on August 2, 2017 to discuss complete application submission requirements. The current application was submitted on December 7, 2018 and deemed complete on February 12, 2019. A Preliminary Report on the application was adopted by North York Community Council on February 14, 2019 authorizing staff to conduct a community consultation meeting with an expanded notification area. The Preliminary Report is available here:

https://www.toronto.ca/legdocs/mmis/2019/ny/bgrd/backgroundfile-124098.pdf#xd_co_f=MjA2LjEzMC4xNzMuMjgtNjQ2MTMyMzA0LjMwNjlxMTUx~

PROPOSAL

The application proposes to amend City of Toronto Zoning By-law 569-2013 and former City of North York Zoning By-law 7625 at 2673-2675 Bayview Avenue to permit eight townhouse units fronting Bayview Avenue and two detached houses at the rear of the site. The existing detached houses would be demolished. The overall project would have a proposed density of 0.75 times the area of the lot and a total lot coverage of 42% (see attached Attachments 1 and 8). The applicant intends to submit a common elements draft plan of condominium application to facilitate the creation of the shared private driveways and the townhouse and detached dwelling parcels.

Townhouse Units

The townhouses would be organized into two blocks of four units each with a distance of 9.6 metres separating the two blocks. The townhouse units are proposed to have

widths between 5.5 and 5.63 metres. All units are proposed to be three storeys and a maximum height of 11 metres from established grade to the top of the roof. Each unit would have a minimum approximate gross floor area of 265 square metres, a front porch and an outdoor rear deck accessed from the main floor of the dwelling. The two end units would have side yard setbacks of 2.50 metres. The minimum front yard setback to the main front wall of the townhouses would be 7.0 metres.

Detached Dwellings

The detached houses would be two storeys and a maximum of 10.6 metres in height measured from established grade to the top of the roof with an approximate gross floor area between 471 and 498 square metres. Each house would have a front porch. The parcels of land associated with the proposed detached houses would have a minimum lot frontage of 29 metres, a minimum lot area of 940.5 square metres, a maximum lot coverage of 29.7% excluding the front porch, a minimum front yard setback of 4.5 metres to the portion of the northern detached house excluding the front porch, a minimum side yard setback of 2 metres, and a minimum rear yard setback of 9.5 metres. The southern detached house would have a minimum front yard setback of 8 metres excluding the front porch. The detached houses would have a minimum side yard setback of 4 metres to the north and south lot lines and a minimum separation distance of 4 metres between them.

Site access and parking

Vehicular access to all units would be provided via a two-way 6.0 metre wide east-west shared private driveway off of Bayview Avenue, which is proposed to connect to a 6.5 metre wide shared north-south private driveway. Since the townhouse blocks are separated by a distance of 9.6 metres, the remaining 3.5 metres for the east-west driveway is allocated as follows: 1.6 metre walkway adjacent to the north townhouse block and an approximately one metre soft landscaping strip abutting the interior units in each townhouse block. Each townhouse unit is proposed to accommodate one parking space in the rear integral garage. The driveways leading to the townhouse garages have the capacity to accommodate an additional resident parking space or to be used for visitor parking. Each of the detached houses is proposed to have three vehicular parking spaces in an integral front garage and two parking spaces on the driveway, as shown on Attachment 8. Garbage and recycling is proposed to be stored in the garage of each townhouse unit and detached house and collected curbside along Bayview Avenue on pick-up day.

Site and Surrounding Area

The site is located on the east side of Bayview Avenue between Forest Heights Boulevard to the north and Old Colony Road to the south, approximately 600 metres south of the Highway 401/Bayview Avenue interchange. The site has a width along Bayview Avenue of approximately 60 metres and a lot area of approximately 4,446 square metres. The surrounding uses are as follows:

North: Detached houses either fronting or flanking Bayview Avenue are found between 2675 Bayview Avenue and Truman Road. North of Truman Road two places of worship are located at 2737 Bayview Avenue and 19 Northdale Road. On the west side of Bayview Avenue, just south of Highway 401, there is a cluster of mid and high-rise apartment buildings.

South: Immediately south are two detached dwellings fronting onto Old Colony Road known as 10 and 16 Old Colony Road. Further south are detached houses. An application to amend the Zoning By-law at 2619 Bayview Avenue and 6 Heathcote Avenue was approved for six townhouse units fronting Bayview Avenue and one detached dwelling fronting Heathcote Avenue. Additionally, on January 31, 2018, 1 Heathcote Avenue was approved for a six-unit townhouse development. Just south of Heathcote Avenue is a place of worship known as 2609 Bayview Avenue and a nursing home known as 2601 Bayview Avenue, and series of older townhouses. York Mills Road is the closest major intersection to the south. York Mills Shopping Centre is located at the northwest corner of Bayview Avenue and York Mills Road.

East: One and two-storey detached dwellings, as well as schools and places of worship within the interior of the neighbourhood.

West: Across Bayview Avenue are detached dwellings which alternate having driveway access off of Bayview Avenue and the residential side streets. There is also a recently constructed five-unit townhouse development known as 2 Baytree Crescent, 2636 A and B Bayview Avenue, and 2638 A & B Bayview Avenue south of Fifeshire Road.

Reasons for Application

An application for Zoning By-law Amendment was submitted to permit the proposed townhouse built form and to create an appropriate set of performance standards to accommodate the proposed development.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Planning Rationale Report (including draft zoning by-law amendments)
- Arborist Report
- Functional Servicing and Stormwater Management Report
- Environmental Noise Assessment
- Phase 1 Environmental Site Assessment
- Public Consultation Strategy
- Traffic Impact Study
- Toronto Green Standard Checklist

The reports and studies submitted by the applicant are available on the City's Application Information Centre (AIC): <http://app.toronto.ca/AIC/index.do>

Agency Circulation Outcomes

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members had an opportunity to view oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

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 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 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."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part. The Growth Plan (2019) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

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.

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 and for conformity with the Growth Plan. The outcome of staff analysis and review are summarized in the Comments section of this report.

Provincial Plans

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 these 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.

Official Plan Amendment 320

The Local Planning Appeal Tribunal (LPAT) issued an Order on December 7, 2018 to approve and bring into force OPA 320. The approved policies reflect the policies endorsed by Council at its meetings of June 26 to 29, 2018 and July 23 to 30, 2018 in response to mediation and settlement offers from OPA 320 Appellants.

OPA 320 was adopted as part of the Official Plan Five Year Review and contains new and revised policies on Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*. The approved amendments uphold the Official Plan's goals to protect and enhance existing neighbourhoods that are considered stable but not static, allow limited infill on underutilized *Apartment Neighbourhood* sites and help attain Tower Renewal Program goals.

In its Order that approved OPA 320, the LPAT found that the OPA 320 policies are consistent with the Provincial Policy Statement (2014) and conform with the Growth Plan for the Greater Golden Horseshoe (2017).

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 - Shaping the City

The Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan state that *Neighbourhoods* are low rise and low density residential areas that are considered to be physical stable. Development in *Neighbourhoods* will be consistent with this objective and will respect and reinforce the exiting physical character of buildings, streetscapes and open space patterns in these areas.

Chapter 3 - Building a Successful City

The Built Form policies in Section 3.1.2 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development. This includes:

- Generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback;
- Locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- Massing new development and its exterior façade to fit harmoniously into its existing and/or planned context;
- Massing new development to define the edges of streets, parks and open spaces at good proportion; and
- Providing for amenity for adjacent streets and open spaces.

The housing policies in section 3.2.1 support a full range of housing respecting form, tenure and affordability, across the City and within *neighbourhoods*. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Chapter 4 - Land Use Designations

The Toronto Official Plan (Map 16) designates the site as *Neighbourhoods* (see Attachment 3). *Neighbourhoods* are considered 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. New development within this designation will maintain the existing physical character. Parks, low scale institutions, home occupations, cultural and recreational facilities, and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Neighbourhoods Official Plan policies in Chapter 4.1, including Policy 4.1.5 provide that development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) prevailing size and configuration of lots;
- c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) prevailing location, design and elevations relative to the grade of driveways and garages;
- f) prevailing setbacks of buildings from the street or streets;
- g) prevailing patterns of rear and side yard setbacks and landscaped open space;
- h) continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- i) conservation of heritage buildings, structures and landscapes.

Lots fronting onto a major street shown on Map 3 of the Official Plan and designated *Neighbourhoods* are to be distinguished from lots in the interior of the block adjacent to that street in order to recognize the potential for a more intense form of development along major streets to the extent permitted by the Official Plan.

Policy 4.1.5 also distinguishes lots that front onto a major street, such as Bayview Avenue (Map 3), from those located in the interior of a *Neighbourhood*. The following factors may be taken into account in the consideration of a more intense form of development on such lots:

- different lot configurations;
- better access to public transit;
- adjacency to developments with varying heights, massing and scale; or
- direct exposure to greater volumes of traffic on adjacent and nearby streets.

Policy 4.7 states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged. However, where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

The Official Plan is available on the City's website at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The outcome of staff analysis and review of relevant Official Plan policies are summarized in the Comments section of the Report.

Zoning

The existing site is currently subject to two Zoning By-laws. The site is subject to City of Toronto Zoning By-law 569-2013 and is zoned Residential Detached [RD (f30.0; a1100) (x69)– see Attachment 4]. A detached house is the only residential building type permitted. The minimum required lot frontage is 30 metres and the minimum required lot area is 1,100 square metres. The zone permits a maximum height of 11.5 metres and

three storeys. The maximum lot coverage is 25%. The minimum side yard setback is three metres, the minimum front yard setback is 12 metres, and the rear yard setback is the greater of 7.5 metres or 25% of the lot depth.

The site is also zoned One-Family Detached Dwelling First Density Zone (R1) under the former City of North York Zoning By-law 7625 (see Attachment 5). This zone allows for detached dwellings and accessory buildings incidental thereto. The minimum required lot frontage and lot area are the same as those under Zoning By-law 569-2013. The zone permits a maximum height of 9.5 metres and three storeys, requires a minimum front yard setback of 12 metres along Bayview Avenue, a minimum side yard setback of three metres and a minimum rear yard setback of 9.5 metres. The maximum lot coverage is also 25%.

Townhouses are not permitted under either zoning by-law.

Zoning By-law 569-2013 may be found on the City's website:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The Bayview Townhouse Guidelines were approved by City Council in December 2015 to provide clear direction for how new townhouse developments fronting on Bayview Avenue, between Highway 401 and Lawrence Avenue East, can be developed in a way that fits the unique existing and planned neighbourhood context.

The Bayview Townhouse Guidelines were developed to ensure that proposed townhouse developments were sited, organized, massed and designed in a manner which is consistent with the character of the area. Residential areas designated as *Neighbourhoods* in the Official Plan require that development respect and reinforce the existing and planned context. In order to achieve these policies, the Guidelines respond to the physical character of the neighbourhood by identifying appropriate building location, orientation and setbacks, unit size, parking, building massing and materials, landscaping, and other unique characteristics of the area.

The criteria in these Bayview Townhouse Guidelines generally acknowledge and respect the underlying zoning by-law standards, and are consistent with the overall character of the neighbourhood, including the large lots fronting Bayview Avenue with large, landscaped front yards. One of the guiding principles of the Bayview Townhouse Guidelines is that where the lot depth permits, neighbourhood house(s) should be provided that meet the minimum standards of the applicable zoning by-law to provide an appropriate transition between the townhouse development on Bayview Avenue and the existing stable residential neighbourhood.

More information about the Bayview Townhouse Guidelines can be found here:

Part 1: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85353.pdf>

Part 2: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85354.pdf>

Part 3: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85355.pdf>

Site Plan Control

The proposed development is subject to site plan control, for which an application has not yet been submitted.

Community Consultation

A community consultation meeting was held on April 9, 2019 at Trinity Presbyterian Church to discuss the original submission. The meeting was attended by the Ward Councillor, the applicant, City Planning staff and approximately 13 members of the public. The following concerns were raised by residents at the community consultation meeting:

- Left turns onto Bayview Avenue from side streets is already a problem and proposed development will make it worse;
- Impact of the proposed development on drainage patterns of nearby properties;
- Detached houses heights are excessive and will have shadow impacts;
- Reduced side yard setbacks of 2.4 metres for the proposed townhouses do not meet the zoning by-law;
- Not enough separation distance between the townhouse development and the adjacent detached houses to the north and south; and
- No visitor parking proposed.

The comments are reviewed and analyzed below.

COMMENTS

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Policy Considerations section of the Report.

City Planning staff have determined that the proposal is consistent with the PPS. The application represents an appropriate level of intensification through infill redevelopment of the subject site while contributing to a mix of housing types and densities necessary to meet projected requirements of current and future residents.

Policy 4.7 of the PPS states that the official plan is the most important vehicle for implementation of the PPS. Comprehensive, integrated and long-term planning is best achieved through official plans. As noted below in the report, the proposal conforms to the Official Plan.

Staff have also determined that the proposal conforms with the Growth Plan (2019). The proposal would achieve an appropriate level of intensification for the subject site aligned with the availability of infrastructure, access to Highway 401, transit and local amenities, such as the retail and commercial opportunities available at the York Mills Shopping Centre, which is located approximately one kilometre to the south of the site.

Official Plan

This application has been reviewed against the Official Plan policies described in the Policy Consideration sections of this report, as well as the policies in the Official Plan as a whole.

The subject site is designated *Neighbourhoods* in the Official Plan. The *Neighbourhoods* designation allows consideration of residential townhouses provided they comply with the policies in Chapter 4.1. The site is distinguishable from the lots located in the interior of the neighbourhood to the east as it fronts Bayview Avenue, which is a major street on Map 3 of the Official Plan. The subject site is characterized by better access to transit, direct exposure to greater volumes of traffic along Bayview Avenue, and is adjacent to developments with varying heights, massing and scale, including townhouse developments and institutional buildings. Furthermore, the existing and planned context along Bayview Avenue, particularly the portion between Lawrence Avenue East to the south and Highway 401 to the north, is characterized by other built and approved townhouse developments, including at 2 Baytree Crescent, 2636 A and B Bayview Avenue, and 2638 A & B Bayview Avenue south of Fifeshire Road. Therefore townhouses on Bayview Avenue are part of the existing and planned context. As such, and pursuant to the *Neighbourhoods* policies, the proposed development represents appropriate infill development of the site and a building type that is compatible with the existing and planned context.

The proposed scale of the development with respect to the number of units is appropriate. Two townhouse blocks of four units each is in keeping with other townhouse developments in the area.

Site Organization

A cornerstone policy of the Official Plan is to ensure that development in *Neighbourhoods* respects the existing physical character of the area, thereby reinforcing the stability of the neighbourhood. This is articulated in policies in sections 2.3.1, 3.1.2 and 4.1.5 of the Official Plan. The proposal respects the existing and planned context for the area. The Bayview Townhouse Guidelines help to implement Official Plan policies and will be explicitly referenced in the following analysis.

The application proposes eight townhouses organized in two blocks of four townhouse units. This complies with Guideline 4.3.3i), which states that an individual block of townhouses fronting Bayview Avenue should be massed and articulated to resemble the scale and expression of a detached dwelling found in the neighbourhood, and that each block of townhouses should be limited to 4 or 5 townhouse units. The proposed townhouses are organized to front Bayview Avenue with direct pedestrian access from Bayview Avenue and active ground floor uses, as recommended by Guidelines 4.3.1a), b), d) and e). Where the lot depth permits (i.e. for "deep sites"), the Bayview Townhouse Guidelines state that one or more "neighbourhood house(s)" may be introduced or maintained on site to provide an appropriate fit between the new townhouse development on Bayview Avenue and the existing adjacent stable residential neighbourhood (Guideline 4.3.3b). The new "neighbourhood house(s)" should meet the existing zoning by-law requirements found in the adjacent

neighbourhood, including lot frontage, lot area, lot coverage, setbacks, heights and landscape space (Guideline 4.3.3c). The Proposal - Detached Dwellings section of this report outlines performance standards applicable to the detached houses once situated on their own parcels. The proposed dwellings are appropriate and would meet the intent and purpose of the underlying zoning by-laws. City Planning staff are of the opinion that the development is appropriate, meets the intent of Guideline 4.3.3c) and would be compatible with the existing houses in the neighbourhood.

Furthermore, the proposed detached houses are organized along the new north-south portion of the shared private driveway with front doors generally visible from Bayview Avenue along the east-west portion of the driveway. Guideline 4.3.3f) states that the front entrance of new "neighbourhood house(s)" should be visible from and directly connected to a public street. This guideline reflects Official Plan Policy 3.1.2.1b). Although the driveway and garage of the southern detached house is more visible from Bayview Avenue than the front door, this is acceptable to ensure the preservation of an existing maple tree along the southern portion of the site, as requested by Urban Forestry staff. The private driveway and walkway will form part of a future common elements condominium. Additionally, the two detached houses on the east portion of the site would be compatible with the existing houses fronting Old Colony Road and Forest Heights Boulevard. Both the townhouses and detached houses have various front, rear and side yard landscaped areas abutting their neighbours and Bayview Avenue which is in keeping with the surrounding neighbourhood and the Bayview Townhouse Guidelines.

Height

The proposed townhouses would have a maximum height of 11 metres and be no higher than three storeys. This is within the existing Zoning By-law 569-2013 height permissions, where the zone applicable to the Site permits a maximum height of 11.5 metres and three storeys. It would also comply with Guideline 4.3.3a) of the Bayview Townhouse Guidelines. The proposed two-storey detached houses would be lower in height than the proposed townhouses with a maximum height of 10.6 metres and would be compatible with the heights of the existing detached houses in the neighbourhood.

Setbacks

The townhouses are proposed to have a minimum front yard setback from Bayview Avenue of 7.0 metres and a minimum side yard setback of 2.5 metres. The northern detached house is proposed to have a minimum side yard setback of 6.2 metres, while the southern detached house is proposed to have a minimum side yard setback of 4.0 metres. Both detached houses are proposed to have a minimum rear yard setback of 9.5 metres. There is a minimum separation distance of 16.5 metres between the rear of the townhouse units and the front of the detached houses at the rear of the site. The proposed setbacks comply with Zoning By-law 569-2013 and the Bayview Townhouse Guidelines in the case of the side yard setbacks for the detached houses, or meet the intent of the Bayview Townhouse Guidelines in the case of the rear yard setbacks for the detached houses and the side yard setbacks for the townhouses. The separation distance between the townhouses and the detached houses is sufficient to allow for a

two-way north-south shared private driveway and a front yard landscaped area for the detached houses. The four metre building separation distance between the detached houses also provides sufficient space for landscaping.

The proposed front, side and rear yard setbacks along with separation distances between all buildings are appropriate and in keeping with the surrounding neighbourhood and the Bayview Townhouse Guidelines.

Access, Parking, Traffic Impact

The site is accessed off an east-west shared private driveway from Bayview Avenue. The proposed resident parking is to be provided in integral garages for both the townhouse units and the detached houses accessed via the north-south portion of the shared private driveway. Each townhouse unit is proposed to accommodate one parking space in the rear integral garage and the driveway leading to the garage has the capacity to accommodate an additional resident parking space or to be used for visitor parking. This meets the intent of Guideline 4.2.2a) of the Bayview Townhouse Guidelines, which states that parking should be located at the rear of the townhouse development in an integral, detached or underground garage.

The detached houses are each proposed to accommodate three cars in the integral garages. The driveways leading to these garages each have the capacity to accommodate two additional resident parking spaces or to be used for visitor parking.

The applicant submitted a Traffic Impact Study prepared by BA Group in November 2018. The report concluded that the traffic generated by the proposed development can be accommodated by adjacent roads with negligible impact on traffic operations. There is currently a centre left-turning lane on Bayview Avenue that will have to be modified to align with the applicant's proposed east-west shared driveway off Bayview Avenue.

Transportation Services staff have confirmed that the proposed provision of 26 vehicular parking spaces is sufficient, visitor parking for the site is not required, and the volume of traffic the proposed development will generate will have minimal impact during peak hours.

Solid Waste Management

Garbage and recycling is proposed to be stored within the garages of each individual townhouse and detached dwelling unit and will be collected by the City from Bayview Avenue on pick-up day. Details of a pick-up staging area along Bayview Avenue will be determined through the site plan control process and future common elements condominium application. This complies with Guideline 4.2.2g), which states that garbage storage should be provided inside an underground or rear garage.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Bayview Avenue, a 0.4 metre wide road widening dedication along the

Bayview Avenue frontage of the subject site is required and is proposed to be conveyed to the City through the site plan control process. The road widening has also been identified on the attached draft zoning by-laws (Attachments 6 and 7).

Streetscape

All of the proposed townhouse entrances have direct connections to the Bayview Avenue public sidewalk from their dwelling entrances. The front entrances have been paired, where appropriate, to ensure that building elements and paved areas are consolidated within the front yard setback to enhance the landscape character of the street, minimize hard surfaces, and maximize continuous soil volumes for trees, thereby complying with Guideline 4.3.1i). The applicant will be responsible for installing a new 2.1 metre wide sidewalk along the Bayview Avenue frontage of the site, as recommended by Guideline 4.3.1k). These details will be secured through the site plan control process.

As mentioned, parking for each townhouse unit is provided by way of integral garages at the rear of the proposed townhouse units. This preserves the front yard landscaping, reduces the number of curb cuts and driveways along Bayview Avenue, and helps to limit potential pedestrian-vehicular conflicts.

City Planning staff are of the opinion that the proposal meets the intent of the Bayview Townhouse Guidelines.

Servicing

The applicant has provided a Functional Servicing and Stormwater Management Report. The reports have been reviewed by Engineering and Construction Services staff, who are satisfied that the development would be adequately serviced. The development will be required to manage stormwater on site and not impact the drainage patterns of adjacent properties.

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 0.80 to 1.56 hectares of local parkland per 1,000 people. The site is in the middle quintile of current provision of parkland and is located in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The applicant is required to satisfy the parkland dedication through cash-in-lieu. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the residential nature of the proposal is subject to a 5% parkland dedication. The value of the cash-in-lieu parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first building permit.

Landscaping/Tree Preservation

The applicant submitted a revised Arborist Report and Tree Preservation Plan in December 2019. The report identified 27 regulated trees - seven trees are located on neighbouring properties and 20 trees are located on the development site. The development proposes the removal of 16 privately-owned trees and the injury of two trees. Of the 16 trees proposed to be removed, 15 are located on the development site and one tree is located on a neighbouring property. Urban Forestry staff are satisfied with the trees proposed to be retained on the Tree Preservation Plan.

There are currently no City-owned trees on the Bayview Avenue right-of-way adjacent to the site and the applicant proposes to plant six new trees along this street.

Urban Forestry staff have requested a total of 36 new large-growing native shade trees to be planted on private property to replace the 16 privately-owned trees proposed to be removed. Details regarding the location and types of trees to be planted are to be finalized during the site plan control stage. City staff will work with the applicant to maximize on-site tree planting. Any remaining tree plantings will be planted off-site by way of cash-in-lieu payment.

Schools

The Toronto District School Board (TDSB) advises there is insufficient space at the local schools to accommodate students anticipated from the proposed development. They advise that students from the new development will not displace existing students at local schools and that alternative arrangements will be identified consistent with optimizing enrolment levels at all schools across the TDSB. At the time of their response, the TDSB had not identified the school anticipated to serve the development. The owner will be required to post signs on site and identify through warning clauses of TDSB accommodation issues.

The Toronto Catholic District School Board advised that the proposed development has no impact on its sites and therefore it has no concerns.

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-laws, on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Most of the applicable TGS performance measures will be secured through the Site Plan Approval process, including landscaping and water quality and quantity measures.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2019), the Toronto Official Plan and the Bayview Townhouse Guidelines. Staff are of the opinion that the proposal is consistent with the PPS and does not conflict with the Growth Plan. Furthermore, the proposal conforms to the Toronto Official Plan and meets the intent of the Bayview Townhouse Guidelines. The proposal represents an appropriate level of intensification through infill development on a major street on lands that are designated *Neighbourhoods*. The proposed development is of a built form and character that fits within the existing and planned context of the area. Staff recommend that Council support approval of the application.

CONTACT

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E-mail: Simona.Rasanu@toronto.ca

SIGNATURE

Giulio Cescato, MCIP, RPP, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing City-wide Zoning By-law 569-2013 Map
- Attachment 5: Existing North York Zoning By-law 7625 Map
- Attachment 6: Draft Zoning By-law Amendment - Zoning By-law 569-2013
- Attachment 7: Draft Zoning By-law Amendment - Zoning By-law 7625

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9a: Elevations - Front Elevation (Townhouse Blocks 1 and 2)
- Attachment 9b: Elevations - Rear Elevation (Townhouse Blocks 1 and 2)
- Attachment 9c: Elevations - Left Side (Townhouse Blocks 1 and 2)
- Attachment 9d: Elevations - Right Side (Townhouse Blocks 1 and 2)
- Attachment 9e: Elevations - Detached Houses (Front)
- Attachment 9f: Elevations - Detached Houses (Rear)
- Attachment 9g: Elevations - Detached Houses (Left Side)
- Attachment 9h: Elevations - Detached Houses (Right Side)

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2673-2675 BAYVIEW AVE **Date Received:** December 7, 2018

Application Number: 18 266038 NNY 15 OZ

Application Type: Rezoning

Project Description: Zoning By-law amendment application to permit eight townhouses and two detached houses.

Applicant	Agent	Architect	Owner
Walker, Nott, Dragicevic Associates Ltd.	Walker, Nott, Dragicevic Associates Ltd.	Hunt Design Associates Inc.	Kingsmen (Old Colony) Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	RD (f30.0; a1100) (x69)	Heritage Designation:	N
Height Limit (m):	11.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	4,414	Frontage (m):	60	Depth (m):	70 (north side) & 79 (south side)
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Building Data	Existing	Proposed	Total
Ground Floor Area (sq m):	274	1,549	1,549
Residential GFA (sq m):	345	3,330	3,330
Total GFA (sq m):	345	3,300	3,330
Height - Storeys:	2	3	3
Height - Metres:		11	11
Lot Coverage Ratio (%): 42		Floor Space Index:	0.75

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	3,330	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2			
Condominium:			10	10
Other:				
Total Units:	2		10	10

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					10
Total Units:					10

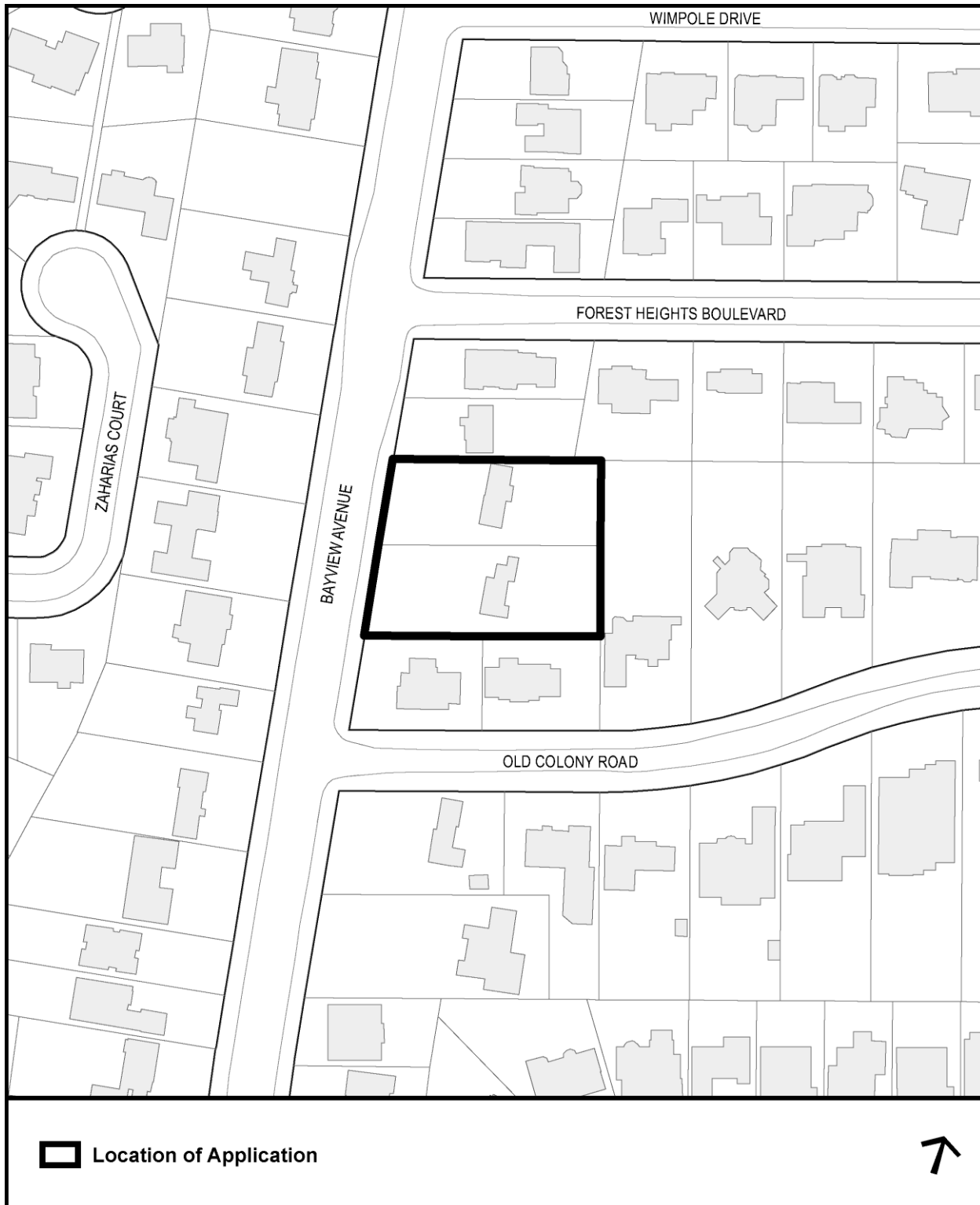
Parking and Loading

Parking Spaces:	26	Bicycle Parking Spaces: N/A	Loading Docks: N/A
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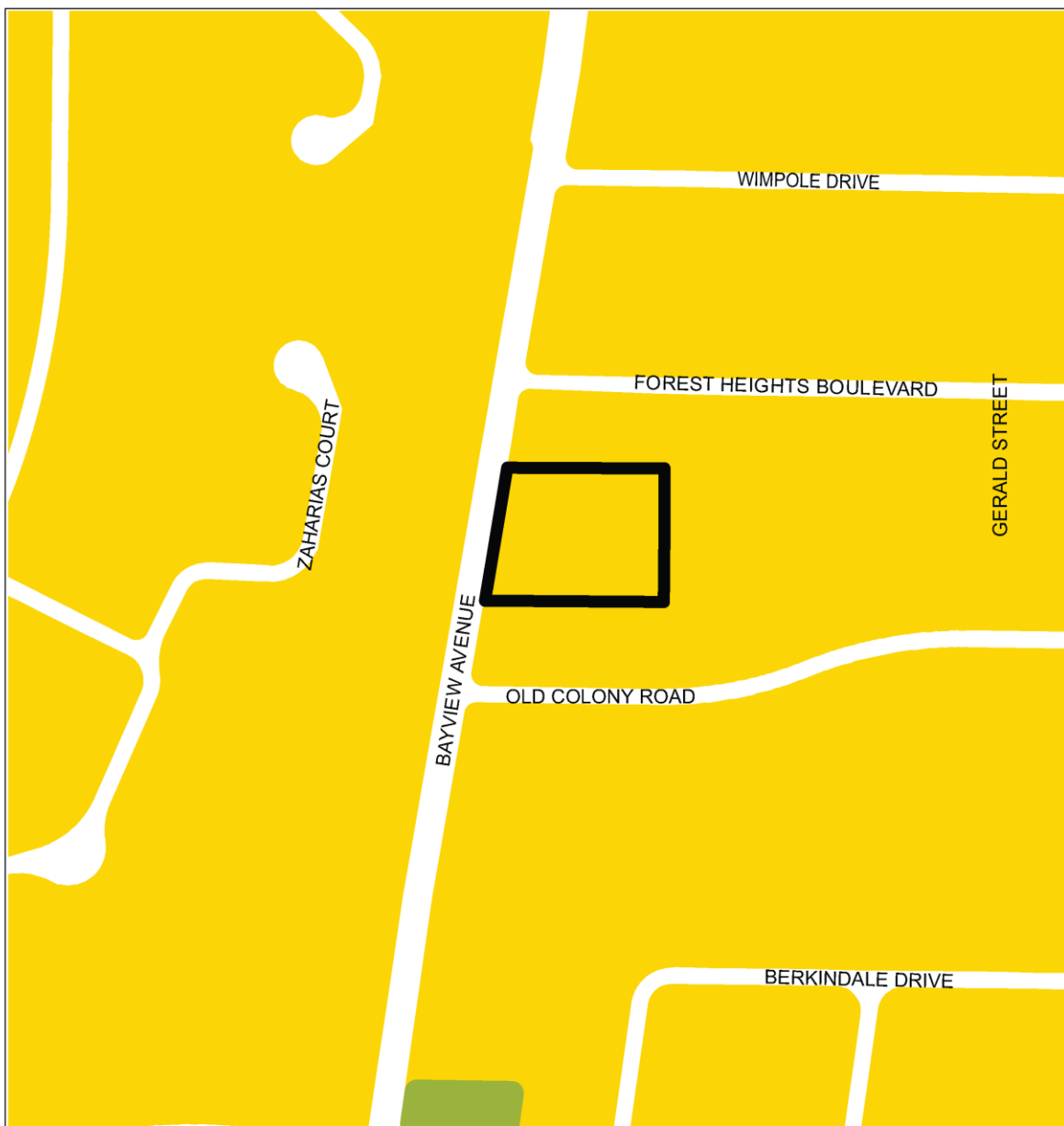
CONTACT:

Simona Rasanu, Planner
(416) 395-7687
Simona.Rasanu@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 02



Location of Application

Neighbourhoods

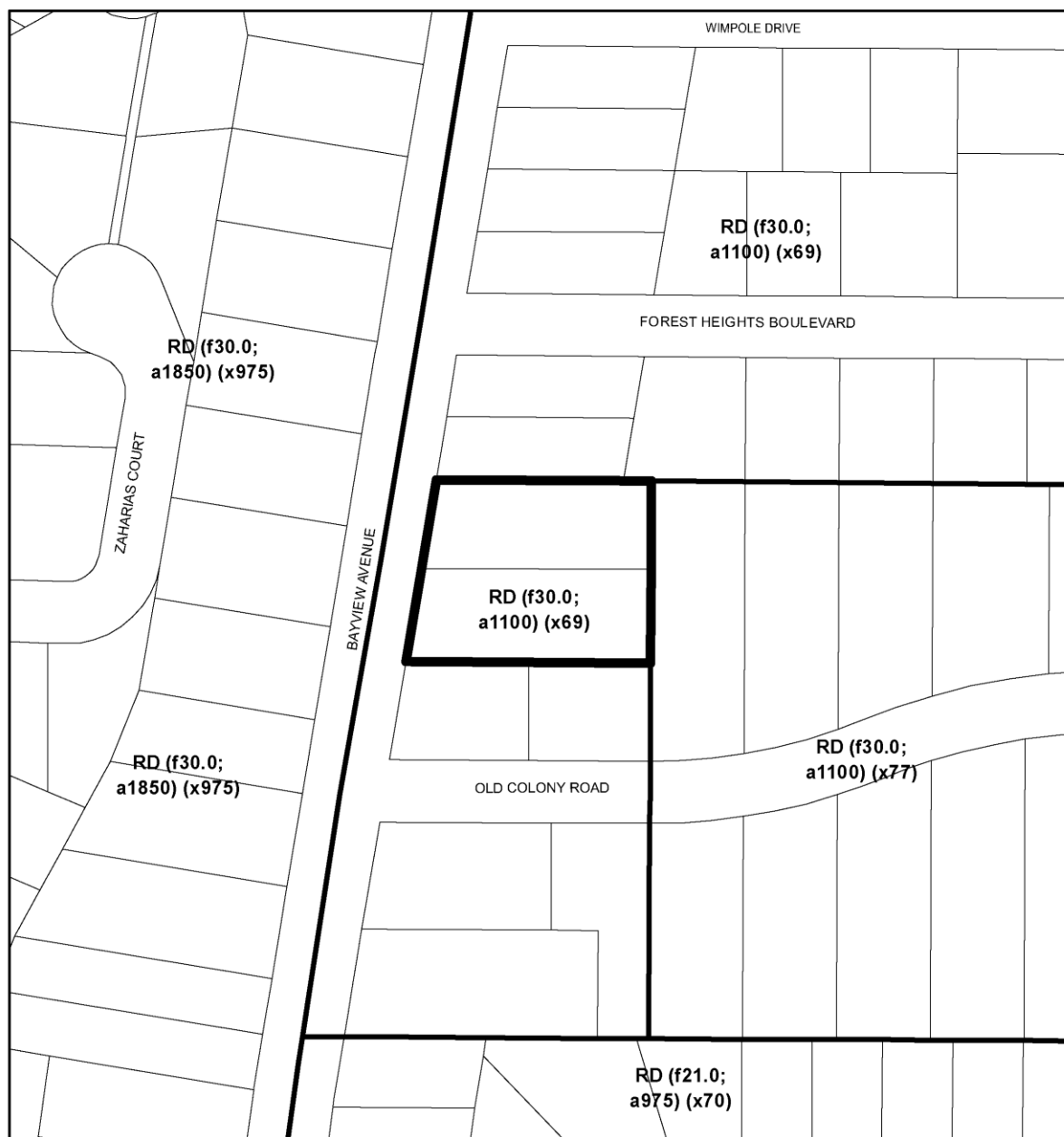
Parks & Open Space Areas

Parks



Not to Scale
01/09/2019

Attachment 4: Existing City-wide Zoning By-law 569-2013 Map



Zoning By-law 569-2013

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 0Z



Location of Application

RD Residential Detached



Not to Scale
Extracted: 01/09/2019

Attachment 5: Existing North York Zoning By-law 7625 Map



Zoning By-law 7625

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 0Z



Location of Application

R1 *One-Family Detached Dwelling First Density Zone*

R2 *One-Family Detached Dwelling Second Density Zone*



Not to Scale
Extracted: 01/09/2019

Attachment 6: Draft Zoning By-law Amendment - Zoning By-law 569-2013

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2020

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 2673-2675 Bayview Avenue

WHEREAS Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to By-law XXX;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions;
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RT (x209), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law from a lot coverage of 25% to 42%, as shown on Diagram 3 attached to this By-law;
5. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.5.10 Exception Number 209 so that it reads:

Exception RT (209)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions:

Site Specific Provisions:

(A) The permitted maximum number of **dwelling units** is 10, of which a maximum of eight **dwelling units** must be in a **townhouse** and a maximum of two **dwelling units** must be in a **detached house**;

(B) Despite regulation 10.60.40.1(3), the minimum width for each **dwelling unit** in a **townhouse** is 5.5 metres;

(C) For purposes of this Exception, **established grade** is the Canadian Geodetic Data elevation of 176.20 metres;

(D) Despite Clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls of buildings** on the **lot** are as shown on Diagram 4 attached to By-law XXX;

(E) Despite Clause 10.60.40.10, the permitted maximum height of a **building**, in metres, and the permitted maximum number of **storeys** are as shown on Diagram 4 attached to By-law XXX;

(F) Despite Clause 10.6.40.40, the permitted maximum floor space index is 0.75;

(G) Despite Clause 10.60.30.10, the required minimum **lot area** is 4,414 square metres;

(H) Despite Clause 10.60.30.20, the required minimum **lot frontage** is 60.0 metres;

(I) Despite regulation 10.5.40.60 (1) (A), a platform may encroach into the required **front yard setback** to a maximum of 2.5 metres;

(J) Despite regulation 10.5.40.60 (1) (C), a platform may encroach into the required **rear yard setback** to a maximum of 2.2 metres;

(K) Despite regulation 200.5.10.1(1), a minimum of two parking spaces must be provided for each **dwelling unit** and no visitor **parking spaces** are required;

(L) Despite Clause 10.5.100.1, the permitted maximum **driveway** width is 6.5 metres;

(M) Despite regulation 200.15.10(1), an accessible **parking space** is not required;

(N) Despite Clause 10.5.50.10, a minimum of 1,500 square metres of **landscaping** must be provided, of which 50% must be **soft landscaping**; and

(O) The total amount of **soft landscaping** required in (N) above must include a **soft** landscape buffer with a minimum width of three metres within the location shown on Diagram 4 attached to By-law XXX.

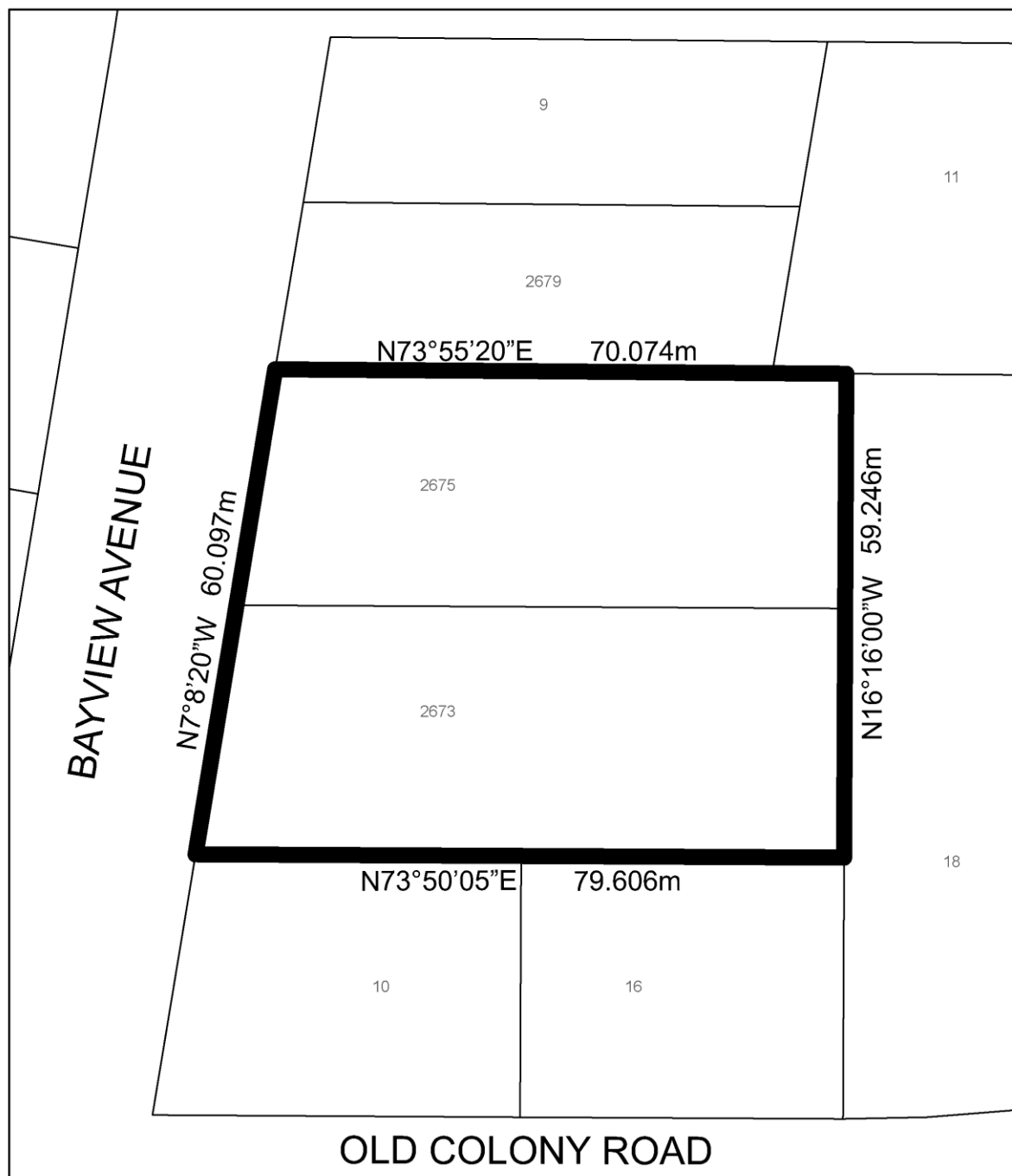
Prevailing By-laws and Prevailing Sections: (None Apply)

6. Despite any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law apply to the whole of the lands as if no severance, partition or division occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

Frances Nunziata, Ulli S. Watkiss,
Speaker City Clerk

(Seal of the City)

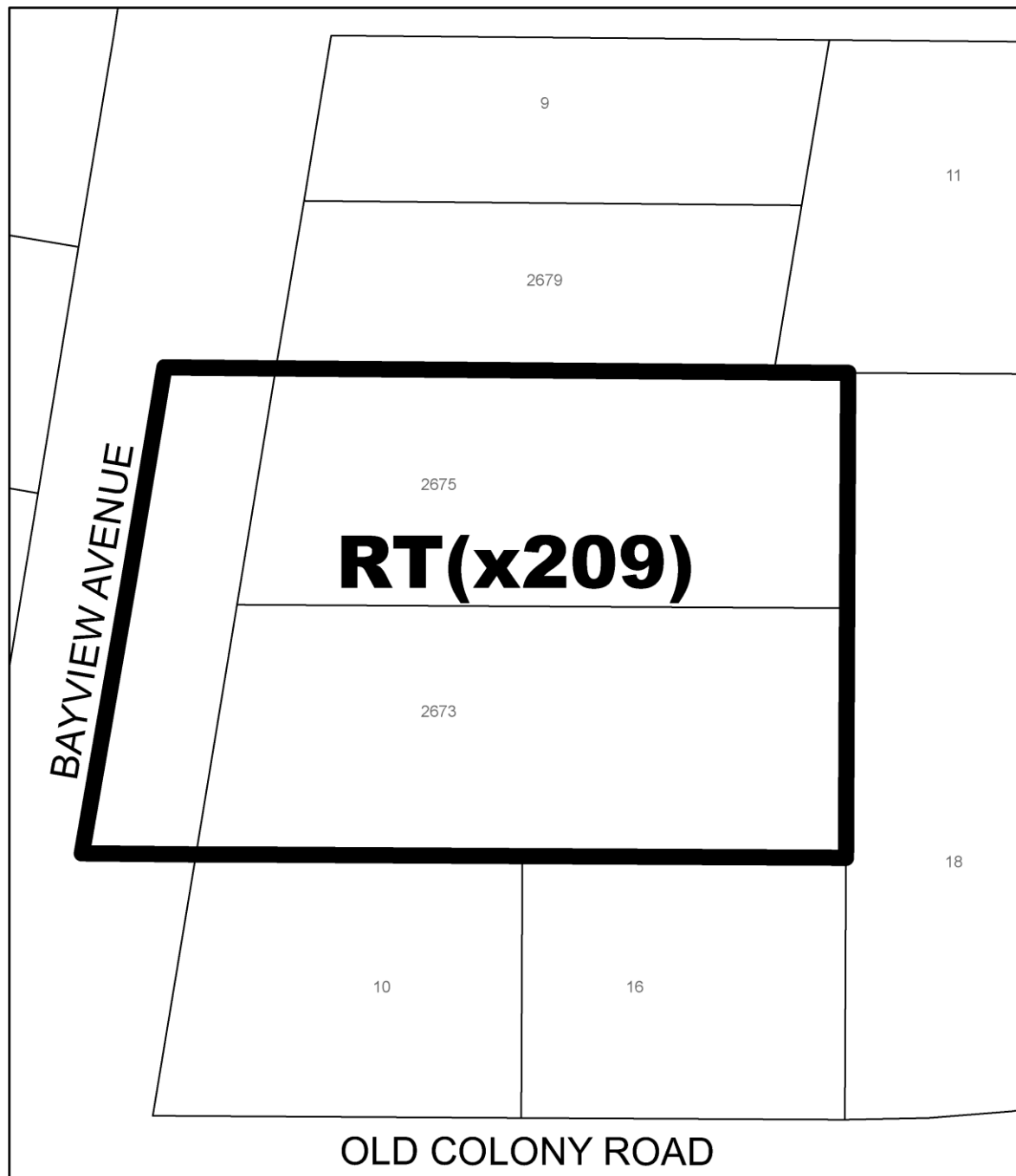


Toronto
Diagram 1

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 0Z

City of Toronto By-law 569-2013
Not to Scale
11/01/2019

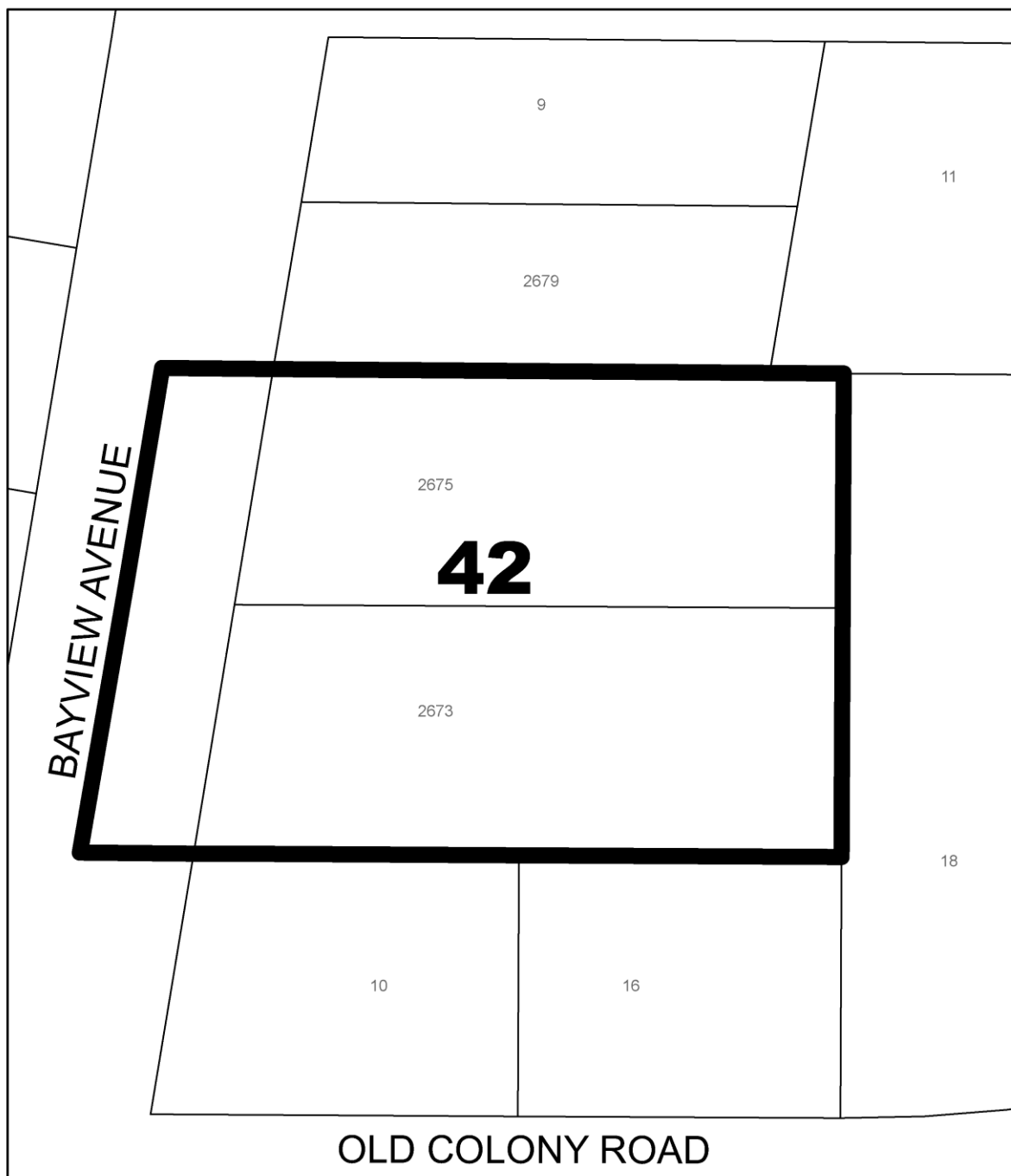


 **Toronto**
Diagram 2

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 0Z


City of Toronto By-law 569-2013
Not to Scale
01/17/2020

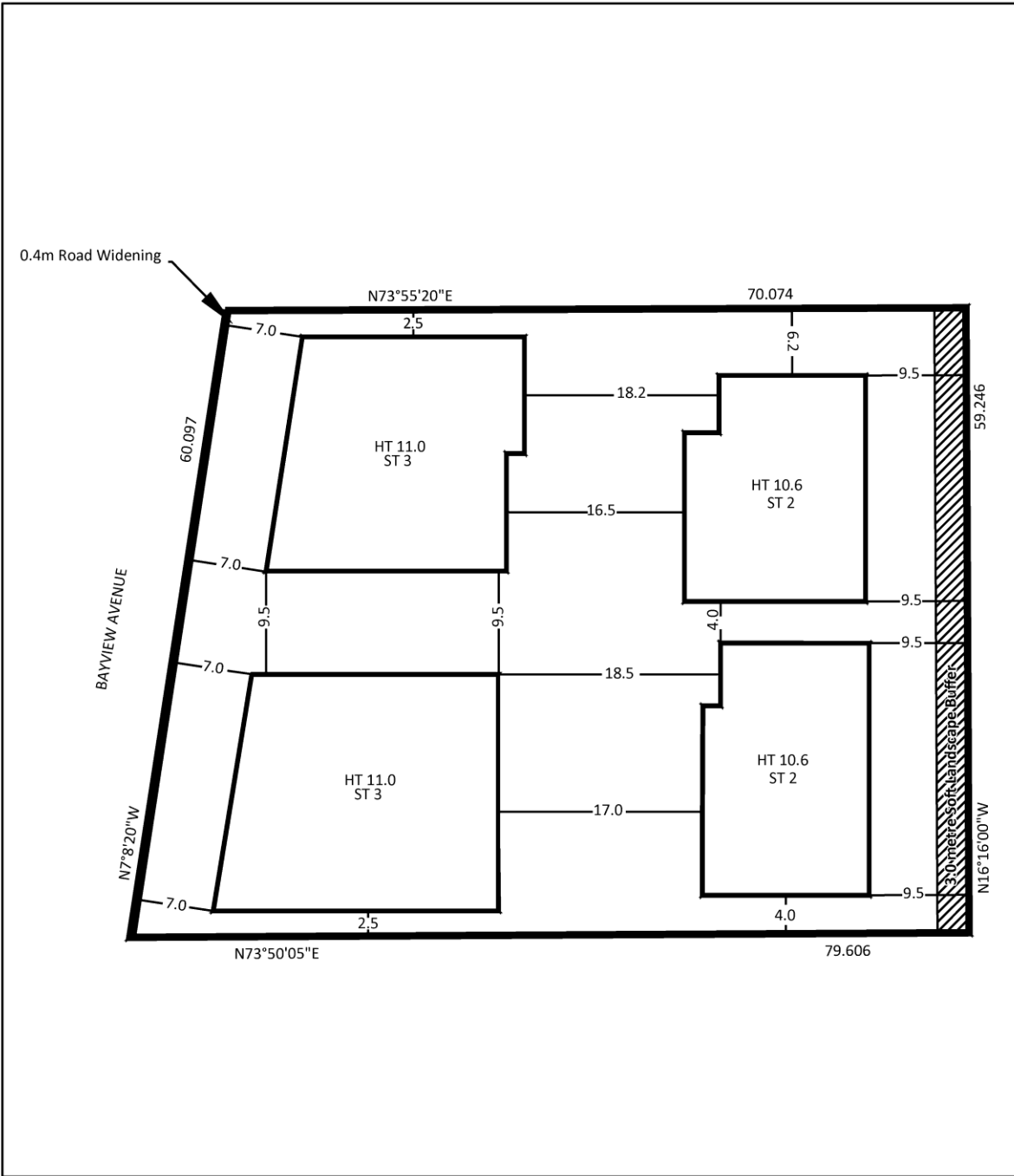


 **Toronto**
Diagram 3

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 0Z


City of Toronto By-law 569-2013
Not to Scale
01/17/2020



Toronto
Diagram 4

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 0Z

City of Toronto By-law 569-2013
Not to Scale
01/17/2020

Attachment 7: Draft Zoning By-law Amendment - Zoning By-law 7625

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2020

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known in the year 2020 as 2673-2675 Bayview Avenue

WHEREAS Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.16 of By-law No. 7625, as amended, is amended by adding the following subsections:

Section 64.16 (119) to RM1(119)

DEFINITIONS

(a) For the purposes of this exception, “**established grade**” for the purpose of establishing height shall mean the geodetic elevation of 176.20 metres.

PERMITTED USES

(b) The only permitted uses shall be **multiple attached dwellings** and **single family dwellings**.

EXCEPTION REGULATIONS

NUMBER OF DWELLING UNITS

(c) The maximum number of dwelling units shall be 8 multiple attached dwellings and 2 single family dwellings, as shown on Schedule 2 attached to this By-law.

(d) The minimum **dwelling unit** width shall be 5.50 metres.

LOT AREA

(e) The minimum **lot area** shall be 4,414 square metres.

LOT FRONTAGE

(f) The minimum **lot frontage** along Bayview Avenue shall be 60.0 metres.

LOT COVERAGE

(g) The maximum permitted **lot coverage** shall be 42%.

YARD SETBACKS and DISTANCES BETWEEN BUILDINGS

(h) The required minimum **building setbacks** and the required minimum separation distances between main walls of **buildings** on the **lot** shall be as shown on Schedule 2 attached to this By-law.

GROSS FLOOR AREA

(i) The maximum **gross floor area** of all **dwellings** on the **lot** is 3,300 square metres.

BUILDING HEIGHT AND STOREYS

(j) The maximum **building height** and number of **storeys** shall be as on shown on Schedule 2 attached to this By-law and shall be measured from established grade to the top of the roof.

PERMITTED PROJECTIONS

(k) Exterior stairways and porches shall be permitted to project into the minimum **front yard setback** not more than 2.5 metres.

(l) Platforms, decks and terraces shall be permitted to project into the minimum **rear yard setback** not more than 2.2 metres.

(m) A box or bay window shall be permitted to project into any minimum **yard setback** not more than 0.75 metres.

PARKING

(n) A minimum of two **parking spaces** shall be provided for each **dwelling unit** and a visitor **parking space** is not required.

(o) A **parking space** shall have a minimum width of 2.6 metres and a minimum length of 5.6 metres.

(p) Parking shall be accessed by means of a private **driveway** having a minimum width of 3.0 metres.

LANDSCAPING

(q) A minimum of 1,500 square metres of **landscaping** shall be provided on the **lot**, of which a minimum of 50% shall be **soft landscaping**. A **landscape** buffer with a minimum width of three metres shall be provided, within the location shown on Schedule 2 attached to this By-law.

OTHER REGULATIONS

(r) Sections 6A(2), 6(9)(b), 6(9)(f), 15.8, 16.1(b)(ii), 16.2.1, 16.2.2, 16.2.3, 16.2.4, 16.2.6 and 16.3.2 of Zoning By-law 7625 shall not apply.

(s) Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any **building** or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

(i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

(ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

(t) Except as provided herein, By-law No. 7625 of the former City of North York Zoning By-law shall continue to apply.

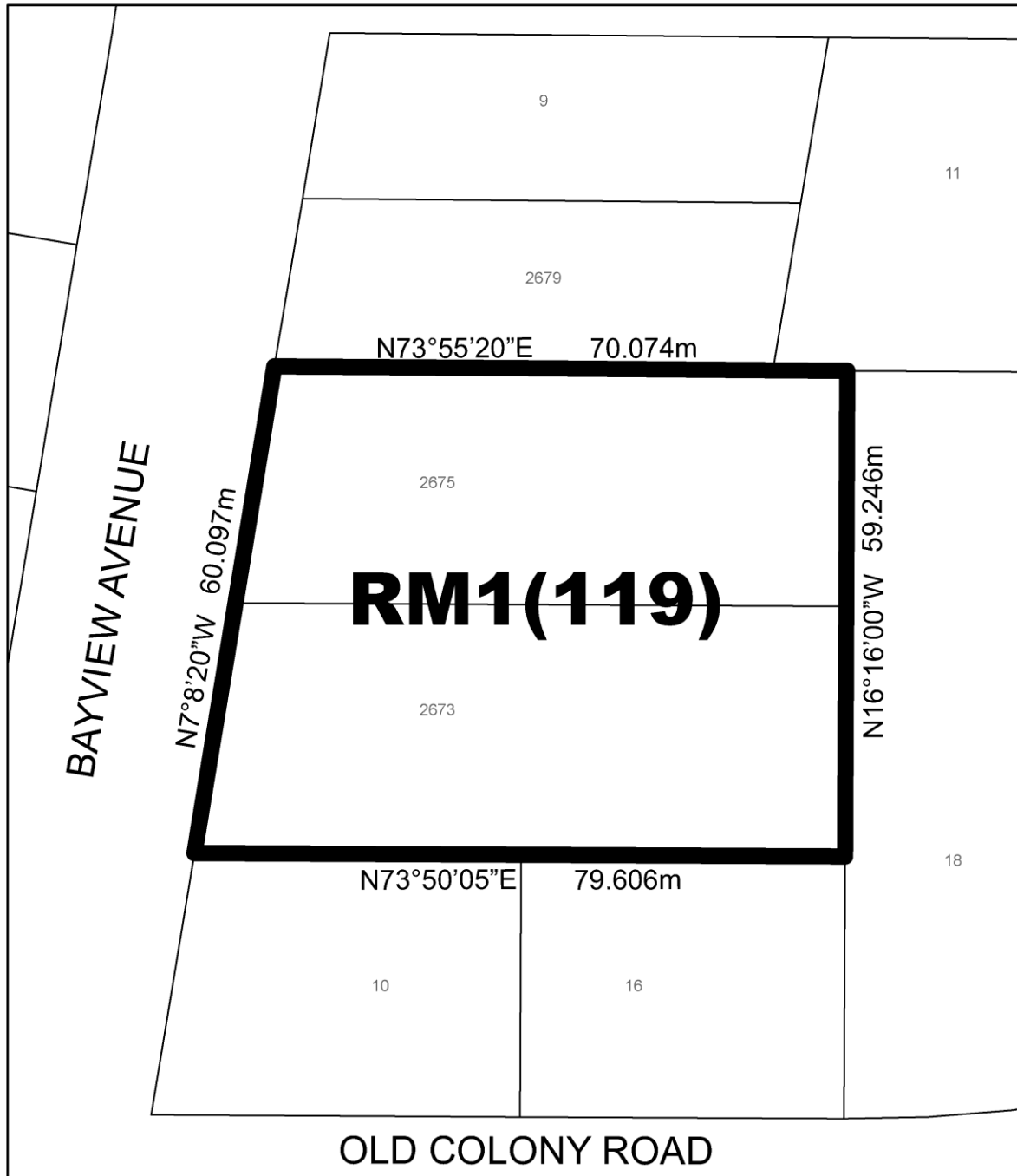
DIVISION OF LANDS

(u) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)

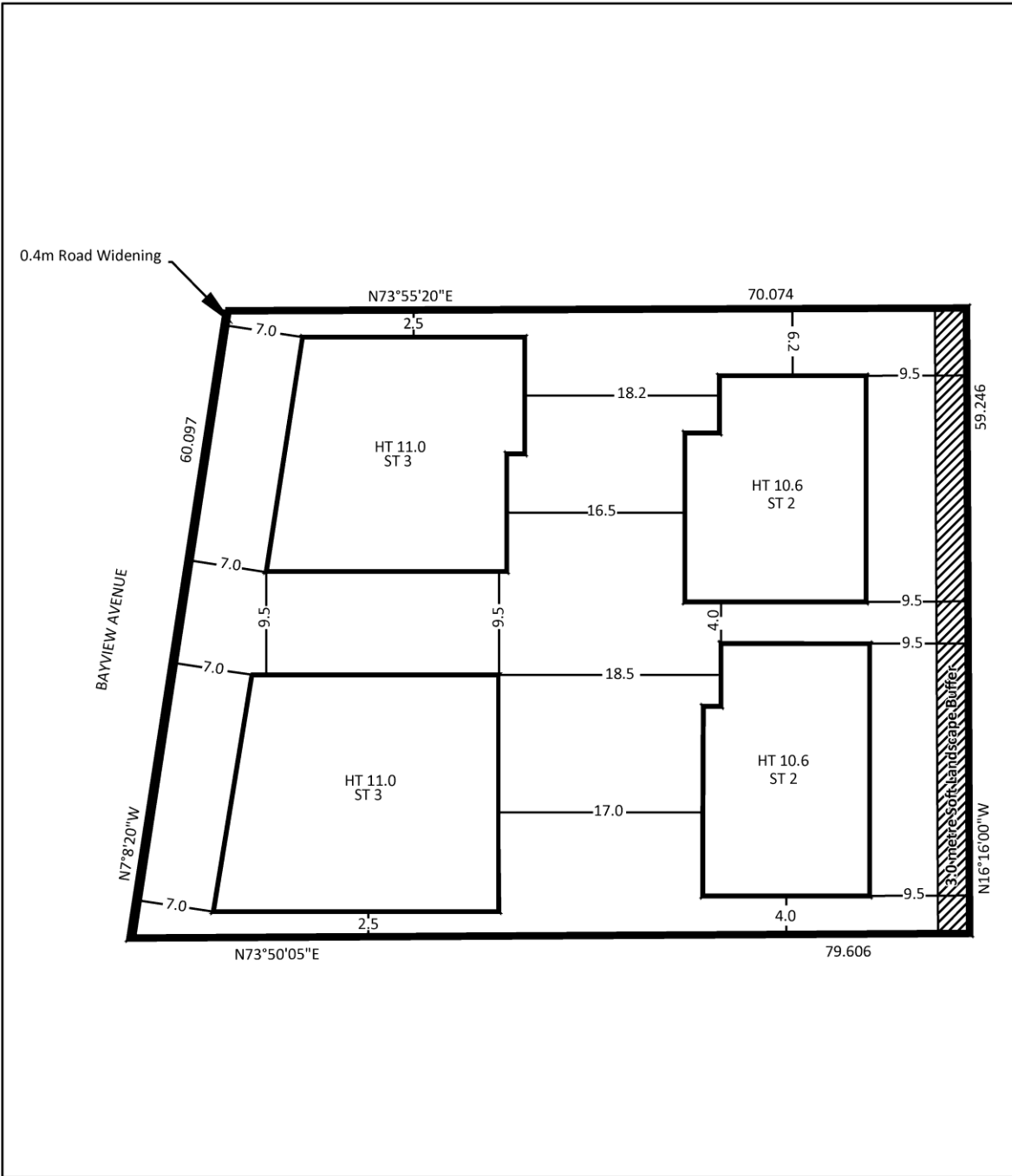


Toronto
Schedule 1

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 0Z

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01/17/2020



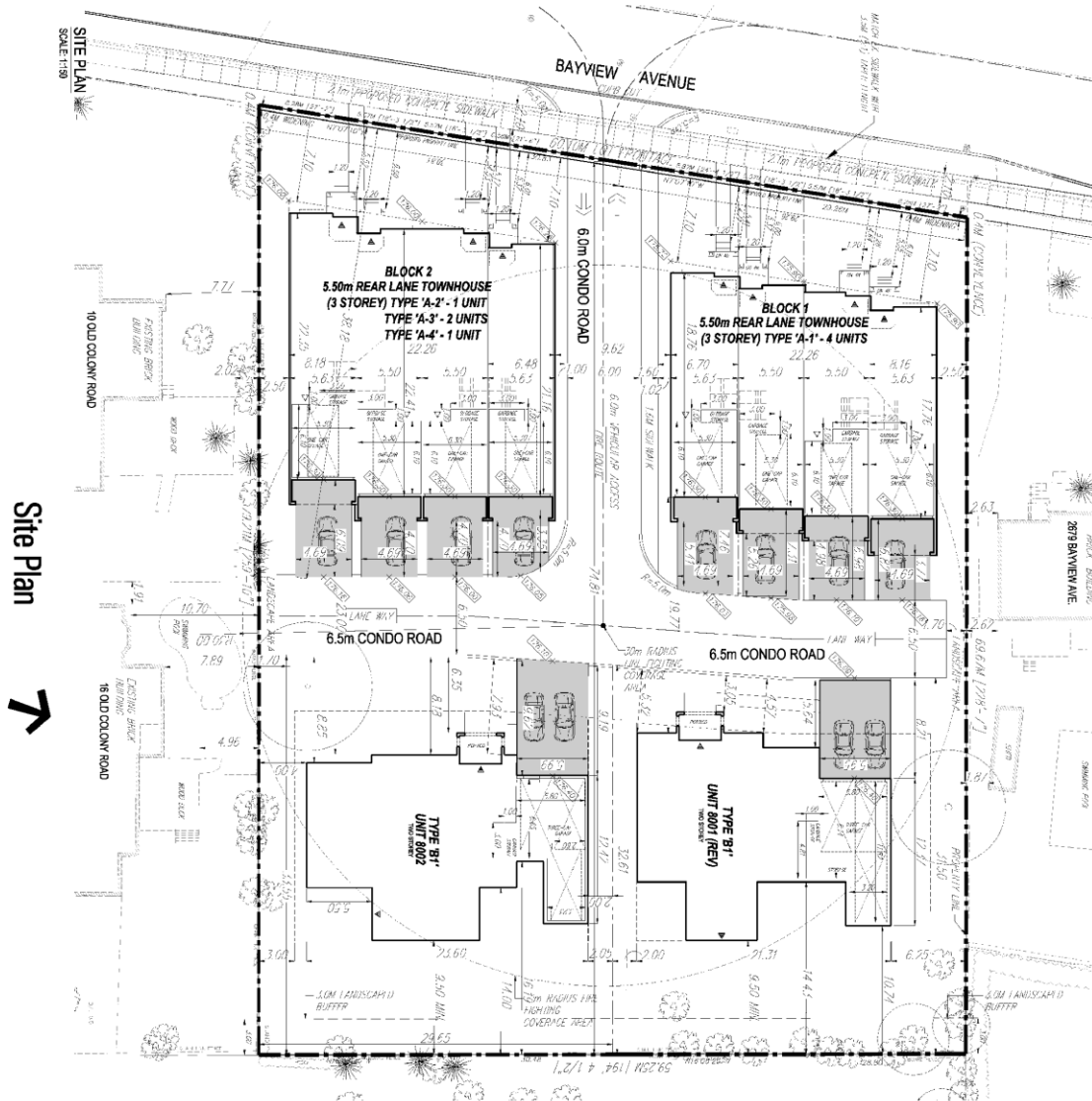
TORONTO
Schedule 2

2673 - 2675 Bayview Avenue

File # 18 266038 NNY 15 0Z

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Not to Scale
01/17/2020

Attachment 8: Site Plan



Attachment 9a: Elevations - Front Elevation (Townhouse Blocks 1 and 2)



Front Elevation - Block 1



Front Elevation - Block 2

Attachment 9b: Elevations - Rear Elevation (Townhouse Blocks 1 and 2)



Rear Elevation - Block 1



Rear Elevation - Block 2

Attachment 9c: Elevations - Left Side (Townhouse Blocks 1 and 2)



Left Side Elevation - Block 1



Left Side Elevation - Block 2

Attachment 9d: Elevations - Right Side (Townhouse Blocks 1 and 2)



Right Side Elevation - Block 1



Right Side Elevation - Block 2

Attachment 9e: Elevations - Detached Houses (Front)



Conceptual Front Elevation 'A' - Unit 8001



Conceptual Front Elevation 'A' - Unit 8002

Attachment 9f: Elevations - Detached Houses (Rear)



Conceptual Rear Elevation 'A' - Unit 8001



Conceptual Rear Elevation 'A' - Unit 8002

Attachment 9g: Elevations - Detached Houses (Left Side)



Conceptual Left Elevation 'A' - Unit 8001



Conceptual Left Elevation 'A' - Unit 8002

Attachment 9h: Elevations - Detached Houses (Right Side)



Conceptual Right Side Elevation 'A' - Unit 8001



Conceptual Right Side Elevation 'A' - Unit 8002